



J'S ROOFING AND OTHER TRADES, LLC's CONTRACTOR AGREEMENT

The Parties

This Contractor Agreement ("Agreement") made on, November the 1st, 2022, is between 212 N Race St, Fort Worth, TX zip 76140 with a mailing address of Everman City Hall ("OWNER") and **J'S Roofing and Other Trades, LLC.**, ("CONTRACTOR") both of whom agree as follows:

Services Provided

J'S Roofing and Other Trades, LLC. agrees to complete the following: (We will tear off all the roof layers that the building has we will also remove all the old flashing and replacing it with new flashing and also we will remove all air conditioners then we will install the new GAF TPO Roof materials once we're done installing the GAF TPO Roof then we will reinstall all the same air conditioners and get them back to work the same way they were.)

J'S Roofing and Other Trades, LLC's Responsibilities

J'S Roofing and Other Trades, LLC. shall be responsible for providing the following when performing their Services:

- Labor** – Including, but not limited to, employees, subcontractors and any other individuals or agents.
- **Materials** – Including, but not limited to, all supplies and products.
- **Equipment**– Including, but not limited to, machinery, accessories, or devices.

- **Travel** – Including, but not limited to, ensuring that the above-mentioned Responsibilities are provided at the Location mentioned in Section (“Location”).

~~**J’S Roofing and Other Trades, LLC.**~~ shall not be responsible for any aforementioned items that are not selected unless otherwise stated in this Agreement.



Location

The parties agree that the primary location for the Services completed by **J’S Roofing and Other Trades, LLC** shall be at the specific location(s) of: Everman City Hall

Commencement Date

The **J’S Roofing and Other Trades, LLC.** Shall be permitted to begin the Services approval by the owner of the contract verified by a separate letter. Please and Thank you

Completion

The **J’S Roofing and Other Trades, LLC.** will be required, unless otherwise stated under the terms of this Agreement, to complete the Services:

- In accordance with industry standards.

The project can be completed In less than a week and 1/2 but and just in case we run into technical difficulties we need three weeks to complete this project upon the start date we agreed on.

Payment

Payment for the Services shall be as follows: \$ 91,040 for the Services(“Payment”) made payable to **J’S Roofing and Other Trades, LLC.**

Payment Method

Payment shall be made by the OWNER as follows:

60% 1st Payment \$ 54,624 Within three days of receiving the commencement letter

2nd Payment \$ 36,416 When project is completed

If **J'S Roofing and Other Trades, LLC.** Completes the Services to the satisfaction of the OWNER, before the full amount or balance has been fully paid, any remaining amount shall be payable immediately.

Satisfaction

Satisfaction of the completed Services by **J'S Roofing and Other Trades, LLC.** shall be completed within a reasonable time period. "Satisfaction" shall be a determination, in good faith, and in accordance with commonly accepted industry standards.

OWNER shall have a reasonable time to make payment to **J'S Roofing and Other Trades, LLC.** "Reasonable time" shall be determined in relation to relevant circumstances, but shall in no event be less time than required for OWNER to pursue a conclusion to their legal remedies against any responsible party to obtain payment, including, but not limited to, mechanics' lien remedies.

Subcontracting

J'S Roofing and Other Trades, LLC. shall have the **Right to Subcontracting.** **J'S Roofing and Other Trades, LLC.** may subcontract, either part or in whole, the Services authorized under this Agreement. **J'S Roofing and Other Trades, LLC.** may obtain a written agreement from each subcontractor that is the same or comparable to the Sections of this Agreement and to be approved, in writing, by **J'S Roofing and Other Trades, LLC.**

Resolution of Disputes

If a dispute arises concerning the provisions of this Agreement or the performance of any of the parties mentioned, the parties hereby agree to settle the dispute by **Binding Arbitration.**

BINDING ARBITRATION AGREEMENT

J'S Roofing and Other Trades, LLC., ("Company," "Contractor", "we" or "our") maintains a mandatory binding arbitration policy. It is a condition of your doing business with us that you and we agree to arbitrate all arbitrable claims arising from or related to your contractual relationship with us (the "Claims," itemized below), save and except any claims made not arbitrable by governing statute or rule.

1. Effective Date: The effective date of this Arbitration Agreement (this "Arbitration Agreement") is the date indicated above. (the "Effective Date").

2. Arbitration is Mandatory. Binding. and Mutual: All Claims related to your Contractor Agreement ("Agreement") for provision of services by us arising in any part after the Effective Date, save and except any claims made not arbitrable by governing statute or rule, will be resolved only through mandatory binding arbitration. You and we both agree to arbitrate all Claims, and you and we both waive all rights to a jury or non-jury trial in state and federal court as to the Claims.

3. Who Must Arbitrate Claims: J'S Roofing and Other Trades, LLC. and Owner and their spouse, children, parents, estate, successors and assigns are governed by this Arbitration Agreement, and must arbitrate all Claims.

4. The Claims: Claims covered under this Arbitration Agreement include, but are not limited to the following: (i) all claims relating to the contractual relationship between Owner and J'S Roofing and Other Trades, LLC., including claims for violation of any federal or state statute, regulation or common law.

5. How The Arbitration Will Be Conducted: You and we agree J'S Roofing and Other Trades, LLC. Is engaged in interstate commerce, and that the Federal Arbitration Act (the "FAA") will govern all aspects of this Arbitration Agreement. However, should the FAA or other law be amended so the FAA no longer governs this Arbitration Agreement, the Texas common law of arbitration shall apply. All arbitrations under this Arbitration Agreement will be administered by Benchmark Arbitration Services, Inc. under its rules for resolution of disputes. If Benchmark Arbitration Services, Inc. is unable or unwilling to administer the arbitration, then Judicial Workplace Arbitrations, Inc. shall administer the arbitration under its rules for resolution of disputes. Should Judicial Workplace Arbitrations, Inc. be unwilling or unable to administer the arbitration, then the American Arbitration Association will administer the arbitration under its then existing rules using one arbitrator from its Dallas, Texas Panel, or the parties may mutually agree upon any other arbitrator. A stenographic record shall be taken of the arbitration hearing, and the cost shall be split between the parties.

6. How the Arbitrator is Selected: Any arbitration under this Arbitration Agreement will use one arbitrator, who will come from a panel of at least three arbitrators provided by the firm administering the arbitration. If you and we cannot agree on the arbitrator, you and we will have an equal number of strikes to reduce the panel until only one arbitrator remains. That person will be the arbitrator under this Arbitration Agreement. Any arbitrator must be neutral as to all parties. Standards for recusal of the arbitrator will be the same as for trial judges under Texas law. If the party bringing the arbitration lives within 50 miles of Tarrant County, Texas, the arbitration will be in Fort Worth, Texas. If the party bringing the arbitration lives more than 50 miles from Tarrant County, that party may elect to arbitrate in Fort Worth, or at a location within 50 miles of their residence.

7. Arbitration Fees and Expenses: J'S Roofing and Other Trades, LLC. will pay ½ of the arbitrator's fee and the cost of a stenographic record of the arbitration hearing. Owner will pay ½ of the arbitrator's fee and the cost of a stenographic record of the arbitration hearing.

8. One-Year Time Limit on Bringing a Claim All parties must file a Claim for arbitration within ONE (1) year after the date of the incident or occurrence giving rise to the Claim.:

Failure to do so will result in the Claim being barred as at that one-year date. Should this time limitation become unenforceable because of applicable statute or case law, we and you agree the arbitrator may determine the appropriate limitations period in a pre-arbitration hearing,

9. Limitations on Discovery: Discovery and pre-hearing proceedings will generally be governed by the Texas Rules of Civil Procedure. The discovery devices and scope of

discovery set forth in those rules will apply, except that each party can only depose: (i) the opposing party; (ii) one additional fact witness; and (iii), any expert witnesses designated by the opposing party. This limitation can be changed by the arbitrator for good cause shown.

10. Remedies and Defenses: Generally, all parties may allege any cause of action, obtain any remedy, and assert any legal or equitable defense available in a Texas state or federal court; however, the arbitrator will have no authority to award punitive or exemplary damages, unless they are provided to the claiming party under a statute. All parties are entitled to file any motions, including dispositive motions, permitted under the Texas Rules of Civil Procedure.


11. Written Award and Confirmation of Award: After the arbitration hearing is over, the arbitrator will issue an award and send a copy to all parties. The award need not be a reasoned or "explained" award; it can just be a sum of money, or zero. Under Section 9 of the FAA, a judgment of any Texas court of competent jurisdiction may be entered to enforce the arbitration award. Any party may appeal a judgment entered by a court to confirm the arbitrator's award. You and we agree the standard of review for a judgment arising from the arbitrator's award under this Arbitration Agreement will be the same standard of review that would apply to a judgment rendered after trial in a Texas state court.

12. Severability: If any provision of this Arbitration Agreement is adjudged to be invalid, illegal, or unenforceable, in whole or in part, the remaining provisions of this Arbitration Agreement will remain in effect.

13. Not a Contract of Employment: Arbitration Agreement shall not be construed to create a contract of employment, either express or implied, for any person.

14. Confidentiality: You and we agree that any arbitration or settlement of a Claim will be kept strictly confidential, except for: (i) communications made, pleadings filed, and materials submitted in connection with entry or appeal of the arbitrator's award; (ii) communications or reports to the Internal Revenue Service; and (iii) when you or we are compelled to testify by subpoena.

15. Consideration: ~~The mutual promises made herein between us to arbitrate Claims under this Arbitration Agreement are consideration for this Arbitration Agreement. Your continued contractual relationship with J'S Roofing and Other Trades, LLC., after having been notified of institution of this Arbitration Agreement and the terms hereof, are consideration for this Arbitration Agreement. This Arbitration Agreement has been delivered to you.~~


16. Termination and Amendment: We have the right to terminate or amend this Arbitration Agreement only on a prospective basis, and no termination or amendment will affect any Claim which occurs before the effective date of such termination or amendment. All such prior Claims will be arbitrated under this Arbitration Agreement. Subject to the foregoing, this Arbitration Agreement will survive our employer-employee relationship with you, and will apply to any Claim which arises or is asserted during or after your employment with us. You will be provided at least ten calendar days' advance notice of any prospective amendment or termination of this Arbitration Agreement, before it becomes effective as to you.

17. Application to Others: You and we agree that any Claim now or hereafter brought by your spouse, children, parents, estate, successors and or assigns will be arbitrated under this Arbitration Agreement, as will any Claim now or hereafter brought by any of **J'S Roofing and Other Trades, LLC.**'s officers, directors, agents, predecessors, successors, parent or affiliated or sister companies.

I acknowledge receipt of this Arbitration Agreement. I have read it, or have had an opportunity to read it, and I understand and agree to the same.

Change Orders

Any alteration or deviation from the Services mentioned or any other contractual specifications that result in a revision of this Agreement shall be executed and attached to this Agreement as a change order ("Change Order").

Time

Time is of the essence of this Agreement. **J'S Roofing and Other Trades, LLC.** may provide the OWNER with scheduling information in a form acceptable to the OWNER and shall conform to the OWNER 's progress schedules, including any changes made by the OWNER in the scheduling of Services. **J'S Roofing and Other Trades, LLC.** shall coordinate its Services with that of all other contractors, subcontractors, suppliers and/or materialmen so as not to delay or damage their performance.

14. Notices. All notices under this Agreement shall be in writing and sent to the address of the recipient specified herein. Any such notice may be delivered by hand, by overnight courier, certified mail with return receipt, or first class pre-paid letter, and will be deemed to have been received (1) if delivered by hand – at the time of delivery; (2) if delivered by overnight courier – 24 hours after the date of delivery to courier with evidence from the courier; (3) if delivered by certified mail with return receipt – the date as verified on the return receipt; (4) if delivered by first class mail – three (3) business days after the date of mailing.

15. Force Majeure. Neither party shall be liable for any failure to perform under this Agreement when such failure is due to causes beyond that party's reasonable control, including, but not limited to, acts of State or governmental authorities, acts of terrorism, natural catastrophe, fire, storm, flood, earthquakes, accident, and prolonged shortage of energy. In the event of such delay, any date stated herein shall be extended by a period of time necessary by both **J'S Roofing and Other Trades, LLC.** and OWNER. If the delay remains in effect for a period more than thirty (30) days, **J'S Roofing and Other Trades, LLC.** has the right to terminate this Agreement upon written notice to the OWNER.

Governing Law

This Agreement shall be governed under the laws in the State of Texas and venue shall be Tarrant County.

Additional Provisions

Any changes shall be invoiced by order and approval of change order shall be by owner's signature. And if any of the order it's approve the payment can be made with the last payment of the project.

Entire Agreement

This Agreement represents the entire agreement between the OWNER and **J'S Roofing and Other Trades, LLC**. This Agreement supersedes any prior written or oral representations.

IN WITNESS WHEREOF, this Agreement was signed by the parties under the hands of their duly authorized officers and made effective as of the undersigned date.

Owner's Signature _____ **Date** _____

Print Name _____

J'S Roofing and Other Trades, LLC.'s Signature _____

Date _____

Print Name _____