



Lone Star Docks

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Dock Maintenance – Q2 2023

Dock Maintenance - weekly adjustment of dock and electric cable billed quarterly
- biannual lift greasing, winch greasing, minor maintenance

Biannual Maintenance GM - general manager's inspection for oversight and recommendations

Biannual Maintenance UW - underwater diving inspection and maintenance of float tanks, anchorage, underwater brace, framing, and fish lights

Minor Repairs (T&M) - most often performed without consultation and billed quarterly

Major Repairs (T&M) - estimates will be provided for the owner's review and approval

Floods or Droughts (T&M) - lake level changes of 1'/week or greater are billed separately

Emergencies (T&M) - floods, catastrophic repairs, anchorage, all billed separately
- this contract pre-authorizes LSD to conduct emergency repairs as needed

Contract - month to month
- no obligated term, can be cancelled at any time.

Fees - \$200./dock maintenance (monthly) billed quarterly
- \$150./biannual maintenance GM (April & Oct.)
- \$250./biannual maintenance UW (April & Oct.) - \$200. covers 95% of docks

Time & Materials (T&M) is \$100./man hour & cost +15% on materials or standard mark ups, to include all hours in dedication to the job including prep, procurement, and mobilization. GM is \$150./hour. Diving is \$225./hour. Weekends are overtime, holidays are double time.

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