

BID FORM

A. TOTAL PROPOSAL FOR CONTRACT AMOUNT AS DEFINED IN THIS CSP, AGREEMENT, THE GENERAL CONDITIONS, PLANS AND SPECIFICATIONS		
Item No.	Description	Construction Cost
1	CONSTRUCTION COSTS/COST OF WORK TO REPAIR SKYLIGHTS	\$18,698.75
2	CONSTRUCTION COSTS/COST OF WORK TO REPLACE SKYLIGHTS	\$98,340.06
ESTIMATED TIME OF COMPLETION (DAYS)		29 Days Repair only Skylight weather permitting 37 Days with R&R Skylights weather permitting

Customer notice: Eskola has included the cost of "Skylight repair" in our base bid total, we have offered a "customer option" with skylight replacement subtracting the repair cost from the replacement if you select. We wanted to inform you of this to understand pricing difference on our proposal to this bid form.

1. Skylight repair: \$18,698.75
2. Skylight Replacement: \$98,340.06

See the "customer notice" on the form just below the amounts...

On our proposal we provided a "base bid" with "repairing skylights" for \$109,558.69 total cost.

We offered a "Customer option" to replace the skylights as well..

We subtracted the \$18,698.75 for repair from the \$98,340.06 to come up with the customer option on our proposal for "skylight replacement cost of: \$ 79,641.31

If you add the \$79,641.31 to the \$109,558.69 it = \$189,200.00



8/12/2025

Project name: Burnet County Jail Roof Repairs (Bid#25-5120-03)

RE: 900 County Ln., Burnet TX 78611

Thank you!

With the submission of this proposal, and, as your partner, Eskola, LLC guarantees unmatched customer experience, total water protection, and overall cost savings designed to keep water out, build your trust, and give you peace of mind.

After careful review of your needs, your building, the scope of work, the specifications, and all bid documents available, our team of trained professionals have developed this customized solution especially for you! We are grateful for the opportunity to present it to you and the prospect of forming a long-term partnership together.

This solution represents over 50 years of experience in business, in addition to taking into consideration ***your unique situation, needs, and project.*** No two projects are exactly alike, which is why each solution must be tailored to you and your needs. This proposal represents the commitment we feel toward our partnership and providing you with the best possible proposal for your project.

Please review it carefully. If you should have any questions, comments, or concerns regarding this proposal, please feel free to reach out to us at any time.

Sincerely,

Dickie Russell

Ph# 210-954-1554

Email: Drussell@eskolaroofing.com



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RE: 900 County Ln., Burnet TX 78611

Scope of work: Furnish equipment, labor, materials, safety and supervision to perform the following industry standard repairs to an existing Standing Seam Metal Roof System. Repairs include hydro blasting the entire roof system to remove dirt, grime and oxidation to provide a bondable surface, restore all Standing Seam Translucent Fiberglass Skylight Panels, remove and replace all exposed fasteners with oversized fasteners, install new Metal Roof plumbing vent boots, and seal all roof penetration flashing details. **(See customer options)**

Procedures

- 1) Provide staging plans to customers for approval before work commences
- 2) Eskola employees will meet each morning and perform JSA report before work commences
- 3) Stage jobsite in approved location with temporary sanitation, jobsite storage, rented lifts, dumpster
- 4) Utilize OSHA approved fall protection while operating equipment for safe work practices
- 5) Utilize OSHA approved 6' roof top perimeter line system for each roof area for safe work practices
- 6) Utilize the facility water source to hydro blast the entire roof system to provide a bondable surface
- 7) Speak with site contact to document any potential moisture intrusion locations during hydro blast procedures
- 8) During hydro blast procedures inspect Gutter Pan for leak issues at overlaps and downspout drops
- 9) Apply Geocel 2310 Tri-polymer brush grade crystal clear sealant over (110) existing Standing Seam Fiberglass Skylights Panels to restore and provide longevity to the translucent fiberglass panels.
- 10) Remove all exposed roof and wall fasteners and replace #14 - 1 1/4" Zinc Plated Long Life Metal Roof fasteners
- 11) Remove (48) Plumbing Boots and replace with Dyna-Flash EPDM Pipe Boots per manufacture specifications
- 12) Apply Henry's Pro Grade Primer as needed over fastener heads and flashing details to promote adhesion
- 13) Apply Henry's Pro Grade Butter Grade Silicone Roof Sealer as needed over fastener heads and flashing details
- 14) Apply Henry's Pro Grade 100% Silicone White Silicone Roof Coating as needed around each roof penetration
- 15) Perform industry standard Gutter Seam overlaps and Downspout drops with Geocel 2320 gutter sealant as needed
- 16) Perform industry standard Metal Roof and Wall panel repairs to minor leaks issues detected during hydro blast procedures with like and kind materials as needed
- 17) Water test Skylights, roof penetration flashings, roof to side wall details, gutter system to ensure leak free
- 18) Clean job site free of related repair debris and place in dumpster for prompt removal
- 19) Photograph repair areas for visual report and submitted with final invoice

Customer option: Remove (110) existing Standing Seam Skylights Panels and dispose of promptly utilizing Eskola provide telehandler to lower debris and raise material safely and dumpster for skylight debris. Install (110) new MBCI HW-1802S Skylight Panels to previous locations per manufacturer's specifications pricing includes all accessories and equipment for installation for the following additional cost: **\$79,641.31**

(Eskola subtracted the "Repair only" included in the base bid for the above final cost to "Remove and replace")

Sign: _____ Date: _____

Customer option: Eskola can provide customers with pricing for permanent Skylight Fall Protection that meets OSHA safety guideline upon customer request.



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Project Duration

Scope with Skylight restoration repairs: 29 Days weather permitting

Scope with remove and replacement of skylights: 37 Days weather permitting

Pricing

Total Repair Project Cost: **\$109,558.69** - (Price does not include sales tax)

Total Replacement Project Cost: \$189,200.00 - (Price does not include sales tax)
(Tax exempt customer please provide Tax Exempt Form)

Warranties

2YR Material Warranty: On Eskola provided repair materials

2YR Workmanship Warranty: On Eskola documented repairs

Eskola hereby offers to furnish labor, materials, equipment, and supervision necessary to complete the preceding on said job in accordance with the scope of work and specifications described above and attached to this proposal in accordance with all terms and conditions of this proposal/agreement. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subjects to acceptance within 30 days and it is void thereafter at the option of the undersigned and is conditioned upon the usage of an AIA Standard Form of Agreement between contractor, owner, subcontractor, or an otherwise acceptable agreement to Eskola LLC.

Eskola, LLC Authorized Representative:

Name: Dickie Russell

Date: 8/12/2025

Authorized Signature: *Dickie Russell*

ACCEPTANCE OF PROPOSAL

The above prices, specifications, terms and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer/Owner's Authorized Representative:

Name: _____ Date: _____

Signature: _____



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RE: 900 County Ln., Burnet TX 78611

Payment Terms: Net 30 days

Notes:

- Work is proposed to be completed in 1 mobilization. Additional mobilization will require additional charges.
- Eskola has priced paint grip metal from the manufacturers color chart, unless otherwise noted. Any special-order colors are subject to change-order pricing. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned.
- Eskola plans to use the best solution to access the work site while maintaining safety and cleanliness per the approved plan.
- Due to current volatile market for raw materials, Eskola is only able to hold the quoted price for a maximum of fifteen (15) days.
- After fifteen (15) days, Eskola will revisit the material costs and apply any adjustments as needed.
- Any price changes will be presented to the customer or owner prior to the contract signing.

Exclusions: All other trades including, but not limited to, electrical, plumbing, engineering, mechanical, masonry, carpentry (outside of the roof scope of work above and wood Nailers if explicitly listed in our scope of work), unscheduled down time, all structural framing and decking, roof access ladders, through wall flashings, asbestos testing, abatement, and disposal.



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Terms and Conditions

1. **Nature of Work.** ESKOLA Contracting Group, Inc. ("ESKOLA") shall furnish the labor and material to perform the work described herein or in the referenced contract documents. ESKOLA does not provide design, engineering, consulting or architectural services. It is the Customer's responsibility to retain a licensed architect or engineer to determine proper design and code compliance, including a determination as to whether and what type of a vapor or air retarder is needed. If plans, specifications or other design documents have been furnished to ESKOLA, Customer warrants that they are sufficient and conform to all applicable laws and building codes. ESKOLA is not responsible for any loss, damage or expense due to defects in plans or specifications or building code violations unless such damage results from a deviation by ESKOLA from what is specified. ESKOLA is not responsible for condensation, moisture migration from the building interior or other building components, location or size of roof drains, adequacy of drainage, ponding on the roof, structural conditions or the properties of the roof deck or substrate on which ESKOLA's roofing work is installed.
2. **Deck.** Customer warrants that the structures on which ESKOLA is to work are in sound condition and capable of withstanding roof construction, equipment and operations. ESKOLA's commencement of roof installation indicates only that ESKOLA has visually inspected the surface of the roof deck for visible defects. ESKOLA is not responsible for the structural sufficiency, quality of construction (including compliance with FMG criteria), undulations, fastening or moisture content of the roof deck or other trades' work or design. ESKOLA is not responsible for testing or assess moisture content of the deck or substrate.
3. **Asbestos and Toxic Materials.** This proposal is based on ESKOLA's not coming into contact with asbestos-containing or toxic materials ("ACM"). ESKOLA is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of ACM. ESKOLA shall be compensated for additional expenses resulting from the presence of ACM. Customers agree to indemnify ESKOLA from and against any liability, damages, losses, claims, demands or citations arising out of the presence of ACM.
4. **Payment.** Unless stated otherwise on the face of this proposal, Customer shall pay the contract price plus any additional charges for changed or extra work within ten (10) days of substantial completion of the Work. If completion of the Work extends beyond one month, Customer shall make monthly progress payments to ESKOLA by the fifth (5th) day of the month for the value of Work completed during the preceding month, plus the value of materials suitably stored for the project. All sums not paid when due shall earn interest at the rate of 1-1/2% per month or at such rate as permitted by Tennessee law. ESKOLA shall be entitled to recover from Customer all costs of collection incurred by ESKOLA, including reasonable attorney's fees, resulting from Customer's failure to make proper payment when due. ESKOLA's entitlement to payment is not dependent upon criteria promulgated by Factory Mutual Global, including wind uplift testing.
5. **Right to Stop Work.** The failure of Customer to make proper payment to ESKOLA when due shall, in addition to all other rights, constitute a material breach of contract and shall entitle ESKOLA, at its discretion, to suspend all work and shipments, including furnishing warranty, until full payment is made. The time period in which ESKOLA shall perform the work shall be extended for a period equal to the period during which the Work was suspended, and the contract sum to be paid ESKOLA shall be increased by the amount of ESKOLA's reasonable costs of shut-down, delay and start-up.
6. **Insurance.** ESKOLA shall carry workers' compensation, automobile and commercial general liability insurance. ESKOLA will furnish a Certificate of Insurance upon request. Customer shall purchase and maintain builder's risk and property insurance, including, but not limited to fire, tornado, and any other necessary insurance, including labor and materials furnished by ESKOLA, covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to the work and the building where the work is performed until the job is completed and accepted. Moneys owed to ESKOLA shall not be withheld by reason of any damage or claim against ESKOLA covered by liability, property or builder's risk insurance.
7. **Additional Insured.** If Customer requires and ESKOLA agrees to make Customer or others additional insureds on ESKOLA's liability insurance policy, Customer and ESKOLA agree that the naming of Customer or others as additional insureds is intended to apply to claims made against the additional insured to the extent the claim is due to the negligence of ESKOLA and is not intended to make ESKOLA's insurer liable for claims that are due to the fault of the additional insured.
8. **Interior Protection.** Customers acknowledge that re-roofing of an existing building may cause disturbance, dust, debris or fireproofing to fall into the interior. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. ESKOLA shall not be responsible for disturbance, damage, clean up or loss to interior property that Customer did not remove or protect prior to commencement of roofing operations. Customers shall notify tenants of re-roofing and the need to provide protection underneath areas being re-roofed. Customers agree to hold ESKOLA harmless from claims of tenants who were not so notified and did not provide protection.
9. **Deck Repairs and Unforeseen Conditions.** Any work required to replace rotten or missing wood or deteriorated decking shall be done on a labor and material or unit price basis as an extra unless specifically included in the scope of work. When re-roofing over an existing roof, replacement of visible wet or deteriorated insulation shall be an extra or billed at unit prices unless otherwise stated on the face of this proposal. Unforeseen conditions that may affect the work will be reported to Customer and authorization requested prior to permanent repairs being performed.



10. **Damages and Delays.** ESKOLA will not be responsible for damage done to ESKOLA's work by others, including damage to temporary tie-ins. Any repairing of the same by ESKOLA will be charged as an extra. ESKOLA shall not be liable for liquidated or delay damages due to a delay in completion of the Project unless the delay was caused by ESKOLA. ESKOLA shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, accidents, fire, weather, vandalism, regulation, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor. In the event of these occurrences, ESKOLA's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work. ESKOLA SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal by the Customer signifies his agreement that this warranty shall be and is the exclusive remedy against ESKOLA. A manufacturer's warranty shall be furnished to Customer if a manufacturer's warranty is called for on the face of this proposal. It is expressly agreed that in the event of alleged defects in the materials furnished pursuant to this contract, Customer shall have recourse only against the manufacturer of such material.
11. **Roof Projections.** ESKOLA will flash roof projections that are in place prior to the installation of roofing or shown on the architectural plans provided to ESKOLA. Penetrations not shown on the plans provided to ESKOLA prior to submittal of this proposal or required after installation of roofing shall be considered an order for extra work, and ESKOLA shall be compensated at its customary time and material rates for additional expense resulting from additional penetrations.
12. **Wind Loads or Uplift Pressures.** Design Professional is responsible for designing the work to be in compliance with applicable codes and regulations and to specify or show the work that is to be performed. ESKOLA is not responsible for design, including calculation or verification of wind-load design. To the extent minimum wind loads or uplift pressures are required, ESKOLA's bid is based solely on manufacturer's printed test results. ESKOLA itself makes no representation regarding wind uplift capacity and assumes no liability for wind uplift.
13. **Tolerances.** All labor and materials shall be furnished in accordance with normal industry standards and industry tolerances for uniformity, color, variation, thickness, size, weight, finish and texture. Specified quantities are intended to represent an average over the entire roof area.
14. **Fumes and Emissions.** Customers acknowledge that odors and emissions from roofing products will be released as part of the roofing operations to be performed by ESKOLA. Customers shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customers are aware that roofing products emit fumes, vapors and odors during the application process. Some people are more sensitive to these emissions than others. Customers shall hold ESKOLA harmless from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.
15. **Material Cost Escalation.** Steel products, asphalt, Polyisocyanurate and other roofing products are sometimes subject to unusual price volatility due to conditions beyond the control of ESKOLA. If there is a substantial cost increase in roofing products between the date of this proposal and when the work is performed, the contract may be increased to reflect the additional cost to ESKOLA, upon submittal of written documentation and advance notice.
16. **Back charges.** No back charges or claims for payment of services rendered or materials and equipment furnished by Customer to ESKOLA shall be valid unless previously authorized in writing by ESKOLA and unless written notice is given to ESKOLA within five (5) days of the event, act or omission which is the basis of the back charge.
17. **Roof Top Safety.** Customer warrants there will be no live power lines on or near the roof servicing the building where ESKOLA will be working, and that Customer will turn off any such power supplies to avoid an electrocution risk to ESKOLA employees. Customer will indemnify ESKOLA from personal injury and other claims and expenses if Customer fails to turn-off power so as to avoid injury to ESKOLA personnel or resulting from the presence of concealed electrical conduit and live electrical power. ESKOLA is not responsible for the costs of repair or damages, including disruption of service, resulting from damage to undisclosed or concealed electrical or other utility lines. Customer shall shut down roof located electronic equipment that emits or receives radio frequency waves while roofing contractor is to be working on the roof so that roofing personnel will not be subject to radio frequency waves or electromagnetic radiation while working on the roof and shall indemnify and hold ESKOLA and its personnel harmless from any personal injury claims resulting from a failure by Customer to do so. ESKOLA is not responsible for the safety of people on the roof other than its own employees. Customer and general contractors agree to indemnify and hold ESKOLA harmless, including attorney fees, from claims for personal injury by persons or entities whom customer or general contractor have allowed or authorized to be on the roof.
18. **Conduit and Materials Attached to Deck.** ESKOLA's price is based upon there not being electrical conduit, cables, wires or other materials embedded within the roof assembly or attached directly to the underside or top side of the roof deck upon which ESKOLA will be installing the new roof. ESKOLA is not responsible for conduit, wires, cables, pipes, fireproofing or any objects attached to the underside of the roof decking which could be damaged during installation of the new roof system or repairs.
19. **Availability of Site.** ESKOLA shall be provided with direct access to the work site for the passage of trucks and materials and direct access to the roof. ESKOLA shall not be required to begin work until underlying areas are ready and acceptable to receive ESKOLA's work and sufficient areas of roof deck are clear and available and free from water or debris to allow for continuous full operation. The expense of any extra trips by ESKOLA to and from the job as a result of the job not being ready for the Work after ESKOLA has been notified to proceed will be charged as an extra.
20. **Price Volatility:** Asphalt products, isocyanate insulation, adhesives, steel products, and other roofing products are sometimes subject to unusual and severe price volatility and availability due to circumstances that are beyond the control of the roofing contractor. If there is a substantial increase in these or other roofing products between the date of this proposal and the time when the work is to be performed, the amount of this proposal/contract may be increased to reflect the additional cost to obtain the materials, upon submitting documentation and advance notice to the contractor.
21. **Compliance:** ESKOLA LLC will maintain a safe work environment as required by OSHA and will clean and dispose of any debris of any and all work-related debris, unless otherwise specified in the scope of work listed on the previous page. All work will be completed in accordance with generally accepted trade organization and industry guidelines. ESKOLA LLC will provide all necessary permits and handle all inspections that are required in order to comply with the building codes for the specific municipalities in which the work is performed.



22. **Existing Conditions.** ESKOLA is not responsible for leakage through the existing roof or other portions of the building that have not yet been reroofed by ESKOLA.
23. **Mold.** ESKOLA and Customer are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Customer will make periodic inspections for signs of water intrusion and act promptly including prompt notice to ESKOLA if Customer believes there are roof leaks, to correct the condition. Upon receiving notice, ESKOLA will make reasonable roof repairs. The customer is responsible for monitoring any leak areas and for indoor air quality. ESKOLA is not responsible for mold or indoor air quality. Customer shall hold harmless and indemnify ESKOLA from claims due to indoor air quality and resulting from a failure by Customer to maintain the building in a manner to avoid growth of mold. ESKOLA will not be held liable for any of the conditions in performing roof services pertaining to the scope of this proposal: indirect, special, incidental, punitive, or consequential damage, including but not limited to building structure, contents, health problems, attributable to past, present, or future water intrusion and associated algae, fungus, mildew, or mold presence.
24. **Material References.** ESKOLA is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R-value or ASTM or UL compliance, but rather the materials used are represented as such by the material manufacturer.
25. **Oil-canning.** Metal roofing and especially lengthy flat-span sheet-metal panels often will exhibit waviness, commonly referred to as "oil-canning." The degree of oil-canning and the appearance of the panels will vary depending on factors such as the length and color of the panels, alloy, gauge, galvanizing process, substrate condition, and exposure to sunlight. Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by the roofing ESKOLA. The type of metal roofing panels specified can affect the degree of oil-canning. ESKOLA is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified.
26. **Notice of Construction Defects.** ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE LAWS OF TENNESSEE AS IT REALTES TO NOTICE AND CURE. ESKOLA must be provided with written notice of claim of any alleged construction defect and allowed an opportunity to inspect, correct and/or repair the defect, prior to the initiation of any legal claim.
27. **Dispute Resolution.** If a dispute shall arise between ESKOLA and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, ESKOLA and Customer will seek to mediate the dispute. If mediation is not successful, arbitration shall be administered by and conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association unless the parties mutually agree otherwise. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. Any legal claim against ESKOLA alleging any breach of this contract or negligence by ESKOLA must be initiated no later than two (2) years after ESKOLA performed the roofing installation covered by this contract. Collection matters may be processed through litigation.