



14955 BULVERDE ROAD
SAN ANTONIO, TX 78247
TEL (210) 490-2777
TOLL FREE (800) 486-3621
WWW.GERLOFFINC.COM

April 17, 2026

Job Order Contract

PROPOSAL SUBMITTED TO:

Waelder ISD
201 US Hwy 90 W
Waelder, TX 78959

WORK TO BE PERFORMED AT:

Ag Barn Repairs
201 US Hwy 90 W
Waelder, TX 78959

We hereby propose to furnish all labor, material and supervision necessary for the Job Order Contracting (JOC) at the above address in accordance with the specifications detailed in this proposal, which are to be considered as an attachment. All pricing is derived from Xactimate as per pricing submitted when awarded Contracts through 791 Coop, TIPS and Choice Partners.

Repairs as follows:

- See attached breakdown/scope of work

THE ATTACHED BREAKDOWN/SCOPE OF WORK IS FOR ESTIMATING PURPOSES ONLY.

This agreement is a **STIPULATED SUM** contract (subject to approved change orders) for the agreed sum indicated below. This agreement is **NOT** to be construed as a “cost plus” contract. Where applicable, taxes will be added to the contract amount.

- I Contents are to be removed by others unless otherwise stated in the scope of repairs.
- II Due to COVID-19, all material prices have been impacted and continue to increase rapidly. We continue to work with our suppliers to get the most up to date pricing, but we are not able to guarantee material pricing. If material prices exceed the allowances within the scope for any reason, then a change order will be submitted at the time of ordering said materials for the increased costs. This change order will need to be signed/approved prior to ordering materials. Also, material lead times have been affected, and could possibly impact the schedule of your project. Gerloff Company, Inc. cannot be held liable for any increase in job duration due to the increase in material lead times.
- III A (1) year warranty will be provided covering materials and labor as outlined in the scope of repairs beginning from the date of substantial completion. No warranty repairs will be made until Gerloff Company, Inc. has been paid in full
- IV In the event there is a warranty claim arising out of or relating to this agreement, Authorized agent shall provide email notice to Gerloff Company’s email, **warranty@gerloffinc.com** with sufficient detail of all claims. Gerloff Company shall have thirty days from receipt of the email notice to attempt to cure any claim. Compliance with this provision is required before the dispute resolution process in section VII may be utilized by Owner.
- V In the event that any claim has not been resolved by section VI, the parties shall first attempt to settle the dispute by mediation to be conducted in Bexar County, Texas. If settlement is not reached within sixty days after service of a written demand for mediation, any unresolved claim shall be settled by arbitration administered by an arbitrator agreed to by the parties. If an agreement cannot be reached as to who will serve as the arbitrator, the matter will be submitted to the American Arbitration Association.

The arbitration shall take place in Bexar County, Texas. Judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

All material is guaranteed to be as specified, and the work performed in accordance with the specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of:

ONE HUNDRED FIFTY-SEVEN THOUSAND, TWO HUNDRED THIRTY-FOUR & 40/100 DOLLARS.....\$157,234.40

DRAW SCHEDULE

Percentage of Completion Draws of completed work to be turned in at the end of the month to be paid by the 10th of the following month.

****The contract price quoted is based upon all payments being made by cash or check. Payments made by credit card will be assessed a credit card processing fee of 4%. This proposal may be withdrawn by us if not accepted within thirty (30) days****

ACCEPTANCE

The prices, specifications and conditions stated herein are satisfactory and are hereby accepted. You are authorized to do the work as specified. I agree to the payments as specified in the schedule. All payments will be made to Gerloff Company, Inc. at 14955 Bulverde Road, San Antonio, Bexar County, Texas 78247. I understand that any balance obligated by execution of this contract and past due by thirty (30) or more days from the date of the invoice will be subject to 18% per annum interest rate charges until such balance is paid. I understand that Gerloff Company, Inc. reserves the right to file lien if payment is not made according to terms and conditions of the contract, and is entitled to compensation for any costs of collection, including attorney fees, as may be incurred in seeking remedy under the law for non-payment. I understand that to the extent there is a dispute as to any amounts owed, the work performed or otherwise, Gerloff Company, Inc. will retain all undisputed amounts. Further, I understand that I owe and am obligated to pay all undisputed amounts pending resolution of any such dispute. This contract will be governed by the laws of the State of Texas and venue shall be had in **Gonzales County, Waelder, Texas**. Owner acknowledges that he/she has read this agreement and has been given the opportunity to consult with an attorney before executing the agreement.

Job Number: # 5500190

Attachment

Accepted By: _____ Date: _____

Title: _____ P.O. # _____



Gerloff Company, Inc.

14955 Bulverde Road
San Antonio, TX 78247
Phone: (210) 490-2777

Client: Waelder ISD - Ag Barn
Property: 210 US Hwy 90 W
Waelder, TX 78959

Business: (830) 239-5600

Operator: SKOTARA

Estimator: Steve Kotara
Position: Sr. Estimator
Company: Gerloff Company Inc.
Business: 14955 Bulverde Road
San Antonio, TX 78247

Business: (210) 490-2777 x 5301
E-mail: skotara@gerloffinc.com

Type of Estimate: JOC

Date Entered: 4/3/2026

Date Assigned:

Price List: TXSA8X_APR26

Labor Efficiency: Restoration/Service/Remodel

Estimate: 5500190

Scope of Work

Provide all labor, materials, equipment, and supervision necessary to complete the following:

Remove and replace all existing roofing with new corrugated galvanized metal panels.

Remove existing 2" x 6" rafters at the two low-sloped roof sections (identified as white rafters) and cut off rafter tails at the center roof section.

Provide and install new 2" x 8" rafters at 16" on center at the two low-sloped roof sections, including Simpson metal hangers.

Provide and install new 1" x 4" roof slats across the entire roof structure.

Remove and replace deteriorated sections of the existing support beams (allowance up to 40 linear feet).

Remove and replace rotten wall studs at the end wall as required.

Exclusions

After-hours or weekend work

Any unforeseen structural, electrical, or code-required modifications

Performance bond or builders risk

Notes

This project will be performed under Tips JOC Contract #23010402

All non-prepriced* items will include a 30% markup in accordance with contract terms

Estimate is based on electric and water supply available on site.



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**5500190
 Main Level**

Roof1

DESCRIPTION	QTY	UNIT PRICE	TOTAL
ROOF			
R&R Metal roofing - corrugated - 26 gauge - galv.	8,800.00 SF @	7.53 =	66,264.00
R&R Ridge cap - metal roofing	100.00 LF @	7.22 =	722.00
Closure strips for metal panels	400.00 LF @	1.46 =	584.00
General Demolition - per hour	96.00 HR @	49.61 =	4,762.56
<i>Remove existing rafters on two low sloped sections (white rafters) and cut off rafter tails on center roof section.</i>			
* Rafters - 2x8 - stick frame roof (using rafter length)	3,840.00 LF @	4.92 =	18,892.80
<i>New larger 2"x 8" rafters on 16" centers on the two low sloped roof sections. Material price adjusted for 24' lumber</i>			
Carpenter - General Frammer - per hour	32.00 HR @	87.66 =	2,805.12
<i>Additional labor to cut in new rafters onto upper support beam.</i>			
Framing hanger - 2" x 6" or 2" x 8"	304.00 EA @	13.68 =	4,158.72
R&R 1" x 4" lumber (.333 BF per LF)	5,000.00 LF @	2.78 =	13,900.00
R&R Header - double 2" x 8"	40.00 LF @	15.47 =	618.80
<i>Allowance for up to 40 l.f. of beam replacement</i>			
End Wall			
R&R Stud wall - 2" x 4" - 16" oc	48.00 SF @	3.23 =	155.04
<i>Part of end wall left of electrical panel</i>			
R&R 2" x 8" lumber (1.33 BF per LF)	12.00 LF @	4.35 =	52.20
Detach & Reset Metal roofing - corrugated - 26 gauge - galv.	100.00 SF @	6.16 =	616.00
<i>End wall metal for access to framing repairs</i>			

General Items

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Dumpster load - Approx. 30 yards, 5-7 tons of debris	2.00 EA @	875.81 =	1,751.62
General clean - up	16.00 HR @	52.95 =	847.20
Temporary toilet (per month)	2.00 MO @	171.35 =	342.70
Temporary hand washing station (per month)	2.00 MO @	280.00 =	560.00
Commercial Supervision / Project Management - per hour	120.00 HR @	78.69 =	9,442.80



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Grand Total Areas:

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
990.23 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
8,800.00 Surface Area	88.00 Number of Squares	576.00 Total Perimeter Length
100.00 Total Ridge Length	0.00 Total Hip Length	



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Summary

Line Item Total	126,475.56
Travel Fee	4,553.12
Subtotal	131,028.68
Overhead	13,102.86
Profit	13,102.86
Replacement Cost Value	\$157,234.40
Net Claim	\$157,234.40

Steve Kotara
Sr. Estimator

