



Administration Annex
Roofing Replacement
& Solar Photovoltaic Array

Jarrell ISD

Exhibit A: Proposal

JARRELL, TX
FEBRUARY 12, 2025

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Contact Information

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Exhibit A: Proposal

Scope of Work

McKinstry's scope consists of roofing replacement and rooftop solar PV for the building listed below. A detailed project construction schedule will be provided within 30 days of contract signature. If less than the full scope is included for work, the line-item price may be subject to change.

Facility	Address
Administration Annex	635 N 5 th Street Building

Price: \$1,140,817

AWNING DEMO

- Demo aluminum awning, including steel supports, along south wall of Annex.
 - See below Photo 1.
 - Leave anchor plates in concrete and grind smooth.
- Demo both asphalt and aluminum awning, including steel supports, along West wall of Annex.
 - See below Photo 2.
 - Leave anchor plates in concrete and grind smooth.
- Dispose all construction related debris.



Photo 1

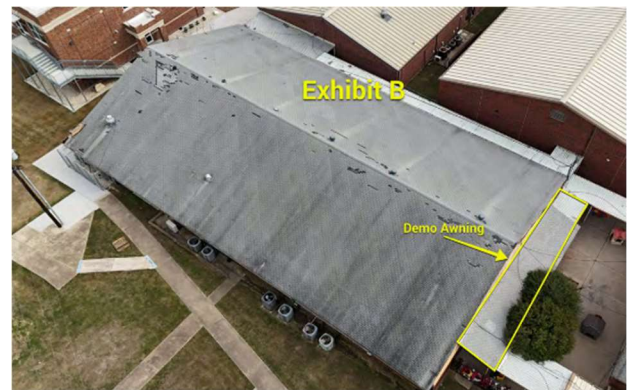


Photo 2

OTHER DEMO

- Demo all fascia, soffit, frieze board, and siding.
- Cut down flat roof section on northeast corner and reframe to match existing rake profile. See below Photo 3.
- Remove all existing roof decking.
- Demo and cut off rafter tails/sub framing of existing soffit in preparation for new framing. Rafter tails to be cut flush with outside wall.

Exhibit A: Proposal

- Demo annex roof, removing 3 layers of existing asphalt shingles, existing underlayment, all passive exhaust vents and plumbing vent boot jacks. Demo the kitchen exhaust fan vents.
- Dispose of all construction related debris.



Photo 3

FRAMING

- Furnish and install new 1/2" OSB decking (actual is 7/16) per specifications, approximately 10,318 square feet. Includes furnishment and installation of Panel clips @ 1'4" O.C. (H-clips).
- Frame up interior of (2) gable ends with 2x6 vertical supports 16" O.C. to receive batt insulation. Furnish and install Fiberglass insulation in (2) gable end cavities. R-19 unfaced Fiberglass batt insulation.
- Furnish and install new 3/8 OSB sheathing for siding sections on gable ends. Furnish and install moisture barrier on newly installed sheathing.
- 2x framing nailer to enclose space between top plate and top of rafter. Nailer to be flush with top plate.
- Mechanically fasten double 2x8 LVL's @ 24" O.C. along eaves to the trusses
 - LVL runs ~4' from new eave up the roof slope, creating ~24" soffit overhang from eave edge.
 - ~6" structural screws to fasten the LVL to the trusses
 - Notch LVL's to accept 2nd layer of ISO without a top layer thermal break (see picture attached).
 - Infill cavity between newly installed LVL's with (1) layer of 2.2" ISO. Mechanically attach ISO to roof deck around perimeter.
- Mechanically fasten single 2x8 LVL's @ 24" O.C. along (2) gable ends creating a soffit around the perimeter.
 - LVL runs ~4' from new gable end perpendicular to roof slope, creating ~24" soffit overhang from eave edge.
 - ~6" structural screws to fasten the LVL to the trusses.
 - Notch LVL's to accept 2nd layer of ISO without a top layer thermal break (see picture attached).

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- Infill cavity between newly installed LVL's with (1) layer of 2.2" ISO. Mechanically attach ISO to roof deck around perimeter.
- Photos 4-7 demonstrate new soffit.
- Furnish and install (1) layer of 2.2" ISO throughout the remaining field. Mechanically fasten ISO to roof deck around perimeter of each ISO sheet.
- Furnish and install 2nd layer of 2.2" ISO on top of first layer throughout the entirety of the roof surface. Mechanically fasten ISO to roof deck around perimeter of each ISO sheet.
- Furnish and mechanically fasten Coverboard on top of newly installed (2) layers of ISO. Furnish and install new 5/8 OSB decking (actual is 19/32), approximately 10,318 square feet. Includes furnishment and installation of Panel clips @ 1'4" O.C. (H-clips).
- Frame up new soffit and fascia on eave ends. Soffit will be unvented.
- Frame up new fascia on gable end.



Photo 6



Photo 5



Photo 4

Exhibit A: Proposal

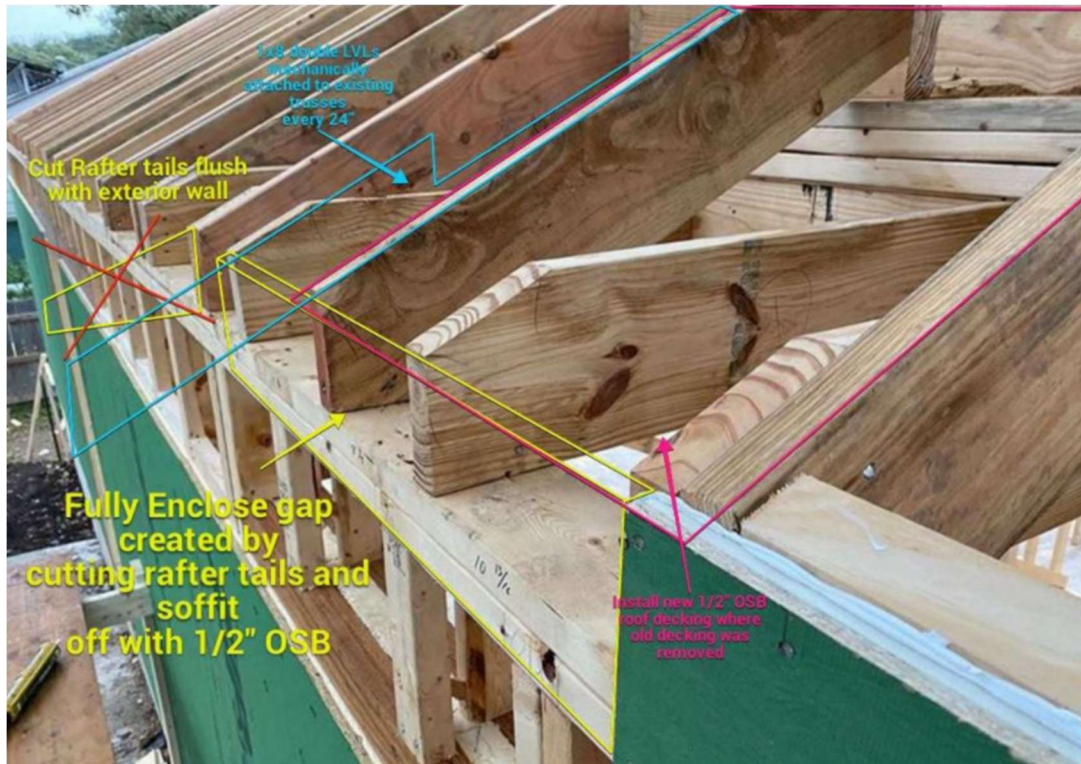


Photo 7

FINISH CAPRENTRY

- Furnish and install Primed Hardie panel 12" - 5/16 fiber cement lap siding on gable ends, approximately 1,104 sq ft (includes both gable ends).
- Furnish and install primed Hardie soffit 24" along newly framed eaves, approximately 248 linear feet.
- Furnish and install Frieze board at transition from both siding and soffit to brick, approximately 384 linear feet.
 - New frieze board will be substantially taller than currently exists
 - (2) courses of Primed Hardie 12" lap siding
- Furnish and install 2x8 sub-fascia around perimeter of the building (eaves and rakes).
- Furnish and install 1x10 Primed Hardie trim fascia, approximately 248 linear feet.
- Furnish and install Hardie 1x3 furring strip at transition of fascia to roof (drip edge), approximately 248 linear feet.
- 1 Year Workmanship Warranty included and runs concurrent with Manufacturer's warranty.
- Remove/haul away trash and construction related debris.

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STANDING SEAM METAL ROOF

- Furnish and install high temper self-adhering membrane on the entirety of the newly decked surface.
- Furnish and install 24 gauge standing seam roof panels.
 - See Photo 8 provided for detail specifics.
 - All metal panels and trim will be rolled/broke onsite.
 - Color is to match as closely as possible to the Preweathered Galvalume from McElroy Metal.
 - Wood grip pancake screws.
 - Butyl tape and sealant employed at siding and metal panel transitions.
- Furnish and install 24 Guage trim pre-finished paint color as specified
 - Extended eave trim
 - Extended rake trim
 - Ridge trim
 - Zee closure
 - Box gutters (approximately 228') with 6 downspouts, 4 gutter straps for each downspout, and gutter outlets with end gutter end caps.
 - Install includes pop rivets prefinished to matching color
- Flash all roof penetrations, per Photo 8, with #8 roof penetration at rigid frame metal roof
- Dispose of all construction related debris

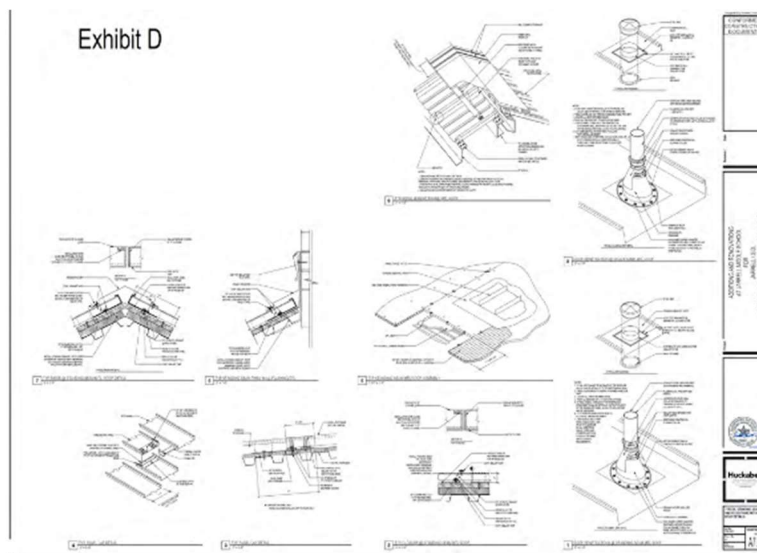


Photo 8

Exhibit A: Proposal

Clarifications and Exclusions (Roof)

- Electrical and Technology/Communications demo is excluded. Wall packs and surface mounted conduit that is in conflict with frieze board, soffit, and fascia must be removed by others before beginning this scope.
- Any work not explicitly included in the scope of work is excluded.
- Correction of deficiencies not explicitly listed in the scope of work is excluded.
- Ventilation is not included in the scope. It is assumed that the client will ensure mechanical design will provide appropriate conditioned air to the attic to meet building code requirements.
- If existing equipment or components are reused, repairs to the existing equipment or components not explicitly listed in the scope of work is excluded.
- All work will be done during standard working hours unless explicitly stated in the scope of work.
- All hazardous material testing, removal, and/or abatement is excluded.
- Pricing is valid for 30 days. After this time, MCKINSTRY reserves the right to update pricing based on changes in labor rates, equipment, and/or material.
- Material Adverse Change above 1.5% (If component material cost increases exceed 1.5% between bid and final contract, final pricing will be updated with open book).
- Decking repair outside of the proposed scope is not included.
- McKinstry to provide a 1-year parts and labor warranty. After 1 year, the manufacturer's 20-year warranty takes effect.

Exhibit A: Proposal

SOLAR PV

McKinstry shall provide a turnkey installation of a grid-tied roof-top solar photovoltaic system at the facility referenced above. The solar array will be approximately 112 kWdc but may vary depending on roof obstructions from the building renovation. This scope of work includes all required detailed design activities and services, all construction work and incidentals required to furnish a complete and fully functional, inspected and interconnected system as specified and detailed below:

- Electrical Engineering.
- Solar modules.
- Solar Racking.
- Inverters.
- DC wiring, conductors, conduit, conductors, terminations, supports and boxes.
- AC conduits, conductors, terminations, supports and boxes.
- Monitoring equipment.
- Commissioning.
- Permitting costs related to solar PV.
- Pre-interconnection study fee.
- Structural engineering analysis of facility.
- Insulation resistance testing of all AC feeders and DC source circuits.
- Voltage and polarity testing of DC source circuits.
- Clean up, removal & disposal of debris to dumpsters.
- Protect work of other trades.
- Site security provisions.
- Onsite supervision and coordination, general conditions cost, payment and performance bonds.
- Health and safety provisions & procedures per OSHA requirements.
- Collect site specific safety plans for subcontractor prior to beginning work and ensure COI's are up to date.
- Meet with subcontractor to fill out job site safety orientation prior to beginning work.
- Perform at a minimum weekly check-in to ensure subcontractor is performing up to McKinstry and manufacturer's standards of work.
- Provide weekly subcontractor communication and QA/QC of work environment to ensure clean up and safety standards are being met.
- Advanced monitoring equipment with error alarms, alerts, production reporting.
- Weekly or bi-weekly progress meetings.

Exhibit A: Proposal

Clarifications and Exclusions (Solar PV)

- Work will be conducted on Monday - Friday between 7 AM - 5 PM.
- Prevailing wage is included, Certified payroll is excluded.
- Future re-roofing and/or array relocation are not included.
- A temporary shutdown to the service will be required for interconnection.
- This proposal assumes the retail energy provider (TXU Energy) will allow export under their current contract with Jarrell ISD. This contract does not guarantee TXU Energy's buyback rate or any other billing structures for exported power.
- If applicable, utility interconnection upgrades required as a result of a pre-interconnection study are not included.
- Underground or overhead utility distribution due to excavation or site work are not included.
- Upgrades to main distribution panels are not included.
- Structural upgrades are not included. The structural assessment is included.
- All savings and generation values are estimates only and are not guaranteed. McKinstry only guarantees that the system will operate as intended.
- McKinstry will work with owner if shutdowns are required to complete the implementation of the scope measures listed in this document. No power will be generated during the implementation of this proposal.
- Rescheduling work due to site obstructions or limited access is not included.
- Painting and additional aesthetic considerations for structural steel beyond factory finish are not included.
- Material Adverse Change above 1.5% (If component material cost increases exceed 1.5% between bid and final contract, final pricing will be updated with open book).
- Prices are valid for 30 days after proposal presentation. After 30 days, McKinstry reserves the right to update pricing based on changes in labor rates, equipment, and material. Prices are contingent on procurement of panels that is currently available locally.
- McKinstry to provide a 1-year parts and labor warranty. After 1 year, the manufacturer's warranty takes effect.
- Liquidated damages are only associated with the roof scope. No liquidated damages are associated with the solar PV scope.

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CLIENT EXPECTATIONS

- Client's additional subcontractors will ensure scope items, such as exterior lighting, are removed and made safe prior to McKinstry's demolition work starting.
- To meet project completion timelines, the client will respond to any request for information within 3 business days. Color selection for the roof and insulation method for the ceiling impact the material that will be ordered.
- McKinstry will not be responsible for liquidated damages caused by weather delays beyond Anticipated Inclement Weather Delays, late RFI responses, hazardous material abatement, or work performed by other contractors.
- Liquidated damages are \$250 per day and are only associated with roof replacement scope, not the solar PV scope.
- The target date for completing the roof installation is 13 weeks following notice to proceed, after which, liquidated damages will begin. This timeline includes the "Anticipated Weather Days" defined in section 8.3.4 of the MSA. Adverse weather beyond those days will extend the target completion date.

ASBESTOS/HAZARDOUS MATERIAL

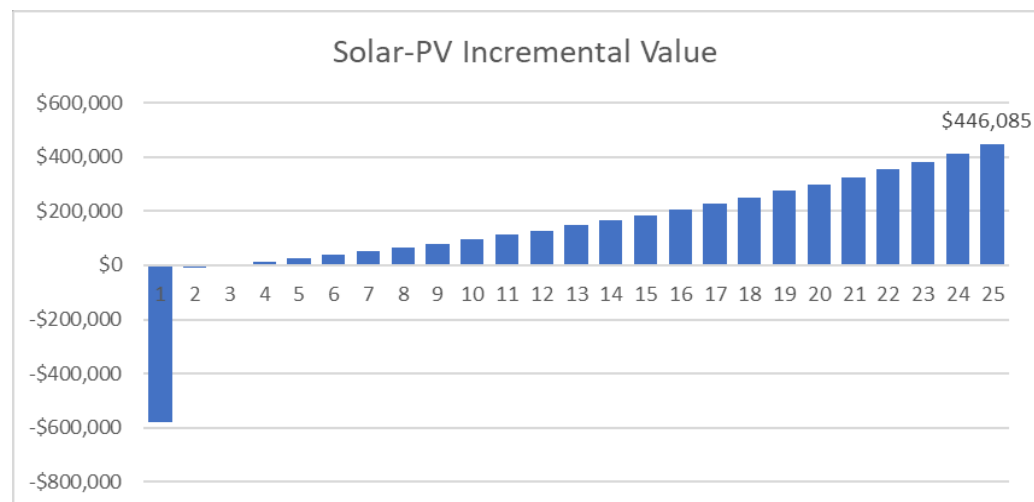
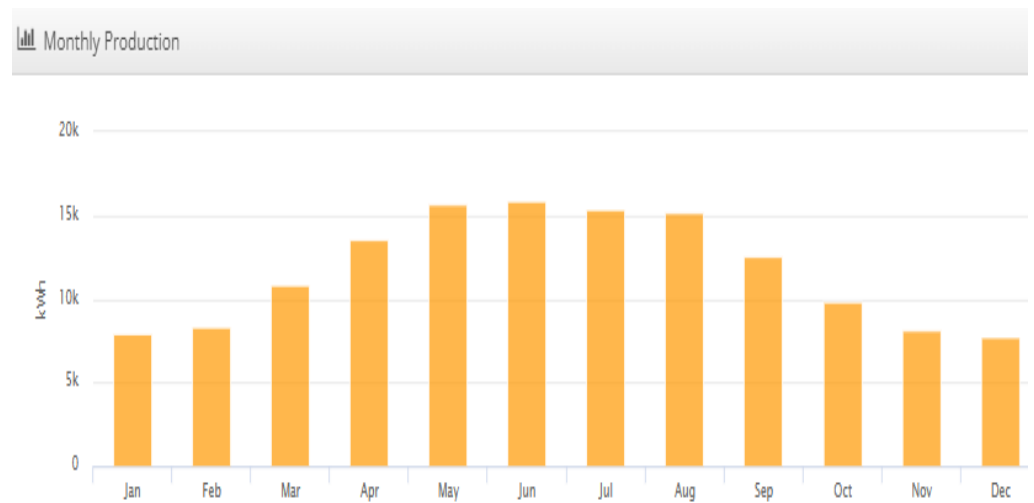
- No asbestos/hazardous abatement, testing and/or removal shall be performed by McKinstry. All work stoppage or delays due to asbestos materials will be at Client's expense.
- The client will schedule removal or abatement in a manner that does not affect the project delivery schedule.
- Should asbestos removal cause work stoppage during the above construction period McKinstry reserves the right to modify project delivery schedule.



- Max-fit design based on current plans and fire code requirements.
- Structural Reinforcement and/or replacement of roof components, decking, insulation supporting structural items. Not all costs eligible for structural credits.
- MAX kWh generation delivered to both ANNEX and 1916 Building.

Project Name	JISD - JMS ANNEX
Project Address	Jarrell, TX
Project Scope	Roof Structural + Solar
Eligible Roof Structural Expense**	\$534,940
Solar PV System Size (kWdc)	143.8
Solar PV Expense	\$577,722
Annual kWh Generation (kWh)	188,700
Proj. Retail Value/Year	\$11,322
ROM Project Cost Estimate	\$1,112,662
Base ITC Direct Pay	30%
Domestic Content Bonus	10%
Economic Distress/Rural*	10%
Projected Total ITC Direct Pay	50%
Federal ITC Direct Pay	\$556,331
Net Solar Investment	\$21,391
Proj. Retail Value/Year	\$11,322
Solar Payback with Roof DP Credit	1.9

**ROM/Budget pricing estimate subject to change.



- Savings projections include modest Demand Expense reduction based on historical benchmarks and building specific productions models. Subject to Utility and Retail Energy Provider contract.
- *IRA ITC Bonus Credits require application and approval by the governing administration, not guaranteed.

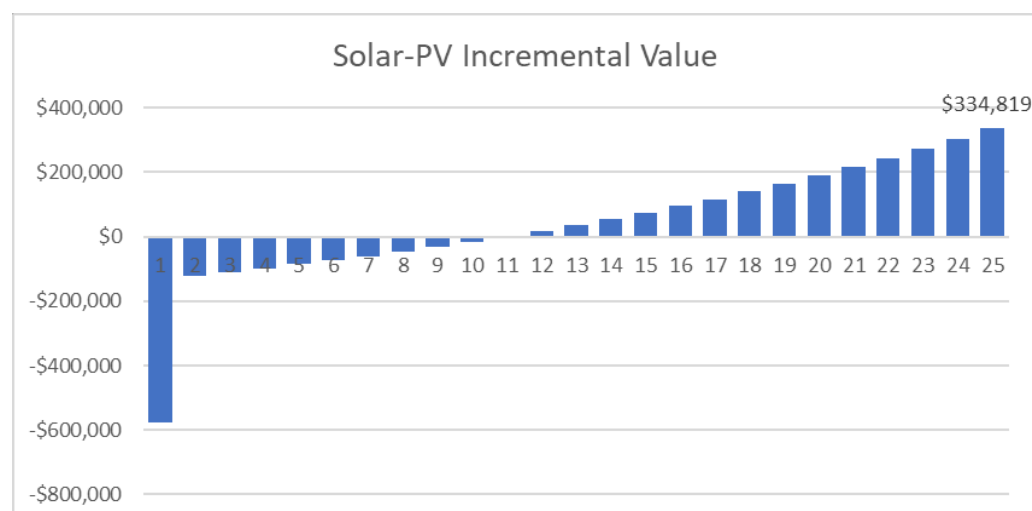
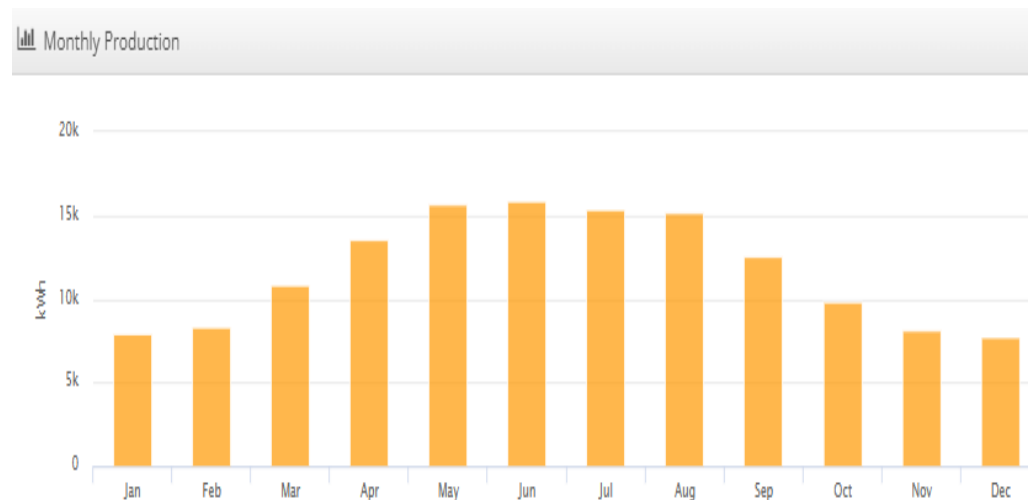
Financial Disclaimer: McKinstry is not engaged in providing legal, tax, or financial advice. The information provided herein is intended only to assist you in your decision-making and is broad in scope. Accordingly, before making any final decisions, you should consider obtaining additional information and advice from your accountant or other financial advisers who are fully aware of your specific circumstances.



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Proj. Retail Value/Year	\$11,322
ROM Project Cost Estimate	\$1,112,662
Base ITC Direct Pay	30%
Domestic Content Bonus	10%
Economic Distress/Rural*	0%
Projected Total ITC Direct Pay	40%
Federal ITC Direct Pay	\$445,065
Net Solar Investment	\$132,657
Proj. Retail Value/Year	\$11,322
Solar Payback with Roof DP Credit	11.7

**ROM/Budget pricing estimate subject to change.



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