

An aerial photograph of a high school roof covered in solar panels. The roof is a flat, light-colored surface with rows of dark blue solar panels installed. Two orange safety cones are visible on the roof. In the background, there is a lush green landscape with trees, a road, and a body of water under a clear blue sky.

High School Roof Restoration & Solar Photovoltaic Array

Jarrell ISD

Exhibit A: Proposal

JARRELL, TX
MAY 13, 2025

Exhibit A: Proposal

Contact Information

MCKINSTRY CONTACTS

Brian Ratcliff
Vice President
BrianRa@mckinstry.com

Steve Gazlay
Senior Account Executive
512.217.8598
stevega@mckinstry.com

Kevin Callis
Director of Regional Operations
608.852.5459
Kevinca@mckinstry.com

Walter Wills
Project Director
501.553.4268
walterw@mckinstry.com

David Ramsey
Senior Energy Engineer
870.919.4547
davidram@mckinstry.com

JARRELL ISD CONTACTS

Robert Navarro
CFO
152.746.2124 Ext. 1101
norberto.navarro@jarrellisd.org

Gary Gadison
Director of Facilities
512.887.9852
gary.gadison@jarrellisd.org

Stephen Dorman
VP, Sledge
512.415.0440
stephen@sledge.biz

Exhibit A: Proposal

Scope of Work

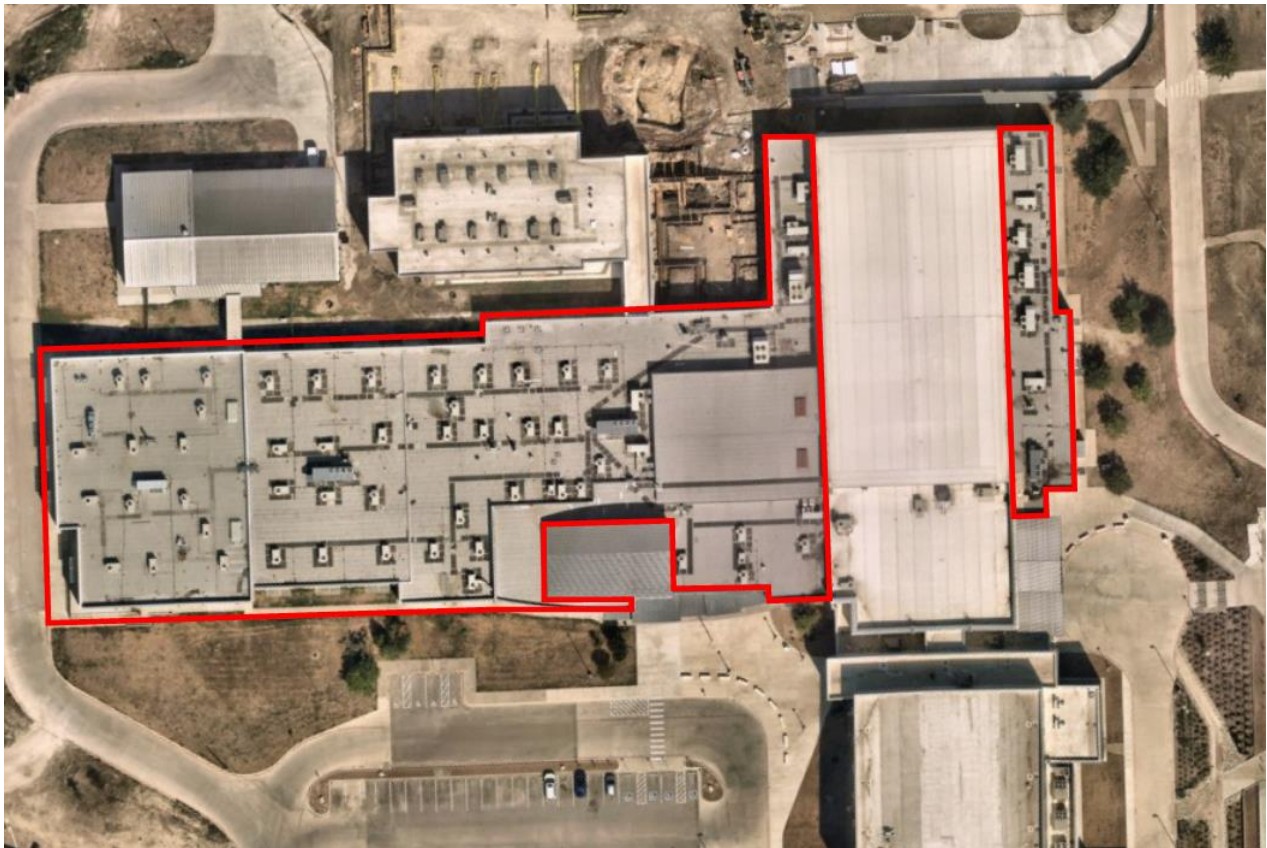
McKinstry’s scope consists of roofing restoration and rooftop solar PV for the building listed below. A detailed project construction schedule will be provided within 30 days of contract signature.

| Facility | Address |
|-------------|-------------------------------|
| High School | 1100 FM487, Jarrell, TX 76537 |

Price: \$2,849,978

ROOF RESTORATION

The roof restoration scope includes the areas defined by the red outlines in the image below.



Thermal Scan and Insulation Replacement

- Provide a thermal scan of the existing roof to identify areas of wet insulation.
- Measure moisture content of insulation where thermal scan shows wet insulation.
- Remove areas of wet insulation (above 20% moisture content) down to deck. Preliminary thermal scan indicates only 2 square need replacement. Repairs beyond 10 square are excluded.
- Replace wet insulation with new ISO to match thickness of removed area.

Exhibit A: Proposal

Roofing System Improvements

- Clean and prepare the existing roof surface for new roof coating.
- Remove and dispose of all walk pads.
- Patch and repair blisters of the existing roofing membrane individually.
- Repair all existing and damaged pitch pockets.
- Furnish and install bleed blocker (primer) on the existing modified bitumen roof surface to prevent discoloration from coming up through the silicone coating.
- Seal all seams using Silicoxy seam sealer.
- Flash all existing curbs and penetrations with Silicoxy.
- Apply 0.57 DMT (dry mil thickness) of Everest Silicoxy H3 Silicone coating to the entire roof surface.
- Inspection by a 3rd party after completion of installation.
- 25-year NDL manufacturer's warranty for the roof fields. At 25 years of age, the Everest Silicone roof system can be pressure washed and then recoated with Silicoxy H3 for an additional 20-year warranty.
- After solar installation is complete, install goose neck flashing, fill pitch pockets, and review any other roof items from the solar installation.

Roofing System Accessories

- Install new walk pads on roof (paths to equipment may be different than existing paths, based on solar PV array layout).
- Furnish and install skylight safety railing around 2 skylights.
- Furnish and install hatch guardrail railing around 2 roof hatches.
- Repair damaged parapet wall with newly fabricated coping cap to match existing.

Clarifications and Exclusions (Roof)

- Any work not explicitly included in the scope of work is excluded.
- Roof deck repairs are excluded.
- Gutters and scuppers repair and replacement are excluded.
- Correction of deficiencies 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).
- McKinstry to provide a 1-year parts and labor warranty. After 1 year, the manufacturer's 25-year warranty takes effect.

Exhibit A: Proposal

SOLAR PV SYSTEM

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 340 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 and design drawings.
- Specifying, furnishing, racking, and installation of solar PV modules.
- Specifying, furnishing, and installation of solar PV module Racking.
- Specifying, furnishing, and installation of inverters, including extended manufacturer's warranty (20-years).
- Furnish and install DC-rated wiring, conductors, conduit, conductors, terminations, supports and boxes.
- Furnish and installation of AC-rated conduits, conductors, terminations, supports and boxes.
- Specifying, furnishing, and installation of the monitoring equipment, including both *AlsoEnergy* advanced monitoring and *SolarEdge* monitoring.
- Commissioning of the solar PV, electrical interconnection, and monitoring systems.
- Permitting costs related to solar PV system.
- Pre-interconnection study fee.
- Structural engineering analysis of roof system where solar is being installed.
- Insulation resistance testing of all AC-rated feeders and DC-rated source circuits.
- Voltage and polarity testing of DC-rated source circuits.
- Clean up, removal & disposal of debris to dumpsters.
- Onsite supervision and coordination.
- Health and safety provisions & procedures per OSHA requirements.
- Coordinate and communicate daily site-specific safety plans for subcontractor prior to beginning work.
- Perform, at a minimum, weekly check-ins 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.
- Regular progress meetings will be coordinated with the client.
- Five year operations and maintenance contract, including general maintenance and periodic inspections. Failures identified that are outside of warranty, damage from vandalism, and damage from acts of God will be billed.

Exhibit A: Proposal

Clarifications and Exclusions (Solar PV System)

- 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 solar PV array relocation are not included.
- A temporary shutdown to the electrical service will be required for interconnection.
- This contract does not guarantee Bartlett Electric Cooperative's buyback rate or any other billing structures for exported power.
- If applicable, utility interconnection upgrades (design and costs) required as a result of a pre-interconnection study are not included. If a full utility impact study is required, beyond the pre-interconnection study, that fee is not covered in this contract.
- Underground or overhead utility distribution due to excavation or site work are not included.
- Upgrades to main electrical 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 designed.
- McKinstry will work with owner if electrical service shutdowns are required to complete the implementation of the scope measures listed in this document. Power shall not be generated during the implementation of this proposal.
- Rescheduling work due to site obstructions or limited access is not included and could result in change orders.
- 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.

Exhibit A: Proposal

CLIENT EXPECTATIONS

- Client's additional subcontractors will ensure scope items, such as building-mounted, exterior lighting fixtures and electrical distribution components are removed in a safe manner 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.
- Client to provide access for solar installer to connect data acquisition systems to campus internet via ethernet.
- All liquidated damages are excluded from this proposal.
- The roof installation will take approximately 12 weeks. The solar PV installation will take approximately 12 weeks. Some activities may overlap. The project will be completed by 12/31/2025.

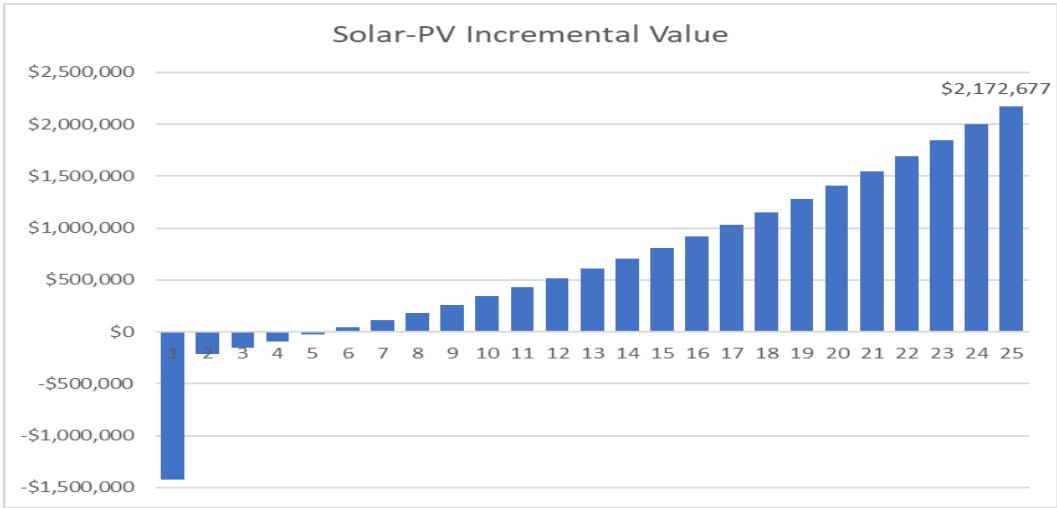
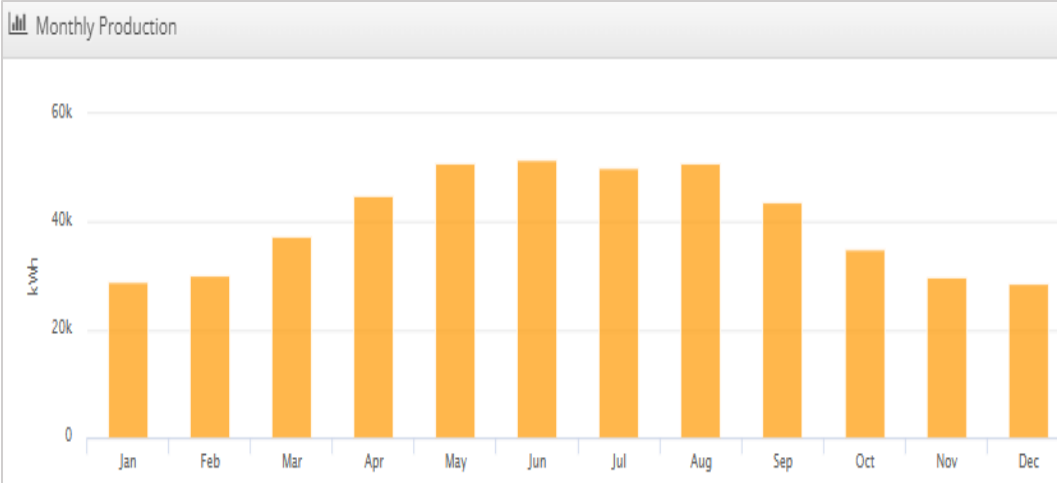
ASBESTOS/HAZARDOUS MATERIAL

- 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, equipment set-backs and fire code requirements.
- ROM Pricing includes Structural Reinforcement and/or replacement of roof components, HVAC curbing, decking, installation and warranty. Not all costs eligible for structural credits.
- 5Y Operations & Maintenance contract included in installation costs.
- Pre-contract Engineering expense split evenly across Roof and Solar.

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|--------------------------------------|-------------------------|
| Project Name | JISD - High School |
| Project Address | Jarrell, TX |
| Project Scope | Roof Structural + Solar |
| Roof Structural Expense | \$1,626,016 |
| Solar PV System Size (kWdc) | 343.9 |
| Solar PV Expense | \$1,423,460 |
| Annual kWh Generation (kWh) | 509,400 |
| Proj. Retail Value/Year | \$59,129 |
| ROM Project Cost Estimate (incl ENG) | \$3,049,476 |
| Base ITC Direct Pay | 30% |
| Domestic Content Bonus | 10% |
| Projected Total ITC Direct Pay | 40% |
| Federal ITC Direct Pay | \$1,154,750 |
| Net Solar Expense | \$268,710 |
| Proj. Retail Value/Year | \$59,129 |
| Annual Utility Expense 2024 | \$267,893 |
| Projected Utility Expense Offset | 22.1% |
| Solar Payback with Roof DP Credit | 4.5 |



- Savings projections include modest 25% Demand reduction based on historical benchmarks and building specific productions models. Subject to Utility and Retail Energy Provider contract.

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.