

ARFQ 0608 DCR2600000097
REQUEST FOR QUOTATION
ROOF REPLACEMENT PROJECT
STEVENS CORRECTIONAL CENTER AND JAIL

EXHIBIT F – PRICING PAGE

Vendor's Company Name: Eskola, LLC

Vendor's Address: 2418 N. Morelock Rd, Morristown, TN 37814

Phone Number: 423-318-2196

Fax Number: 423-318-2198

Email Address: ty@eskolaroofing.com

WV Contractor's License Number: WV057794

We, the undersigned, hereby propose to furnish all materials, equipment, and labor to complete all work in a workmanlike manner, as described in the Bidding Documents.

BASE BID: One Million, Three Hundred Seven Thousand, Five Hundred Fourty Two Dollars

(\$ 1,307,542.00)

(Base bid must be written in words and numbers.)

UNIT PRICE NO. 1: REPLACEMENT OF METAL DECKING PER SQUARE FOOTAGE
COST BID (IF ANY):

Fifteen Dollars, Fifty Cents

(\$ 15.50)

(Replacement of metal decking per square footage cost bid amount must be written in words and number.)

UNIT PRICE NO. 2: REPLACEMENT OF INTERNAL ROOF DRAINS COST BID (IF
ANY):

Five Thousand, Five Hundred

(\$ 5,500.00)

(Replacement of internal roof drains bid amount must be written in words and number.)

BID BOND

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, Eskola, LLC
of Morristown, Tennessee, as Principal, and Everest Reinsurance Company
of Warren, New Jersey, a corporation organized and existing under the laws of the State of Delaware
with its principal office in the City of Warren, as Surety, are held and firmly bound unto the State
of West Virginia, as Obligee, in the penal sum of Five Percent of Amount Bid (\$ 5%) for the payment of which,
well and truly to be made, we jointly and severally bind ourselves, our heirs, administrators, executors, successors and assigns.

The Condition of the above obligation is such that whereas the Principal has submitted to the Purchasing Section of the
Department of Administration a certain bid or proposal, attached hereto and made a part hereof, to enter into a contract in writing for
Stevens Correctional Center & Jail Roof Replacement Project, ARFQ 0608 DCR260000097

NOW THEREFORE,

- (a) If said bid shall be rejected, or
- (b) If said bid shall be accepted and the Principal shall enter into a contract in accordance with the bid or proposal
attached hereto and shall furnish any other bonds and insurance required by the bid or proposal, and shall in all other respects perform
the agreement created by the acceptance of said bid, then this obligation shall be null and void, otherwise this obligation shall remain in
full force and effect. It is expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no
event, exceed the penal amount of this obligation as herein stated.

The Surety, for the value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no
way impaired or affected by any extension of the time within which the Obligee may accept such bid, and said Surety does hereby
waive notice of any such extension.

WITNESS, the following signatures and seals of Principal and Surety, executed and sealed by a proper officer of Principal and
Surety, or by Principal individually if Principal is an individual, this 16th day of April, 2026.

Principal Seal



Eskola, LLC
(Name of Principal)

By Ben Eskola
(Must be President, Vice President, or
Duly Authorized Agent)

CRO
(Title)

Surety Seal



Everest Reinsurance Company
(Name of Surety)

DocuSigned by:
Andrew Brown
Andrew Brown
4FD8542FE835401
Attorney-in-Fact

**IMPORTANT – Surety executing bonds must be licensed in West Virginia to transact surety insurance, must affix its seal, and
must attach a power of attorney with its seal affixed.**



**POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY**

KNOW ALL PERSONS BY THESE PRESENTS: That Everest Reinsurance Company, a corporation of the State of Delaware ("Company") having its principal office located at Warren Corporate Center, 100 Everest Way, Warren, New Jersey, 07059, do hereby nominate, constitute, and appoint:

Tom McCarley, Catherine L. McMillan, Steven Russell Williams, Andrew Brown, Erin Kiehm

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on April 21, 2016:

RESOLVED, that the President, any Executive Vice President, and any Senior Vice President are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the President, any Executive Vice President, and any Senior Vice President are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, Everest Reinsurance Company has caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 24th day of November 2025.



Everest Reinsurance Company

By: Anthony Romano, Senior Vice President

On this 24th day of November 2025, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument; that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto; and that he executed said instrument by like order.

LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2027

Linda Robins, Notary Public

I, Sylvia Semerdjian, Secretary of Everest Reinsurance Company do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporation as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATION, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 16th day of April 2026.



By: Sylvia Semerdjian, Secretary

ADDENDUM ACKNOWLEDGEMENT FORM

SOLICITATION NO.: ARFQ 0608 DCR2600000097

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:

(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7 |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8 |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9 |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Eskola, LLC

Company



Authorized Signature

04/16/2026

Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.

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UNIT PRICE NO. 3: PATCHING OF CONCRETE DECKING PER SQUARE FOOTAGE
COST BID (IF ANY):

Thirty Dollars

(\$ 30.00)
(Patching of concrete decking per square footage cost bid amount must be written in words and number.)

UNIT PRICE NO. 4: REPLACEMENT OF WOOD NAILERS PER LINEAR FOOTAGE
COST BID (IF ANY):

1. 2" X 4" WOOD NAILERS:

Three Dollars and Fifty Cents

(\$ 3.50)
(2" X 4" wood nailers cost bid amount must be written in words and number.)

2. 2" X 6" WOOD NAILERS:

Four Dollars and Fifty Cents

(\$ 4.50)
(2" X 6" wood nailers cost bid amount must be written in words and number.)

3. 2" X 8" WOOD NAILERS:

Six Dollars

(\$ 6.00)
(2" X 8" wood nailers cost bid amount must be written in words and number.)

4. 2" X 10" WOOD NAILERS:

Seven Dollars and Fifty Cents

(\$ 7.50)
(2" X 10" wood nailers cost bid amount must be written in words and number.)

Authorized Signature: 



State of West Virginia
DRUG FREE WORKPLACE CONFORMANCE AFFIDAVIT
West Virginia Code §21-1D-5

I, Ben Eskola, after being first duly sworn, depose and state as follows:

1. I am an employee of Eskola LLC; and,
(Company Name)
2. I do hereby attest that Eskola LLC
(Company Name)

maintains a written plan for a drug-free workplace policy and that such plan and policy are in compliance with **West Virginia Code §21-1D**.

The above statements are sworn to under the penalty of perjury.

Printed Name: Ben Eskola
 Signature: *Ben Eskola*
 Title: CRO
 Company Name: Eskola LLC
 Date: 04/15/2026

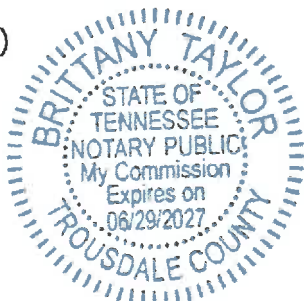
~~STATE OF WEST VIRGINIA,~~
Tennessee

COUNTY OF Trousdale, TO-WIT:

Taken, subscribed and sworn to before me this 15th day of April, 2026.

By Commission expires 06/29/27

(Seal)



Brittany Taylor
(Notary Public)

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Final acceptance does not waive or release contractor from its obligation to ensure that work complies with the contract requirements. The contractor shall submit any warranty documents to the Agency project manager at final inspection.

6. Project closeout documents:
 - a. Warranty documents:
 - 1) Contractor must submit three (3) hard copies.
 - 2) Contractor must submit three (3) electronic in PDF format on USB drives.
 - b. Operations and Maintenance Manual (O & M):
 - 1) Contractor must submit three (3) hard copies.
 - 2) Contractor must submit three (3) electronic in PDF format on USB drives.
 - c. As-Built Drawings / Shop Drawings:
 - 1) Contractor must submit two (2) full size hard copies.
 - 2) Contractor must submit three (3) electronic in PDF format on USB drives.

1.09 WEST VIRGINIA CONTRACTORS LICENSE:

- A. The contractor and all subcontractors working on this project must have a West Virginia contractor's license.
- B. The contractor must list all subcontractors and the subcontractor's West Virginia contractor's license number on the subcontractor list submission form that will be working on this project that will be doing more than \$25,000.00 on the project.

1.10 MISCELLANEOUS:

- A. Contract manager
 1. During its performance of this contract, contractor must designate and maintain a primary contract manager responsible for overseeing contractor's

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responsibilities under this contract. The contract manager must be available during normal business hours to address any customer service or other issues related to this contract. Contractor should list its contract manager and his or her contact information below:

Contract Manager: Nic Garrett

Telephone Number: 865-680-9061

Fax Number: 423-318-2198

Email Address: ngarrett@eskolaroofing.com

END OF SPECIFICATIONS

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

Ty Konkle, Sr. Estimator

(Printed Name and Title)
5306 Manchester Avenue, Morristown, TN 37813

(Address)
423-438-8202 / 423-318-2198


(Phone Number) / (Fax Number)
ty@eskolaroofing.com

(Email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through WV OASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; ; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the Vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law.

Eskola, LLC

(Company)


(Signature of Authorized Representative)

Ben Eskola, CRO

(Printed Name and Title of Authorized Representative)

4-15-26

(Date)

423-318-2196 / 423-318-2198 ty@eskolaroofing.com

(Phone Number) (Fax Number) (Email Address)



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
5/1/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER
Marsh & McLennan Agency LLC
5605 Carnegie Blvd Suite 300
Charlotte NC 28209

CONTACT NAME:	macerts@marshmma.com	
PHONE (A/C, No, Ext):	704-365-6213	FAX (A/C, No):
E-MAIL ADDRESS:	macerts@marshmma.com	
PRODUCER CUSTOMER ID:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Hanover Insurance Company	22292
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
Eskola Holdings, LLC; Eskola LLC
2418 N. Morelock Rd
Morristown, TN 37814

COVERAGES

CERTIFICATE NUMBER: 684960373

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
	PROPERTY					BUILDING	\$
	CAUSES OF LOSS	DEDUCTIBLES				PERSONAL PROPERTY	\$
	BASIC	BUILDING				BUSINESS INCOME	\$
	BROAD	CONTENTS				EXTRA EXPENSE	\$
	SPECIAL					RENTAL VALUE	\$
	EARTHQUAKE					BLANKET BUILDING	\$
	WIND					BLANKET PERS PROP	\$
	FLOOD					BLANKET BLDG & PP	\$
							\$
							\$
	<input checked="" type="checkbox"/> INLAND MARINE		TYPE OF POLICY			<input checked="" type="checkbox"/> Leased/Rented	\$250,000
	CAUSES OF LOSS		Inland Marine			<input checked="" type="checkbox"/> Deductible	\$2,500
A	<input type="checkbox"/> NAMED PERILS		POLICY NUMBER				\$
			IH6J55709604	5/1/2025	5/1/2026		\$
	<input type="checkbox"/> CRIME						\$
	TYPE OF POLICY						\$
	<input type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN						\$
A	Installation Floater		IH6J55709604	5/1/2025	5/1/2026	<input checked="" type="checkbox"/> Jobsite Limit	\$2,000,000
							\$

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Installation Floater - Policy #IH6J55709604 - Temporary Storage Locations: \$1,000,000 - Transit: \$1,000,000
SAMPLE COI

CERTIFICATE HOLDER

SAMPLE COI

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ayala B. Shaw

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CONTRACTOR LICENSE

AUTHORIZED BY THE
West Virginia Contractor
Licensing Board

NUMBER: WV057794

CLASSIFICATION:

SPECIALTY
ROOFING

ESKOLA LLC
PO BX 26367
KNOXVILLE, TN 37912

DUPLICATE

DATE ISSUED

EXPIRATION DATE

JUNE 26, 2025

JUNE 26, 2026

Authorized Signature

Chair, West Virginia Contractor
Licensing Board



A copy of this license must be readily available for inspection by the Board on every job site where contracting work is being performed. This license number must appear in all advertisements, on all bid submissions, and on all fully executed and binding contracts. This license is non-transferable. This license is being issued under the provisions of West Virginia Code, Chapter 30, Article 42.