



2418 N. Morelock Rd  
Morristown, TN 37814  
423-318-2196  
ESKOLAROOFING.COM

**SEALED BID ENCLOSED**

**SOUTHERN REGIONAL JAIL  
AND CORRECTIONS FACILITY  
ROOF REPLACEMENT PROJECT**

**SOLICITATION NO#  
ARFQ 0608 DCR2600000077**

**Bid By:**

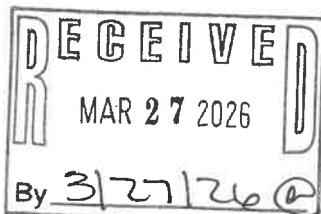
Eskola, LLC  
5306 Manchester Avenue  
Morristown, TN 37813  
Ph: 423-318-2196  
Fax: 423-318-2198

License #: WV057794  
Classification: Specialty Roofing  
Limit: Unlimited  
Expiration: 06/26/2026

Bid Date: 03/27/2026  
Time: 10:30 AM, EST

Place: Department of Administration, Purchasing Division  
Attn: Philip Farley, Buyer Supervisor  
1124 Smith Street, Suite 2100  
Charleston, WV 25301

*Bidder has complied with the Instructions to Bidders and has completed all bid forms without  
qualifying statements.*



10:18 am

**BID BOND**

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, Eskola, LLC  
of Morristown, Tennessee (TN), as Principal, and Everest Reinsurance Company  
of Warren, New Jersey (NJ), a corporation organized and existing under the laws of the State of Delaware (DE) 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 Southern Regional Jail And Correctional Facility Roof Replacement Project  
ARFQ 0608 DCR260000077

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 27th day of March, 2026.

Principal Seal



Surety Seal



Eskola, LLC

*Ben Eskola*  
(Name of Principal)

By \_\_\_\_\_  
(Must be President, Vice President, or Duly Authorized Agent)

CRO

(Title)

Everest Reinsurance Company

(Name of Surety)

DocuSigned by:

*Andrew Brown*

Andrew Brown

4ED9543FC93C491  
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 24<sup>th</sup> day of November 2025.



Everest Reinsurance Company

By: Anthony Romano, Senior Vice President

On this 24<sup>th</sup> 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 27th day of March 2026.



By: Sylvia Semerdjian, Secretary

ADDENDUM ACKNOWLEDGEMENT FORM

SOLICITATION NO.: ARFQ 0608 DCR260000077

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 checked="" 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

03/27/2026

\_\_\_\_\_  
Date

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

ARFQ 0608 DCR2600000077  
REQUEST FOR QUOTATION  
ROOF REPLACEMENT PROJECT  
SOUTHERN REGIONAL JAIL AND CORRECTIONAL FACILITY

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: Four Million, Four Hundred Twenty one Thousand, Two Hundred Sixty Seven Dollars

(\$ 4,421,267.00)

(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 Dollars

(\$ 5,500.00)

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

ARFQ 0608 DCR2600000077  
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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:

Four Dollars

(\$ 4.00 \_\_\_\_\_ )  
(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: 




**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  
(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)

3-19-26  
(Date)

423-318-2196 / 423-318-2198 ty@eskolaroofing.com  
(Phone Number) (Fax Number) (Email Address)

ARFQ 0608 DCR260000077  
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SOUTHERN REGIONAL JAIL AND CORRECTIONAL FACILITY

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- 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 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: Jordan Biery

Telephone Number: 423-438-7836

Fax Number: 423-318-2198

Email Address: jbiery@eskolaroofing.com

END OF SPECIFICATIONS




**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:   
 Title: CRO  
 Company Name: Eskola LLC  
 Date: 03-19-26

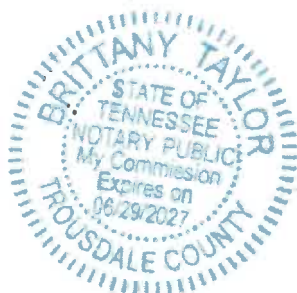
STATE OF WEST VIRGINIA,

COUNTY OF Trousdale, TO-WIT:

Taken, subscribed and sworn to before me this 19th day of March, 2026.

By Commission expires 06/29/27

(Seal)



  
 (Notary Public)



# CONTRACTOR LICENSE

AUTHORIZED BY THE  
West Virginia Contractor  
Licensing Board

NUMBER: WV057794

CLASSIFICATION:  
SPECIALTY  
ROOFING

ESKOLA LLC  
PO BX 26367  
KNOXVILLE, TN 37912

DATE ISSUED

JUNE 26, 2025

EXPIRATION DATE

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.





# CERTIFICATE OF LIABILITY 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.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Marsh & McLennan Agency LLC 5605 Carnegie Blvd Suite 300 Charlotte NC 28209	<b>CONTACT NAME:</b> macerts@marshmma.com <b>PHONE (A/C, No, Ext):</b> 704-365-6213 <b>E-MAIL ADDRESS:</b> macerts@marshmma.com	<b>FAX (A/C, No):</b>													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : National Fire Insurance Co of Hartford</td> <td>20478</td> </tr> <tr> <td>INSURER B : Continental Insurance Company</td> <td>35289</td> </tr> <tr> <td>INSURER C : American Casualty Company of Reading PA</td> <td>20427</td> </tr> <tr> <td>INSURER D : Evanston Insurance Company</td> <td>35378</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : National Fire Insurance Co of Hartford	20478	INSURER B : Continental Insurance Company	35289	INSURER C : American Casualty Company of Reading PA	20427	INSURER D : Evanston Insurance Company	35378	INSURER E :		INSURER F :
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**INSURED** **ESKOLHOLDI**  
Eskola Holdings, LLC; Eskola LLC  
2418 N. Morelock Rd  
Morristown, TN 37814

**COVERAGES** **CERTIFICATE NUMBER: 1624277658** **REVISION NUMBER:**

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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	GL7092051839	5/1/2025	5/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	BUA7092051825	5/1/2025	5/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	CUE7064121352	5/1/2025	5/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	WC7092051842	5/1/2025	5/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	E&O/Pollution	Y	Y	MMAENV004275	5/1/2024	5/1/2026	Each Claim/Aggregate \$3M/\$3M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
E&O and Pollution Policy is Claims-Made with Retroactive Date: 10/21/22  
PROOF OF INSURANCE

<b>CERTIFICATE HOLDER</b>  PROOF OF INSURANCE ...	<b>CANCELLATION</b>  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 