



TPO RE-ROOF ESTIMATE

SEP 17, 2026

sales@jamarroofing.com

www.JaMarRoofing.com

RCAT License #03-0309

Phil Gustafson

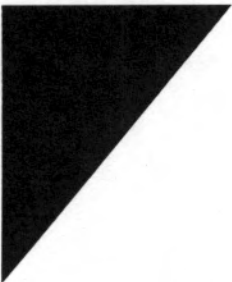
phil.gustafson@jamarroofing.com

LLANO COUNTY

801 Ford St.

Llano, TX

78643



ENSURING A PERFECT PLAN AND PROCESS.

Hi Jeremy,

Thank you for considering us for the repairs to your building. Below you will find the estimate for the project, along with the necessary mechanical, electrical and plumbing (MEP) to reroof the building

The estimate includes the following:

1. Removal and disposal of old materials
2. Supply and installation of new materials
3. Complete cleanup of the work area
4. Full safety setup and compliance with property requirements
5. All necessary MEP required to access the roof
6. Assigned Project Manager dedicated to your project
7. Manufacturer's audit of all completed work
8. 20-year manufacturers warranty on full replacement projects

The proposal below does not include any bonding. If bonding is required by Llano County, the appropriate fees will be added as a line item.

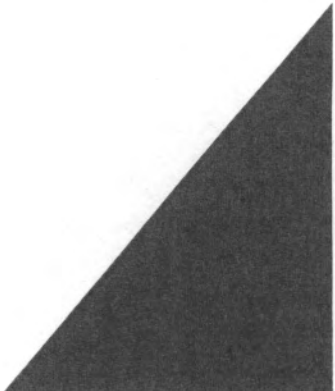
We prioritize safety and want to ensure you are not personally liable in case of any worker injuries. That's why we maintain a rigorous safety program, provide workers' compensation coverage for all employees, and carry \$2 million in liability insurance.

Once the job is finished, your Project Manager, along with a qualified commercial roofing inspector from the manufacturer, will conduct a thorough quality control audit. This ensures that your project meets our strict standards and is eligible for warranty approval. Rest assured, we will also ensure that the site is left spotless.

If you have any questions, please don't hesitate to give me a call. We always strive to provide the best value to our clients. If our estimate is outside of your budget, please let me know, and we will do our best to accommodate your needs.

Kind regards,

Phil Gustafson | Commercial Flat Roof Specialist
phil.gustafson@jamarroofing.com
512-560-4679



AUTHORIZATION PAGE

TPO Commercial Roof System

\$732,408.00

Name: Jeremy Vick

Address: 801 Ford St., Llano, TX

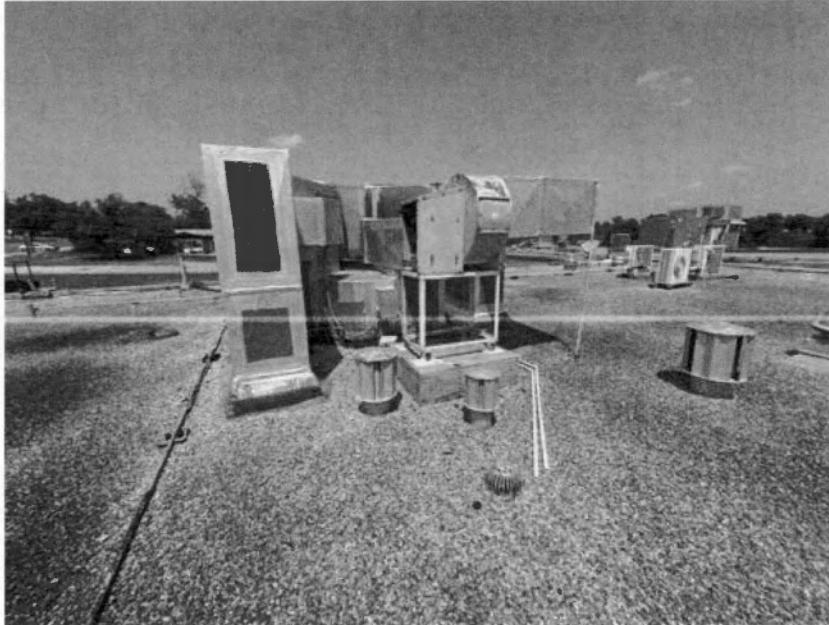
Estimates valid for 30 days from date shown above / An initial draw will be due upon material delivery onsite of the project.

Customer Comments / Notes

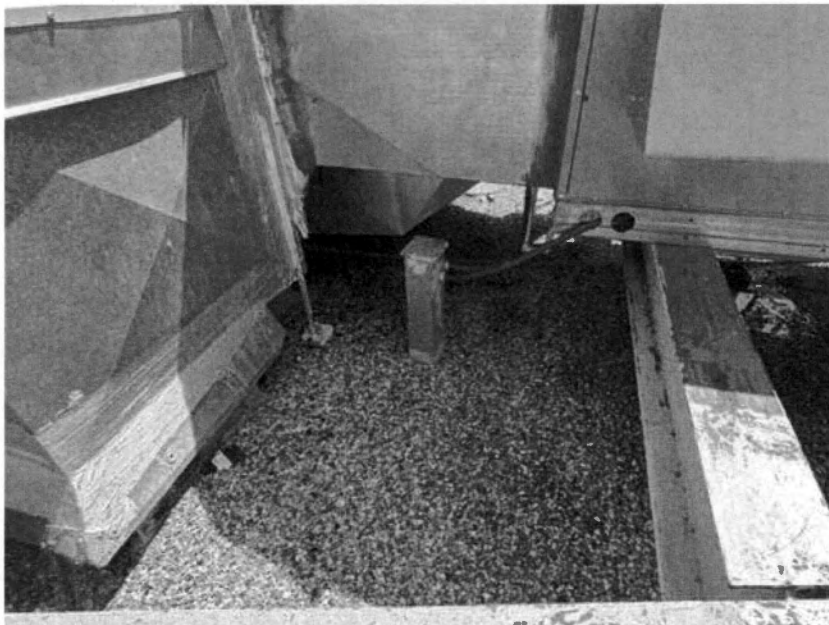
Jeremy Vick:

Date:

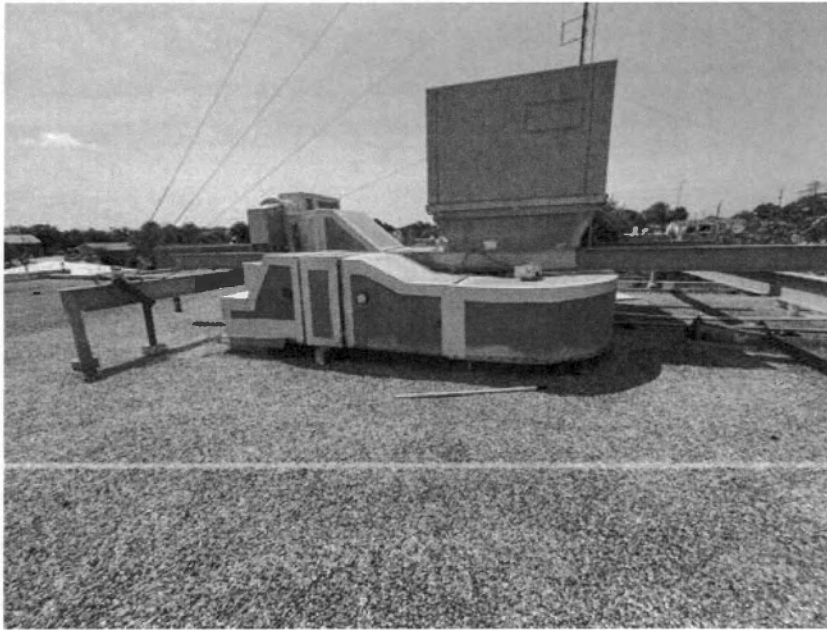
INSPECTION FOR REROOF



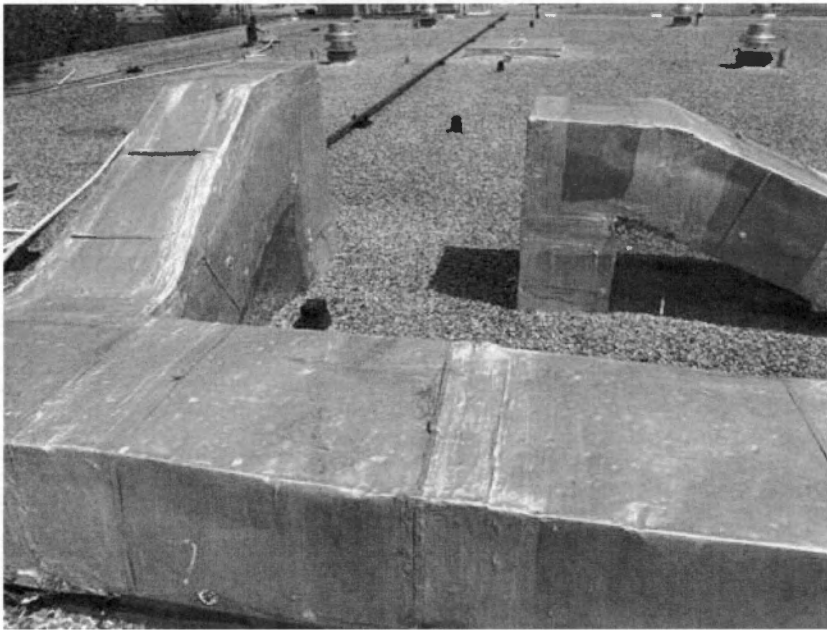
Center section east side roof. Duct work will have to be removed to be able to access underneath it and the curbs the equipment sits on.



Duct work will have to temporarily removed to access the roof underneath.



Duct work will have to temporarily removed to access the roof underneath.



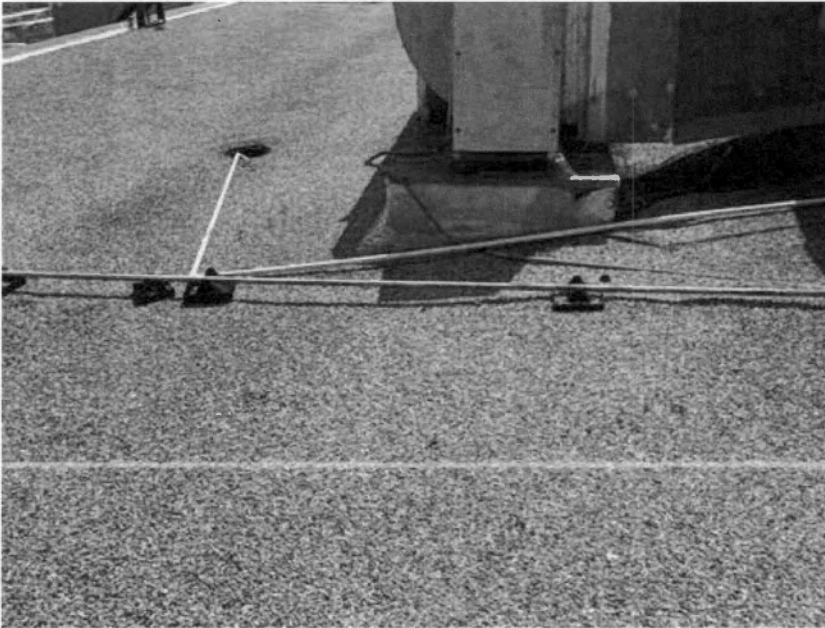
Duct work will have to temporarily removed to access the roof underneath.



RTU will have to be lifted to access the underlying curb.



Duct work will have to temporarily removed to access the roof underneath. RTU will have to be lifted to access the underlying curb.



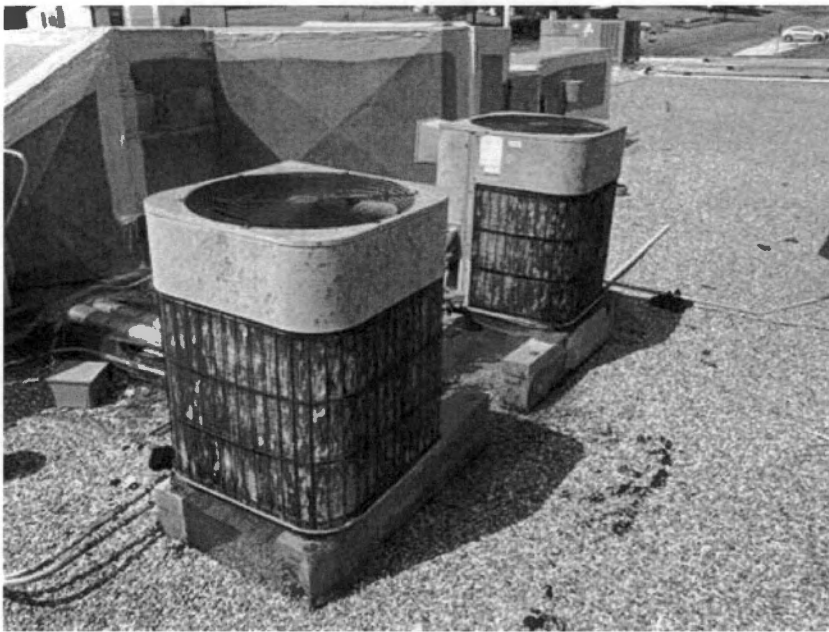
Proper blocking of all plumbing and condensate drain lines to be included in proposal.



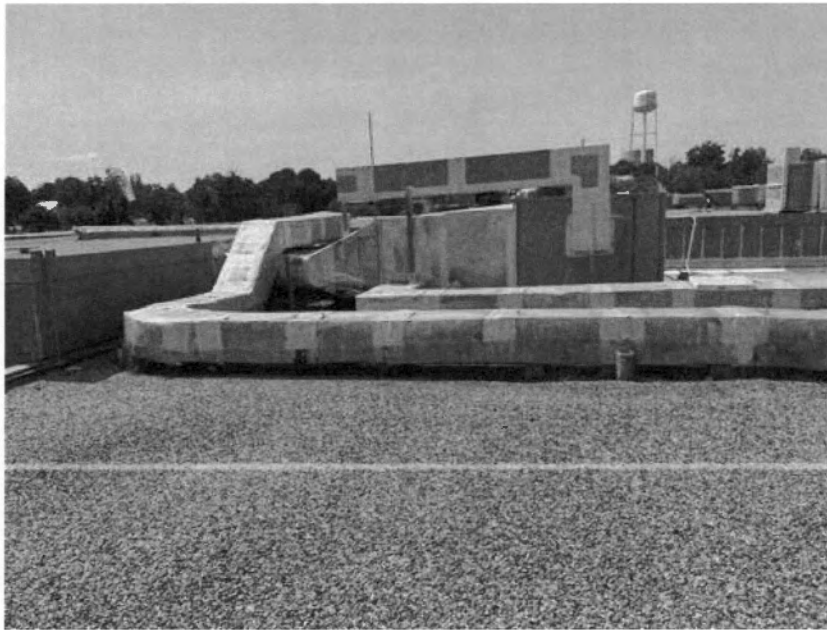
RTU will have to be lifted to access the underlying curb.



The status of these electrical panels is unknown as is the operational status of the air handler it is attached to. This can be further investigated upon project start as to whether the units are functional.



Abandoned condensing units to be removed.



Extensive ductwork will have to temporarily moved to gain access to the roof.



Satellite dish to be removed as it is non-functional.



Abandoned RTU to be removed.

The section outlined in Red and shaded Blue is a structural concrete deck with multiple drains as well as scuppers. The section outlined in Green and highlighted in Yellow is a steel deck with positive slope to internal drains

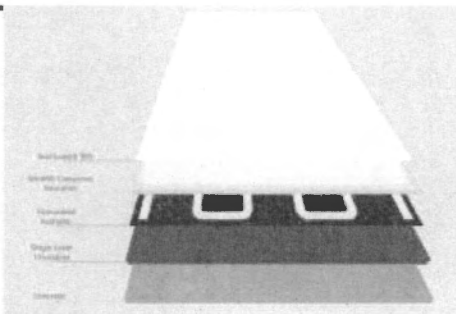
PROPOSED ROOF SYSTEM

Project

Llano Regional Hospital
200 W Otis St
Llano, TX 78643

Prepared By

Ja-Mar Roofing & Sheetmetal
5125604679
phil.gustafson@jamarroofing.com



TPO Roof assembly for concrete deck.

System

R-value: 8.20

Membrane | Recover

LAYER

Deck
Existing Insulation
Existing Substrate
Bottom Insulation
Membrane

MATERIAL

Concrete
Single Layer Insulation
Granulated Asphaltic
1 1/2\"/>

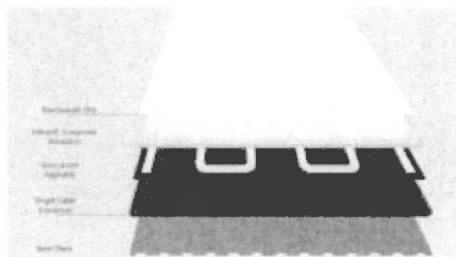
ATTACHMENT

LRF Adhesive M Ribbon
EverGuard® TPO Quick Spray Adhesive

Llano Regional Hospital
200 W Otis St
Llano, TX 78643

Prepared By

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5125604679
phil.gustafson@jamarroofing.com



TPO Roof assembly for steel deck.

System

R-value: 8.20

Membrane | Recover

LAYER

Deck
Existing Insulation
Existing Substrate
Bottom Insulation
Membrane

MATERIAL

Steel
Single Layer Insulation
Granulated Asphaltic
1 1/2\"/>

ATTACHMENT

LRF Adhesive M Ribbon
EverGuard® TPO Quick Spray Adhesive

TPO COMMERCIAL ROOF SYSTEM

COMMERCIAL REROOF - TPO RECOVER ROOF SYSTEM

Item

TPO 60 MIL ROOF SYSTEM

- Excellent performance at a cost-effective price
- High reflectivity and UV resistance lead to better energy efficiency
- Environmentally conscious
- TPO roofing membranes are highly flexible, making it more resistant to tears and punctures
- Heat-welded seams provide superior strength

Safety Requirements and Building Code Compliance

Item

SAFETY FLAGS AND EQUIPMENT ROOF LOAD

Setup all Safety flags and load onto roof all equipment needed to perform the roof system installation

FALL PROTECTION

Setup all proper fall protection and restraints per OSHA standards

BUILDING CODE COMPLIANCE

All roof work will be preformed in compliance with local city and International building codes specifications

SAFETY REQUIREMENTS

Crews will maintain safety requirements at all times during the construction process and are licensed and insured

SCOPE OF WORK

Item

ROOF PREPARATION

Remove existing gravel and ensure the substrate is in good condition and will allow a low rise foam adhered roofing system to be installed. Address any damage that needs to be repaired before roof system installation

Temporarily remove all mechanical equipment that inhibits access to the underlying roof including RTU's and ventilation ductwork. See below for an extensive description of the scope of work in the "MEP SCOPE OF WORK" section of this proposal.

INSULATION

Install 1/2" HD Poly ISO insulation to the existing roof system, making sure to leave room for mechanical units and roof penetrations.

ROOF CRICKETS

Install any tapered roof insulation crickets to ensure proper roof drainage where necessary.

LAY OUT AND ATTACH MEMBRANE

Fully adhere the TPO membrane, securing it to the underlying HD Poly ISO insulation using appropriate adhesive in the field and the appropriate fasteners at the perimeter.

HEAT WELDING

Weld the TPO seams together to create a seamless, watertight surface

CURB FLASHING

Apply TPO Membrane flashing to all roof curbs, raising those curbs that do not meet height requirements for warranty.

PARAPET WALLS

Apply TPO curb flashing to all parapet walls.

PIPES AND PENETRATIONS

Install new plumbing pipe flashings, boots, sealant pockets to all roof pipes and penetrations according to manufactures specifications.

TERMINATION BARS AT WALLS

Fasten the top edge of the perimeter, all curbs, applicable penetrations and walls with a 1" termination bar to secure the membrane, creating a clean, finished look where applicable.

FLASHINGS

Apply all necessary TPO flashings to all roof drains, overflow scuppers and under parapet wall metal coping cap.

COPING CAP

Install new coping cap on parapet walls and transition walls.

ROOF DRAINS & SCUPPERS

Install new retrofit roof drains and scuppers per manufacturer specifications.

CLEAN UP AND DISPOSAL

Clean up all debris after each work day and dispose into the dumpster we provide onsite

MEP CONTRACTOR SCOPE OF WORK FOR REROOF

Item

WORK TO BE PERFORMED BY HTS OF TEXAS

- Demolish indicated ductwork on rooftop and properly dispose.
- Furnish and install indicated ductwork and duct supports as indicated.
- Furnish and install duct insulation and galvanized protection wrap. (Due to lack of information, this scope assumes 2 inch FSK jacket insulation)
- Provide crane on site to assist with removal and reinstallation of previously agreed-upon RTUs.
- Disconnect all necessary components from RTUs requiring removal, including drains, electrical, and gas piping.
- Replace worn gas piping to nearest union on roof for units being lifted.
- Replace electrical whips on units being lifted, as needed.
- Remove decommissioned equipment from roof, including Reznor makeup air unit and two (2) Lennox condensers.
- Coordinate roof penetration sealing (from ductwork) with roofing contractor — performed by Ja-Mar Roofing & Sheet Metal.

CLARIFICATIONS

1. Adequate staging area to be provided at site.
2. AIA A201, 2017 Edition (or mutually agreeable form), is the basis of this proposal.
3. Retention applicable per general contractor agreement, reduced accordingly.
4. Asbestos or hazardous material abatement, removal, or disposal to be performed by others prior to this work.
5. Material price increases exceeding 10% will be addressed by change order.
6. Site security to be provided by the owner at no cost to HTS or its subcontractors.
7. Sanitary facilities and drinking water for workers to be provided by the Ja-Mar Roofing & Sheet Metal.
8. This proposal assumes the project will not be bonded.
9. Work to be performed during normal working hours; premium time requires prior authorization.

EXCLUSIONS

1. Local sales taxes.
2. Standard 3D BIM coordination.
3. Engineering fees.
4. Full-time mechanical QC representative.
5. Fire protection, sprinkler, fire extinguishers and/or cabinets.
6. Demolition work beyond the ductwork specifically identified in this scope.
7. Roof cutting or repair, and waterproofing/flashings for mechanical penetrations — roofing contractor's scope.
8. Structural supports, seismic restraints, or steel roof framing for mechanical equipment.
9. Rerouting or relocating existing mechanical work not shown on the mechanical plans.
10. Repairs or modifications to existing equipment or systems not specifically identified above.
11. Infection Control Risk Assessment (ICRA) / Interim Life Safety Measures (ILSM) containment, unless a written ICRA requirement is provided — to be priced separately upon receipt.

Estimate subtotal	\$732,408.00
Total	\$732,408.00

THIS CONTRACT BETWEEN JA-MAR ROOFING & SHEET METAL ("COMPANY") AND THE CUSTOMER(S) IDENTIFIED HEREIN ON THE REVERSE SIDE WILL BE SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES OF THE STATE OF TEXAS AND THE FOLLOWING TERMS AND CONDITIONS.

1. All Contracts are subject to approval by Company's Credit Department & Management. Ordering materials or starting work shall constitute approval. If Customer cancels this contract after materials have been ordered without Contractor's consent, Customers agrees to pay Contractor a termination fee of 15% of any unperformed work to compensate Contractor for its lost profits, plus the reasonable value of any work then in place, the reasonable value of any additional inspections or damage evaluations performed by Contractor and any third-party fees incurred by Contractor in developing Owner's damages.
2. This Contract does not cover the replacement of deteriorated, warped or damaged decking, fascia, soffit, roof jacks, ventilators, flashings or other non-specified materials unless specifically stated otherwise. Any such replacement or repair, if necessary, will be subject to additional charges. This Contract does not cover any electrical, plumbing or mechanical work unless specifically stated otherwise. HV AC and plumbing vents should be inspected by a licensed technician after a roofing project. Any changes to this Contract shall be put forth in writing and signed by both parties.
3. Oil canning is inherent to roll formed metal products and shall not be cause for rejection of materials. Flat metal surfaces will commonly display waviness referred to as oil canning. This phenomenon is caused by steel mill production tolerances and will not be accepted as cause for field rejection. Use of 24-gauge metal, striations, backer rods or stiffening ribs may help reduce the effect of oil canning.
4. The Company hereby disclaims all liability for any damage as a result of torrential rainfall, hurricane, fire, tornado, windstorm in excess of 54 mph, hail, ice, or force majeure, natural or otherwise, unless specified by written agreement prior to the commencement of work under the Contract. Furthermore, all liability for any damages as a result of circumstances beyond the control of the Company, including, but not limited to, labor controversies, strikes, fires, weather, pre-existing construction defects, or inability to obtain materials from usual sources, all liability for any damages from roof loading or placement of materials on property by supplier or anyone else other than the Company, all liability for any damages as a result of punctures to air conditioner, gas, security, plumbing or electrical lines that have been installed closer than 3" to the underside of roof deck, all liability for any consequential or incidental damages of any kind, including, but not limited to, interior or exterior damages and/or mold growth are hereby disclaimed. The Company's liability is limited to the repair of any workmanship defect that is causing a roof leak. Material selections are not guaranteed to match existing or samples. Contractor is not an engineer and is not responsible for roof deflections, which can increase after roof replacement. If Owner believes Contractor has failed to properly perform the Work, Owner shall notify Contractor in writing, allowing Contractor at least 5 working days to start needed repairs or demonstrate the absence of default before incurring any cost chargeable to Contractor.
5. Upon completion and payment in full the Company will provide the Customer with a Written Limited Warranty. **THIS IS THE ONLY WARRANTY ISSUED BY THE COMPANY IN RELATION TO THIS CONTRACT OR ANY WORK PERFORMED UNDER THE CONTRACT. ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE AND IMPLIED WARRANTY OF MERCHANTABILITY, ARE HEREBY DISCLAIMED, OR IN THE ALTERNATIVE LIMITED TO THE FULL EXTENT ALLOWED BY LAW. WARRANTIES, IF ANY, COVERING THE MATERIALS USED BY THE COMPANY ARE ISSUED BY THE MANUFACTURER, AND ARE SIMILARLY DISCLAIMED BY THE COMPANY.** Please see Limited Warranty for complete terms and conditions. Regular Maintenance is required for proper roof performance and shall be the responsibility of the Customer. Company offers maintenance agreements and service contracts at an additional cost.
6. **TEXAS LAW REQUIRES A PERSON INSURED UNDER A PROPERTY INSURANCE POLICY TO PAY ANY DEDUCTIBLE APPLICABLE TO A CLAIM MADE UNDER THE POLICY. IT IS A VIOLATION OF TEXAS LAW FOR A SELLER OF GOODS OR SERVICES WHO REASONABLY EXPECTS TO BE PAID WHOLLY OR PARTLY FROM THE PROCEEDS OF A PROPERTY INSURANCE CLAIM TO KNOWINGLY ALLOW THE INSURED PERSON TO FAIL TO PAY, OR ASSIST THE INSURED PERSON'S FAILURE TO PAY, THE APPLICABLE INSURANCE DEDUCTIBLE. (HB 2102)**
7. If Contract is estimated from blueprints prior to build, or an aerial measurement report, the price may be adjusted accordingly once actual field measurements have been verified. Customer grants Company full access to the entire perimeter of structure for staging and execution of work unless otherwise agreed. Customer also grants the Company use of water and electricity as needed for equipment and clean-up. All materials used or unused remain the property of the Company.
8. Changed Scope. Owner is entitled to order changes to the agreed-upon scope and Owner authorizes Contractor to adjust the Contract Price accordingly. Contractor reserves the right to perform any changed or additional work with Owner's verbal instruction but shall not be required to perform any such work without written authorization.
9. Payment is due upon substantial completion, payable to Ja-Mar Roofing & Sheet Metal. Substantial completion shall be defined as the stage of construction when the project is sufficiently complete, in accordance with the specifications of the Contract. Quoted prices are for payment by cash, check, or ACH transfer. A 3% convenience fee will apply to all credit card payments. Cash payments will only be accepted in exchange for a proper written receipt from Company. Any portion remaining unpaid will bear interest at the rate of 1.5% per month not to exceed the maximum rate allowed by law commencing 30 days after substantial completion. Customer agrees to pay reasonable collection fees and/or legal fees incurred in pursuit of collecting any remaining unpaid portion of the work after substantial completion.
10. Customer authorizes Contractor to evaluate all scopes of work previously prepared for this Project and to communicate directly with insurance and/or mortgage co regarding scope/pricing, recommended supplemental work Contractor believes are required to return the Property to its pre-damage condition, such as applicable code compliance items. Customer further authorizes Contractor to communicate directly with insurance/mortgage co regarding status of payment for Contractor's Work and agrees to aid in collection of all monies due Contractor by executing and providing all necessary paperwork and communicating with insurance/mortgage co to ensure prompt payment therefore. Customer directs that all payments issued in settlement of this claim shall name Contractor as payee and agrees that all sums obtained by Customer, shall first be applied to payment for the maximum identified scope of work developed on Customer's behalf, up to Customer's full recovery. If the value of Contractor's work cannot be easily ascertained, it shall be the value of the work reflected in the Xactimate pricing software in effect at the time Work is commenced.
11. If any provision of this Contract shall be found invalid, illegal or otherwise unenforceable, it shall be modified to the minimum extent necessary for enforceability. If it cannot be so modified it shall be deemed stricken and the remainder fully enforced. Customer agrees to completely indemnify and hold harmless Company, its owners, officers, agents, employees and subcontractors against any lawsuits or claim for damages of any kind including but not limited to, damages arising out of personal injury, death or property damage resulting from a condition of the premises or negligent or intentional activity unrelated to the work performed hereunder by Company.
12. Disputes. Any dispute between Contractor and Customer arising out of or relating to this Agreement or the breach thereof, shall first be subject to mediation at Contractor's sole discretion. Any remaining items in dispute shall be decided by arbitration. Owner waives its right to a jury trial or to participate in any class action suits or claims against Contractor. If the Parties cannot agree on an arbitrator the dispute shall be determined by submission to the American Arbitration Assoc. The arbitrator's award shall be final and judgment may be entered upon it in any Court having jurisdiction thereof. Owner agrees that Contractor is not liable for consequential or exemplary damages and that Contractor's total liability arising out of or related to this Contract shall not exceed the total amount of all money actually paid to Contractor hereunder. Owner grants Contractor the right to place an enforceable contractual lien against Owner's property as security to ensure payment for its work, and to foreclose on that lien in the event of non-payment.
13. **IMPORTANT NOTICE: You and your contractor are responsible for meeting the terms and conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose your legal ownership rights in your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. This Agreement is subject to Chapter 27 of the Texas Property Code. The provisions of that chapter may affect your right to recover damages arising from a construction defect. If you have a complaint concerning a construction defect and that defect has not been corrected as may be required by law or by Agreement, you must provide the notice required by Chapter 27 of the Texas Property Code to the Contractor by certified mail, return receipt requested, not later than the 60th day before the date you file suit to recover damages in a court of law or initiate arbitration. The notice must refer to Chapter 27 of the Texas Property Code and must describe the construction defect. If requested by the Contractor, you must provide the Contractor an opportunity to inspect and cure the defect as provided by Section 27.004 of the Texas Property Code (For Residential Properties Only).**

- Ja-Mar Roofing & Sheet Metal - Serving Texas since 1970 -

www.JaMarRoofing.com