

DATE: 02/18/2026  
(Date of Proposal)

FROM: Old World Craftsmen, Inc.  
(Name of Bidder's Company)

P.O. Box 710,  
(Mailing Address)

Lake City, FL 32056  
(City, State, Zip)

danny@roof.co  
(E-mail Address of Contact Person)

386-758-3264  
(Phone Number of Contact Person)

TO: **Hernando County School Board**  
**Attn: Facilities & Construction Department**  
**8016 Mobley Road**  
**Brooksville, Florida 34601**

The undersigned Bidder, having carefully examined the premises and conditions affecting the Work, the Instructions to Bidders, the Form of Agreement and Conditions of the Contract, and other Contract Documents for:

**Project: D.S. Parrott Middle School Roof and Soffit Replacement – Phase II**  
**19220 Youth Drive, Brooksville, Florida 34601**

**Issue Date: December 22, 2025**

as prepared by: **PBA Design Group** does hereby propose to furnish all labor, materials, equipment and services required for the proper execution and completion of the work described and called for in said Documents for the lump sum(s) as indicated herein below:

**BASE BID:**

One-Million Four Hundred Ten and Seven Hundred Thirty-Five and 00/100 Dollars \$ 1,410,735.00  
(State amount in words)

The Base Bid amount above **includes** an allowance for **Owner's Contingency** in the amount of: **\$30,000**

This proposal covers all expenses, including applicable license fees and all taxes levied in connection with the Work.

**ALTERNATE BID: Addendum -1, Mechanical attachment of 5/8" plywood**

ADD TO BASE BID: One Hundred Fifty-Six Thousand and 00/100 Dollars \$ +156,000.00  
(State amount in words)

The Alternate Bid amount above **includes** an allowance for **Owner's Contingency** in the amount of: **\$30,000**

This proposal covers all expenses, including applicable license fees and all taxes levied in connection with the Work.

**UNIT PRICE ALLOWANCES**

Refer to the Allowances Section of the Specification for a complete description of items requiring unit pricing. The undersigned bidder agrees that, if awarded the Contract for the Work, this unit pricing shall be the basis for determining the cost of any proposed changes to the Work and for determining the amount of final payment.

**Unit Price 01 - Provide & install new 2x4 wood blocking, in addition to quantity shown on Drawings**

\$ <u>10.00</u> (Unit Cost)	500 lf (Est. Qty.)	\$ <u>5000.00</u> (Total Amount)
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**Unit Price 02 - Provide & install new 2x6 wood blocking, in addition to quantity shown on Drawings**

\$ <u>15.00</u> (Unit Cost)	600 lf (Est. Qty.)	\$ <u>9,000.00</u> (Total Amount)
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**Unit Price 03 - Provide & install new 1x8 wood blocking, in addition to quantity shown on Drawings**

\$ <u>12.00</u> (Unit Cost)	400 lf (Est. Qty.)	\$ <u>4,800.00</u> (Total Amount)
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**Unit Price 04 - Provide & install new 3/4" plywood decking, in addition to quantity shown on Drawings**

\$ <u>15.00</u> (Unit Cost)	500 sf (Est. Qty.)	\$ <u>7,500.00</u> (Total Amount)
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**Unit Price 05 - Provide & install new downspouts, in addition to quantity shown on Drawings**

\$ <u>300.00</u> (Unit Cost)	5 (Est. Qty.)	\$ <u>1,500.00</u> (Total Amount)
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**Unit Price 06 - Provide & install new gutter w/ screen, in addition to quantity shown on Drawings**

\$ <u>30.00</u> (Unit Cost)	100 lf (Est. Qty.)	\$ <u>3,000.00</u> (Total Amount)
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**Unit Price 07 - Provide & install new metal roof deck, in addition to quantity shown on the Drawings**

\$ <u>100.00</u> (Unit Cost)	100 sf (Est. Qty.)	\$ <u>10,000.00</u> (Total Amount)
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**Unit Price 08 - Provide & install new structural wood fiber deck, in addition to quantity shown on Drawings**

\$ <u>20.00</u> (Unit Cost)	200 sf (Est. Qty.)	\$ <u>4,000.00</u> (Total Amount)
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**ADDENDA**

Receipt of the following Addenda are hereby acknowledged as follows:

- ADDENDUM NO. 1, dated 02/11/2026
- ADDENDUM NO. \_\_\_\_\_, dated \_\_\_\_\_
- ADDENDUM NO. \_\_\_\_\_, dated \_\_\_\_\_
- ADDENDUM NO. \_\_\_\_\_, dated \_\_\_\_\_

**LIST OF SUBCONTRACTORS**

The undersigned Bidder hereby indicates their intent to either self-perform the work OR subcontract with each of the major subcontractors listed below.

TRADE	CHECK IF SELF-PERFORMED	SUBCONTRACTOR NAME/ADDRESS	LICENSE No.
Sheet Metal Fabrication	<input checked="" type="checkbox"/>	Old World Craftsmen, Inc.	CCC057557
Mechanical/Plumbing	<input type="checkbox"/>	Express Plumbing Inc.	CFC1428040
Electrical	<input type="checkbox"/>	Line Electric Company, LLC	EC13009101
Lightning Protection	<input type="checkbox"/>	Bonded Lightning Protection	EC13011392

**COMPLETION TIME**

The undersigned Bidder agrees to substantially complete the Work within **one hundred and twenty (120) calendar days**, Sundays and Holidays included. Refer to Specification Section 01 11 00 Summary of Work for work restrictions.

Bidder further agrees that the Work shall be fully completed and ready for **final acceptance** in accordance with the contract documents within **thirty (30) calendar days**, Sundays and Holidays included, such time to commence on the date of substantial completion or receipt of the punch list, whichever date occurs last.

Bidder acknowledges that if Bidder fails to satisfy all requirements for Substantial Completion of the Work as described in the Contract Documents within the required time period, Owner shall be entitled to assess, as liquidated damages, but not as a penalty, **Three Hundred Dollars (\$300)** for each calendar day thereafter until substantial completion of the Work is achieved.

Bidder acknowledges that if Bidder fails to satisfy all requirements for Final Completion of the Work as described in the Contract Documents within the required time period, Owner shall be entitled to assess, as liquidated damages, but not as a penalty, **Twenty Five Dollars (\$25)** for each calendar day thereafter until the final acceptance requirements are met.



 **AIA**® Document A305™ – 1986

**Contractor's Qualification Statement**

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO:

HERNANDO COUNTY SCHOOL BOARD

ADDRESS:

919 N. Broad Street, Brooksville, FL. 34601

SUBMITTED BY:

OLD WORLD CRAFTSMEN INC.

NAME:

ADDRESS: 343 SW HAMLET CIRCLE, LAKE CITY, FL. 32024 P.O. B

PRINCIPAL OFFICE:

- Corporation
- Partnership
- Individual
- Joint Venture
- Other

NAME OF PROJECT (if applicable):

TYPE OF WORK (file separate form for each Classification of Work):

- General Construction
- HVAC
- Electrical
- Plumbing
- Other (please specify)

**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

**§ 1. ORGANIZATION**

§ 1.1 How many years has your organization been in business as a Contractor? **30 Years Roofing/ 16 Years GC**

§ 1.2 How many years has your organization been in business under its present business name? **23 Years**

§ 1.2.1 Under what other or former names has your organization operated?

**FI Ltd. Partnership (1996-07-01-2003)**

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: **07-01-2003**

§ 1.3.2 State of incorporation: **Florida**

§ 1.3.3 President's name: **Jeffrey L. Ganskop**

§ 1.3.4 Vice-president's name(s)

**Linda J. Ganskop**

§ 1.3.5 Secretary's name: **Linda J. Ganskop**

§ 1.3.6 Treasurer's name: **Linda J. Ganskop**

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

**§ 2. LICENSING**

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

**Florida, Alabama and Georgia**

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

**All Roofing 100% using own forces**

**§ 3. EXPERIENCE**

§ 3.1 List the categories of work that your organization normally performs with its own forces.

**100% All roofing**

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

**No**

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

**No**

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

**Please see attached list of current and notable projects.**

§ 3.4.1 State total worth of work in progress and under contract:

**\$8,800,000.00**

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

**Please see attached list which includes name of project etc..**

§ 3.5.1 State average annual amount of construction work performed during the past five years:

**\$11,500,000.00**

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

**Please see attached list of staff resumes.**

§ 4. REFERENCES

§ 4.1 Trade References:

Culpepper Construction Co.- Ted Brodley E: ted@culpepercc.com (850)-528-6588

Ajax Building Corporation \_ James Marini E: jmarini@ajaxbuilding.com (352) 258-3872

§ 4.2 Bank References:

TD Bank- Karen Rath E: Karen@td.com (386) 682-5440

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Ohio Casualty -Acrisure Southeast

§ 4.3.2 Name and address of agent:

Jessica Reno E: jreno@acrisure.com

§ 5. FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?  
Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?  
Yes

§ 6. SIGNATURE 

§ 6.1 Dated at this 17th day of February, 2026  
Name of Organization: Old World Craftsmen Inc  
By: Jeff L. Ganskop  
Title: President

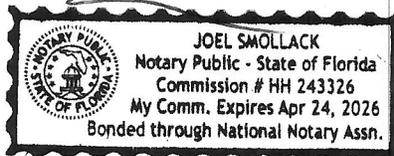
§ 6.2

Jeff L. Ganskop being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 17th day of February 2026

Notary Public:

My Commission Expires:





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**GANSKOP, JEFFREY L**

OLD WORLD CRAFTSMEN INC  
334 SW HAMLET CIRCLE  
LAKE CITY FL 32024

**LICENSE NUMBER: CGC1518223**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



ISSUED: 08/27/2024

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Ron DeSantis, Governor



Melanie S. Griffin, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**GANSKOP, JEFFREY L**

OLD WORLD CRAFTSMEN INC  
334 SW HAMLET CIRCLE  
LAKE CITY FL 32024

**LICENSE NUMBER: CCC057557**

**EXPIRATION DATE: AUGUST 31, 2026**

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ISSUED: 08/27/2024

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# OLD WORLD CRAFTSMEN INC

P.O. Box 710 Lake City, FL 32056  
PH: 386-758-3264  
Email: [sales@roof.co](mailto:sales@roof.co) [www.roof.co](http://www.roof.co)

Date: January 14, 2026

## CURRENT PROJECTS

1. Estimated Completion Date: March 31, 2025,  
Project: FL State College at Jax – Roof Replacement

General Contractor: Old World Craftsmen, Inc.  
Project Manager: Matt Ganskop  
Architect: TTV Architects

Contract Date: May 8, 2024  
Contract Amount Billed: \$1,142,500.00  
Contract Amount Remaining: \$42,500.00  
Total Contract Amount: \$1,185,000.00  
Phone: 386-867-0292  
Email: [matt@roof.co](mailto:matt@roof.co)  
Phone: 904-798-8333

2. Estimated Completion Date: September 25, 2025,  
Project: FSU Doak Campbell Stadium Renovation

General Contractor: Manhattan-Culpepper Construction  
Project Manager: Pierce Valdes  
Architect: Populous

Contract Date: March 7, 2024  
Contract Amount Billed: \$458,475.00  
Contract Amount Remaining: \$245,525.00  
Total Contract Amount: \$704,000.00  
Phone: 404-735-2167  
Email: [PValdes@manhattanconstruction.com](mailto:PValdes@manhattanconstruction.com)  
Email: [denver.finlinson@populous.com](mailto:denver.finlinson@populous.com)

3. Estimated Completion Date: September 15, 2025,  
Project: Julington Creek Plantation & Aquatics Center

General Contractor: Ajax Building Company, LLC  
Project Manager: Allen Tutt  
Architect: ELM, Inc.

Contract Date: September 4, 2024  
Contract Amount Billed: \$0.00  
Contract Amount Remaining: \$348,979.59  
Total Contract Amount: \$348,979.59  
Phone: 904-451-5463  
Email: [allen.tutt@ajaxbuilding.com](mailto:allen.tutt@ajaxbuilding.com)  
Phone: 904-296-8066

4. Estimated Completion Date: June 20, 2025,  
Project: FSU Rovetta Building Main Roof

General Contractor: Roof Connect  
Project Manager: Dale Walters  
Architect: MLD Architects

Contract Date: August 8, 2024  
Contract Amount Billed: \$227,527.00  
Contract Amount Remaining: \$68,736.00  
Total Contract Amount: \$296,263.00  
Phone: 877-942-5613  
Email: [Kelly](mailto:Kelly)  
Phone: 850-385-9200

5. Estimated Completion Date: May 19, 2025,  
Project: FSU Immokalee Clinic Roof Replacement

General Contractor: Ajax Building Company, LLC

Contract Date: August 23, 2024  
Contract Amount Billed: \$567,127.00  
Contract Amount Remaining: \$84,500.00  
Total Contract Amount: \$651,627.00  
Phone: 813-792-3930

Project Manager: Brian Jones  
Architect: Sweet Sparkman Architecture & Interiors

Email: [brian.jones@ajaxbuilding.com](mailto:brian.jones@ajaxbuilding.com)  
Phone: 941-952-0084

6. Estimated Completion Date: August 23, 2025  
Project: Okefenokee RESA Reroof & Renovation

Contract Date: August 28, 2024  
Contract Amount Billed: \$235,492.00  
Contract Amount Remaining: \$99,108.00  
Total Contract Amount: \$334,600.00  
Phone: 386-758-3264  
Email: [matt@roof.co](mailto:matt@roof.co)  
Phone: 229-585-9018

General Contractor: Old World Craftsmen, Inc.  
Project Manager: Matt Ganskop  
Architect: Altman + Barrett Architects

7. Estimated Completion Date: July 20, 2025  
Project: FSU UCA-D 05/10 Storm Damage Repairs

Contract Date: August 12, 2024  
Contract Amount Billed: \$362,479.00  
Contract Amount Remaining: \$277,710.00  
Total Contract Amount: \$640,189.00  
Phone: 877-942-5613  
Email: [dale.walters@roofconnect.com](mailto:dale.walters@roofconnect.com)  
Phone: 850-385-9200

General Contractor: Roof Connect  
Project Manager: Dale Walters  
Architect: MLD Architects

8. Estimated Completion Date: September 15, 2025,  
Project: FL DMS EOC – New Construction

Contract Date: March 25, 2024  
Contract Amount Billed: \$2,828,113.00  
Contract Amount Remaining: \$1,431,887.00  
Total Contract Amount: \$4,260,000.00  
Phone: 904-292-2645  
Email: [dschulte@perry-mccall.com](mailto:dschulte@perry-mccall.com)  
Phone: 850-385-9200

General Contractor: Perry McCall Construction, Inc.  
Project Manager: Doug Schulte  
Architect: CRA Architects

9. Estimated Completion Date: July 31, 2025,  
Project: Niblack Elementary School Redesign

Contract Date: August 26, 2024  
Contract Amount Billed: \$593,000.00  
Contract Amount Remaining: \$92,000.00  
Total Contract Amount: \$685,000.00  
Phone: 904-485-1073  
Email: [MJenkins@GilbaneCo.com](mailto:MJenkins@GilbaneCo.com)  
Phone: 904-489-2204

General Contractor: Gilbane Building Company  
Project Manager: Michael Jenkins  
Architect: Zyscovich, LLC

## NOTABLE PROJECTS

1. Completion Date: February 24, 2025,  
Project: UNF Osprey Crossings Skylight & Roof  
Replacement  
General Contractor: Roof Connect  
Project Manager: Dale Walters  
Architect: TTV Architects

Contract Date: January 30, 2024  
Contract Amount: \$1,604,316.10  
Phone: 877-942-5613  
Email: [dale.walters@roofconnect.com](mailto:dale.walters@roofconnect.com)  
Phone: 904-798-8333

2. Completion Date: March 20, 2024  
Project: FSU Housewright Building  
General Contractor: RoofConnect

Contract Date: September 22, 2023  
Contract Amount: \$1,575,000.00  
Phone: 877-942-5613

Project Manager: Dale Walters  
Architect: MLD Architect

Email: [dale.walters@roofconnect.com](mailto:dale.walters@roofconnect.com)  
Phone: 850-385-9200

3. Completion Date: March 5, 2024,  
B

Contract Date: August 16, 2021

4. Completion Date: July 31, 2023,  
Project: FSU Keen Physics Reroof  
General Contractor: Old World Craftsmen, Inc.  
Project Manager: Matt Ganskop  
Architect: FSU Facility Design Office

Contract Date: June 15, 2021  
Contract Amount: \$465,900.00  
Phone: 386-758-3264  
Email: [matt@roof.co](mailto:matt@roof.co)  
Phone: 850-644-6801

5. Completion Date: October 23, 2023,  
Project: BHC - Health and Wellness Center  
General Contractor: Brasfield & Gorrie  
Project Manager: Anthony Bosner  
Architect: Gresham Smith and Partners

Contract Date: June 27, 2021  
Contract Amount: \$823,108.00  
Phone: 205-328-4000  
Email: [ABosner@brasfieldgorrie.com](mailto:ABosner@brasfieldgorrie.com)  
Phone: 904-332-6699

6. Completion Date: October 23, 2023,  
Project: BHC - CEP  
General Contractor: Brasfield & Gorrie  
Project Manager: Brennan Glynn  
Architect: Gresham Smith and Partners

Contract Date: July 1, 2021  
Contract Amount: \$410,000.00  
Phone: 205-328-4000  
Email: [BGLYNN@brasfieldgorrie.com](mailto:BGLYNN@brasfieldgorrie.com)  
Phone: 904-332-6699

7. Completion Date: October 23, 2023,  
Project: BHC – Behavioral Health  
General Contractor: Brasfield & Gorrie  
Project Manager: Lawton Powell  
Architect: Gresham Smith and Partners

Contract Date: May 25, 2022  
Contract Amount: \$1,317,300.00  
Phone: 205-328-4000  
Email: [lpowell@brasfieldgorrie.com](mailto:lpowell@brasfieldgorrie.com)  
Phone: 904-332-6699

8. Completion Date: June 10, 2022,  
Project: FSU Student Union Replacement  
General Contractor: Ajax Building Company  
Project Manager: Roy Kenski  
Architect: Lewis & Whitlock – Tallahassee, FL

Contract Date: May 26, 2020  
Contract Amount: \$3,765,170.00  
Phone: 850-224-9571  
Email: [roy.kenski@ajaxbuilding.com](mailto:roy.kenski@ajaxbuilding.com)  
Phone: (850) 942-1718

9. Completion Date: December 31, 2021,  
Project: FSU King Life Sciences Reroofing  
General Contractor: Mad Dog Construction  
Project Manager: Scott Rowse  
Architect: Seth Campbell with BKJ Architecture

Contract Date: September 23, 2020  
Contract Amount: \$1,030,000.00  
Phone: 850-878-8272  
Email: [Scott@MoreThanBuildings.com](mailto:Scott@MoreThanBuildings.com)  
Phone: 850-778-8007

10. Co  
-385-9200

11. Completion Date: De

12. Completion Date: December 2019

Contract Date: March 1, 2017

Project: FSU Earth Ocean & Atmospheric Sciences Bldgs. Original Contract: \$1,420,860.00

General Contractor: Ajax Building Corporation  
Project Manager: Roy Kenski  
Architect: Bohlin Cywinski Jackson Pittsburgh, PA

Phone: 850-224-9571  
Email: [roy.kenski@ajaxbuilding.com](mailto:roy.kenski@ajaxbuilding.com)  
Phone: 412-765-3890

# Old World Craftsmen, Inc.

## Staff Resumes

### **Jeff Ganskop, President Project Executive**

Jeff has been in the roofing industry for 39 years. He has worked extensively with copper, tile, slate, cedar shingles and shakes, EPDM, SBS roofs, and roof overs. Jeff has worked on projects designed by renowned architectural firms such as Robert A. Stern Architects, Ike & Klingerman, and Shope, Reno & Wharton. Roofing projects Jeff oversaw have been featured in national publications.

In 1996, Jeff received his Florida State Certified Roofing License and established Old World Craftsmen, Inc. Over the past twenty years, the focus of the company has been commercial roofing. Jeff oversees all major project operations. He is involved with the estimating and bidding of all major projects.

### **Matthew Ganskop, Executive Superintendent and Project Manager**

Matthew has worked for the company for 24 years. Matt's responsibilities include estimating and bidding major projects, plans and specifications review, product submittals to architects and customer relations with architects, general contractors, owners, other trades and suppliers. Matt has also worked extensively on various Florida university projects and is experienced with commercial project schedules, weekly job meetings, and resolving design and product specification issues on projects.

Matt has been the project manager for most large commercial projects for the last fifteen years. He is also a CERTA Trainer and is certified for copper roof work by the Copper Development Association, Inc.

### **Pat Ganskop, Head Projects Superintendent**

Pat has worked for the company for 17 years. Pat's responsibilities include complete job-site management. Pat oversees proper installation of all roofing materials by employees, job site safety and customer relations. Pat has worked extensively on Florida university projects and is familiar with commercial project schedules, weekly job meetings and resolving job site issues with other trades. Pat is certified for copper roof work by the Copper Development Association, Inc.

### **On-site Management Personnel**

Joel Smollack has been an employee of Old-World Craftsmen Inc since 2013 and has worked his way up from a roofing installer and equipment operator to a jobsite supervisor. Joel is currently in charge of the FSU College of Medicine Thrasher reroof project in Tallahassee, FL. This is a \$2.3 million roofing project. Joel was an assistant jobsite supervisor for the University of Florida Data Science Information & Technology new construction roofing project in Gainesville, FL. This was a \$1.4 million project with several challenging features that included pent-house wall panel and roof paver system installations.

Kerry Fontenot has been an employee of Old-World Craftsmen Inc since 2013 and has worked his way up from a flat roof installation technician to a major project jobsite supervisor. He has just completed management of an \$800,000 renovation at the FSU Doak Campbell Stadium in Tallahassee, FL. Kerry has worked extensively on both new construction and reroof projects at the FSU Campus in Tallahassee, Florida.

**Old World Craftsmen, Inc.**

**Reviewed Financial Statements**

**For the Years Ended December 31, 2024 and 2023**

**Old World Craftsmen, Inc.**  
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## Independent Accountant's Review Report

To Management  
Old World Craftsmen, Inc.  
Lake City, Florida

We have reviewed the accompanying financial statements of Old World Craftsmen, Inc. (an S corporation), which comprise the balance sheet as of December 31, 2024 and 2023, and the related statements of income and retained earnings and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

### **Accountant's Responsibility**

Our responsibility is to conduct the review engagement in accordance with Statement on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe the results of our procedures provide a reasonable basis for our conclusion.

### **Accountant's Conclusion**

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

### **Supplementary Information**

The supplementary information included is presented for purposes of additional analysis and is not a required part of the basic financial statements. The information is the representation of management. We have not audited or reviewed such information and, accordingly, we do not express an opinion, a conclusion, or provide any assurance on it.

*Odom, Moses & Company, LLP*

Certified Public Accountants

Lake City, FL

November 4, 2025

4641 W US Hwy 90, Lake City, Florida 32055

Phone: (386) 752-4621 Fax: (386) 752-8966

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MEMBERS OF AMERICAN AND FLORIDA INSTITUTES OF CERTIFIED PUBLIC ACCOUNTANTS

**Old World Craftsmen, Inc.**  
**Balance Sheet**  
**December 31, 2024 and 2023**

	<b>2024</b>	<b>2023</b>
<b>Assets</b>		
<b>Current Assets</b>		
Cash	\$ 737,897	\$ 409,382
Accounts Receivable - Note B	4,335,875	2,631,962
Costs and Earnings in Excess of Billings - Note C	1,487,257	482,691
Prepaid Expenses - Note D	44,623	29,439
Inventory - Note A	378,841	342,377
<b>Total Current Assets</b>	6,984,493	3,895,851
<b>Fixtures &amp; Equipment, At Cost - Note E</b>	3,272,676	2,744,335
<b>Less Accumulated Depreciation</b>	1,882,283	1,692,989
<b>Net Fixtures &amp; Equipment</b>	1,390,393	1,051,346
<b>Other Assets</b>		
Deposit	2,183	2,183
<b>Total Other Assets</b>	2,183	2,183
<b>Total Assets</b>	\$ 8,377,069	\$ 4,949,380
<b>Liabilities and Stockholders' Equity</b>		
<b>Current Liabilities</b>		
Accounts Payable	\$ 2,750,565	\$ 292,107
Line of Credit - Note K	-	-
Current Maturities of Long Term Debt	29,500	25,100
Due to Related Parties	-	142,992
Accrued Liabilities	256,911	321,572
<b>Total Current Liabilities</b>	3,036,976	781,771
<b>Long Term Debt, less current maturities - Note H</b>	41,837	84,488
<b>Total Liabilities</b>	3,078,813	866,259
<b>Stockholders' Equity</b>		
Common Stock; \$1 par value; 100 shares authorized, issued and outstanding	100	100
Retained Earnings	5,298,156	4,083,021
<b>Total Stockholders' Equity</b>	5,298,256	4,083,121
	\$ 8,377,069	\$ 4,949,380

See independent accountants' review report and notes to financial statements.

**Old World Craftsmen, Inc.**  
**Statement of Income and Retained Earnings**  
**For the Years Ended December 31, 2024 and 2023**

	<b>2024</b>	<b>2023</b>
<b>Sales</b>	\$ 15,398,071	\$ 9,916,745
<b>Cost of Goods Sold</b>	11,696,422	6,161,022
<b>Gross Profit</b>	3,701,649	3,755,723
<b>Operating Expenses</b>		
Repairs and Maintenance	486,776	233,491
Insurance	445,070	458,817
Rental Expense	412,431	150,335
Travel Expense	407,351	305,763
Depreciation Expense	207,902	159,126
Payroll Expense	139,886	93,938
Freight & Delivery	81,959	33,225
Dues & Subscriptions	78,529	27,936
Utilities	48,644	42,662
Officer Salary	47,000	64,500
Telephone	34,655	35,636
Office Expense	34,343	56,379
Advertising	28,027	20,901
Taxes & Licenses	25,782	27,960
Training & Certification	11,780	13,606
Interest Expense	7,158	27,812
Professional Fees	4,705	21,254
Bank Charges	4,010	-
Miscellaneous	1,526	5,434
Bad Debt	-	12,400
<b>Total Operating Expenses</b>	2,507,534	1,791,175
<b>Income From Operations</b>	1,194,115	1,964,548
<b>Other Income (Expense)</b>	85,694	105,527
<b>Net Income (Loss)</b>	1,279,809	2,070,075
Retained Earnings - Beginning of Period	4,083,023	2,012,948
Distributions During the Period	(64,675)	-
<b>Retained Earnings - End of Period</b>	<b>\$ 5,298,157</b>	<b>\$ 4,083,023</b>

See independent accountants' review report and notes to financial statements.

**Old World Craftsmen, Inc.**  
**Statement of Cash Flows**  
**For the Years Ended December 31, 2024 and 2023**

	<b>2024</b>	<b>2023</b>
<b>Cash Flows from Operating Activities</b>		
Net Income	\$ 1,279,809	\$ 2,070,075
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided by Operating Activities		
Depreciation and Amortization Expense	207,902	150,335
Gain on Sale of Equipment	386	-
(Increase) Decrease in Accounts Receivable	(1,703,913)	(1,366,440)
(Increase) Decrease in Inventories	(36,464)	3,438
(Increase) Decrease in Prepaid Assets	(15,184)	15,414
(Increase) Decrease in Costs & Earnings in Excess	(1,004,566)	(187,692)
(Increase) Decrease in Deposits	-	(1,685)
Increase (Decrease) in Accounts Payable	2,458,458	(112,384)
Increase (Decrease) in Accrued Liabilities	(64,661)	89,744
Total Adjustments	<u>(158,042)</u>	<u>(1,409,270)</u>
<b>Net Cash Provided by (Used in) Operating Activities</b>	1,121,767	660,805
<b>Cash Flows from Investing Activities</b>		
Proceeds from Sale of Fixed Assets	-	-
Payments for Purchase of Fixed Assets	<u>(580,326)</u>	<u>(376,246)</u>
<b>Net cash Provided by (Used in) Investing Activities</b>	(580,326)	(376,246)
<b>Cash Flows from Financing Activities</b>		
Proceeds from the Issuance of Long Term Debt	-	67,280
Net Borrowing (Repayment) under Line of Credit	-	(480,000)
Principal Payments on Long Term Debt	(38,251)	(43,764)
Distributions to Shareholder	(64,675)	-
Net Loans to Related Parties	<u>(110,000)</u>	<u>142,992</u>
<b>Net cash Provided by (Used in) Financing Activities</b>	<u>(212,926)</u>	<u>(313,492)</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	328,515	(28,933)
<b>Cash and Cash Equivalents, Beginning of Year</b>	409,382	438,315
<b>Cash and Cash Equivalents, End of Year</b>	<u>\$ 737,897</u>	<u>\$ 409,382</u>
<b>Supplemental Cash Flow Disclosures</b>		
Interest Expense	\$ 7,158	\$ 21,254

See independent accountants' report and notes to financial statements.

# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

Old World Craftsmen, Inc.  
334 SW Hamlet Circle  
Lake City, FL 32024

### SURETY:

(Name, legal status and principal place of business)

The Ohio Casualty Insurance Company  
175 Berkeley Street  
Boston, MA 02116

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

### OWNER:

(Name, legal status and address)

Hernando County School Board  
919 Broad St  
Brooksville, FL 34601

**BOND AMOUNT:** \$ 5%

Five Percent of Amount Bid

### PROJECT:

(Name, location or address, and Project number, if any)

Bid 9009-2601-2002 DS Parrott Middle School Gym & Cafeteria Buildings Roof & Soffit Replacement, Ph 2, 19220 Youth Dr., Brooksville FL 34601

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

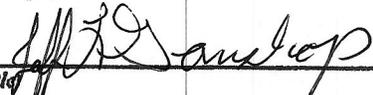
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 18th day of February, 2026

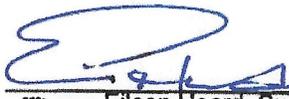
  
\_\_\_\_\_  
(Witness)

Old World Craftsmen, Inc.  
(Principal) \_\_\_\_\_ (Seal)

By:   
\_\_\_\_\_  
(Title)

The Ohio Casualty Insurance Company  
(Surety) \_\_\_\_\_ (Seal)

By:   
\_\_\_\_\_  
(Title) Kevin R. Wojtowicz Attorney-in-Fact  
and Florida Licensed Resident  
Agent

  
\_\_\_\_\_  
(Witness) Eileen Heard, Surety Witness





This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8212251-964008

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Brett Rosenhaus; Kevin R. Wojtowicz; Laura D. Mosholder; Robert H. Bond; Tracey Boone-Brown

all of the city of Saint Petersburg state of FL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 8th day of August, 2024.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 8th day of August, 2024 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1128044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 18th day of August, 2024.



By: Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.