



BUILDING B01 AT FIREFLY PARK REV 01

QUOTE REF: 20260213-1158  
PROJECT: BUILDING B01 AT FIREFLY PARK REV 01  
LOCATION: FRISCO, TX  
TOTAL TONS: 11.48

02/13/2026

PROPOSAL PRICING IS VALID FOR 30 DAYS, SO WE  
KINDLY REQUEST YOU PLACE YOUR ORDER BY:  
March 15, 2026

TROJAN STEEL  
PO BOX 444  
STEPHENVILLE, TX 76401  
ELIAS ORMSBY  
281 954 4422  
ELIAS@TROJANSTEEL.COM

DECK			
TYPE		SQS	TONS
1.5B22G60	G/G	72.00	6.01
FREIGHT INCLUDED		72.00	6.01

ACCESSORIES	
DESCRIPTION	

JOISTS			
TYPE		UNITS	TONS
K-SERIES		45.00	4.83
BRIDGING			0.64
FREIGHT INCLUDED			5.47

TROJAN STEEL RESERVES THE RIGHT TO REVIEW THE PRICE OF AN ORDER IF DELIVERY IS NOT ACCEPTED WITHIN 90 DAYS OF PURCHASE ORDER RECEIPT

COMBINED PRICE			
		(SALES TAX NOT INCLUDED)	\$ 56,427.32

PRICE INCLUDES ALL JOISTS AND DECK LISTED ABOVE. FREIGHT INCLUDED



LEAD TIMES	
SUBMITTALS	2-4 Weeks
FABRICATION	10-12 Weeks

TAKEOFF BY TROJAN:	YES
CUT LIST PROVIDED:	NO
SPECIFICATIONS	NO
ADDENDUMS REVIEWED:	NO

**TERMS AND CONDITIONS FOR THE DRAWINGS, SPECIFICATIONS, AND ADDENDUMS**  
PLEASE BE ADVISED THAT THE DRAWINGS, SPECIFICATIONS, AND ADDENDUMS LISTED ABOVE ARE SUBJECT TO CERTAIN QUALIFICATIONS, EXCLUSIONS, TERMS, AND CONDITIONS. FOR FURTHER DETAILS, PLEASE REFER TO THE FOLLOWING PAGES ATTACHED TO THIS QUOTATION.

**PROJECT-SPECIFIC QUALIFICATIONS, EXCLUSIONS, TERMS AND CONDITIONS**

1. The following items are specifically exluded in this project:
- Architectural drawings or any drawings not specifically listed.
  - All deck accessories except as listed above.
  - Deck over light gauge.
  - Bolts other than SJI standard (bolts to connect Trojan-to-Trojan products are included). Additional web members under concentrated loads.
  - Additional web members under concentrated loads.
  - Kickers, bracing, structural shapes, oversized bridging and plates (Standard joist girder bottom chordbraces are
  - Framing or headers for openings.
  - Loose extensions (BCX) and ceiling extensions.
  - Holes, clips and plates to attach other trades.
  - Two-way slope seats (fabricator must supply a bent plate).
  - AWS D1.1 welding (quote is per SJI specifications).
  - Holes or slots in bottom chord.
  - Sequences less than 80 tons unless specifically listed in quote.
  - Partial freight (trucks will be filled out at Trojan’s convenience).
  - ICC-ES, IAPMO, City Approval or Research Evaluation Reports.
  - Signed and sealed drawings (calculations can be supplied upon request).
  - Connection and tie product to transfer axial loads or moments at joist and/or girder seats.
  - Special coatings and special surface preparation. Deck support fasteners (screws and pins).
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  - Punch-Lok or Delta Grip Proprietary Connections. Weld washers for deck 22 gauge and heavier.
  - Weld washers for deck 22 gauge and heavier.
  - Shear Studs.
  - Shoring (if required).
  - Testing and all outside inspection costs.
  - Field measurements and existing condition evaluations.
  - Attachment of any member or component to wood nailer joists.
  - Embedded bearing plates and anchors.
  - Hard Copies of approval and / or field use drawings.
  - Special “bay bundling” of joist and/or deck.
  - Jobsite access, traffic control, hoisting, and unloading (provided and maintained by others).
  - Jobsite access for oversized loads (to be verified by others).
  - PE seal for any jurisdiction outside of the 50 US States.

## STANDARD EXCLUSIONS & QUALIFICATIONS

THIS PROPOSAL IS SUBJECT TO THE FOLLOWING EXCLUSIONS AND QUALIFICATIONS

1. Trojan Steel, LLC (“Seller”) specifically qualifies and excludes:
  - Unloading or erection
  - Signed and sealed erection drawings
  - Touch-up or field paint
  - Special dunnage
  - Professional engineer seal on drawings;
  - Holes, clips, plates or other mechanisms for attachment of work by any other trades or any
  - All loose bracing and ties except joist girder bottom chord braces;
  - Shear studs or shear stud layouts;
  - Deck lengths shorter than 6'-0";
  - Deck accessories, unless noted on face of this quote; and
  - Weld washers for 22-gauge deck and thicker;
  - Deck, deck accessories and attachment design or verification
  - Bearing plates or anchors
  - Teflon bearing pads
  - Deck shoring
  - Deck that is countersunk, swedged or pre-punched
  - Framing or headers for openings
  - Seal welding and galvanizing of joist on joist girders
  - Special cleaning, surface preparation or field coatings
  - Rectification of welders
2. Concentrated loads: all joist design loads shall be included in the structural drawings. When the structural drawings include concentrated loads for which exact dimensional locations are provided (or which have been specified as a “bend load”), Seller’s product will accommodate such loads. Other specified concentrated loads in excess of 100 pounds, for which exact dimensional locations are not provided in the structural drawings, must be placed at a joist
3. Price is based on the use of moment/axial plates or angles for interior joists/girder connections. Plates/angles not supplied by Seller.
4. For 29 CFR 1926.757(c)(5), where additional bridging terminus points are required for stability, the material and design of these points are not provided.
5. Joists and joist girders are not designed as anchorage points for fall arrest systems.
6. No consideration for effects of UI ratings for specified joist, bridging and deck.
7. When provided, Seller’s bolts shall not be used to connect to any other product.
8. Joist seats are only sloped in the direction of the joist, not side to side (no canted seats).
9. Unless specifically agreed to by and between parties and set forth in writing below in section 19 (“Additional Terms”), Seller does not warrant or certify that its products comply with any federal, state, or local “Buy American” law, or any similar statute, act or ordinance that requires the use of domestically produced steel products in publicly funded projects (collectively “Buy American Provisions”). Seller expressly and specifically disclaims any liability to Buyer, Buyer’s customer, any owner or agent of owner, and any governmental entity for any loss, expense or cost (including attorney’s fees) arising out of any failure to comply with any Buy American Provisions.
10. Additional material required due to roof units or any other forces is not included unless those loads are shown on the structural drawings.
11. All roof joists shall be designed for an LL deflection of L/240, and floor joists for an LL deflection of L/360.
12. The parties agree that any changes to the exclusions and qualifications must be agreed to in writing either on the face of Seller’s quotation or specifically set forth in section 19 below.

## General Sale Terms and Conditions

These general sale terms and conditions (“General Terms”) are incorporated into, and become a part of, each proposal, purchase order, release, work order, sale, invoice, and other agreement, whether expressed in written form or other format, relating to the products and/or services to be provided by Seller (collectively referred to as the “Proposal”). Seller agrees to sell to Buyer only on the condition that Buyer agrees to all of the terms and conditions set forth herein. Shipments by Seller shall not be deemed acceptance of any provision of Buyer’s purchase order, confirmation, or any other Buyer communication, which is different from, inconsistent with, a modification of or in addition to the terms in this Proposal and these General Terms. All prior proposals, negotiations, course of dealings, representations, and agreements, if any, are superseded and merged herein, unless amended in a separate written agreement signed by authorized representatives of Seller and Buyer stating that it is intended to amend these terms and conditions. These General Terms will apply except to the extent inconsistent with any such amendment. If Buyer accepts this Proposal and/or Buyer issues a purchase order to Seller, Buyer will be deemed to have agreed that these General Terms are incorporated into the contract of sale and any additions to, changes in, modifications of, or revisions of these General Terms which Buyer proposes or includes in any purchase order or other document or procedure in use by Buyer will be deemed to have been rejected by Seller.

1. **Quantities and Prices.** All quantities shown in the Proposal for the products are Seller’s good-faith estimate of the amount of product needed to complete the Buyer’s project per the plans and specifications reviewed and acknowledged in this Proposal by Seller. The price on the face of the Proposal shall expire, unless accepted within thirty (30) days from the date of the Proposal. If accepted, the purchase price of the products shall be as stated on the face of the Proposal.
2. **SJI and SDI Standards.** All joists and/or joist girders, bridging, and accessories (collectively referred to in this Proposal as “Joists”) shall conform to the specifications of the Steel Joist Institute (“SJI”), including welding; and decking shall conform to the specifications of the Steel Deck Institute (“SDI”). Buyer acknowledges familiarity with SJI and SDI. AWS welding is expressly excluded. The parties acknowledge and agree that both the Steel Joist Institute and Steel Deck Institute Code of Standard Practice applies to this Proposal.
3. **Primer**
  - **Joist Primer.** Buyer acknowledges that Seller applies a one-dip coat of standard gray temporary protective primer via dip method in accordance with SJI standards and subject to the SJI paint disclaimer as set out in SSPC-15, which Buyer has reviewed and accepts. The primer is intended as a temporary coating to protect the steel for only a short period of exposure in certain atmospheric conditions. This primer may have to be removed prior to finishing paint or fireproofing, depending upon Buyer’s paint system. Seller makes no representations with respect to the compatibility or suitability of this primer with Buyer’s use, finish coat and/or fireproofing. Seller is not responsible for any touch-up application of the temporary protective primer.
  - **Deck Primer.** Seller assumes no responsibility for compatibility between galvanized deck or primed deck and Buyer’s use, finish coat and/or fireproofing.

4. **General Tolerances and Variations; Information Provided by Others.** In the absence of a specific SJI or SDI standard specification, all joists and decking ("Products"), shall be subject to tolerances and variations consistent with usages of the trade and regular practices, regardless of the exactness of the specification. Seller shall not be responsible for the correctness, adequacy or consistency of any specifications or other information furnished by Buyer or other third parties (including, without limitation, the project architect and/or project engineer) regardless of how the specification is communicated. If Buyer elects to erect Seller's products using a panelized erection method and requests Seller to deviate from the SJI standard bridging specification to meet the job-specific erection load requirements, Seller's deviation shall not be deemed a violation of the parties' agreement. Seller has the right to condition such deviation on the approval of the specifying project engineer.
5. **Terms of Payment.**
- **Initial Payment/Purchase Order Payment** - Buyer shall make a purchase order payment equal to 10% of the purchase order amount within 3 business days of the submittal of the purchase order to Seller. The purchase order payment shall be applied to the total purchase order amount.
  - **Full Payment** - The net invoice amount (purchase order amount less purchase order payment + applicable taxes/fees) shall be paid in full within thirty (30) days from date of invoice. Buyer shall not be allowed retainage. Seller may, in its sole discretion, invoice when fabrication/manufacture of products is completed, notwithstanding the products have not shipped.
  - **Taxes/Fees** - Buyer is responsible for payment of sales, use, value added or other tax applicable on purchases that are not exempt under proper exemption certificates delivered by Buyer.
  - **Late Payment** - If Buyer fails to make full payment as set forth herein (net 30), Seller shall be entitled to a 1% late fee charged each month on the total balance due. Seller is entitled to terminate this Proposal and any other orders pending between the parties until and unless Buyer provides evidence of its financial solvency deemed acceptable to Seller. Buyer agrees to pay all collection costs incurred by Seller, including its reasonable attorney's fees. Buyer hereby agrees to provide all information necessary to file, perfect, and/or record a security interest, lien and/or bond within five (5) days of a request for such information by Seller.
6. **Order Cancellation.** In the event Buyer cancels its order, then Seller shall be entitled to payment for Seller's work and material to the date of Buyer's cancellation. Cancellation shall be made in writing.
7. **Shipment/Risk of Loss.** The cost of shipping is included in the price of this Proposal. Risk of loss shall be borne by the party responsible for the selection of the carrier. If Seller selects the carrier then risk of loss shall pass upon delivery to the job site location; however, if Buyer selects the carrier, then risk of loss shall pass to Buyer upon delivery to Buyer's carrier. The parties acknowledge that shipping may expose the products to road salt and agree that Seller is not responsible for any resulting damage to the products regardless of which party selects the carrier.
8. **Delivery.**



- **Delays Beyond Control of Seller** - Seller will exercise all reasonable diligence to deliver the products by the date on the agreed upon delivery schedule but shall not be responsible for any delays due to any cause beyond Seller's reasonable control, including but not limited to, pandemics, acts of God, civil unrest or action by any official act of government.
  - **Buyer Delays** – In the following circumstances, Seller reserves the right to charge Buyer reasonable storage fees:
    - Buyer requests deferral of shipment of the products that have already been manufactured; or
    - Buyer or third parties otherwise fail to provide information or documentation necessary for Seller to proceed with shipment of the products; or
    - Buyer fails to make timely payment
9. **Warranties and Limitation of Liability.** Seller warrants that the products are transferred to Buyer free and clear of any monetary liens or encumbrances, other than the lien or bond claim or rights held by Seller under applicable law as to any portion of the purchase price not paid by Buyer. Seller is not responsible for any revisions to the contract structural drawings and/or specifications unless the proposed revision is both provided to Seller and agreed upon in writing. Seller is not responsible for the coordination, verification or accuracy of information contained in the steel erection drawings (commonly referred to as e-drawings). Seller makes no representation and gives no warranty regarding adherence to or compliance with any state or local code or ordinance of any type or nature, including but not limited to state or local building codes and regulations, which may relate to the products or the use thereof. Seller makes no other express or implied warranties and expressly disclaims any implied Seller is not responsible for specifying deck types, gages, finishes or attachments to meet the project's loading, deflection, span or exposure conditions and Seller is not responsible for determining the requirement for, or the design of, any temporary shoring required for deck erection or concrete placement. Seller is not involved in the erection of the products and shall not be liable to Buyer for any loss, claim, or damage relating to the improper erection of the products. Seller shall be given the opportunity to repair any products which do not meet Seller's warranty ("Defective Products"), and if the Defective Products have been delivered to the site, Seller has the right to perform the repairs at the site. Seller shall have no obligation for costs which could have been avoided had Seller been given the opportunity to repair. If Seller fails to timely repair any Defective Products after receiving written notice from Buyer, then Buyer shall have the right to conduct reasonable repairs to the Defective Products and charge Seller for the cost of such reasonable repairs. Nothing herein precludes Seller from disputing whether or not the products are Defective Products.

10. **Inspection of Products.** Buyer shall promptly inspect the products upon delivery. Any errors with respect to quantity of products must be identified by Buyer at the time of delivery and immediately brought to Seller's attention. Acceptance of the products shall constitute a waiver of any error with respect to shortages. Any shipping related loss or damage (other than damages and loss arising out of delay in delivery as set forth in paragraph 12 above) to the products must be reported to Seller within three (3) business days of the products arriving at the delivery location. All other problems or concerns with the products and their conformity with this Proposal's requirements must be communicated in writing to Seller within three (3) business days of the earlier of discovery or when the same could have been discovered through the exercise of reasonable diligence. Seller and its agents and insurers shall be allowed a reasonable opportunity to inspect the products due to Buyer's concerns with conformity with the Proposal. The products may not be returned without Seller's prior consent. Buyer's failure to notify Seller in writing by the time periods called for by this section 14 shall be deemed acceptance of the products, but the section 13 warranties remain in effect. Seller will not be responsible for any inspection, testing fees or costs conducted by third parties.
11. **Entire Agreement; Successors.** This Proposal constitutes the entire and exclusive agreement between the parties; no course of dealing or usage of the trade shall be applicable unless expressly incorporated herein in writing. The terms of this Proposal shall be binding on, and inure to the benefit of Buyer, Seller, and their respective successors and assigns. Buyer agrees that it may not assign this Proposal without the prior written consent of Seller which consent Seller shall not unreasonably withhold.
12. **OSHA Qualification.** This Proposal incorporates OSHA steel erection standard 29 CFR 1926 requirements. SJI sponsored research has shown that many factors affect column and near column joist stability. Limitations exist regarding the design of these joists (OSHA 1926.757(a)(3)) making them unstable to safely support a person without the need for erection bridging. Therefore, SJI and Seller recommend that the joist bridging be installed and anchored properly prior to any person going out on a joist. Joists shall be erected by either: (1) installing bridging or otherwise stabilizing the joist prior to releasing the hoisting cable; or (2) releasing the hoisting cable without having a worker on the joist. Any adjustment to final price is subject to receipt of written verification of the erection method used. For 29 CFR 1926.757(c)(5), where additional bridging terminus points are required for stability, the material and design of these points is not by Seller. Initial connection bolts used to field bolt joists during erection are included for Seller-to-Seller product connections only. Seller's joists and joist girders are not designed as anchorage points for fall arrest systems.
13. **Choice of Law and Venue.** This agreement shall be governed by the laws of the State of Texas.
14. **Tribal Lands.** In the event that Seller's products are being used in a project on any federally-recognized lands owned by any Native American tribe or organization, Buyer agrees to provide a letter of credit, personal guarantee, partial or full pre-payment, payment on delivery, or any other payment terms acceptable to Seller to assure payment for Seller's products.
15. **Additional Terms.**

Thank you for the opportunity to propose this project.

**PROPOSAL BY:** Elias Ormsby  
**QUOTE REF:** 20260213-1158

Buyer hereby accepts Seller’s proposal, including the pricing, exclusions, qualifications, terms and conditions stated above and on the face of the Proposal.

**DATED:**  
\_\_\_\_\_

\_\_\_\_\_  
**SIGNATURE OF BUYER'S DULY AUTHORIZED AGENT**

\_\_\_\_\_  
**PRINTED NAME OF AUTHORIZED AGENT**

NOTE: WILL NOT PROCEED UNTIL WRITTEN AUTHORIZATION IS RECEIVED