

Foreclosure Acquisition / Rehabilitation Program

REVISED INVITATION FOR BIDS / EXHIBIT A

Owner: **City of Billings** Address: **1709 Saint Johns Ave., Billings 59102**

Phone: **(406) 657-8284**
(Tam Rodier, Program Coordinator)

Contractor / Business Name: *Van Arsdale Construction*

Contractor Address: *6625 Hesper Rd. Billings MT 59106*

Date Form Prepared: 3/12/2024

NOTES TO BIDDER:

1. All work is subject to the purchase of applicable building permits and completed / approved City of Billings Inspections. Contractors must obtain the correct permits and inspections before payment will be issued. Please alert the permit clerk to note on the permit "Community Development Division Project".

2. If awarded the bid, contractor must submit the following to the Community Development office prior to contract execution so they can be verified:

- a. Current City of Billings Business License number
- b. Current Montana Contractor's License number
- b. Proof of current General Commercial Liability Insurance Coverage and Automobile Insurance Coverage in amounts specified within the Invitation For Bid.
- c. Proof of current Workman's Compensation Coverage, or an exemption, as per State law.
- d. Unique Entity ID (UEI) number; may register for FREE online at www.SAM.gov
- e. Current registration in the federal government's System for Award Management (SAM). CD staff must verify the contractor has not been debarred. All contractors receiving payment with federal funds from Community Development Division programs must be registered in SAM. Contractors may register on-line for FREE at www.SAM.gov. FREE local assistance is also available from Montana APEX Accelerator <https://www.montanaapex.org/>

3. All work in connection with this project must be performed in a professional, workmanlike manner and in accordance with all city codes, ordinances, state, and federal laws. This means current electrical, mechanical, plumbing, housing and other applicable codes.

4. Contractors must include a specific list of work to be performed with a specific itemized bid price so items may be added or deleted based on the availability of funds.

5. All bids are final and any proposed changes must be submitted via a change order, signed and submitted by the CD staff and the Contractor for approval by the City Administrator and/or the Billings City Council.

6. The cost of all required permits and bonds are the responsibility of the Contractor and should be included in the total bid price.

7. Any work done for this project (if awarded the job) shall be billed on an original invoice, addressed to and mailed or delivered to Tam Rodier, CD Program Coordinator, 2825 3rd Ave N, Suite 610, Billings, MT 59101. Payment will generally be made within 30 days after verification of work performed and City-approved inspections.

8. Contractors related by blood or marriage to Community Development Division staff are not eligible for this project; this is considered a conflict of interest.

GENERAL: Contractor must review and adhere to all City of Billings' Building & Safety Division permitting requirements whether or not they are specified within the Construction Agreement and/or this Invitation for Bid (IFB) - Exhibit A.

LEAD-BASED PAINT: All homes in the Foreclosure Acquisition / Rehab Program are evaluated to identify conditions that may cause lead exposure from lead-contaminated dust or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, and/or impact surfaces that could result in adverse human health effects.

The following was conducted on this property: professional lead-based paint inspections, including XRF testing of coated surfaces on the interior and exterior of the house and detached garage, dust wipe sampling, and soil sampling. XRF and laboratory results show negative presence of lead-contaminated dust or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, and/or impact surfaces that could result in adverse human health effects. Therefore, lead abatement activities (permanent) and/or interim controls (temporary) are not required and an EPA-Certified Lead Renovator contractor is not required.

BUILD AMERICA, BUY AMERICA ACT (BABA): For projects with \$250,000 or more of Community Development Block Grant (CDBG) and/or Home Investment Partnership Program (HOME) funds, BABA requires a domestic content procurement preference. This means all iron, steel, manufactured products, and construction materials used in the the project have been produced in the United States, unless the awarding agency has issued a waiver of this requirement. This is called the "Buy American Preference" (BAP). The purpose of BABA is to bolster America's industrial base, protect national security, and support high-paying jobs. BABA applies to this project. Please contact Community Development Staff if you have questions about BABA or its application on this project.

ADJACENT PROPERTY NOTIFICATIONS:

CD Staff - Will notify area property owners regarding project activities and estimated timeline based upon contractor's bid submittal and executed Construction Agreement.

Contractor - Is responsible for "being a good neighbor" to avoid conflicts with area residents. This includes, but is not limited to:

- Adhering to construction noise hours of 7:00 a.m. to 8:00 p.m.,
- Keeping construction materials and debris from littering nearby properties,
- Providing and using outhouses, as appropriate, and
- Being friendly and respectful to residents asking questions about the project (questions may be referred to CD staff).

Work Items	Bid Amount	Notes
Safety Items <i>(Electrical and plumbing items must be completed by licensed professionals / permit(s) required)</i>		
CO DETECTORS: Install units that meet current code requirements. Prefer hardwired, interconnected units with battery backup. New batteries and inspection required.	yes	Combination Smoke/CO2 units would also be acceptable <i>bid price on page 3</i>
SMOKE DETECTORS: Install units that meet current code requirements. Prefer hardwired, interconnected units with battery backup. New batteries and inspection required.	yes	
UTILITY ROOM WIRING: Improper electrical connections should be improved in the utility room. All electrical connections should be made inside junction boxes or rated enclosures and fitted with cover plates. A licensed electrician should make corrections to meet code requirements.	yes	
BASEMENT REC ROOM: An outlet overheated in the basement rec room. A licensed electrician should investigate the circuit, make appropriate corrections, and replace the outlet.	yes	
GFCI OUTLETS: Install / ensure all electrical outlets within 6 feet of water sources are GFCI protected in kitchen, bathrooms, laundry room, and at exterior. Weatherproof GFCI outlets required at all exterior outlets.	yes	
KITCHEN CEILING FAN: The kitchen exhaust duct work appears to have been capped off in the attic and needs to be vented to the outside. <i>bid in top of page 6</i>	-	<i>page 6</i>
DINING AREA CEILING FAN: The ceiling fan is damaged and should be removed.	yes	Cost here for removal only; light fixture replacement below

** yes indicates it was included in electrician's price*

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Work Items	Bid Amount	Notes
<p>COMBUSTION AND EXHAUST:</p> <p>1) The opening in the exhaust flue in the utility room should be sealed to prevent carbon monoxide or other gasses from entering the livable space.</p> <p>2) Furnace exhaust flue is extremely corroded.</p> <p>A qualified HVAC technician should evaluate and make appropriate corrections.</p>		<p><i>this is bid under HVAC page 5</i></p>
<p>WATER HEATER:</p> <p>1) The "draft diverter" of the water heater venting system is configured in such a way that it could allow spillage of exhaust products in the utility room. This is a potential safety concern that should be addressed promptly. Draft diverter has been dislodged from factory mounting position.</p> <p>2) A drip leg is normally required for gas appliance connections. This should be investigated and appropriate corrections made in the utility room.</p> <p>3) The water heater in the utility room shows evidence of prior leakage, possibly from the tank, exhibited by corrosion along the lower housing rim and/or inside the burner chamber. Although no moisture was noted at the time of inspection, tank leaks can be intermittent and the tank remains compromised.</p> <p>A licensed plumber should evaluate the above conditions and make recommendations. Alternately, preemptive replacement should be considered.</p>		<p><i>this is bid under plumbing page 4</i></p>
<p>SEWER LINES: No sewer camera was performed because the main line out of the home appears to be completely restricted at the clean out point in the utility room. Evaluate and repair or replace as required.</p>		<p><i>Plumbing bid has camera price to inspect sewer line</i></p>
<p>EGRESS WINDOW(S): There is not an egress window in the basement. An additional means of egress is required. Appropriately sized and positioned egress window(s) should be installed to meet code requirements. NOTE: The City has two (2) vinyl windows available to contractor free of charge; contractor to evaluate and consider installing.</p>	<p>Include your bid below in the Windows & Doors Section</p>	<p>Check with City Building Division to determine number of egress windows required</p>
<p>Electrical <i>(Electrical items must be completed by licensed professions / permit(s) required)</i></p>		
<p>MAIN PANEL:</p> <p>1) The neutral wires doubled on the same lug in the main electric panel on the stairway should be separated. Each neutral should be installed on its own lug.</p> <p>2) White, neutral colored wires are being used as hot into the main bus bar on the stairway. Marking them as "hot" is recommended.</p> <p>3) Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.</p> <p>Consultation with a licensed electrician is needed to determine appropriate repair. Make all necessary corrections to meet code requirements.</p>	<p><i>yes</i></p>	<p><i>\$ 8,547.⁰⁰ ← Electrical</i></p>
<p>UTILITY ROOM:</p> <p>1) There is an open junction box that should be fitted with a cover plate in order to protect the wire connections.</p> <p>2) Individual conductors outside of a raceway were noted. Typically, individual conductors are required to be run inside a raceway.</p> <p>Consultation with a licensed electrician is needed to determine appropriate repair. Make all necessary corrections to meet code requirements.</p>	<p><i>yes</i></p>	
<p>SWITCHES: Older / obsolete light switches were noted in various locations. Replace all with matching units.</p>	<p><i>yes</i></p>	
<p>LIGHT FIXTURES: Light fixtures and fans with light fixtures to be replaced with new throughout the house.</p>	<p><i>yes</i></p>	<p>Light only (no fan) in the dining area</p>

**yes means included in electrical price.*

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Work Items	Bid Amount	Notes
DOORBELL: The doorbell does not work; replace with standard new doorbell.		
EXTERIOR EXPOSED WIRING: Wiring exposed on interior/exterior finishes at the rear of the house should be relocated or protected by a rigid or flexible conduit. NEC 334.15 Cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, Type RTRC marked with the suffix -XW, or other approved means. There are additional ways to achieve protection other than those listed such as flexible aluminum conduit and ENT. Consult with a licensed electrical contractor for the best remedy for the situation.		these are included on previous page 3 under electrical

Plumbing (Plumbing items must be completed by a licensed profession / permit(s) required) \$ 21,624.00

SUPPLY LINES: System was not tested due to utilities being off at the time of inspection. The supply piping is leaking in the utility room. A licensed plumber should evaluate the system and make all necessary repairs to meet code requirements, or replace lines.		replace lines that leak in utility room
IRRIGATION WELL / PUMP: It is unknown if this system works; evaluate and make useable or <u>recommend abandonment</u> . A licensed plumber should evaluate the system and advise regarding needed repairs or if systems should be abandoned.		best to Abandon cracked pump
WASTE / VENT: The waste piping is leaking in the utility room. Evaluate and make needed repairs or replace to meet code requirements.		replace
HALL BATHROOM TOILET: The toilet is loose in the upper hall bathroom. It is recommended the toilet be removed, the floor around the drain flange inspected for water penetration, the wax gasket replaced, in preparation for installation of a new toilet.		Removal / prep only; toilet included in Interior / Hall Bathroom section below

Roof System House + GARAGE

ROOF: 1) The existing T-lock roofing is obsolete and is showing heavy wear. Replace with new 30-year asphalt shingles. 2) Small sections of at least two corners were open to the elements prior to the City purchasing the home. Evaluate roof sheeting and repair or replace as necessary. 3) The rubber pipe vent flashing is deteriorated and leaking. It should be replaced. 4) The chimney is to be removed or capped and the roof appropriately patched.	\$15,200.00	Fireplace and chimney removal listed in the "Interior" section below
EAVES-SOFFITS-FASCIAS: 1) Soffits, and fascia are wood, deterioration at overhangs noted. Soffit and fascia should be repaired, prepped, caulked and painted; or replaced; and/or wrapped with maintenance-free materials. 2) Localized rot was observed in the fascia at the east side of the house and on the detached garage. Damaged materials should be replaced, prepped, caulked and painted to prevent rot spread. As an alternative, fascia in good condition may be wrapped with maintenance-free materials. 3) Any materials damaged by trees or tree branches should be repaired or replaced, as appropriate. 4) The soffit is loose at the rear of the house and should be properly secured.	* see page 9 for garage roof info \$2,875- repaired \$1,000- replace damaged	Covering with maintenance-free materials is preferred

GUTTERS & DOWNSPOUTS: 1) Several gutter nails are backing out. Make necessary repairs. 2) It is recommended that gutters and downspouts be installed at the detached garage.	\$200 - re secure on house \$800 - gutters on garage	
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I highly recommend new gutters on house see page 9 for notes on gutters

Work Items	Bid Amount	Notes
Exterior		
<p>HOUSE SIDING & TRIM: Significant damage observed to the vinyl siding and trim. Siding and trim should be replaced with maintenance free siding and trim.</p> <p>GARAGE SIDING & TRIM: Damaged Masonite or hardboard siding observed. Repair, prep and paint or replace with maintenance-free siding and trim.</p> <p>1) Wood / soil contact at the base of the siding should be eliminated. Deteriorated siding that is uncovered should be repaired or replaced.</p> <p>2) Rot was observed in the siding at the detached garage. Repairs should be undertaken in conjunction with caulking and painting.</p>	<p>\$13,550.⁰⁰</p> <p>Replace Garage siding to match house</p> <p>\$7,200.⁰⁰</p>	<p>New house siding</p>
<p>WINDOW EXTERIOR: The basement windows are vulnerable to moisture intrusion due to being set below grade with no well or curb to direct water away or wells / curbs are minimally above finished grade. Install window <u>wells</u> and covers.</p>	<p>\$4,000.⁰⁰</p>	<p>5 wells (1 under masterbath)</p>
<p>DETACHED GARAGE:</p> <p>1) The wood overhead garage doors (2) should be caulked and painted as necessary.</p> <p>2) The button for the garage door opener is damaged and should be replaced.</p> <p>3) Ceiling joists in the garage have been cut and/or modified. Repair as needed to meet Building Code requirements.</p> <p>4) Damage to the interior finish was observed in the garage. Repair and replace sheathing as appropriate.</p> <p>5) Evaluate walk-through door and replace, if deemed appropriate. Prep and paint door to match exterior house doors.</p>	<p>900</p> <p>100</p> <p>2200</p> <p>1400</p> <p>895</p>	<p>cannot get to see note page 9</p> <p>LVL beams</p> <p>bottom 4'-ply</p> <p>replace + paint</p>
<p>FRONT STEPS HANDRAIL: The cracked concrete around the railing base should be repaired to secure the handrail. Handrail should be prepped and painted, or replaced, as appropriate.</p>	<p>\$500</p>	<p>patch + paint</p> <p>I recommend new railing with</p>
<p>HVAC <i>new 95% furnace + 2 ton central Air cond.</i></p>		
<p>HEATING SYSTEM(S):</p> <p>1) There is no evidence of recent servicing of the heating system located in the utility room. A qualified HVAC technician should evaluate and service, repair, or replace, as appropriate.</p> <p>2) The humidifier in the utility room has lacked maintenance. A qualified HVAC technician should clean and repair or replace, as appropriate.</p> <p>3) The heating system in the basement rec room requires servicing. A qualified HVAC technician should evaluate, service, repair, replace or remove, as appropriate.</p> <p>4) If heat is distributed upstairs through baseboard units, a qualified HVAC technician should evaluate and service, repair, or replace, as appropriate.</p>	<p>95% New furnace</p> <p>\$12,535.⁰⁰</p>	<p>eliminate humidifier</p> <p>remove wall furnace will add appropriate heat runs in basement</p>
<p>COOLING SYSTEM:</p> <p>1) The small wall unit under the picture window in the main floor living room should be removed and the wall patched.</p> <p>2) The air conditioning system requires servicing. There is no evidence there has been a servicing of the equipment since it was installed. System should be checked by a qualified HVAC technician and repaired or replaced, as appropriate.</p> <p>3) The outdoor unit at the rear of the house is in contact with surrounding soil or mulch. The unit should be raised and an appropriate support pad installed to prevent damage and/or corrosion.</p>	<p>yes</p>	<p>old + will replace with 2 ton unit included in above price</p>

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Work Items	Bid Amount	Notes
Insulation / Ventilation		
EXHAUST FANS: Should be vented to exterior of the house. Exhaust air from bathrooms and kitchen are not allowed to be recirculated within a residence and shall be exhausted directly to the outdoors. Exhaust air from bathrooms and kitchen shall not discharge into an attic, crawl space or other areas inside the building. Make appropriate corrections / repairs to meet code requirements.	\$1,725.00	Vent Kitchen & 2 bath fans to roof
INSULATION: Stains or drip patterns on the insulation in the attic were observed as evidence of prior roof leakage. Evaluate and make appropriate corrections, including adding insulation to meet current code requirements.	\$2,834	increase attic insulation to R-49
Windows and Doors: Windows are wood, aluminum, or vinyl and include picture, crank out, slider, and awning styles. Replace all windows with low-E insulated glass windows to ensure workability and energy efficiency. <i>Please provide list of window sizes, locations, and bid price for each window; City staff will choose which windows to replace based upon available funding.</i>		
NOTE: The City has two (2) vinyl windows that may be used free of charge; contractor to evaluate and consider.		
Window Size: 96x48 Window Type: picture with double hungs on ea. side Specific Location(s): Living Room / South Wall	\$1,250	
Window Size: 40x34 Window Type: slider Specific Location(s): Kitchen / Over Sink	700.00	
Window Size: 6' patio door Window Type: Specific Location(s): Dining Room / Sliding Glass Door / North Wall	2,000.00	
Window Size: 36x42 Window Type: Egress casement Specific Location(s): Southeast Bedroom / South Wall	1050.00	
Window Size: 36x42 Window Type: Egress casement Specific Location(s): Southwest Bedroom / South Wall	1050.00	
Window Size: 54x41 Window Type: Egress slider Specific Location(s): Master Bedroom / North Wall	750.00	
Window Size: Window Type: Specific Location(s): Master Bathroom / North Wall <i>To be eliminated to accommodate new tub/shower</i>	—	—
Window Size: 30x16 Window Type: slider Specific Location(s): Basement Rec Room #1 / South Wall	350	
Window Size: 30x16 Window Type: slider Specific Location(s): Basement Rec Room #2 / South Wall	350	
Window Size: 30x16 Window Type: slider Specific Location(s): Basement Rec Room #3 / South Wall	350	
Window Size: 30x16 Window Type: slider Specific Location(s): Basement Rec Room #4 / West Wall	350	

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Work Items	Bid Amount	Notes
Window Size: <i>31x42</i> Window Type: Egress Specific Location(s): Basement Bedroom / West Wall	<i>* 27x48 window from city will work using this</i> \$ 2,700.-	<i>in this price</i>
Window Size: <i>30x16</i> Window Type: <i>slider</i> Specific Location(s): Basement Utility Room #1 / North Wall	425.00	<i>under master bath</i>
Window Size: <i>30x16</i> Window Type: <i>slider</i> Specific Location(s): Basement Utility Room #2 / North Wall	350.00	
MAIN ENTRY DOOR: Clean, prep and paint door to complement or match exterior and interior trim paint colors.	400.	
MAIN ENTRY STORM DOOR: Evaluate storm door condition. Repair or replace as appropriate.	500.	<i>replace</i>
REAR ENTRY DOOR: Clean, prep and paint door to complement or match exterior and interior trim paint colors.	400.	<i>paint already replaced</i>
REAR ENTRY STORM DOOR: Evaluate storm door condition. Repair or replace as appropriate.	500	<i>replace</i>
Interior		
FIREPLACE / MASONRY FLUE: The fireplace unit should be removed and discarded and the flue capped, as appropriate. Repair wall and ceiling, prep and paint to match the rest of the home interior.	\$ 1,550.00	
FLOORS: Existing materials include carpet, vinyl, linoleum, and hardwood. Damage / deterioration, uneven areas, and soiled spots noted throughout the house. Evaluate and repair or replace all flooring with LifeProof Laminate flooring, Luxury Vinyl Plank Flooring, or a similar product. Prep and install any necessary subflooring.	\$ 11,338.00	Preference is to keep existing hardwood floors and that all are repaired or finished to match existing
BASEBOARDS: Remove all existing baseboards / trim and replace with a matching style throughout the house and caulk (this line item should not include replacement of electric baseboard heaters; see above Heating System line item).	\$ 3,220	<i>1x4 MDF base 2 3/4" MDF casing</i>
INTERIOR PAINT: Remove all wallpaper, prepare all interior surfaces (walls, trim, baseboards, ceilings, etc.) and paint all components using neutral colors.	\$ 9,000	
ROOM DOORS AND CLOSET DOORS: Existing doors are hollow core with similar stain / finish throughout the house. Adhesive damage noted to at least one interior door (hall closet). Evaluate all doors and repair or replace, as appropriate.	\$ 1,200.00	Preference is to keep existing doors; all room & closet doors to be the same style and finished to match
HALL BATHROOM: 1) Replace vanity, medicine cabinet / mirror, <i>sink, toilet, tub / shower, surround, and fixtures</i> with new. Toilet should be a "right height" unit. 2) Caulk and/or grout where needed to prevent water intrusion. 3) Ensure the fan is operable and vented to the outside (replace if necessary).	\$ 2,500.00	NOTE: Walls and flooring included in other line items
KITCHEN: 1) Evaluate upper and lower kitchen cabinets and clean, repair or replace, as appropriate. 2) Remove counter tops, back splash, sink, and faucet and replace with new. 3) Install new, energy efficient appliances including stove top, hood vent, wall oven, and refrigerator. All appliances shall be in working order.	<i>clean cab \$1,200.00 countertop 3800 5215.00</i>	Preference is to keep existing upper and lower cabinets

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Work Items	Bid Amount	Notes
MASTER BATHROOM:		
1) Remove stacked washer / dryer and donate to Habitat for Humanities ReStore (if it works, otherwise recycle or dispose).	500.00	
2) Remove lower cabinet / counter top and relocate to the basement utility room.	250.00	
3) Replace vanity, medicine cabinet / mirror, sink, toilet, and fixtures with new. Toilet should be a "right height" unit.	3,300.-	
4) Install a new tub / shower, and surround. Caulk and/or grout where needed to prevent water intrusion.	475	priced under plumbing p.4
5) Ensure the fan is operable and vented to the outside (replace if needed). <i>wired in</i>		
BASEMENT STAIRS: Asbestos abatement required the removal of the stairs from the back door to the basement; temporary stairs were installed to provide access to the basement. Construct new stairs to meet code requirements and cover <u>with flooring to match kitchen and basement rec room.</u>		
	2,550.00	
BASEMENT REC ROOM: Insulation resembling vermiculate was noted in basement wall cavity behind the wainscoting; however, testing of the material showed "no asbestos detected." Rec room wainscoting and plastic (?) paneling above it to be removed, insulation added (if needed), sheetrock installed, then taped, textured and painted.		
	18,880.00	<i>includes basement Floor main room & bed room</i>
BASEMENT REC ROOM CEILING: Loose or weakened finishes were detected in the lower level rec room. Repair or replace, as appropriate. Sheetrock, tape, texture and painting is an alternate option.		
	bid above	
BASEMENT BEDROOM: Paneling to be removed, insulation added (if needed) and sheetrock installed, then taped, textured and painted. Ceiling to match rec room.		
	bid above	
UTILITY ROOM FLOOR JOIST: An overhead floor joist is notched and/or cut near the northwest corner of the utility room. It appears that a field repair has been done weakening the joist. Repair or replace to meet Building Code requirements.		
	780.00	<i>part of which includes a 4x4 post under floor joist</i>
Grounds		
GRADING: Need to eliminate the earth-to-wood contact at the detached garage. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls (where possible). <i>Remove where possible - bottom 8" of garage will have tie under siding</i>		
	865.00	
CONCRETE DRIVEWAY: Concrete surface is raised / settled / cracked. Evaluate correction / repair options or replacement and implement best solution to remove tripping hazards. <i>replace an 11x30 section of driveway</i>		
	8,000.00	Preference is to NOT cut pine tree roots, if possible.
Defects		
Any defects that appear within twelve (12) months from the completion of the work and arise out of defective or improper materials or workmanship will, upon the direction of the City staff, be corrected and made good by the Contractor at the contractor's expense. <i>Grind & others p.9 - for other areas needed</i>		
	N/A	
Rights-of-Way		
The contractor will immediately correct or replace any and all rights-of-way damaged during the project as directed by the City Engineer's Office at the Contractor's expense.		
	N/A	
Work Items	Bid Amount	Notes
Other		
All Required Permit(s): Including all building, mechanical, electrical, plumbing, etc.	N/A	To be include in prices above

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Retainage: Will be withheld from each progress payment. Retainage will be released after project final inspection approval and issuance of the Certificate of Occupancy.	N/A	5%
Montana Gross Receipts Tax: Will be withheld from each progress payment and submitted to the State as required by law.	N/A	1%
Performance Bond: Successful bidders will be required to furnish an approved Performance Bond in the amount of one hundred percent (100%) of the contract amount.	N/A	To be include in prices above

BASE BID:	\$ 186,183.⁰⁰
<i>To be included on page 7, "D. Pricing and Addendum" of the Invitation to Bid</i>	

Additional Recommended Work Items: Please list any work items not included above that should be considered for inclusion with this project.

- I recommend the house get new gutters 850.⁰⁰ more
- I bid painting garage doors But they need to be replaced
- in order to correct the Notched 2x6 rafters - 2 new overhead doors - \$5,75.⁰⁰
- other trip hazards on patio in front of garage needs grinding \$1,400.⁰⁰

* additional observations on extra street	Total Project Bid:	\$
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Miscellaneous *Depends on supply chain issues - from General to Electric Plumbing heating*

Are you able to complete the project in 120 days? (circle answer at right) Yes No

What is your hourly rate for labor / services *included in Homey's price* **HVAC**

What is your hourly rate for labor / services *included in Rimvock's price* **Electrical**

What is your hourly rate for labor / services *included in Midlands price* **Plumbing**

What is your hourly rate for labor / services *depends* Other: 50.

What is your hourly rate for labor / services Other: _____

What is the overhead percentage you charge to pick up and deliver supplies to the jobsite? *1 1/2 - 2%*

What do you charge the customer in overhead costs to obtain a building, plumbing, electrical and/or other permits? *incorporated in bid costs*

What is the overhead percentage you charge to the customer for subcontractors? *1 1/2%*

Are there any other costs you charge to complete a job that have not been listed above? If yes, please explain:
time to finish also depends on what pops up during construction + what is found in plumbing pipes etc. as well as other areas

The undersigned agrees to perform the work items listed above at the home listed above. Contractor also agrees all work will be done in a manner of good workmanship and for the compensation indicated for "Total Project Bid." Any changes to the above work list will be submitted as a Change Order and must be approved by the Community Development office and the City Administrator before such changes are begun. All properties constructed prior to 1978 are presumed to contain Lead Based Paint and may require the use of a Contractor trained in Lead Safe Work Methods. All work and materials shall be in accordance and in compliance with City of Billings and all current electrical, mechanical, plumbing, and housing codes and/or ordinances.

Company Name *VAN Ars dale Construction*

Contact Name (please print): *Kim VAN Ars dale* *AAA* **Title:** *owner*

Authorized Signature	<i>Kim V. Abdul</i>	Date:	<i>4/15/2024</i>
By signing the above, I certify that I am authorized by the Company named above to respond to this request.			
Able to Commence Work By (Date):	<i>4/23/2024</i>	# of Days to Complete Work:	<i>depends</i>
Names of worker(s) anticipated to be working on this project and their phone numbers:			

Depends on availability of supplies for myself and my sub contractors. Also depends on extras and unforeseen issues that pop up - many of which I spelled out already on page 9 and an extra page I included: "Additional items for clarification"

* After camera in sewer pipe that should show how far that line is damaged or plugged and what approach is needed there going forward.



Pricing and Addendum

Please bid net prices at which you will agree to furnish required goods or services (please input the "Total Project Bid" amount included in Exhibit A).

BASE BID PRICE (must match Exhibit A) - .. One hundred eighty six thousand and one hundred eighty three dollars
 and Zero cents (\$ 186,183.⁰⁰)
(words) (figures)

I/We acknowledge 0 # addendum.

VAN Arsdale Construction 4/15/2024
 Company Name Date
Kim VAN Arsdale OWNER
 Contact Name (please print) Title
Kim VAN Arsdale
 Signature of Contact Position

By signing the above, I certify that I am authorized by the Company named above to respond to this request.



Conditions and Non-Collusion Agreement


To receive consideration, this form must be signed in full by a responsible, authorized agent, officer, employee or representative of your firm.

CONDITIONS AND NON-COLLUSION AGREEMENT

We have read and agree to the conditions and stipulations contained herein and to the Standard Terms and Conditions contained on the attached.

We further agree to furnish the product / services specified at the prices stated herein. We additionally agree to deliver the products / services to the location and by the date set forth herein, if applicable.

In signing this bid, you also certify that you have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit a bid; that this bid has been independently arrived at without collusion with any other bidder, competitor or potential competitor; that this bid has not been knowingly disclosed prior to the opening of bids to any other bidder or competitor; that the above statement is accurate under penalty of perjury.

<u>VAN Arsdale Construction</u>	
Legal Name of Firm / Corporation	Authorized Signature
<u>6625 Hesper Rd.</u>	<u>Kim VAN Arsdale</u>
Address	Printed Name
<u>Billings MT 59106</u>	<u>owner</u>
City/State/Zip	Title
<u>4/12/2024</u>	<u>406-860-4255</u>
Date	Telephone Number

Western Surety Company

POWER OF ATTORNEY - CERTIFIED COPY

Bond No. 67023264

Know All Men By These Presents, that WESTERN SURETY COMPANY, a corporation duly organized and existing under the laws of the State of South Dakota, and having its principal office in Sioux Falls, South Dakota (the "Company"), does by these presents make, constitute and appoint Roger L Daniel

its true and lawful attorney(s)-in-fact, with full power and authority hereby conferred, to execute, acknowledge and deliver for and on its behalf as Surety, bonds for:

Principal: Kim Van Arsdale

Obligee: City of Billings Heights

Amount: \$1,000,000.00

and to bind the Company thereby as fully and to the same extent as if such bonds were signed by the Vice President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said attorney(s)-in-fact may do within the above stated limitations. Said appointment is made under and by authority of the following bylaw of Western Surety Company which remains in full force and effect.

"Section 7. All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

If Bond No. 67023264 is not issued on or before midnight of July 15th, 2024, all authority conferred in this Power of Attorney shall expire and terminate.

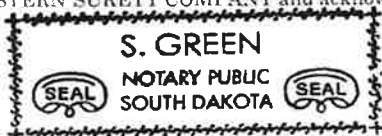
In Witness Whereof, Western Surety Company has caused these presents to be signed by its Vice President, Larry Kasten, and its corporate seal to be affixed this 15th day of April, 2024.

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President

On this 15th day of April, in the year 2024, before me, a notary public, personally appeared Larry Kasten, who being to me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.



My Commission Expires February 12, 2027

S. Green
Notary Public - South Dakota

I the undersigned officer of Western Surety Company, a stock corporation of the State of South Dakota, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable, and furthermore, that Section 7 of the bylaws of the Company as set forth in the Power of Attorney is now in force.

In testimony whereof, I have hereunto set my hand and seal of Western Surety Company this 15th day of April, 2024.

WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.

BID BOND
(Percentage)

Bond No. 67023264

KNOW ALL PERSONS BY THESE PRESENTS, That we Kim Van Arsdale
of 6625 Hesper Road, Billings, MT 59106, hereinafter referred to as the Principal, and

WESTERN SURETY COMPANY

as Surety, are held and firmly bound unto City of Billings Heights

~~of~~ _____, hereinafter referred to as the Obligee, in the amount of
Ten Percent of the Amount Bid
(10%), for the payment of which we bind ourselves, our legal representatives,
successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has submitted or is about to submit a proposal to Obligee on a contract for
1709 St Johns Ave remodel

NOW, THEREFORE, if the said contract be awarded to Principal and Principal shall, within such time as may be specified, enter into the contract in writing and give such bond or bonds as may be specified in the bidding or contract documents with surety acceptable to Obligee; or if Principal shall fail to do so, pay to Obligee the damages which Obligee may suffer by reason of such failure not exceeding the penalty of this bond, then this obligation shall be void; otherwise to remain in full force and effect.

SIGNED, SEALED AND DATED this 12th day of March, 2024

Principal

Kim Van Arsdale

BY: Kim Van Arsdale

Surety

WESTERN SURETY COMPANY

BY: Roger L Daniel

Roger L Daniel, Attorney-in-Fact

1709 St. Johns

Additional items for clarification:

* Page 5 Detached Garage

#3 Ceiling joists that were cut are 2x6 - I am planning on using LVL wood beams $1\frac{3}{4}$ " thick x $7\frac{1}{4}$ " wide x 22' long to replace the notched 2x6 existing rafters.

I contacted 2 structural engineering businesses and one said they could come out for \$375.00 to tell me how to fix it. I know my approach will fix it but do not know if it meets building dept. approval.

page 8 - The same with the house basement floor joist that was cut.

page 5 - New railing on front porch. With new siding I recommend new railing on front porch. I would cut off iron railing flush to top of landing and install 4x4 posts on both sides of porch with rails + spindles (wood + paint) \$1280.00

Extra Costs for Consideration:

- * house rain gutters \$850.00
- * 2 overhead garage doors \$5175.
- * Extra concrete grinding \$1400.
- * New front porch railing \$1280.
- * Engineer on site evaluation IF NEEDED \$375.00