



**Christian County Commission**  
100 West Church St, Room 100  
Ozark, MO 65721

**SCHEDULED**

**MEETING ATTACHMENTS (ID # 5337)**

Meeting: 02/23/26 9:00 AM  
Department: County Clerk  
Category: Meeting Items  
Prepared By: Madi Hires Raines  
Initiator: Madi Hires Raines  
Sponsors:  
Doc ID: 5337

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## Meeting Attachments

### ATTACHMENTS:

- 1 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - BID TABULATION
- 2 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - RECOMMENDATION MEMO FROM NAVIGATE DIRECTOR KATIE AHOLT
- 3 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - DYNAMIC CONSTRUCTION - BID PROPOSAL
- 4 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - CARSON-MITCHEL - BID PROPOSAL
- 5 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - HAMBEY CONSTRUCTION - BID PROPOSAL
- 6 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - NESBITT CONSTRUCTION - BID PROPOSAL
- 7 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - R.E. SMITH CONSTRUCTION - BID PROPOSAL
- 8 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - SAW CONSTRUCTION (CONERSTONE) - BID PROPOSAL
- 9 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - ARNING COMPANIES INC - BID PROPOSAL
- 10 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - ARNING COMPANIES INC - BIDDER INTERVIEW
- 11 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - ARNING COMPANIES INC - REFERENCE CHECKS
- 12 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - ARNING COMPANIES INC - SUBCONTRACTOR LIST
- 13 - 23 FEBRUARY 2026 - ITB #2026-1 - CAMPUS OFFICE INFILL - ARNING COMPANIES INC - AWARD LETTER





## Memorandum

TO: Johnny Williams (Commissioner)

CC: Kim Hopkins-Will (Purchasing Manager)

FROM: Katie Aholt, Navigate Building Solutions

DATE: February 18, 2026

SUBJECT: Christian County Phase 2 Office Infill

### INTRODUCTION:

A Request for Proposal (RFP) package for construction services for the Christian County Phase 2 Office Infill was issued for bidding and advertisement on January 8<sup>th</sup>, 2026. A pre-bid meeting conference was held on January 22<sup>nd</sup>, 2026 at 10:30am at the project site. Bids were received on February 5, 2026. The scope of work in the RFP includes interior renovation for the Christian County office building, including approximately 15,900 SF of infill in the recently completed Operations Building shell space.

### BACKGROUND:

Bidders were asked to submit a Base Proposal for the cost to perform all work for the total project for the Project Manual and Drawings dated November 11, 2025.

Bidders were asked to submit the number of calendar days from Notice to Proceed to achieve Substantial Completion of the project.

Bidders were asked to acknowledge receipt of the following issued Addendum:

- Addendum #1 dated January 28<sup>th</sup>, 2026
- Addendum #2 dated February 3<sup>rd</sup>, 2026

All bidders were instructed to carry an allowance of \$20,000 for Audio Visual Systems, which is included in the bid prices below.

A total of seven (7) bids were received with the following key bid results:

• Arning Companies, Inc.	\$1,804,360.00	110 days
• Carson-Mitchell, Inc.	\$2,120,750.00	210 days
• Dynamic Construction Systems LLC	\$2,178,019.17	190 days
• Hambey construction, LLC	\$2,199,000.00	210 days
• Nesbitt Construction, Inc.	\$2,083,000.00	210 days
• R.E. Smith Construction Company	\$2,099,000.00	180 days
• SAW Construction, LLC DBA Cornerstone Building Services	\$1,969,508.00	220 days

The lowest price bids were submitted by Arning Companies, Inc. and Cornerstone Building Services.

- \$1,804,360 and 110 calendar days from Arning Companies, Inc.
- \$1,969,508 and 220 calendar days from Saw Construction.

The Government Center Building and Site Construction was budgeted at ~ \$2.4 million, resulting in all bids received under budget.

#### BIDDER REVIEWS:

Staff from the County's Owner Representative - Navigate Building Solutions (Dan Close and Katie Aholt) and GHN Architects (Brad Baker and Joe Vejraska) completed interviews with Arning Companies and Cornerstone on February 13, 2026 to review the bid submittals and ensure that the best responsive bidder is recommended.

Several questions were asked to both Arning and Cornerstone to determine if the submittals met the bid specifications and that the bidders understood the work requirements and other project needs. Specifically in the interview with Arning, lead times of equipment and key components were discussed as the overall project schedule submitted by Arning is substantially shorter than other bidders.

Supplemental bid information was requested and received from Arning following the interview. This includes their proposed subcontractor list and confirmation of scope of work to be self-performed (Carpentry, Drywall, Acoustical Ceilings).

Post-interview, Arning provided their commitment to completing the project on time and within budget and will honor the duration of the 110 calendar days as submitted. Arning may however request a time extension to 145 days calendar days for completion of the work due to the lead time of items such as Roof Top Units, Doors, and Door Hardware. This request will be at no additional cost to the County and will require County's acceptance.

References were verified by NAVIGATE for Arning and are included as an attachment.

**RECOMMENDATION:**

Based on the bid results and the interview process, both contractors understand the contract agreement requirements and coordinative tasks to complete the project with the scope and schedule constraints.

We can with confidence state that both contractors are capable of successfully completing the project. Based on responses from references provided by Arning, past project experience, and the proposed construction duration, we recommended contracting with Arning Companies, Inc. for a base bid amount of \$1,804,360.00 and project duration of 110 calendar days from Notice to Proceed.

**ATTACHMENTS:**

- COPIES OF ALL BIDS RECEIVED
- BID TABULATION
- PRE-BID SIGN IN SHEET
- PRE-BID AGENDA
- BIDDER INTERVIEW AGENDA
- REFERENCE CHECKS

FROM: DYNAMIC CONSTRUCTION SYSTEMS LLC  
P.O. Box 14198 - 4820 N Town Center Drive  
OZARK, MO 65721

(hereinafter called "Bidder")

TO: Attn: Todd Wiesehan  
Christian County Commission  
100 W. Church St., Ste 100  
Ozark, MO 65721

(hereinafter called "Owner")

RE: Christian County Operations Building – Phase II County Office Infill

Architect-Engineer Project No. 25-051.00

=====

The Undersigned, having received and examined the Drawings, the Project Manual, and Addenda for the above referenced Project, proposes to furnish all labor, materials, equipment, supervision and all associated items required for completion of the Work, as required by and in strict accordance with the above-named documents for the following sum:

A. BASE PROPOSAL

Bidder agrees to perform all of the Work necessary to complete the Total Project as described in the Project Manual and indicated on the Drawings for the sum of:

*Two million one hundred and seventy eight thousand and nineteen dollars and seventeen cents (\$2,178,019.17)*

(Amount shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.)

B. TIME OF COMPLETION

The Bidder agrees to achieve Substantial Completion for Phase I work within 190 calendar days from the date that the Notice to Proceed is issued. The Bidder also agrees to achieve Final Completion of the Work, for each project, not less than sixty (60) calendar days after Substantial Completion is achieved. The Contractor further agrees to pay to or allow the Owner as liquidated damages the sum of Five Hundred Dollars (\$500.00) per calendar day, per each project, after the date agreed to for Substantial Completion and Five Hundred Dollars (\$500) per calendar day after the day set for Final Completion as specified in Article 10 - Liquidated Damages of the General Conditions for each day thereafter that the work remains incomplete.

C. ADDENDA

The Undersigned has received and examined the following Addendum numbered 2, and has incorporated their provisions in this Bid.

#### D. FURTHER CONDITIONS

The Undersigned, by submitting this Bid, further agrees:

1. That this Bid shall be valid and may not be withdrawn within 45 days after the scheduled closing time for receiving bids.
2. To accept the provisions of the "INSTRUCTIONS TO BIDDERS."
3. To enter into and execute a Contract, if awarded on the basis of this Proposal, and to furnish the Performance Bond and Labor and Material Payment Bond in accordance with the General Conditions of the Contract.
4. To accomplish the Work in accordance with the Contract Documents, of which this Proposal is made a part.
5. To coordinate and schedule all Work with Owner.
6. That it is understood that the Owner may reject any or all bids and waive any formalities.

#### E. SUBCONTRACTORS:

Each Bidder shall be required upon request to provide a list of subcontractors to the Owner within 24 hours of the Bid Date.

F. I have completed the Bid and have enclosed the following:

1. Bid Security, in specified amount, and copy of Surety Agent's Power of Attorney.
2. Contractor's Statement of Qualifications.

**SUBSTITUTION REQUEST FORM 00 4325**

Transmit to: GHN Architects + Engineers  
300 South Jefferson Ave, Suite 301  
Springfield, MO 65806

SECTION: \_\_\_\_\_ PARAGRAPH: \_\_\_\_\_

SPECIFIED ITEM: \_\_\_\_\_

PROPOSED SUBSTITUTE: \_\_\_\_\_

Attach complete description, designation, catalog or model number, Spec Data sheet, and other technical data, including laboratory tests if applicable.

Fill in blanks below:

1. Will substitution affect dimensions indicated on drawings: \_\_\_\_\_

2. Will substitution affect wiring, piping, ductwork, etc., indicated on drawings?  
\_\_\_\_\_

3. What affect will substitution have on other trades?  
\_\_\_\_\_  
\_\_\_\_\_

4. Differences between proposed substitution and specified item?  
\_\_\_\_\_  
\_\_\_\_\_

5. If necessary, will the undersigned pay Owner for Architectural/Engineering costs, required to revise the working drawings, caused by the substitution?  
\_\_\_\_\_

6. Manufacturer's warranties of the specified items and proposed items are:  Same  Different  
(explain):  
\_\_\_\_\_  
\_\_\_\_\_

7. Submitted by:	<u>REVIEW COMMENTS</u>
Firm: _____	<input type="checkbox"/> Accepted
Address: _____	<input type="checkbox"/> Accepted as noted (see attached copy)
_____	<input type="checkbox"/> Not Accepted
Signature: _____	<input type="checkbox"/> Received too late
Date: _____ Phone No.: _____	By: _____ date: _____
	Remarks: _____

Acceptance is given subject to compliance with drawings and specifications.

END OF SECTION

PART 1 - GENERAL

1.1 FORMS

A. The following project forms (or equivalent if approved by Architect) shall be used on this project:

1. AIA A101 Owner-Contractor Agreement Form, Stipulated Sum (2017)
2. AIA A201 General Conditions of the Contract for Construction (2017)
3. AIA A401 Standard Form of Agreement Between Contractor and Subcontractor (2017)
4. AIA A701 Instructions to Bidders (2018)
5. AIA G701 Change Order (2017)
6. AIA G702S Application and Certificate for Payment (2017)
7. AIA G703S Continuation Sheet for G702 (2017)
8. AIA G704 Certificate of Substantial Completion (2017)
9. AIA G705 List of Subcontractors (2001)
10. AIA G706 Contractor's Affidavit of Payment of Debts and Claims (1994)
11. AIA G706A Contractor's Affidavit of Release of Liens (1994)
12. AIA G707 Consent of Surety to Final Payment (1994)
13. AIA G707A Consent of Surety to Reduction in or Partial Releases of Retainage (1994)
14. AIA G709 Proposal Request (2018)
15. AIA G710 Architect's Supplemental Instructions (2017)
16. AIA G714 Construction Change Directive (2017)
17. AIA G715 Supplemental Attachment for ACORD Certificate of Insurance (2017)

B. AIA forms are available from the AIA office at 1717 E. Republic Road Suite A, Springfield MO 65804, (417-866-8606).

1.2 FORM OF AGREEMENT

- A. General Contractor: The form of agreement will be revised as required to reflect modifications to the proposed Contract Documents during the bidding/negotiation period.
- B. Sub-Contractor: The form of agreement will be revised as required to reflect modifications to the proposed Contract Documents during the bidding/negotiation period.

PART 2 - NOT USED

PART 3 - NOT USED

END OF SECTION

**CONTRACTOR'S STATEMENT OF QUALIFICATIONS**

\*Submit with Bid

1. Name and Address (with zip code) of Firm.  
DYNAMIC CONSTRUCTION SYSTEMS  
P.O. Box 14198  
SPRINGFIELD, MO 65814  
Federal ID No. 83-1832502

2. Area Code and Telephone Number. 417-824-2605, 417-209-0004 417-403-3578

3. Area Code and Fax Number. \_\_\_\_\_

**For Corporation Only:**

4. Date of Incorporation. \_\_\_\_\_

5. Name of State(s), in which incorporated. \_\_\_\_\_

6. If not incorporated in Missouri; give Certificate of Authority to do business in Missouri. (Certificate Number and Date). \_\_\_\_\_

7. President's Name. \_\_\_\_\_

8. Secretary's Name. \_\_\_\_\_

**For Partnership Only:**

11. Date of Organization. July - 2018

12. Is the partnership:  General  Limited  Association

13. Name and addresses of all partners (with zip codes).  
A. CHAD SALLAN SPRINGFIELD 65814  
B. DOUG DAHUKA JOPLIN  
C. JOHN GRADY SPRINGFIELD 65814

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the Owner in verification of the recitals comprising his Statement of Qualifications.

Dated at 2-5-26 this 5 day of Feb, 2026.

Firm Name: DYNAMIC CONSTRUCTION SYSTEMS

By: [Signature]  
Signature

Print Name/Title John Grady President

State of Missouri)  
) SS

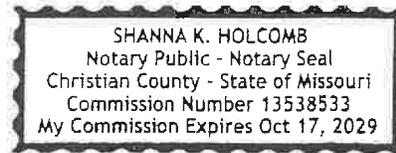
County of Christian) John Grady, being  
duly sworn, deposes and

says that he is (Title) President of  
Dynamic Construction

and that the answers to the foregoing questions and all statements therein contained are true and correct. Subscribed and sworn to before me this 5<sup>th</sup> day of February, 2026.

[Signature]  
Notary Public

My commission expires: 10/17/29



END OF SECTION

23. Have you ever been put on liquidated damages on any contract awarded to you. If so, where and why? NO

24. Have you ever defaulted on a contract? If so, where and why? NO

25. Has your firm ever engaged in litigation or mediation for the settlement of claims or disputes arising out of a construction contract? If so, give particulars. NO

26. List your major equipment available for the type of work described by the specifications.  
LIFTS, DUMPSTERS, ELECTRICAL TOOLS, PAINT EQUIP

27. To what extent would you expect to employ Subcontractors?  
MEP'S

28. List experience in construction work similar in nature and scope.  
30 YEARS IN HEALTH CARE CONSTRUCTION  
10 YEARS IN GOVERNMENT CONTRACTS MILITARY BASES

29. List background and experience for the principal members of your organization include the Officers.  
CHAD SAUER 30 YEARS  
DOUG DANKE 30 YEARS

30. Give bank reference.  
Cadence Bank / Nikiki Bland 417-823-4700  
3211 E. Battleground  
Springfield, MO

31. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by the Owner. YES

**NOTE: If the Bidder is a Joint Venture, then all parties to the Joint Venture must complete a separate Statement of Qualifications.**

14. If you have done business under a different name, please give name and location.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**General Information:** All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. Additional information may be submitted, if so desired.

15. Number of permanent employees. 27

16. Geographical limits of operation. Missouri, ARK

17. How many years have you been engaged in construction under your present firm name or trade name? 7 1/2

18. General character of work performed by you.  
Self-Perform And G.C.

19. List the most important contracts recently completed by you, include at least 2, stating approximate gross cost for each, and the month and year  
PATHOLOGY COXHEALTH 2 million APRIL-2025  
CHESTERFIELD CLINIC COXHEALTH. OCT-2025 2 million  
BFC - CMH HOSPITAL 380,000 - JAN-2026  
CITY OF OZARK. 650,233 Completed 2023

20. List customer references for current and recently completed contracts of a similar nature. Provide company name, address of construction, contact name, and contact phone, and architect's name and contact phone. The City prefers that all such customers during the last three years be listed but you must list all customers for the last year prior to submitting this statement.(Attach as necessary)

Grey Thomas CoxHealth Springfield, mo 417-897-2073  
Scott Murrell CoxHealth Springfield, mo 417 380-0613  
Steve Rutherford CMH Bolivar 417-693-6188

21. Contracts on hand: (Schedule these, showing gross amount of each contract and the respective anticipated dates of completion.)

CORE LAB - COXHEALTH - 1.8 million March - 2026  
I.R. COXHEALTH 2. million Feb - 2026  
Infusion CMH 2. million APRIL - 2026

22. Have you ever failed to complete any work awarded to you. If so, where and why?  
NO

=====  
Respectfully submitted:

Bidder: DYNAMIC CONSTRUCTION SYSTEMS LLC

Signature: John Grady Date: 2-5-2026

Title: President

Business Address: P.O. Box 14198  
SPRINGFIELD, MA 01104

Telephone Number: (417) 824-2605

If Bidder is a Partnership, complete the following:

Name of Partners: CHAO SALER, Doug Dahalick, John Grady

If Bidder is a Corporation, complete the following:

Name and Address of President: \_\_\_\_\_

Name and Address of Treasurer: \_\_\_\_\_

(SEAL)  
(If Bid is by  
a corporation)

END OF SECTION

**PROPOSED SUBCONTRACTORS FORM 00 4336**

This form is not required to be submitted with the bid. Bidder agrees to submit the form, within 24 hours of the bid, upon request of the Architect or Owner.

The Bidder hereby certifies that the following Subcontractors will be used in the performance of the work.

The Contractor shall list all "Major Subcontractors" which include any subcontractor performing ten percent (10%) or Twenty Thousand Dollars (\$20,000.00), whichever is less, of the work on the project. **The Contractor shall list the subcontractor(s) performing work in the categories listed below regardless of the amount of work performed.**

**If the Contractor plans to use its own employees in any category, then the Contractor must list itself in that category. If more than one firm will perform work in a single category, designate the portion of work to be performed by each subcontractor (or Contractor if Contractor is performing a portion of the work).**

<u>Work to be Performed</u>	<u>Name and Location of Firm</u>
• Cast-in -Place Concrete	N/A
• Masonry	N/A
• Structural Steel	N/A
• Roofing	MISSOURI BUILDERS
• Carpentry	DYNAMIC OZARK
• Drywall Assemblies	DYNAMIC OZARK
• Ceilings	DYNAMIC OZARK
• Floor Finishes	ZICKEL SPRINGFIELD
• Painting & Wall Covering	DYNAMIC
• HVAC & Control Systems	ALLIUS
• Plumbing	KIMBERLIN CITY BRANSON
• Electrical	STONE ELECTRIC OZARK

Work to be Performed

Name and Location of Firm

- Metal Wall Panels

N/A

- Sheet Metal

N/A

- Finish Hardware

COMARCO - Columbia

- Millwork (Cabinets)

K&S

- Insulation

Dynamic

- Fire Sprinkler

AEGLIS

- Fire Detection & Alarm

ULTRA BRANSON

END OF SECTION



THOMAS McGEE  
GROUP

We are pleased to enclose the bid bond you requested. The bond issued was based upon the information you provided. We suggest you check all the documents enclosed for accuracy, including the Power of Attorney, signatures, dates, amounts, description, and any other attachments required. Please verify that the bond form attached is the form required by the specifications, and the bond must be executed by an authorized representative of your company with signature(s) and corporate seal (if applicable).

The bid bond(s) authorization is based upon the original estimate(s) provided. If any bid price exceeds the estimate(s) by 10% or more, please contact us for additional authority.

***Please provide the bid results via email to [bondsupport@thomasmcgee.com](mailto:bondsupport@thomasmcgee.com).***

Thank you and please call us with any questions.

# THE AMERICAN INSTITUTE OF ARCHITECTS

## AIA Document A310 Bid Bond

KNOW ALL MEN BY THESE PRESENTS, THAT WE Dynamic Construction Systems LLC  
4820 N. Towne Centre Dr., Ozark, MO 65721

as Principal, hereinafter called the Principal, and Westfield Insurance Company  
P.O. Box 5001, Westfield Center, OH 44251-5001

a corporation duly organized under the laws of the State of OH

as Surety, hereinafter called the Surety, are held and firmly bound unto Christian County

100 W. Church St. Suite 100, Ozark, MO 65721

as Obligee, hereinafter called the Obligee, in the sum of Five Percent of Amount Bid

Dollars (\$ 5% ),

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Phase II County Office Infill Christian County Operations Project No.  
25-051.00

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and materials furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee 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.

Signed and sealed this 5th day of February, 2026

Dynamic Construction Systems LLC

(Principal)

(Seal)

(Witness)

By:

(Title)

Westfield Insurance Company

(Surety)

(Seal)

By:

C. LaVonne Engeman  
Attorney-in-Fact C. LaVonne Engeman

(Title)

Surety Phone No. 330-887-0101

General  
Power  
of Attorney

Westfield Insurance Co.  
Westfield National Insurance Co.  
Ohio Farmers Insurance Co.  
Westfield Center, Ohio

CERTIFIED COPY

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint C. LaVonne Engeman

of Kansas City and State of MO its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver the following bond

**Surety Bond Number:** Bid Bond  
**Principal:** Dynamic Construction Systems LLC  
**Obligee:** Christian County

and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY:

"Be It Resolved, that the President, any Senior Executive, any Secretary or any Fidelity & Surety Operations Executive or other Executive shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

The Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements of indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed by the President and sealed and attested by the Corporate Secretary."

"Be It Further Resolved, that the signature of any such designated person and the seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." (Each adopted at a meeting held on February 8, 2000).

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their Vice President, Surety and their corporate seals to be hereto affixed this 01st day of July A.D., 2025.

Corporate  
Seals  
Affixed



WESTFIELD INSURANCE COMPANY  
WESTFIELD NATIONAL INSURANCE COMPANY  
OHIO FARMERS INSURANCE COMPANY

By: Gary W. Stumper, Vice President, Surety

State of Ohio  
County of Medina ss.:

On this 01st day of July A.D., 2025, before me personally came Gary W. Stumper to me known, who, being by me duly sworn, did depose and say, that he resides in Medina, OH; that he is Vice President, Surety of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said instrument are such corporate seals, that they were so affixed by order of the Boards of Directors of said Companies, and that he signed his name thereto by like order.

Notarial  
Seal  
Affixed



David A. Kotnik, Attorney at Law, Notary Public  
My Commission Does Not Expire (Sec. 147.03 Ohio Revised Code)

State of Ohio  
County of Medina ss.:

I, Kathleen Golovan, Chief Administrative Officer & Corporate Secretary of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; and furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this 5th day of February A.D., 2026



Kathleen Golovan  
Chief Administrative Officer & Corporate Secretary

FROM: Carson-Mitchell, Inc  
2119 E. Division St  
Springfield, MO 65803

(hereinafter called "Bidder")

TO: Attn: Todd Wiesehan  
Christian County Commission  
100 W. Church St., Ste 100  
Ozark, MO 65721

(hereinafter called "Owner")

RE: Christian County Operations Building – Phase II County Office Infill

Architect-Engineer Project No. 25-051.00

=====

The Undersigned, having received and examined the Drawings, the Project Manual, and Addenda for the above referenced Project, proposes to furnish all labor, materials, equipment, supervision and all associated items required for completion of the Work, as required by and in strict accordance with the above-named documents for the following sum:

A. BASE PROPOSAL

Bidder agrees to perform all of the Work necessary to complete the Total Project as described in the Project Manual and indicated on the Drawings for the sum of:

\_\_\_\_\_ (\$2,120,750.00)  
(Amount shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.)

B. TIME OF COMPLETION

The Bidder agrees to achieve Substantial Completion for Phase I work within 210 calendar days from the date that the Notice to Proceed is issued. The Bidder also agrees to achieve Final Completion of the Work, for each project, not less than sixty (60) calendar days after Substantial Completion is achieved. The Contractor further agrees to pay to or allow the Owner as liquidated damages the sum of Five Hundred Dollars (\$500.00) per calendar day, per each project, after the date agreed to for Substantial Completion and Five Hundred Dollars (\$500) per calendar day after the day set for Final Completion as specified in Article 10 - Liquidated Damages of the General Conditions for each day thereafter that the work remains incomplete.

C. ADDENDA

The Undersigned has received and examined the following Addendum numbered 1-2, and has incorporated their provisions in this Bid.

#### D. FURTHER CONDITIONS

The Undersigned, by submitting this Bid, further agrees:

1. That this Bid shall be valid and may not be withdrawn within 45 days after the scheduled closing time for receiving bids.
2. To accept the provisions of the "INSTRUCTIONS TO BIDDERS."
3. To enter into and execute a Contract, if awarded on the basis of this Proposal, and to furnish the Performance Bond and Labor and Material Payment Bond in accordance with the General Conditions of the Contract.
4. To accomplish the Work in accordance with the Contract Documents, of which this Proposal is made a part.
5. To coordinate and schedule all Work with Owner.
6. That it is understood that the Owner may reject any or all bids and waive any formalities.

#### E. SUBCONTRACTORS:

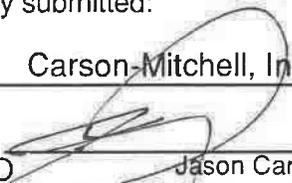
Each Bidder shall be required upon request to provide a list of subcontractors to the Owner within 24 hours of the Bid Date.

F. I have completed the Bid and have enclosed the following:

1. Bid Security, in specified amount, and copy of Surety Agent's Power of Attorney.
2. Contractor's Statement of Qualifications.

=====  
Respectfully submitted:

Bidder: Carson-Mitchell, Inc

Signature:  Date: 2-5-2026

Title: CEO Jason Carson

Business Address: 2119 E. Division St  
Springfield, MO 65803

Telephone Number: ( 417 ) 869-5653

If Bidder is a Partnership, complete the following:

Name of Partners: \_\_\_\_\_

If Bidder is a Corporation, complete the following:

Name and Address of President: Jason Carson

2119 E. Division St, Springfield, MO 65803

Name and Address of Treasurer: Jason Carson

2119 E. Division St, Springfield, MO 65803

(SEAL)  
(If Bid is by  
a corporation)

END OF SECTION

# THE AMERICAN INSTITUTE OF ARCHITECTS

## AIA Document A310 Bid Bond

KNOW ALL MEN BY THESE PRESENTS, THAT WE Carson-Mitchell, Inc.

2119 E. Division, Springfield, MO 65803

as Principal, hereinafter called the Principal, and Federal Insurance Company

202B Hall's Mill Road, Whitehouse Station, NJ 08889

a corporation duly organized under the laws of the State of \_\_\_\_\_ IN \_\_\_\_\_

as Surety, hereinafter called the Surety, are held and firmly bound unto Christian County Commission

100 W. Church, Ozark, MO 65721

as Obligee, hereinafter called the Obligee, in the sum of Five Percent of Amount Bid

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ 5% \_\_\_\_\_),

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Phase II County Office Infill Christian County Operations, Project No.

25051.00

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and materials furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee 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.

Signed and sealed this 5th day of February, 2026

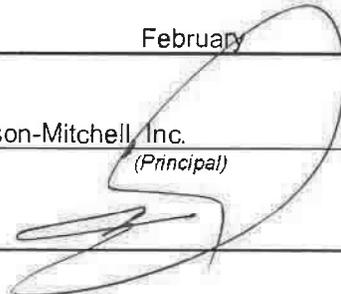


(Witness)

Carson-Mitchell, Inc.

(Principal)

(Seal)

By: 

CEO  
(Title)

Federal Insurance Company

(Surety)

(Seal)

By: 

Attorney-in-Fact Susan E. Miranda

(Title)



Surety Witness

(Witness)

Surety Phone No. 215-640-1000

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that FEDERAL INSURANCE COMPANY, an Indiana corporation, VIGILANT INSURANCE COMPANY, a New York corporation, PACIFIC INDEMNITY COMPANY, a Delaware corporation, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Susan E. Miranda

Surety Bond No. Bid Bond

Obligee: Christian County Commission

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY have each executed and attested these presents and affixed their corporate seals on this 25th day of June, 2025.

[Signature of Rupert HD Swindells]

Rupert HD Swindells, Assistant Secretary

[Signature of Stephen M. Haney]

Stephen M. Haney, Vice President



STATE OF NEW JERSEY
County of Hunterdon

ss.

On this 25th day of June, 2025 before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Stephen M. Haney, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal



Stacy J. Loftin
NOTARY PUBLIC OF NEW JERSEY
No. 50175208
COMMISSION EXPIRES OCT 15, 2026

[Signature of Notary Public]

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this February 5, 2026.



[Signature of Rupert HD Swindells]

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

**CONTRACTOR'S STATEMENT OF QUALIFICATIONS**

\*Submit with Bid

1. Name and Address (with zip code) of Firm.

Carson-Mitchell, Inc  
2119 E. Division St  
Springfield, MO 65803  
Federal ID No. 44-0522493

2. Area Code and Telephone  
Number. 417-869-5653

3. Area Code and Fax  
Number. 417-869-0337

**For Corporation Only:**

4. Date of  
Incorporation. 1946

5. Name of State(s), in which  
incorporated. Missouri

6. If not incorporated in Missouri; give Certificate of Authority to do business in Missouri.  
(Certificate Number and  
Date). \_\_\_\_\_

7. President's  
Name. Jason Carson-CEO

8. Secretary's  
Name. Jason Carson

**For Partnership Only:**

11. Date of  
Organization. \_\_\_\_\_

12. Is the partnership:  General  
 Limited  
 Association

13. Name and addresses of all partners (with zip codes).

A. \_\_\_\_\_

B. \_\_\_\_\_

C. \_\_\_\_\_

**NOTE: If the Bidder is a Joint Venture, then all parties to the Joint Venture must complete a separate Statement of Qualifications.**

14. If you have done business under a different name, please give name and location.

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**General Information:** All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. Additional information may be submitted, if so desired.

15. Number of permanent employees. 42

16. Geographical limits of operation. Missouri, Arkansas, Oklahoma

17. How many years have you been engaged in construction under your present firm name or trade name? 80

18. General character of work performed by you.  
Demolition, Excavation, Concrete, Steel and Carpentry

19. List the most important contracts recently completed by you, include at least 2, stating approximate gross cost for each, and the month and year  
See Attached Completed Projects

20. List customer references for current and recently completed contracts of a similar nature. Provide company name, address of construction, contact name, and contact phone, and architect's name and contact phone. The City prefers that all such customers during the last three years be listed but you must list all customers for the last year prior to submitting this statement.(Attach as necessary)  
Greene County Historic Courthouse - Recorder's Office Reno: 940 N. Boonville, Rob Bigdon 417-868-4148, N-FORM Architect  
Pacific Tower Renovation: City of Branson, 616 W. Pacific, Stephanie Crawford 417-243-2731,  
Plumber's & Pipefitters Union Hall: N. Alliance Springfield, Justin McCarty 417-869-0633, Arkifex

21. Contracts on hand: (Schedule these, showing gross amount of each contract and the respective anticipated dates of completion.)  
See Attached Contracts on Hand

22. Have you ever failed to complete any work awarded to you. If so, where and why? NO

23. Have you ever been put on liquidated damages on any contract awarded to you. If so, where and why? NO
24. Have you ever defaulted on a contract? If so, where and why? NO
25. Has your firm ever engaged in litigation or mediation for the settlement of claims or disputes arising out of a construction contract? If so, give particulars. NO
26. List your major equipment available for the type of work described by the specifications.  
Cranes, Loaders & Backhoes
27. To what extent would you expect to employ Subcontractors?  
Around 70%
28. List experience in construction work similar in nature and scope.  
See Attached Completed Projects
29. List background and experience for the principal members of your organization include the Officers.  
See Attached
30. Give bank reference.  
See Attached
31. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by the Owner.  
To be determined, Performance & Payment bonds to be provided

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the Owner in verification of the recitals comprising his Statement of Qualifications.

Dated at 9:22am this 5 day of February, 2026.

Firm Name: Carson-Mitchell, Inc

By: [Signature]  
Signature

Print Name/Title Jason Carson - CEO

State of Missouri )

) SS

County of Greene ) Jason Carson, being  
duly sworn, deposes and

says that he is (Title) CEO of  
Carson-Mitchell, Inc

and that the answers to the foregoing questions and all statements therein contained are true and correct. Subscribed and sworn to before me this 5 day of February, 2026.

[Signature]

Notary Public

Dana Faulkner

My commission expires: December 5, 2028

END OF SECTION

DANA FAULKNER  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
MY COMMISSION EXPIRES DECEMBER 5, 2028  
GREENE COUNTY  
COMMISSION #09827717

## PORTFOLIO OF COMPLETED PROJECTS:

<u>Project</u>	<u>Owner</u>	<u>Date</u>	<u>Value</u>
Doctor's Office Building	Cherry-Kimbrough, Inc.	1952	\$ 4,100,000.00
XBT Office Building	Southwestern Bell Telephone	1957	\$ 4,021,000.00
Packing Plants Springfield, MO & Macon, MO	M.F.A.	1961	21,018,000.00
Hi-Rise Dormitories	S.M.S.U.	1965	27,200,000.00
Church Renovation	First & Calvary	1965	435,000.00
Savings & Loan Office	Farm & Home	1967	4,037,000.00
Bank	Commerce Bank	1973	1,798,000.00
Carbon-Black System	Dayco Rubber Co.	1975	2,090,000.00
Doctor's Office	Osteopathic Hospital	1976	2,058,000.00
Process Projects	Syntex Corporation	1979	10,501,000.00
Manufacturing Facility	IDM	1984	847,000.00
Carbon Filter Project	Mid-America Dairymen	1984	423,000.00
Containment Facility	Syntex Corporation	1984	423,000.00
Denny Farm Site	Syntex Corporation	1984	706,000.00
Springfield Carbon Filter & Office Bldg	Syntex Corporation	1985	4,215,000.00
Church Remodeling	First & Calvary	1985	13,300.00
River Bank Stabilization & Tunnel Dam Road	Sho-Me Power	1985	105,000.00
Waste Water Projects	Kerr-McGee	1987	1,007,000.00
New Process Building	Purina Mills	1986	206,000.00

CARSON-MITCHELL, INC.  
*Engineers & Builders*



**PORTFOLIO OF COMPLETED PROJECTS: (Cont.)**

<u>Project</u>	<u>Owner</u>	<u>Date</u>	<u>Value</u>
Water Treatment Basin Interconnection	City Utilities	1986	275,000.00
Microwave Sites (10)	Southwestern Bell Telephone	1979	1,125,000.00
Miscellaneous Projects	Southwestern Bell Telephone	1975-1990	515,000.00
Bar Stock Unloading Facility	U.S. Motors Monterrey, Mexico	1990	63,000.00
Bar Stock Unloading Facility	U.S. Motors Memphis, TN	1990	63,000.00
Chemical Plant-S19C	Syntex Corporation	1988	2,626,000.00
Chemical Plant-TC-1	Syntex Corporation	1989	9,712,000.00
Mall Remodel	Battlefield Mall	1988	263,000.00
Bromine Storage Facility	Syntex Corporation	1993	1,139,000.00
Bank Remodeling	Mercantile Bank	1993	342,000.00
Chemical Plant Capital Expansion	Syntex Corporation	1989-1994	42,126,000.00
Interior Bridge	Tyson Foods	1993	171,000.00
Arkwood Storage Site	McKesson	1993	399,000.00
Consumers Office Bldg. Remodel	Noble & Associates	1995	241,000.00
Payless Cashways Foundations	Payless Cashways	1995	713,000.00
Addition & Remodel Branson, MO	LDS Church	1995	768,000.00

**CARSON-MITCHELL, INC.**  
*Engineers & Builders*



## PORTFOLIO OF COMPLETED PROJECTS: (Cont.)

<u>Project</u>	<u>Owner</u>	<u>Date</u>	<u>Value</u>
Addition & Remodel Ava, MO	LDS Church	1996	1,087,000.00
Spillway Modifications	City Utilities of Springfield	1995	55,000.00
Substation Modifications	City Utilities of Springfield	1995	241,000.00
Office Facility	Mercantile Bank	1996	266,000.00
New Warehouse	Purina Mills	1995	576,000.00
New Training Center	IBEW Local #453	1997	253,000.00
New Church Bolivar, MO	LDS Church	1998	1,509,000.00
Wastewater Plant Preliminary Work	Ducoa	1998	5,000.00
Misc. Remodel	Mercantile Bank	1998	503,000.00
Litton Industrial New Building	Litton ACD	1999	10,000,000.00
Training Room Remodel	AT&T	1999	100,000.00
New Building	KOLR-TV	1999	700,000.00
West Plains Power Plant	City of West Plains	1999	350,000.00
Litton Environmental Addition	Litton Corporation	2000	200,000
SMS Meyer Library	Southwest Missouri State University	2002	6,900,000
Resource Center	Cox Health Systems	2003	4,200,000
Hulston Cancer Center	Cox Health Systems	2004	4,200,000
Parking Structure	Cox Health Systems	2004	5,700,000

CARSON-MITCHELL, INC.  
*Engineers & Builders*



Medical Office Building	The Foot Doctors, PC	2004	1,300,000
Parks & Recreation Center	City of Branson	2005	11,300,000
Columbarium Wall	State of Missouri	2005	780,000
Pilot Plant	Clariant	2005	158,000
Medical Office Infill	City Utilities of Springfield	2005	80,000
Conveyor/Crusher Work	Conco Quarries	2005	500,000
Willard Quarries	Conco Quarries	2006	730,000
Noble Hill Landfill	LES – City of Springfield	2006	1,250,000
Plant Modifications	Clariant	2006	500,000
Blackman Water Treatment Plant	City Utilities of Springfield	2006	175,000
Chimney Caissons	City Utilities of Springfield	2006	650,000
CoxHealth Systems	CoxHealth Systems	2007	550,000
Outdoor Initiatives/Maintenance Facility	Valley Water Mill	2007	600,000
Chimney Foundation	City Utilities	2007	1,000,000
Springfield Underground	Springfield Underground	2007	110,000
CoxHealth Systems	CoxHealth Systems	2008	1,000,000
Willard Ward	LDS Church	2008	110,000
AVCRAD – Phase I	State of Missouri	2008	8,507,760
Heer's Car Park	City of Springfield	2008	5,889,131
Northrop Grumman	Northrop Grumman	2008	1,825,000
Siceluff Hall	MSU	2009	6,798,347
Wheeler Parking	CoxHealth	2009	46,000
Walnut Lawn Orthopedic	CoxHealth	2010	3,260,855

CARSON-MITCHELL, INC.  
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Fall Creek	Diamond Resorts	2010	4,226,811
Cox – WHVC – Parking	CoxHealth	2010	1,268,593
Fall Creek Campground	Diamond – Fall Creek	2010	985,300
Watershed Center	Watershed Cmte. of the Ozarks	2011	1,041,978
Park Central Square	City of Springfield	2011	1,824,025
Cox North Garage Repairs	CoxHealth	2011	385,176
Replace Height Bar	CoxHealth	2011	26,560
Remove & Replace MRI	Nu-Way	2011	34,104
Grand Entry-Bass Pro	Whiting-Turner	2012	273,550
Wildlife Galleries-Bass Pro	Whiting-Turner	2012	207,192
Doling Park Improvements	City of Springfield	2012	1,390,000
Saint Agnes Cathedral	Arch-Diocese of Springfield	2012	850,000
3M Decathlon	3M	2012	328,500
Mayes Remodel Dealership	Mayes Auto	2012	1,600,000
Gettysburg Address-Springfield	State of Missouri	2012	13,000
Gettysburg Address-Higginsville	State of Missouri	2012	21,000
McDaniel Dam Cold Joint Repair	City Utilities of Springfield	2012	15,000
Silo Removal	Balchem	2012	65,000
MSU – New Vehicular Signage	Missouri State	2013	180,000
Bass Pro Shops	Whiting-Turner	2013	240,000
Fall Creek	Diamond Resorts	2013	1,557,500
MSU – Rigging Points Install	MSU	2013	26,940

CARSON-MITCHELL, INC.  
*Engineers & Builders*



## PORTFOLIO OF COMPLETED PROJECTS:

<u>Project</u>	<u>Owner</u>	<u>Date</u>	<u>Value</u>
Bass Pro Shops-Hunting Hall	Whiting – Turner	2013	61,075
MSU – Stage Lift Replacement	MSU	2014	292,800
MSU-Vault Lid Replacement	MSU	2014	41,600
Jordan Valley Community Health	JVCHC	2014	445,637
MSU-Kentwood Hall	MSU	2014	1,780,078
CU Foundations	City Utilities	2015	289,160
Fiocchi Warehouse Addition	Fiocchi Ammunition	2015	3,084,514
Carpenter’s Training Center	Carpenter’s Union	2015	795,000
MSU – Tunnel Repair	MSU	2015	380,600
Tri-Lakes Bio Solids	Taney County	2015	6,200,937
Birthing Center	Birth Innately	2015	383,960
MSU – Temple Hall	MSU	2015	2,786,760
Operation & Maintenance Facility	City of Branson	2015	834,128
JTEC-Concrete Ash Tank	City Utilities	2015	1,412,257
Springfield Underground	Springfield Underground	2016	408,678
Hammons Field Concrete	Queen City Roofing	2016	19,785
OTC – Campus Expansion	OTC	2016	986,471
MSU – Blair House	MSU	2016	1,371,567
S14 & S 28 Centrifuge	Euticals	2016	77,295
Freezer Foundation & CO2 Pit	Moon Ridge Foods	2016	439,885
WLG – Phase 2	Whiting Turner	2017	426,195

CARSON-MITCHELL, INC.  
*Engineers & Builders*



Diver Tank	Whiting Turner	2017	1,863,519
Branson Streetscapes-Phase 2	City of Branson	2017	4,580,406
QCR – Addition	Queen City Roofing	2017	1,065,000
Hwy 76 Improvements	City of Branson	2017	5,708,106
MSU-Rigging Points	MSU	2017	79,780
OTC – Jordan Creek Stabilization	OTC	2017	137,000
MSU-Kentwood Hall, Elevator	MSU	2018	1,781,316
MSU – Ellis Hall	MSU	2018	12,344,203
Dolby SLS	Dolby	2018	1,487,752
Gamma Alloys	Gamma	2018	416,362
MSU – Hill Hall	MSU	2018	9,149,069
Mechanical Roof Enclosures	Central Bank	2018	353,682
Busch Building	City of Springfield	2019	594,632
S-15	AMRI	2019	180,835
S-12	AMRI	2019	161,501.
MSU-Hammons House	MSU	2019	392,968.
Mayse Tornado Damage	Mayse Automotive	2019	315,404.
Mettemeyer Office Expansion	Mettemeyer Engineering	2019	169,397.
MSU – Kemper Hall	MSU	2019	312,900.
MSU – Blair Shannon	MSU	2019	518,425.
Airport Car Rental Facility	Springfield/Branson Airport	2019	181,313.
MSU – Food Court	MSU	2019	272,000.
Geo Engineer Infill	Oak Star Bank	2019	618791.

CARSON-MITCHELL, INC.  
*Engineers & Builders*



Loehr Chiropractic Infill	Loehr Chiropractic	2020	692,906
Griesmer Residence	Griesmer	2020	952,772
Oak Star Bank-Pergola	Oak Star Bank	2020	96,785
MSU – Carrington Hall	MSU	2020	1,029,708
Toth Office Infill	Toth & Associates	2021	2,153,063
Sunshine Elementary Renovation	Springfield Public Schools	2021	11,626,919
Bluebird Underground	Bluebird	2021	10,190,971
JMARK Office Infill	JMARK	2021	748,978
Shelter Insurance Claims Office	Shelter Insurance	2021	2,560,149
Taney County Parking Garage	Taney County	2021	397,395
MSU Tunnel Lid Repairs	MSU	2021	407,743
Meyer Center Therapy Pool	Cox Health	2021	263,665
Springfield Landfill	City of Springfield	2022	5,157,699
S19B Capacity Expansion	Curia Global	2022	1,038,684
MSU Kampeter Hall	MSU	2023	8,629,244
Cox Branson Infrastructure Upgrade	Cox Health	2023	3,065,233
MSU Performance Art Pavilion	MSU	2023	5,391,435
MSU IDEA Commons	MSU	2023	788,053
MSU Chiller #6	MSU	2023	3,004,169
OTC ITTC Renovation	OTC	2024	5,083,544
Nixa Substation	MPUA	2024	183,300
OTC ITTC Addition	OTC	2024	1,508,300
OTC Campus Improvements East	OTC	2024	3,041,128

CARSON-MITCHELL, INC.  
*Engineers & Builders*



MPUA Oil Containment	MPUA	2024	198,983
Morrow Tower Crane	Morrow	2024	121,928
3M Restroom Reno	Waldinger	2024	303,967
Cox North Chiller Replacement	Cox Health	2024	578,000
3M Retention Basin	Waldinger	2024	282,822
Bridge Repair	Ozark Special Road District	2024	45,810
Bell Tower Restoration	Sacred Heart Catholic Church	2024	41,070
Temple Hall PH1 – Gen Trades	Whiting-Turner	2025	2,335,368
Temple Hall – Steel Erection	Whiting-Turner	2025	2,036,304
MSU Kemper Hall Renovation	MSU	2025	7,913,482

CARSON-MITCHELL, INC.  
*Engineers & Builders*



## CONTRACTS ON HAND

Contract	Amount	Completion Date	%
Whiting-Turner Blunt Hall PH2	\$2,668,000.00	05-01-26	80%
Plumber's Union Hall	\$4,449,000.00	03-31-26	90%
Whiting-Turner Art Museum Demo	\$ 663,821.00	03-31-26	90%
Whiting-Turner Art Museum Steel	\$ 1,020,109.00	05-01-26	90%
Pacific Office Tower Renovation	\$ 805,000.00	05-01-26	80%
Aurora City Hall Renovation	\$ 633,000.00	06-01-26	60%
OTC Campus Entry Sign	\$ 141,000.00	06-01-26	20%
Oscar Blom Streambank	\$ 777,343.00	05-12-26	40%
Greene County Historic Courthouse	\$ 233,245.00	03-23-26	20%

## REFERENCES

Carson-Mitchell, Inc. is widely known as a quality-oriented contractor that effectively, efficiently and consistently delivers what is promised. For references, please contact the following:

### ***Banks***

Commerce Bank  
1345 E. Battlefield  
Springfield, MO  
Contact: **Adam Reichert**  
Phone: 417.869.5411

### ***Insurance***

Holmes Murphy  
1828 Walnut St Suite 701  
Kansas City, MO  
Contact: **Joe Tiernan**  
Phone: 816-857-7821

### ***Bonding***

Thomas McGee, L.C. Insurance  
Agency  
600 Broadway, Suite 600  
Kansas City, Missouri 64114  
Contact: **Tom English**  
Phone: 816.842.4800

### ***Architects***

Hood-Rich Architecture  
400 South Ave. Suite 300  
Springfield, MO  
Contact: **Josh Livingston**  
Phone: 417.862.4483

Esterly Schneider  
1736 E. Sunshine  
Springfield, MO  
Contact: **Timothy Guillot**  
Phone: 417.862.0558

### ***Trade Associations***

The Builders Association  
632 W. 39<sup>th</sup> Street  
Kansas City, MO  
Contact: Miles Boyer  
Phone: 816.531.4741

### ***Projects***

Plumber's & Pipefitters Hall  
2221 N. Alliance  
Springfield, MO  
Contact: **Michael Gott**  
Phone: 417-869-0633

Cox Health  
3801 S. National  
Springfield, MO  
Contact: **Rob Woodruff**  
Phone: 417-269-3000

MSU Design & Construction  
901 S. National  
Springfield, MO  
Contact: **Mark Wheeler**  
Phone: 417.836.5101

---

## JASON CARSON

---

### TITLE: CEO / Chief Estimator

Creates project estimate based on the owners objectives and design. Tracks project cost through the construction phase of the project and makes cash flow projections. Assists in selection of the project team of subcontractors and suppliers in order to deliver the project on schedule and budget.

### RELEVANT EXPERIENCE

#### Project Manager

MSU Ellis Hall - \$12 Million  
Wonders of Wildlife Aquarium Addition - \$3 Million  
Branson 76 Phase 3 - \$5.8 Million  
Fall Creek Flood Remediation, Branson, MO - \$6.5 Million  
Heer's Parking Garage – \$6.8 Million  
Foot Doctor MOB - \$1.4 Million  
Columbarium Wall - \$800,000  
James River Power Station Improvements - \$90,000  
Preston & Nancy Office Infill - \$100,000  
Cox Health Parking Structure - \$6 Million  
Cox Health Hulston Cancer Center - \$4.4 Million

### ORGANIZATIONS

Builders Association – Past Board of Directors  
Springfield Contractors Association – Board of Directors since 2021  
Associated General Contractors  
Construction Financial Management Association  
Construction Leadership Council

### PROFESSIONAL PROFILE

Over 23 years in the Construction Industry working in estimating and project management. Experienced in construction scheduling, construction budgeting, cash flow analysis, and estimating.

### EDUCATION & LICENSES

Bachelor of Science – Business Administration, Missouri State University – Springfield  
American Society of Professional Estimators – Estimating Academy  
World of Concrete Mix Design Courses  
Construction Financial Management Courses  
AutoCAD Civil 3D 2012 Training  
NCCCO – Certified Rigger and Signalperson



Company ID Number: 201720

## Information Required for the E-Verify Program

### Information relating to your Company:

Company Name	Carson - Mitchell, Inc.
Company Facility Address	2119 E. Division Street Springfield, MO 65803
Company Alternate Address	PO Box 667 Springfield, MO 65801
County or Parish	GREENE
Employer Identification Number	440522493
North American Industry Classification Systems Code	236
Parent Company	Carson - Mitchell, Inc.
Number of Employees	20 to 99
Number of Sites Verified for	1

Company ID Number: 201720

**Approved by:**

<b>Employer</b> Carson - Mitchell, Inc.	
Name (Please Type or Print) Cheryl Zielke	Title
Signature Electronically Signed	Date 03/27/2009
<b>Department of Homeland Security – Verification Division</b>	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 03/27/2009

# STATE OF MISSOURI



**Denny Hoskins**  
**Secretary of State**

CORPORATION DIVISION  
CERTIFICATE OF GOOD STANDING

I, DENNY HOSKINS, Secretary of State of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

*CARSON-MITCHELL, INC.*  
*00069562*

was created under the laws of this State on the 30th day of January, 1947, and is in good standing, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 12th day of February, 2025.

*Denny Hoskins*  
Secretary of State



Certification Number: CERT-02122025-0012

FROM: Eric Hambey, Manager  
Hambey Construction, LLC  
1313 N Nias Ave Ste B & C  
Springfield, MO 65802  
(hereinafter called "Bidder")

TO: Attn: Todd Wiesehan  
Christian County Commission  
100 W. Church St., Ste 100  
Ozark, MO 65721  
  
(hereinafter called "Owner")

RE: Christian County Operations Building – Phase II County Office Infill  
  
Architect-Engineer Project No. 25-051.00

=====

The Undersigned, having received and examined the Drawings, the Project Manual, and Addenda for the above referenced Project, proposes to furnish all labor, materials, equipment, supervision and all associated items required for completion of the Work, as required by and in strict accordance with the above-named documents for the following sum:

A. BASE PROPOSAL

Bidder agrees to perform all of the Work necessary to complete the Total Project as described in the Project Manual and indicated on the Drawings for the sum of:

Two Million One Hundred Ninety-Nine Thousand Dollars (\$ 2,199,000.00 )  
(Amount shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.)

B. TIME OF COMPLETION

The Bidder agrees to achieve Substantial Completion for Phase I work within 210 calendar days from the date that the Notice to Proceed is issued. The Bidder also agrees to achieve Final Completion of the Work, for each project, not less than sixty (60) calendar days after Substantial Completion is achieved. The Contractor further agrees to pay to or allow the Owner as liquidated damages the sum of Five Hundred Dollars (\$500.00) per calendar day, per each project, after the date agreed to for Substantial Completion and Five Hundred Dollars (\$500) per calendar day after the day set for Final Completion as specified in Article 10 - Liquidated Damages of the General Conditions for each day thereafter that the work remains incomplete.

C. ADDENDA

The Undersigned has received and examined the following Addendum numbered One & Two, and has incorporated their provisions in this Bid.

#### D. FURTHER CONDITIONS

The Undersigned, by submitting this Bid, further agrees:

1. That this Bid shall be valid and may not be withdrawn within 45 days after the scheduled closing time for receiving bids.
2. To accept the provisions of the "INSTRUCTIONS TO BIDDERS."
3. To enter into and execute a Contract, if awarded on the basis of this Proposal, and to furnish the Performance Bond and Labor and Material Payment Bond in accordance with the General Conditions of the Contract.
4. To accomplish the Work in accordance with the Contract Documents, of which this Proposal is made a part.
5. To coordinate and schedule all Work with Owner.
6. That it is understood that the Owner may reject any or all bids and waive any formalities.

#### E. SUBCONTRACTORS:

Each Bidder shall be required upon request to provide a list of subcontractors to the Owner within 24 hours of the Bid Date.

F. I have completed the Bid and have enclosed the following:

1. Bid Security, in specified amount, and copy of Surety Agent's Power of Attorney.
2. Contractor's Statement of Qualifications.

=====  
Respectfully submitted:

Bidder: Hambey Construction, LLC

Signature: *E. Hamby* Date: 02/05/2026

Title: Manager

Business Address: 1313 N Nias Ave Ste B & C  
Springfield, MO 65802

Telephone Number: ( 417 ) 988-0206

If Bidder is a Partnership, complete the following:

Name of Partners: \_\_\_\_\_

If Bidder is a Corporation, complete the following:

Name and Address of President: \_\_\_\_\_

Name and Address of Treasurer: \_\_\_\_\_

(SEAL)  
(If Bid is by  
a corporation)

END OF SECTION

**CONTRACTOR'S STATEMENT OF QUALIFICATIONS**

\*Submit with Bid

1. Name and Address (with zip code) of Firm.  
Hambey Construction, LLC  
1313 N Nias Ave Ste B & C  
Springfield, MO 65802  
Federal ID No. 20-8067833
2. Area Code and Telephone Number. 417-988-0206
3. Area Code and Fax Number.

**For Corporation Only:**

4. Date of Incorporation.
5. Name of State(s) in which incorporated.
6. If not incorporated in Missouri; give Certificate of Authority to do business in Missouri. (Certificate Number and Date).
7. President's Name.
8. Secretary's Name.

**For Partnership Only:**

11. Date of Organization.
12. Is the partnership:  General  Limited  Association
13. Name and addresses of all partners (with zip codes).  
A.  
B.  
C.

**NOTE: If the Bidder is a Joint Venture, then all parties to the Joint Venture must complete a separate Statement of Qualifications.**

14. If you have done business under a different name, please give name and location.

---

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---

**General Information:** All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. Additional information may be submitted, if so desired.

15. Number of permanent employees. 25

16. Geographical limits of operation. Southwest, southeast, and central Missouri

17. How many years have you been engaged in construction under your present firm name or trade name? 19

18. General character of work performed by you.  
General contractor delivering on-time and on-budget projects for commercial and industrial clients, including new construction, remodels, and renovations

19. List the most important contracts recently completed by you, include at least 2, stating approximate gross cost for each, and the month and year  
Freedom Bank Cassville Operations Bldg Addition, \$1.8 million, November 2025  
OTC Operations Center Renovation, \$266,000, October 2025  
Paul Mueller Co, Building #1 Maintenance Bathroom, \$387,000, January 2026

20. List customer references for current and recently completed contracts of a similar nature. Provide company name, address of construction, contact name, and contact phone, and architect's name and contact phone. The City prefers that all such customers during the last three years be listed but you must list all customers for the last year prior to submitting this statement.(Attach as necessary)  
See attached (1 page)

21. Contracts on hand: (Schedule these, showing gross amount of each contract and the respective anticipated dates of completion.)  
Barry Electric Cooperative, \$2.7 million (current - August 2025)  
Nixa City Hall, \$1.98 million (current - April 2025)  
SRC Electrical \$170k (current - March 2025)  
Strafford Storage \$500k (current - May 2025)

22. Have you ever failed to complete any work awarded to you. If so, where and why?  
No

23. Have you ever been put on liquidated damages on any contract awarded to you. If so, where and why?  
 No
24. Have you ever defaulted on a contract? If so, where and why?  
 No
25. Has your firm ever engaged in litigation or mediation for the settlement of claims or disputes arising out of a construction contract? If so, give particulars. No
26. List your major equipment available for the type of work described by the specifications. Scissor lifts, job trailers, skid loader and typical power tools necessary for this particular project.
27. To what extent would you expect to employ Subcontractors?  
 We expect to employ subcontractors for MEP scopes, some finishes, and millwork.
28. List experience in construction work similar in nature and scope.  
 We have satisfactorily performed several office remodels and additions including projects for the City of Nixa, City of Springfield, Ozark Technical Community College, Paul Mueller Company, Freedom Bank of Southern Missouri, HDR, SRC, Expedia, T-Mobile, and more. Many of our clients have utilized our services for multiple projects.
29. List background and experience for the principal members of your organization include the Officers.  
 Available upon request
30. Give bank reference.  
 Freedom Bank of Southern Missouri, 502 S State Hwy AB, Willard MO  
 Taylor Robertson, 417-742-1776
31. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by the Owner.  
 Yes

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the Owner in verification of the recitals comprising his Statement of Qualifications.

Dated at 7:30am this 5<sup>th</sup> day of February, 2026.

Firm Name: Hambey Construction, LLC

By: [Signature]  
Signature

Print Name/Title Eric Hambey, manager

State of Missouri )

County of Greene ) SS

Eric Hambey, being  
duly sworn, deposes and

says that he is (Title) manager of  
Hambey Construction, LLC

and that the answers to the foregoing questions and all statements therein contained are true and correct. Subscribed and sworn to before me this 5<sup>th</sup> day of February, 2026

[Signature]  
Notary Public

My commission expires: 01/08/2028

SUMMER DOUGHERTY  
NOTARY PUBLIC, NOTARY SEAL  
STATE OF MISSOURI  
GREENE COUNTY  
COMMISSION # 24659212  
MY COMMISSION EXPIRES: 01/08/2028

END OF SECTION

## **Customer References for Hambey Construction**

### **Project: Nixa City Hall Remodel**

City of Nixa, Missouri  
715 W Mt. Vernon St  
Nixa, MO 65714  
Justin Orf, Project Facilitator  
417-725-7385

Architect: Insight Design Architects  
Nathan Rapp  
417-724-8553

### **Project: Operations Office Addition for: Freedom Bank of Southern Missouri**

Freedom Bank of Cassville  
97 Main Street, Cassville MO 65625  
Stan Kelley, CEO  
417-846-1719

Architect: Derington Architects  
Bill Derington  
417-883-3760

### **Project: Office Building Addition & Reno for: Barry Electric Cooperative**

Barry Electric Cooperative  
4015 Main Street  
Cassville, MO 65625  
Jennifer McBroom, CEO & General Manager  
417-671-0909

Architect: Derington Architects  
Bill Derington  
417-883-3760

### **Project: Operations Center Office Renovations for: Ozark Technical Community College**

Ozark Technical Community College  
933 E. Central Ave  
Springfield, MO 65802  
Blayne Radford, College Director of Project Management  
417-447-4810

Architect: Hood-Rich Architecture  
Larry Parke  
417-862-4483

### **Project: Springfield Cardinals Press Level Renovations**

Springfield Cardinals  
955 E. Trafficway St  
Springfield, MO 65802  
Aaron Lowery, Vice President of Stadium Operations  
417-832-3004

Architect: NForm Architecture  
Travis Tindall  
417-873-2255



AIA®

# Document A310™ – 2010

## Bid Bond

**CONTRACTOR:**

*(Name, legal status and address)*  
Hambey Construction, LLC  
1313 N. Nias Avenue, Suite B & C  
Springfield, MO 65802

**SURETY:**

*(Name, legal status and principal place of business)*  
Merchants National Bonding, Inc.  
P.O. Box 14498  
Des Moines, IA 50306

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)*  
Christian County Commission  
100 W. Church Street, Room 100  
Ozark, MO 65721

**BOND AMOUNT:** Five Percent of Amount Bid (5%)

**PROJECT:**

*(Name, location or address, and Project number, if any)*  
Christian County Operations Building - Phase II County Office Infill  
479 North Government Plaza Circle, Ozark, MO 65721  
Infill of Phase I Building Shell for County Offices

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.

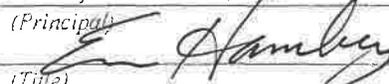
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

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 heretofore 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 5th day of February, 2026

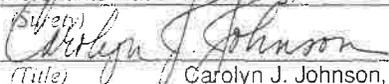
  
*(Witness)*

Hambey Construction, LLC  
*(Principal)*  *(Seal)*

  
*(Title)*

  
*(Witness)*

Merchants National Bonding, Inc.  
*(Surety)*  *(Seal)*

Adrienne Slaughter   
*(Title)* Carolyn J. Johnson, Attorney-in-Fact



**CAUTION:** You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.

# MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Adrienne L Slaughter; Ashley Cordle; Carolyn J Johnson; Charles R Elliott; Colton Kueser; Daniel B McCarville; Darin Johnson; Jade Gardner; Lanette Cutright; Maria Dressman; Melvin L Kueser; Siarra N Robles

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

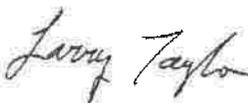
In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 2nd day of June, 2025

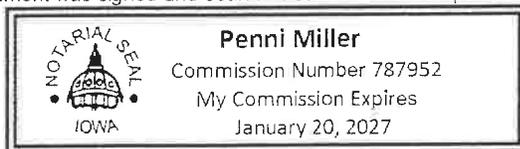


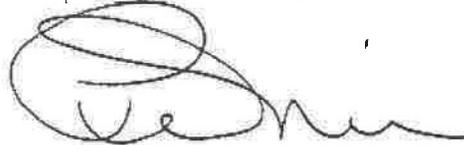
MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
MERCHANTS NATIONAL INDEMNITY COMPANY

By   
President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 2nd day of June, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



  
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 5th day of February, 2026



  
Secretary



FROM: Nesbitt Construction, Inc.  
1400 E Saint Louis St  
Springfield, MO 65804

(hereinafter called "Bidder")

TO: Attn: Todd Wiesehan  
Christian County Commission  
100 W. Church St., Ste 100  
Ozark, MO 65721

(hereinafter called "Owner")

RE: Christian County Operations Building – Phase II County Office Infill

Architect-Engineer Project No. 25-051.00

=====

The Undersigned, having received and examined the Drawings, the Project Manual, and Addenda for the above referenced Project, proposes to furnish all labor, materials, equipment, supervision and all associated items required for completion of the Work, as required by and in strict accordance with the above-named documents for the following sum:

A. BASE PROPOSAL

Bidder agrees to perform all of the Work necessary to complete the Total Project as described in the Project Manual and indicated on the Drawings for the sum of:

Two million Eighty-Three Thousand (\$2,083,000)  
(Amount shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.)

B. TIME OF COMPLETION

The Bidder agrees to achieve Substantial Completion for Phase I work within 225 calendar days from the date that the Notice to Proceed is issued. The Bidder also agrees to achieve Final Completion of the Work, for each project, not less than sixty (60) calendar days after Substantial Completion is achieved. The Contractor further agrees to pay to or allow the Owner as liquidated damages the sum of Five Hundred Dollars (\$500.00) per calendar day, per each project, after the date agreed to for Substantial Completion and Five Hundred Dollars (\$500) per calendar day after the day set for Final Completion as specified in Article 10 - Liquidated Damages of the General Conditions for each day thereafter that the work remains incomplete.

C. ADDENDA

The Undersigned has received and examined the following Addendum numbered 1, 2, and has incorporated their provisions in this Bid.

D. FURTHER CONDITIONS

The Undersigned, by submitting this Bid, further agrees:

1. That this Bid shall be valid and may not be withdrawn within 45 days after the scheduled closing time for receiving bids.
2. To accept the provisions of the "INSTRUCTIONS TO BIDDERS."
3. To enter into and execute a Contract, if awarded on the basis of this Proposal, and to furnish the Performance Bond and Labor and Material Payment Bond in accordance with the General Conditions of the Contract.
4. To accomplish the Work in accordance with the Contract Documents, of which this Proposal is made a part.
5. To coordinate and schedule all Work with Owner.
6. That it is understood that the Owner may reject any or all bids and waive any formalities.

E. SUBCONTRACTORS:

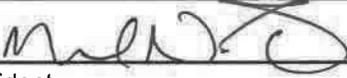
Each Bidder shall be required upon request to provide a list of subcontractors to the Owner within 24 hours of the Bid Date.

F. I have completed the Bid and have enclosed the following:

1. Bid Security, in specified amount, and copy of Surety Agent's Power of Attorney.
2. Contractor's Statement of Qualifications.

=====  
Respectfully submitted:

Bidder: Michael Nesbitt

Signature:  Date: 2/5/26

Title: President

Business Address: 1400 E Saint Louis St.  
Springfield, MO 65802

Telephone Number: ( 417 ) 866-6199

If Bidder is a Partnership, complete the following:

Name of Partners: \_\_\_\_\_

If Bidder is a Corporation, complete the following:

Name and Address of President: Michael Nesbitt 1400 E. St Louis Street

Springfield MO 65802  
Name and Address of Treasurer: Michael Nesbitt, same as above

(SEAL)  
(If Bid is by  
a corporation)



END OF SECTION

**CONTRACTOR'S STATEMENT OF QUALIFICATIONS 00 4513**

**CONTRACTOR'S STATEMENT OF QUALIFICATIONS**

\*Submit with Bid

1. Name and Address (with zip code) of Firm.

Nesbitt Construction, Inc.

1400 E. Saint Louis St.

Springfield, MO 65802

Federal ID No. 43-1751924

2. Area Code and Telephone

Number. 417-866-6199

3. Area Code and Fax

Number. 417-866-0949

**For Corporation Only:**

4. Date of

Incorporation. 7/1/1996

5. Name of State(s), in which

incorporated. 1

6. If not incorporated in Missouri; give Certificate of Authority to do business in Missouri.

(Certificate Number and Date).

7. President's

Name. Michael Nesbitt

8. Secretary's

Name. Liz Street

**For Partnership Only:**

11. Date of

Organization.

12. Is the partnership:

General

Limited

Association

13. Name and addresses of all partners (with zip codes).

A.

B.

C.

**NOTE: If the Bidder is a Joint Venture, then all parties to the Joint Venture must complete a separate Statement of Qualifications.**

14. If you have done business under a different name, please give name and location.

---

---

---

**General Information:** All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. Additional information may be submitted, if so desired.

15. Number of permanent employees. 17

16. Geographical limits of operation. Southwest Missouri

17. How many years have you been engaged in construction under your present firm name or trade name? 48

18. General character of work performed by you.  
Commercial General Contractor

19. List the most important contracts recently completed by you, include at least 2, stating approximate gross cost for each, and the month and year

---

Please see Attached (AIA Document A305-2020 Exhibit D - pages 1 & 2)

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20. List customer references for current and recently completed contracts of a similar nature. Provide company name, address of construction, contact name, and contact phone, and architect's name and contact phone. The City prefers that all such customers during the last three years be listed but you must list all customers for the last year prior to submitting this statement. (Attach as necessary)

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Please see Attached (AIA Document A305-2020 Exhibit D - pages 1 & 2)

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21. Contracts on hand: (Schedule these, showing gross amount of each contract and the respective anticipated dates of completion.)

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Please see Attached (Contracts in Progress)

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22. Have you ever failed to complete any work awarded to you. If so, where and why?

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NO

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23. Have you ever been put on liquidated damages on any contract awarded to you. If so, where and why? NO
24. Have you ever defaulted on a contract? If so, where and why? NO
25. Has your firm ever engaged in litigation or mediation for the settlement of claims or disputes arising out of a construction contract? If so, give particulars. NO
26. List your major equipment available for the type of work described by the specifications.  
Scissorlifts
27. To what extent would you expect to employ Subcontractors?  
Approximately 70-80% of work will be subcontracted.
28. List experience in construction work similar in nature and scope.  
Please see Attached (AIA Document A305-2020 Exhibit D - pages 1 & 2)
29. List background and experience for the principal members of your organization include the Officers.  
Please see Attached (Project Staffing)
30. Give bank reference.  
Arvest Bank Ryan Mooney: 417-827-1207  
730 N. National  
Springfield, MO 65802
31. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by the Owner.  
Yes



# AIA Document A305 – 2020 Exhibit D

## Contractor's Past Project Experience, Continued

	1	2	3	4
<b>PROJECT NAME</b>	Nixa High Point	Penmac	Silver Springs Park Renovations	Weston Kissee Professional Office Building
<b>PROJECT LOCATION</b>	900 N Cheyenne Road Nixa, MO 65714	447 South Avenue Springfield, MO 65806	1100 N. Hampton Ave. Springfield, MO 65802	3333 W. Battlefield Rd. Springfield, MO 65807
<b>PROJECT TYPE</b>	Addition of classrooms and cafeteria	Interior Remodel	Pavilion+ Park Renovations	New Build
<b>OWNER</b>	Nixa Public Schools Kevin Koppe	Rebecca Swanson director of facility	Laura Merriman Greene Cty Operations	Weston Kissee
<b>ARCHITECT</b>	SAPP Design Associates Architects, P.C.	Dake-Wells Architecture	Oke-Thomas & Assoc.	ESTERLY SCHNEIDER & ASSOCIATES
<b>CONTRACTOR'S PROJECT EXECUTIVE</b>	Michael Nesbitt	Michael Nesbitt	Michael Nesbitt	Michael Nesbitt
<b>KEY PERSONNEL (include titles)</b>	Michael Nesbitt Tim Gaunt	Michael Nesbitt Kelly Bashore	Michael Nesbitt Joe Jackson	Michael Nesbitt Kelly Bashore
<b>PROJECT DETAILS</b>	Contract Amount \$5,845,596 Completion Date June 10, 20205 % Self-Performed Work 10%	Contract Amount \$680,000 Completion Date In progress % Self-Performed Work 30%	Contract Amount \$1.4 Million Completion Date: July 2025 % Self-Performed Work 35%	Contract Amount \$ 920,000.000 Completion Date May 2025 % Self-Performed Work 35%
<b>PROJECT DELIVERY METHOD</b>	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
<b>SUSTAINABILITY CERTIFICATIONS</b>	N/A	N/A	N/A	N/A



# AIA Document A305™ – 2020 Exhibit D

## Contractor's Past Project Experience, Continued

	1	2	3	4
PROJECT NAME	Assemblies of God 2nd Floor Renovations	Assemblies of God 4th Floor Renovations	Greene County Juvenile Treatment Court	
PROJECT LOCATION	1445 N Booneville Ave Springfield, MO 65802	1445 N Booneville Ave Springfield, MO 65802	1010 N. Booneville Ave Springfield, MO 65802	
PROJECT TYPE	interior renovations	Interior Renovations	Courtroom Addition	
OWNER	General Council of Assemblies of God R. Bomert	General Council of Assemblies of God R. Bomert	Greene County Missouri	
ARCHITECT	Torgerson Design	Torgerson Design	N-Form Architecture	
CONTRACTOR'S PROJECT EXECUTIVE	Michael Nesbitt	Michael Nesbitt	Michael Nesbitt	
KEY PERSONNEL (include titles)	Tim Gaunt, Director of Ops Danny Hilton, Super	Tim Gaunt, Director of Ops Danny Hilton, Super	Michael Nesbitt	
PROJECT DETAILS	Contract Amount \$964,815.00  Completion Date  % Self-Performed Work 45%	Contract Amount \$564,926.00  Completion Date  % Self-Performed Work 45%	Contract Amount \$1,339,500.00  Completion Date January 2025  % Self-Performed Work 30%	Contract Amount  Completion Date  % Self-Performed Work
PROJECT DELIVERY METHOD	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS				



## Contracts in Progress

<b>Job Name</b>	<b>Total Contract Price</b>	<b>Estimated Completion Date</b>
Merica Family Dental	\$2,559,699	6/25/2026
Diggins Baptist Church	\$689,473	3/31/2026
J.R. Martin Park Improvements	\$2,702,400	5/31/2026
Sunset Church of Christ	\$250,453	3/31/2026
SPS Dugouts Renovations	\$42,577	3/15/2026
Qdoba Nixa Infill	\$591,332	4/15/2026
J.Crew @Battlefield Mall Infill	\$294,328	3/31/2026
Bluebird Pediatric Dentistry	\$460,000	6/30/2026

## **NESBITT CONSTRUCTION, INC.**

### **PROJECT STAFFING**

**MICHAEL NESBITT, PRESIDENT** – Applies his 25+ years of experience to direct Nesbitt Construction's project team and office staff to meet project goals.

**JOE JACKSON, ESTIMATOR** – Utilizes his 30+ years of experience to review and cost estimate projects. Duties include: Plans and specification review for cost estimation of project; Develop and review scopes of work and bid packages; Assist in scheduling consultation; Leads hand-off of project information to Project Manager & Superintendent

**TIM GAUNT, DIRECTOR OF OPERATIONS** – Utilizes his 20 years of field experience to coordinate and facilitate project goals in conjunction with the Project Manager & Superintendent. Consults with project team members to apply day-to-day construction means and methods to ensure quality design and construction detailing.

**JUSTIN PETERSBURG, AIA, PROJECT MANAGER** – Applies his 10+ years of architectural experience to facilitate project management tasks that increases project team success. Duties include: Plans & specification review; Develop and write scopes of work including bid packages; Coordinate and communicate with Owner, Design Team, subcontractors and suppliers for construction purposes; Develop and maintain program and project schedule; Submittal Manager

### **PROJECT ADMINISTRATION TEAM**

**LIZ STREET, DIRECTOR OF ACCOUNTING** – Oversee financial information of project including accounts payable & receivable, payroll, invoicing, lien waivers.

**TONI MURRELL, PROJECT ENGINEER & ACCOUNTING ASSISTANT** – Coordinates contracts, insurance, project start-up and close-out documentation.

 **AIA<sup>®</sup> Document A310<sup>™</sup> – 2010****Bid Bond****CONTRACTOR:***(Name, legal status, and address)*

Nesbitt Construction, Inc  
1400 E St Louis Street  
Springfield, MO 65802

**SURETY:***(Name, legal status, and principal place of business)*

West Bend Insurance Company  
1900 South 18th Avenue  
West Bend, WI 53095

**OWNER:***(Name, legal status and address)*

Christian County Commission  
100 W Church St  
Ozark, MO 65721

**BOND AMOUNT:** \$ Five Percent (5%) of Bid Amount**PROJECT:***(Name, location or address, and Project number, if any)*

Christian County Operations Building - Phase II  
County Office Infill

**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.

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

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 5th day of February

, 2026



[Signature]  
(Witness)

[Signature]  
(Principal) (Seal)

President  
(Title)

[Signature]  
(Surety)

[Signature]  
(Witness)

Robert L Cox II, Attorney in Fact  
(Title)





Bond No. n/a

**POWER OF ATTORNEY**

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

Robert L Cox II, Rodney Demaree, Kathryn E Johnson, Luke Lambert, Kacee McCrorey, Julie Messbarger

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars (\$30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1<sup>st</sup> day of January 2024.

*Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.*

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1<sup>st</sup> day of January 2024.

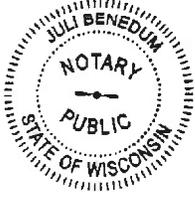
Attest Christopher C. Zwygart  
Christopher C. Zwygart  
Secretary



Robert J. Jacques  
Robert J. Jacques  
President

State of Wisconsin  
County of Washington

On the 1<sup>st</sup> day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli Benedum  
Lead Corporate Attorney  
Notary Public, Washington Co., WI  
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 5th day of February, 2026.



Christopher C. Zwygart  
Christopher C. Zwygart  
Secretary



# AIA Document A701® – 2018

## Instructions to Bidders

for the following Project:

*(Name, location, and detailed description)*

Christian County Operations Building - Phase II County Office Infill  
479 North Government Plaza Circle  
Ozark, MO 65721  
Infill of Phase I Building Shell for County Offices

### THE OWNER:

*(Name, legal status, address, and other information)*

Christian County Commission  
100 W Church Room 100  
Ozark, MO 65721

### THE ARCHITECT:

*(Name, legal status, address, and other information)*

Gaskin Hill Norcross of Missouri, Inc.  
300 South Jefferson, Suite 301  
Springfield, MO 65806

### TABLE OF ARTICLES

- 1 DEFINITIONS
- 2 BIDDER'S REPRESENTATIONS
- 3 BIDDING DOCUMENTS
- 4 BIDDING PROCEDURES
- 5 CONSIDERATION OF BIDS
- 6 POST-BID INFORMATION
- 7 PERFORMANCE BOND AND PAYMENT BOND
- 8 ENUMERATION OF THE PROPOSED CONTRACT DOCUMENTS

### ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes 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 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.

FEDERAL, STATE, AND LOCAL LAWS MAY IMPOSE REQUIREMENTS ON PUBLIC PROCUREMENT CONTRACTS. CONSULT LOCAL AUTHORITIES OR AN ATTORNEY TO VERIFY REQUIREMENTS APPLICABLE TO THIS PROCUREMENT BEFORE COMPLETING THIS FORM.

It is intended that AIA Document G612™–2017, Owner's Instructions to the Architect, Parts A and B will be completed prior to using this document.

## **ARTICLE 1 DEFINITIONS**

§ 1.1 Bidding Documents include the Bidding Requirements and the Proposed Contract Documents. The Bidding Requirements consist of the advertisement or invitation to bid, Instructions to Bidders, supplementary instructions to bidders, the bid form, and any other bidding forms. The Proposed Contract Documents consist of the unexecuted form of Agreement between the Owner and Contractor and that Agreement's Exhibits, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, all Addenda, and all other documents enumerated in Article 8 of these Instructions.

§ 1.2 Definitions set forth in the General Conditions of the Contract for Construction, or in other Proposed Contract Documents apply to the Bidding Documents.

§ 1.3 Addenda are written or graphic instruments issued by the Architect, which, by additions, deletions, clarifications, or corrections, modify or interpret the Bidding Documents.

§ 1.4 A Bid is a complete and properly executed proposal to do the Work for the sums stipulated therein, submitted in accordance with the Bidding Documents.

§ 1.5 The Base Bid is the sum stated in the Bid for which the Bidder offers to perform the Work described in the Bidding Documents, to which Work may be added or deleted by sums stated in Alternate Bids.

§ 1.6 An Alternate Bid (or Alternate) is an amount stated in the Bid to be added to or deducted from, or that does not change, the Base Bid if the corresponding change in the Work, as described in the Bidding Documents, is accepted.

§ 1.7 A Unit Price is an amount stated in the Bid as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, as described in the Bidding Documents.

§ 1.8 A Bidder is a person or entity who submits a Bid and who meets the requirements set forth in the Bidding Documents.

§ 1.9 A Sub-bidder is a person or entity who submits a bid to a Bidder for materials, equipment, or labor for a portion of the Work.

## **ARTICLE 2 BIDDER'S REPRESENTATIONS**

§ 2.1 By submitting a Bid, the Bidder represents that:

- .1 the Bidder has read and understands the Bidding Documents;
- .2 the Bidder understands how the Bidding Documents relate to other portions of the Project, if any, being bid concurrently or presently under construction;
- .3 the Bid complies with the Bidding Documents;
- .4 the Bidder has visited the site, become familiar with local conditions under which the Work is to be performed, and has correlated the Bidder's observations with the requirements of the Proposed Contract Documents;
- .5 the Bid is based upon the materials, equipment, and systems required by the Bidding Documents without exception; and
- .6 the Bidder has read and understands the provisions for liquidated damages, if any, set forth in the form of Agreement between the Owner and Contractor.

## **ARTICLE 3 BIDDING DOCUMENTS**

### **§ 3.1 Distribution**

§ 3.1.1 Bidders shall obtain complete Bidding Documents, as indicated below, from the issuing office designated in the advertisement or invitation to bid, for the deposit sum, if any, stated therein.

§ 3.1.2 Any required deposit shall be refunded to Bidders who submit a bona fide Bid and return the paper Bidding Documents in good condition within ten days after receipt of Bids. The cost to replace missing or damaged paper documents will be deducted from the deposit. A Bidder receiving a Contract award may retain the paper Bidding Documents, and the Bidder's deposit will be refunded.

§ 3.1.3 Bidding Documents will not be issued directly to Sub-bidders unless specifically offered in the advertisement or invitation to bid, or in supplementary instructions to bidders.

**§ 3.1.4** Bidders shall use complete Bidding Documents in preparing Bids. Neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete Bidding Documents.

**§ 3.1.5** The Bidding Documents will be available for the sole purpose of obtaining Bids on the Work. No license or grant of use is conferred by distribution of the Bidding Documents.

**§ 3.2 Modification or Interpretation of Bidding Documents**

**§ 3.2.1** The Bidder shall carefully study the Bidding Documents, shall examine the site and local conditions, and shall notify the Architect of errors, inconsistencies, or ambiguities discovered and request clarification or interpretation pursuant to Section 3.2.2.

**§ 3.2.2** Requests for clarification or interpretation of the Bidding Documents shall be submitted by the Bidder in writing and shall be received by the Architect at least seven days prior to the date for receipt of Bids.

**§ 3.2.3** Modifications and interpretations of the Bidding Documents shall be made by Addendum. Modifications and interpretations of the Bidding Documents made in any other manner shall not be binding, and Bidders shall not rely upon them.

**§ 3.3 Substitutions**

**§ 3.3.1** The materials, products, and equipment described in the Bidding Documents establish a standard of required function, dimension, appearance, and quality to be met by any proposed substitution.

**§ 3.3.2 Substitution Process**

**§ 3.3.2.1** Written requests for substitutions shall be received by the Architect at least ten days prior to the date for receipt of Bids. Requests shall be submitted in the same manner as that established for submitting clarifications and interpretations in Section 3.2.2.

**§ 3.3.2.2** Bidders shall submit substitution requests on a Substitution Request Form if one is provided in the Bidding Documents.

**§ 3.3.2.3** If a Substitution Request Form is not provided, requests shall include (1) the name of the material or equipment specified in the Bidding Documents; (2) the reason for the requested substitution; (3) a complete description of the proposed substitution including the name of the material or equipment proposed as the substitute, performance and test data, and relevant drawings; and (4) any other information necessary for an evaluation. The request shall include a statement setting forth changes in other materials, equipment, or other portions of the Work, including changes in the work of other contracts or the impact on any Project Certifications (such as LEED), that will result from incorporation of the proposed substitution.

**§ 3.3.3** The burden of proof of the merit of the proposed substitution is upon the proposer. The Architect's decision of approval or disapproval of a proposed substitution shall be final.

**§ 3.3.4** If the Architect approves a proposed substitution prior to receipt of Bids, such approval shall be set forth in an Addendum. Approvals made in any other manner shall not be binding, and Bidders shall not rely upon them.

**§ 3.3.5** No substitutions will be considered after the Contract award unless specifically provided for in the Contract Documents.

**§ 3.4 Addenda**

**§ 3.4.1** Addenda will be transmitted to Bidders known by the issuing office to have received complete Bidding Documents.

**§ 3.4.2** Addenda will be available where Bidding Documents are on file.

**§ 3.4.3** Addenda will be issued no later than four days prior to the date for receipt of Bids, except an Addendum withdrawing the request for Bids or one which includes postponement of the date for receipt of Bids.

§ 3.4.4 Prior to submitting a Bid, each Bidder shall ascertain that the Bidder has received all Addenda issued, and the Bidder shall acknowledge their receipt in the Bid.

#### **ARTICLE 4 BIDDING PROCEDURES**

##### **§ 4.1 Preparation of Bids**

§ 4.1.1 Bids shall be submitted on the forms included with or identified in the Bidding Documents.

§ 4.1.2 All blanks on the bid form shall be legibly executed. Paper bid forms shall be executed in a non-erasable medium.

§ 4.1.3 Sums shall be expressed in both words and numbers, unless noted otherwise on the bid form. In case of discrepancy, the amount entered in words shall govern.

§ 4.1.4 Edits to entries made on paper bid forms must be initialed by the signer of the Bid.

§ 4.1.5 All requested Alternates shall be bid. If no change in the Base Bid is required, enter "No Change" or as required by the bid form.

§ 4.1.6 Where two or more Bids for designated portions of the Work have been requested, the Bidder may, without forfeiture of the bid security, state the Bidder's refusal to accept award of less than the combination of Bids stipulated by the Bidder. The Bidder shall neither make additional stipulations on the bid form nor qualify the Bid in any other manner.

§ 4.1.7 Each copy of the Bid shall state the legal name and legal status of the Bidder. As part of the documentation submitted with the Bid, the Bidder shall provide evidence of its legal authority to perform the Work in the jurisdiction where the Project is located. Each copy of the Bid shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further name the state of incorporation and have the corporate seal affixed. A Bid submitted by an agent shall have a current power of attorney attached, certifying the agent's authority to bind the Bidder.

§ 4.1.8 A Bidder shall incur all costs associated with the preparation of its Bid.

##### **§ 4.2 Bid Security**

§ 4.2.1 Each Bid shall be accompanied by the following bid security:

5% Bid Security.

§ 4.2.2 The Bidder pledges to enter into a Contract with the Owner on the terms stated in the Bid and shall, if required, furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds if required, the amount of the bid security shall be forfeited to the Owner as liquidated damages, not as a penalty. In the event the Owner fails to comply with Section 6.2, the amount of the bid security shall not be forfeited to the Owner.

§ 4.2.3 If a surety bond is required as bid security, it shall be written on AIA Document A310™, Bid Bond, unless otherwise provided in the Bidding Documents. The attorney-in-fact who executes the bond on behalf of the surety shall affix to the bond a certified and current copy of an acceptable power of attorney. The Bidder shall provide surety bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 4.2.4 The Owner will have the right to retain the bid security of Bidders to whom an award is being considered until (a) the Contract has been executed and bonds, if required, have been furnished; (b) the specified time has elapsed so that Bids may be withdrawn; or (c) all Bids have been rejected. However, if no Contract has been awarded or a Bidder has not been notified of the acceptance of its Bid, a Bidder may, beginning 45 days after the opening of Bids, withdraw its Bid and request the return of its bid security.

##### **§ 4.3 Submission of Bids**

§ 4.3.1 A Bidder shall submit its Bid as indicated below:

*(Indicate how, such as by website, host site/platform, paper copy, or other method Bidders shall submit their Bid.)*

A sealed hard copy of the Bid Form and Bid Security is required to be submitted prior to Bid Opening.

§ 4.3.2 Paper copies of the Bid, the bid security, and any other documents required to be submitted with the Bid shall be

enclosed in a sealed opaque envelope. The envelope shall be addressed to the party receiving the Bids and shall be identified with the Project name, the Bidder's name and address, and, if applicable, the designated portion of the Work for which the Bid is submitted. If the Bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "SEALED BID ENCLOSED" on the face thereof.

**§ 4.3.3** Bids shall be submitted by the date and time and at the place indicated in the invitation to bid. Bids submitted after the date and time for receipt of Bids, or at an incorrect place, will not be accepted.

**§ 4.3.4** The Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids.

**§ 4.3.5** A Bid submitted by any method other than as provided in this Section 4.3 will not be accepted.

#### **§ 4.4 Modification or Withdrawal of Bid**

**§ 4.4.1** Prior to the date and time designated for receipt of Bids, a Bidder may submit a new Bid to replace a Bid previously submitted, or withdraw its Bid entirely, by notice to the party designated to receive the Bids. Such notice shall be received and duly recorded by the receiving party on or before the date and time set for receipt of Bids. The receiving party shall verify that replaced or withdrawn Bids are removed from the other submitted Bids and not considered. Notice of submission of a replacement Bid or withdrawal of a Bid shall be worded so as not to reveal the amount of the original Bid.

**§ 4.4.2** Withdrawn Bids may be resubmitted up to the date and time designated for the receipt of Bids in the same format as that established in Section 4.3, provided they fully conform with these Instructions to Bidders. Bid security shall be in an amount sufficient for the Bid as resubmitted.

**§ 4.4.3** After the date and time designated for receipt of Bids, a Bidder who discovers that it made a clerical error in its Bid shall notify the Architect of such error within two days, or pursuant to a timeframe specified by the law of the jurisdiction where the Project is located, requesting withdrawal of its Bid. Upon providing evidence of such error to the reasonable satisfaction of the Architect, the Bid shall be withdrawn and not resubmitted. If a Bid is withdrawn pursuant to this Section 4.4.3, the bid security will be attended to as follows:

### **ARTICLE 5 CONSIDERATION OF BIDS**

#### **§ 5.1 Opening of Bids**

If stipulated in an advertisement or invitation to bid, or when otherwise required by law, Bids properly identified and received within the specified time limits will be publicly opened and read aloud. A summary of the Bids may be made available to Bidders.

#### **§ 5.2 Rejection of Bids**

Unless otherwise prohibited by law, the Owner shall have the right to reject any or all Bids.

#### **§ 5.3 Acceptance of Bid (Award)**

**§ 5.3.1** It is the intent of the Owner to award a Contract to the lowest responsive and responsible Bidder, provided the Bid has been submitted in accordance with the requirements of the Bidding Documents. Unless otherwise prohibited by law, the Owner shall have the right to waive informalities and irregularities in a Bid received and to accept the Bid which, in the Owner's judgment, is in the Owner's best interests.

**§ 5.3.2** Unless otherwise prohibited by law, the Owner shall have the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents, and to determine the lowest responsive and responsible Bidder on the basis of the sum of the Base Bid and Alternates accepted.

### **ARTICLE 6 POST-BID INFORMATION**

#### **§ 6.1 Contractor's Qualification Statement**

Bidders to whom award of a Contract is under consideration shall submit to the Architect, upon request and within the timeframe specified by the Architect, a properly executed AIA Document A305™, Contractor's Qualification Statement, unless such a Statement has been previously required and submitted for this Bid.

#### **§ 6.2 Owner's Financial Capability**

A Bidder to whom award of a Contract is under consideration may request in writing, fourteen days prior to the expiration of the time for withdrawal of Bids, that the Owner furnish to the Bidder reasonable evidence that financial arrangements

have been made to fulfill the Owner's obligations under the Contract. The Owner shall then furnish such reasonable evidence to the Bidder no later than seven days prior to the expiration of the time for withdrawal of Bids. Unless such reasonable evidence is furnished within the allotted time, the Bidder will not be required to execute the Agreement between the Owner and Contractor.

### **§ 6.3 Submittals**

**§ 6.3.1** After notification of selection for the award of the Contract, the Bidder shall, as soon as practicable or as stipulated in the Bidding Documents, submit in writing to the Owner through the Architect:

- .1 a designation of the Work to be performed with the Bidder's own forces;
- .2 names of the principal products and systems proposed for the Work and the manufacturers and suppliers of each; and
- .3 names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for the principal portions of the Work.

**§ 6.3.2** The Bidder will be required to establish to the satisfaction of the Architect and Owner the reliability and responsibility of the persons or entities proposed to furnish and perform the Work described in the Bidding Documents.

**§ 6.3.3** Prior to the execution of the Contract, the Architect will notify the Bidder if either the Owner or Architect, after due investigation, has reasonable objection to a person or entity proposed by the Bidder. If the Owner or Architect has reasonable objection to a proposed person or entity, the Bidder may, at the Bidder's option, withdraw the Bid or submit an acceptable substitute person or entity. The Bidder may also submit any required adjustment in the Base Bid or Alternate Bid to account for the difference in cost occasioned by such substitution. The Owner may accept the adjusted bid price or disqualify the Bidder. In the event of either withdrawal or disqualification, bid security will not be forfeited.

**§ 6.3.4** Persons and entities proposed by the Bidder and to whom the Owner and Architect have made no reasonable objection must be used on the Work for which they were proposed and shall not be changed except with the written consent of the Owner and Architect.

## **ARTICLE 7 PERFORMANCE BOND AND PAYMENT BOND**

### **§ 7.1 Bond Requirements**

**§ 7.1.1** If stipulated in the Bidding Documents, the Bidder shall furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder.

**§ 7.1.2** If the furnishing of such bonds is stipulated in the Bidding Documents, the cost shall be included in the Bid. If the furnishing of such bonds is required after receipt of bids and before execution of the Contract, the cost of such bonds shall be added to the Bid in determining the Contract Sum.

**§ 7.1.3** The Bidder shall provide surety bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

**§ 7.1.4** Unless otherwise indicated below, the Penal Sum of the Payment and Performance Bonds shall be the amount of the Contract Sum.

### **§ 7.2 Time of Delivery and Form of Bonds**

**§ 7.2.1** The Bidder shall deliver the required bonds to the Owner not later than three days following the date of execution of the Contract. If the Work is to commence sooner in response to a letter of intent, the Bidder shall, prior to commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished and delivered in accordance with this Section 7.2.1.

**§ 7.2.2** Unless otherwise provided, the bonds shall be written on AIA Document A312, Performance Bond and Payment Bond.

**§ 7.2.3** The bonds shall be dated on or after the date of the Contract.

**§ 7.2.4** The Bidder shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix to the bond a certified and current copy of the power of attorney.

## **ARTICLE 8 ENUMERATION OF THE PROPOSED CONTRACT DOCUMENTS**

§ 8.1 Copies of the proposed Contract Documents have been made available to the Bidder and consist of the following documents:

- .1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor, unless otherwise stated below.
- .2 Not Used
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction, unless otherwise stated below.
- .4 Drawings and Specifications as listed on the following attached pages.

Number	Title	Date
--------	-------	------

FROM: R. E. Smith Construction Company  
1036 W. 2nd St.  
Joplin, MO 64801

(hereinafter called "Bidder")

TO: Attn: Todd Wiesehan  
Christian County Commission  
100 W. Church St., Ste 100  
Ozark, MO 65721

(hereinafter called "Owner")

RE: Christian County Operations Building – Phase II County Office Infill

Architect-Engineer Project No. 25-051.00

=====

The Undersigned, having received and examined the Drawings, the Project Manual, and Addenda for the above referenced Project, proposes to furnish all labor, materials, equipment, supervision and all associated items required for completion of the Work, as required by and in strict accordance with the above-named documents for the following sum:

A. BASE PROPOSAL

Bidder agrees to perform all of the Work necessary to complete the Total Project as described in the Project Manual and indicated on the Drawings for the sum of:

Two million nine nine thousand dollars (\$2,099,000.00)

(Amount shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.)

B. TIME OF COMPLETION

The Bidder agrees to achieve Substantial Completion for Phase I work within 180 calendar days from the date that the Notice to Proceed is issued. The Bidder also agrees to achieve Final Completion of the Work, for each project, not less than sixty (60) calendar days after Substantial Completion is achieved. The Contractor further agrees to pay to or allow the Owner as liquidated damages the sum of Five Hundred Dollars (\$500.00) per calendar day, per each project, after the date agreed to for Substantial Completion and Five Hundred Dollars (\$500) per calendar day after the day set for Final Completion as specified in Article 10 - Liquidated Damages of the General Conditions for each day thereafter that the work remains incomplete.

C. ADDENDA

The Undersigned has received and examined the following Addendum numbered 1, 2, and has incorporated their provisions in this Bid.

D. FURTHER CONDITIONS

The Undersigned, by submitting this Bid, further agrees:

1. That this Bid shall be valid and may not be withdrawn within 45 days after the scheduled closing time for receiving bids.
2. To accept the provisions of the "INSTRUCTIONS TO BIDDERS."
3. To enter into and execute a Contract, if awarded on the basis of this Proposal, and to furnish the Performance Bond and Labor and Material Payment Bond in accordance with the General Conditions of the Contract.
4. To accomplish the Work in accordance with the Contract Documents, of which this Proposal is made a part.
5. To coordinate and schedule all Work with Owner.
6. That it is understood that the Owner may reject any or all bids and waive any formalities.

E. SUBCONTRACTORS:

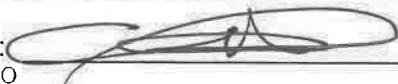
Each Bidder shall be required upon request to provide a list of subcontractors to the Owner within 24 hours of the Bid Date.

F. I have completed the Bid and have enclosed the following:

1. Bid Security, in specified amount, and copy of Surety Agent's Power of Attorney.
2. Contractor's Statement of Qualifications.

=====  
Respectfully submitted:

Bidder: R. E. Smith Construction Company

Signature: 

Date: February 5, 2026

Title: CEO

Business Address: 1036 W. 2nd St.  
Joplin, MO 64801

Telephone Number: ( 417 ) 623-4545

If Bidder is a Partnership, complete the following:

Name of Partners: N/A

If Bidder is a Corporation, complete the following:

Name and Address of President: Richard D. Smith

9812 Arch Lane, Joplin, MO 64804

Name and Address of Treasurer: 9808 Arch Lane, Joplin, MO 64804

(SEAL)  
(If Bid is by  
a corporation)

END OF SECTION

# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

R. E. Smith Construction Company  
1036 W 2nd St  
Joplin, MO 64801

### SURETY:

(Name, legal status and principal place of business)

Merchants National Bonding, Inc.  
P.O. Box 14498  
Des Moines, IA 50306-3498  
**Mailing Address for Notices**

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)

Christian County Commission  
100 W. Church St., Ste 100  
Ozark, MO 65721

**BOND AMOUNT:** 5% Five Percent of Amount Bid

### PROJECT:

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

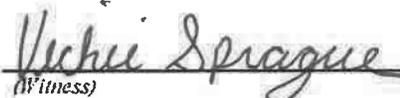
Christian County Operations - Phase II County Office Infill, 479 N. Government Plaza Circle, Ozark, MO 65721

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.

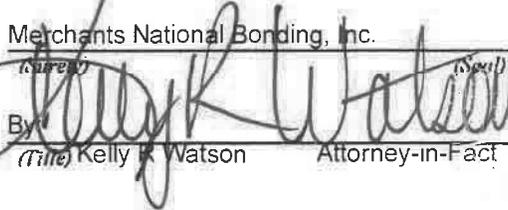
Signed and sealed this 5th day of February, 2026.

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

R. E. Smith Construction Company  
\_\_\_\_\_  
(Principal) (Seal)

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

Merchants National Bonding, Inc.  
\_\_\_\_\_  
(Name) (Seal)

By:   
\_\_\_\_\_  
(Title) Kelly R. Watson Attorney-in-Fact



# MERCHANTS BONDING COMPANY™

## POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, **Kelly R Watson**

Surety Bond #: Bid Bond  
Principal: R. E. Smith Construction Company  
Obligee: Christian County Commission

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

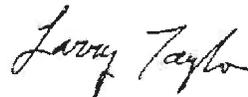
In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 5th day of February, 2026

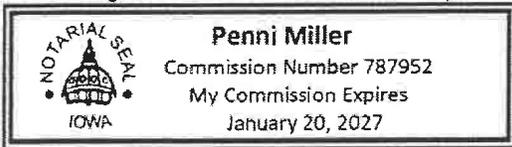


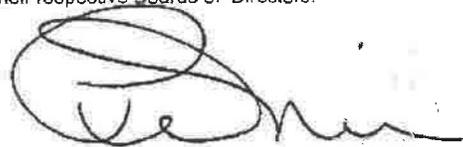
MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
MERCHANTS NATIONAL INDEMNITY COMPANY

By   
President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 5th day of February, 2026, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

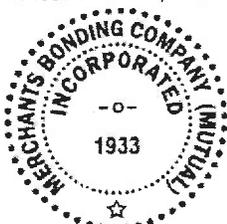


  
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 5th day of February, 2026



  
Secretary

**CONTRACTOR'S STATEMENT OF QUALIFICATIONS**

\*Submit with Bid

- 1. Name and Address (with zip code) of Firm.  
R. E. Smith Construction Company  
1036 W. 2nd St.  
Joplin, MO 64801  
Federal ID No. 44-0664110
- 2. Area Code and Telephone Number. 417-623-4545
- 3. Area Code and Fax Number. 417-782-6738

**For Corporation Only:**

- 4. Date of Incorporation. February 1962
- 5. Name of State(s), in which incorporated. Missouri
- 6. If not incorporated in Missouri; give Certificate of Authority to do business in Missouri. (Certificate Number and Date). N/A
- 7. President's Name. Richard D. Smith
- 8. Secretary's Name. Amber Duncan

**For Partnership Only:**

- 11. Date of Organization.
- 12. Is the partnership:  General  Limited  Association
- 13. Name and addresses of all partners (with zip codes).  
A.  
B.  
C.

**NOTE: If the Bidder is a Joint Venture, then all parties to the Joint Venture must complete a separate Statement of Qualifications.**

14. If you have done business under a different name, please give name and location.

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**General Information:** All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. Additional information may be submitted, if so desired.

15. Number of permanent employees. 45

16. Geographical limits of operation. 150 mile radius

17. How many years have you been engaged in construction under your present firm name or trade name? 74 years

18. General character of work performed by you.  
Concrete, General Trades

19. List the most important contracts recently completed by you, include at least 2, stating approximate gross cost for each, and the month and year  
See Attachment A

20. List customer references for current and recently completed contracts of a similar nature. Provide company name, address of construction, contact name, and contact phone, and architect's name and contact phone. The City prefers that all such customers during the last three years be listed but you must list all customers for the last year prior to submitting this statement. (Attach as necessary)  
See Attachments A and B

21. Contracts on hand: (Schedule these, showing gross amount of each contract and the respective anticipated dates of completion.)  
See Attachment B

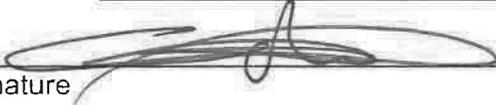
22. Have you ever failed to complete any work awarded to you. If so, where and why?  
No

23. Have you ever been put on liquidated damages on any contract awarded to you. If so, where and why? No  
 \_\_\_\_\_  
 \_\_\_\_\_
24. Have you ever defaulted on a contract? If so, where and why? No  
 \_\_\_\_\_  
 \_\_\_\_\_
25. Has your firm ever engaged in litigation or mediation for the settlement of claims or disputes arising out of a construction contract? If so, give particulars. No  
 \_\_\_\_\_  
 \_\_\_\_\_
26. List your major equipment available for the type of work described by the specifications.  
See Attachment C  
 \_\_\_\_\_  
 \_\_\_\_\_
27. To what extent would you expect to employ Subcontractors?  
65%  
 \_\_\_\_\_  
 \_\_\_\_\_
28. List experience in construction work similar in nature and scope.  
See Attachments A and C  
 \_\_\_\_\_  
 \_\_\_\_\_
29. List background and experience for the principal members of your organization include the Officers.  
See attachments A & C  
 \_\_\_\_\_  
 \_\_\_\_\_
30. Give bank reference.  
Pinnacle Bank, 802 Main, Joplin, MO 64801  
417-623-8860  
Eric Hill  
 \_\_\_\_\_
31. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by the Owner.  
Yes  
 \_\_\_\_\_

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the Owner in verification of the recitals comprising his Statement of Qualifications.

Dated at Joplin, MO this 5th day of February, 20 25.

Firm Name: R. E. Smith Construction Company

By:  Signature

Print Name/Title CEO

State of MO )

) SS

County of Jasper ) Clinton R. Walton, being  
duly sworn, deposes and

says that he is (Title) CEO of  
R. E. Smith Construction Company

and that the answers to the foregoing questions and all statements therein contained are true and correct. Subscribed and sworn to before me this 5th day of January, 20 26.

  
Notary Public

My commission expires: 10/08/2029

END OF SECTION



**Attachment A**  
**Completed in Past 3 Years (Partial List)**

**Project:** Carl Junction Schools Misc. Bond Projects  
Location: Misc. Addresses  
Owner: Carl Junction Schools – David Pyle – 417-649-7026  
Construction Cost: \$16,600,000.00  
Architect: Corner Greer & Associates, Inc.  
716 S. Main St.  
Joplin, MO 64801  
417-206-3134  
Michael Wishmeyer  
Completion Date: 10/2025

**Project:** Crowder College Victory Renovation  
Location: 3405 John Q. Hammons Blvd., Joplin, MO 64804  
Owner: Crowder College – Jon Paul – 417-455-6308  
Construction Cost: \$11,914,675.00  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
Jessica Struckhoff  
417-885-0002  
Completion Date: 12/2025

**Project:** Crowder College Diesel Tech Expansion  
Location: 601 LaClede Ave., Neosho, MO 64850  
Owner: Crowder College – Jon Paul – 417-455-6308  
Construction Cost: \$1,398,577.00  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 12/2025

**Project:** Willard North Elementary and Middle School Additions and Renovations  
Location: 409 S. Farm Rd. #A - 205 Miller Rd., Willard, MO 65781  
Owner: Willard R-II School District - 417-742-2584 – Cathy Shoup  
Construction Cost: \$2,193,448.00  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 7/2025

**Project:** Ebenezer Fire Station #1  
Location: 1391 W. State Highway WW, Springfield, MO 65803  
Owner: Ebenezer Fire Protection District – 417-833-0128 – Nelson Prewitt  
Construction Cost: \$4,365,400.00  
Architect: Buxton Kubik-Dodd Design Collective  
3100 S. National Ave., Ste. 300  
Springfield, MO 65807  
417-890-5543  
Completion Date: 05/2025

**Attachment A**  
**Completed in Past 3 Years (Partial List)**

**Project:** Willard High School Safe Room  
Location: 515 E. Jackson St., Willard, MO 65781  
Owner: Willard R-II School District - 417-742-2584 – Cathy Shoup  
Construction Cost: \$7,386,191.00  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 8/2024

**Project:** Willard Central Elementary Additions and Renovations  
Location: 2625 N. Farm Rd. 101, Springfield, MO 65802  
Owner: Willard R-II School District - 417-742-2584 – Cathy Shoup  
Construction Cost: \$7,971,104.00  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 8/2024

**Project:** Willard South Elementary Additions and Renovations  
Location: 4151 W. Division St., Springfield, MO 65802  
Owner: Willard R-II School District - 417-742-2584 – Cathy Shoup  
Construction Cost: \$10,071,855.00  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 8/2024

**Project:** Barry Lawrence Regional Library Administration Remodel  
Location: 213 6<sup>th</sup> St., Monett, MO 65708  
Owner: Barry-Lawrence Regional Library – 417-235-6646 – Gina Milburn  
Construction Cost: \$773,000.00  
Architect: Paragon Architecture  
430 S. Glenstone Ave.  
Springfield, MO 65802  
417-885-0002  
Completion Date: 11/2024

**Project:** New Fire Station for Eagle Rock-Golden-Mano Fire Protection Dist.  
Location: 30625 MO-65, Eagle Rock, MO 65641  
Owner: Eagle Rock-Golden-Mano Fire Protection District -- 417-271-3642 – Mark Pierson  
Construction Cost: \$3,241,435.00  
Architect: Ireland Architects, Inc.  
1908 E. Sunshine  
Springfield, MO 65804  
417-885-0002  
Completion Date: 11/2024

**Attachment A**  
**Completed in Past 3 Years (Partial List)**

**Project:** **Cassville Performing Arts Center**  
Location: 1825 State Hwy. Y, Cassville, MO 65625  
Owner: Cassville R-IV School District – Jeremy Maples – 417-847-2221  
Construction Cost: \$9,865,987.00  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 08/2024

**Project:** **Joplin Fire Station No. 7**  
Location: 6720 E. 30<sup>th</sup> St., Joplin, MO 64801  
Owner: City of Joplin – 417-623-0403 – Fire Chief Geral Ezell  
Construction Cost: \$4,455,596.00  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 11/2023

**Project:** **Ramsey Mediaworks Addition**  
Location: 1819 W. 32<sup>nd</sup> St., Joplin, MO 64804  
Owner: Ramsey Mediaworks – 417-782-3694 - Todd and Julie Ramsey  
Construction Cost: \$774,572.00  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 11/2023

**Project:** **Crowder College Auto Expansion**  
Location: 601 Laclede Ave., Neosho, MO 64850  
Owner: Crowser College  
Construction Cost: \$507,409.00  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 10/2023

**Project:** **Crowder College Elsie Plaster Renovation**  
Location: 601 Laclede Ave., Neosho, MO 64850  
Owner: Crowser College  
Construction Cost: \$574,639.00  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 10/2023

**Attachment A**  
**Completed in Past 3 Years (Partial List)**

**Project:** Crowder College Dell Reed Expansion  
Location: 601 Laclede Ave., Neosho, MO 64850  
Owner: Crowser College  
Construction Cost: \$1,391,544.70  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 9/2023

**Project:** Willard Central Elementary HVAC Replacement & Re-Roof  
Location: 2625 N. Farm Rd. 101, Springfield, MO 65802  
Owner: Willard R-II School District  
Construction Cost: \$2,447,161.08  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 10/2023

**Project:** Bolivar Middle School Safe Room  
Location: 604 W. Jackson St, Bolivar, MO 65802  
Owner: Bolivar R-1 School District – 417-326-5291 – Dr. Richard Asbill  
Construction Cost: \$2,995,861.38  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 9/2023

**Project:** Wheaton Cafeteria Tornado Shelter  
Location: 116 Mcall Ave., Wheaton, MO 64874  
Owner: Wheaton R-III School District – 417-652-3914 – Dr. Tish Wilson  
Construction Cost: \$2,870,985.81  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 9/2023

**Project:** Marshfield Fire Station No. 1  
Location: 521 S. Prairie Lane, Marshfield, MO 68706  
Owner: Marshfield Fire Protection District – 417-859-0884 – Michael Taylor  
Construction Cost: \$1,742,647.61  
Architect: Buxton Kubik Dodd Design Collective  
3100 S. National Ave., Ste. 300  
Springfield, MO 65807  
417-890-5543  
Completion Date: 3/2023

**Attachment A**  
**Completed in Past 3 Years (Partial List)**

**Project:** **Strafford FEMA Safe Room**  
Location: West McCabe St., Strafford, MO 65757  
Owner: Strafford R-VI School District – 417-736-7004 – Mark Hedger  
Construction Cost: \$2,777,243.00  
Architect: Buxton Kubik Dodd Design Collective  
3100 S. National Ave., Ste. 300  
Springfield, MO 65807  
417-890-5543  
Completion Date: 7/2023

**Project:** **Marshfield Early Childhood Center**  
Location: Marshfield, MO  
Owner: Marshfield R-I School District – 417-859-2120 – Mike Henry  
Construction Cost: \$7,959,416.71  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 5/2023

**Project:** **New Monett Middle School, Security Upgrades & Renovations**  
Location: Monett, MO  
Owner: Monett R-1 School District – 417-235-7422 – Marke Drake  
Construction Cost: \$22,116,089.40  
Architect: Sapp Design Associates  
3750 S. Fremont Ave.  
Springfield, MO  
417-877-9600  
Completion Date: 08/2023

**Project:** **New Monett Middle School FEMA Safe Room Addition**  
Location: Monett, MO  
Owner: Monett R-1 School District – 417-235-7422 – Marke Drake  
Construction Cost: \$1,611,834.30  
Architect: Sapp Design Associates  
3750 S. Fremont Ave.  
Springfield, MO  
417-877-9600  
Completion Date: 08/2023

**Project:** **York Elementary Springfield**  
Location: Springfield, MO  
Owner: Springfield R-12 School District  
Construction Cost: \$16,284,604.13  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 7/2023

**Attachment A**  
**Completed in Past 3 Years (Partial List)**

**Attachment B**  
**Major Construction Projects in Progress**

**Project:** **Springfield Little Theatre – The Fort**  
**Location:** 357 N. Fort Ave.  
**Owner:** Springfield Little Theatre at the Landers Theatre – 417-869-3869  
Alex Scranton  
**Construction Cost:** \$596,535.00  
**Architect:** Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
**Completion Date:** 7/2026

**Project:** **Hickory County R-I Skyline Schools PAC Bond Issue #24-892**  
**Location:** 20663 US-65  
Urbana, MO 65757  
**Owner:** Hickory County R-I Skyline Schools – 417-993-4241 – Jason Pursley  
**Construction Cost:** \$3,930,000.00  
**Architect:** Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
**Completion Date:** 1/2027

**Project:** **LDS Berryville Meetinghouse and Paring Addition**  
**Location:** 806 W. Freeman Ave., Berryville, AR 76616  
**Owner:** The Church of Jesus Christ of Latter-Day Saints, A Utah corp. sole  
406-465-6467 – Scott Crossley  
**Construction Cost:** \$1,894,085.00  
**Architect:** Hanney & Associates, Architects  
1726 S. Hillside  
Wichita, KS 67211  
316-683-8965  
**Completion Date:** 7/2026

**Project:** Willard R-II School District 2025 Bond Projects  
Location: Misc. Locations  
Owner: Willard School District - 417-742-2584 – Cathy Shoup  
Construction Cost: \$11,000,000.00  
Architect: H Design Group  
5039 S. National  
Springfield, MO 65810  
417-887-6595  
Todd Bolin  
Completion Date: 7/2027

**Project:** Council of Churches Safe to Sleep  
Location: 3055 E. Division St., Springfield, MO 65802  
Owner: Council of Churches – 417-862-3586 – Jaimie Trussell  
Construction Cost: \$2,000,000.00  
Architect: Paragon Architecture, LLC  
637 W. College St.  
Springfield, MO 65806  
417-885-0002  
Completion Date: 5/2026

**Attachment C**

2009	Backhoe Case Loader 580 SMIII w/ 24" Bucket
2014	Backhoe Trackloader CAT 308
2021	Case CX80C Mini Excavator
2007	Case Loader 480LL w/ Box Blade
2014	Case SR210 T4F Skid Steer
2009	Case 430 SSL Skid Steer
2007	Case 430 Skid Steer
2017	Case TR310 Track Loader
2021	Case TR310-B Track Loader
2021	Case TR310-B Track Loader
2023	Case TR310-B Track Loader
2024	Bobcat T66 Skid Steer
2005	Gehl Telehandler w/ 48" bucket & platform
2014	Gehl Telehandler
2019	Manitou Telehandler
2013	Kubota RTV 400 CI-A
2019	Kubota RTV 500
2007	Okaoa Hydraulic Breaker

2015	Sweepster 22585M 84" Angle Broom w/ Hyd Angle Kit
2015	Toyota Forklift
2017	John Deere Tractor 5045 E
2021	Blue Diamon Heavy Duty Angle Broom
2021	Okada ORV 1500 Hydraulic Breaker for CAT 308



**CORNERSTONE  
BUILDING SERVICES**

1485 Goldenrod Road Ozark, MO 65721  
 Phone (417)337-5655 Fax (417)337-7604  
 Cornerstonebuildingmo.com

Jobs in progress as of 1/31/2026

Job Number/Name	Contract Price	Change Orders	Billings to Date	Estimated Costs to Complete	Costs to Date	Estimated Gross Profit	% Complete	Open Retainage	Ret %
City of Springfield - Construction of Landfill Office Building	\$ 3,464,396.00	\$ 142,032.59	\$ 3,230,784.03	608,091.65	\$ 2,783,907.17	\$ 214,429.77	89.58%	\$ 161,539.15	5%
The Mill on 76 Phase 2 Bldgs A-E	\$ 7,619,381.00	\$ -	\$ 6,031,712.06	1,511,659.00	\$ 4,831,720.96	\$ 1,275,001.04	79.17%	\$ 561,421.06	10%
Pentecost Live Oak	\$ 5,835,057.84	\$ 376,216.67	\$ 2,023,765.16	3,589,008.09	\$ 1,617,461.28	\$ 1,004,805.14	32.59%	\$ 202,376.53	10%
<b>Total</b>	<b>\$ 16,917,824.84</b>	<b>\$ 518,249.26</b>	<b>\$ 11,286,261.25</b>	<b>\$ 5,708,748.74</b>	<b>\$ 9,233,089.41</b>	<b>\$ 2,494,235.95</b>		<b>\$ 925,336.74</b>	



**SAW Construction, LLC**  
**DBA Cornerstone Building Services**  
**1485 Goldenrod Road Ozark, MO 65721**  
**Phone (417)337-5655 Fax (417)337-7604**  
**Cornerstonebuildingmo.com**

**Request for Key Personnel Listing**

Bryan Studyvin – Owner of Cornerstone Building Services – 23 years construction related experience, 11 years owner of Cornerstone. Responsibilities include but are not limited to, customer relationships, sales, estimation, project management, general oversight and decision making for all aspects of the company. Strengths include design implementation, budget and cost saving analysis, and code enforcement compliance. Strong attention to detail in connection to print analysis to the field to assist with any design modifications or field adjustments to ensure accuracy and project integrity while maintaining budget goals. Values and initiates strong client relationships and team building between owner, architects, engineers, project related clients, and city personnel to streamline and achieve project goals as a team for project success. Implements field communications to administrative management project requirements. A skilled tradesman in all aspects of project development as well as equipment operations. Expert communicator and will provide daily project management resources for the duration of the project.

Austin Phillips- Superintendent/Estimation at Cornerstone Building Services – 9 years construction related experience. Construction management degree with a strength in print and specification analysis and code enforcement. Daily supervisory experience to achieve project success and print design implementation for project completion and goals. Excellent people skills, works independently, high degree of attention to details, ability for analysis and determining solutions both on the prints and in the field. Coordination and organization skills and background in recording project logs and documentation for administrative requirements and project reporting. Demonstrates both computer and a multitude of technology skills required for project tracking, scheduling, and all on-site daily supervisor responsibilities. Recently he was the lead superintendent at the Branson Police Department Building Project. He would be a full-time permanent lead superintendent for this project for the duration.

Darrin Embry – Superintendent at Cornerstone Building Services – 20 years construction related experience. He has worked in a multitude of cities in MO supervising projects to completion ranging in varying sizes of \$1M-\$20M. Darrin has high standards of print analysis, specifications, and overseeing the project goals are completed in the field. Determines field adjustments and brings details to attention that may require additional architectural or engineering modifications from prints to field. Can work independently and has excellent people skills in communications with all project parties, subcontractors, and suppliers. Coordinates daily schedules and monitors on site supplies and varying lead times to coordinate with our project schedule. Darrin could serve as a lead or secondary superintendent on this project for the duration.

January Studyvin – Business Manager at Cornerstone Building Services 10 years, construction related experience 19 years. January has a background in corporate accounting, real estate, and administrative responsibilities in the construction industry. January manages administrative coordination of project requirements including financial, administrative aspects, insurance, contracts, payment applications, submittals, RFI's and any other project administrative requirement that may arise.

Lori Sweazey – Office Manager at Cornerstone Building Services 30 years construction related experience. Lori has a multitude of construction related experience, including consulting, supervision, project facilitation from interior finishing phase to opening of commercial facilities. Lori will manage all day-to-day administrative requirements including but not limited to contracts, payments applications, vendor and supplier contracts and project compliance requirements, submittals, RFI's, close out processes, and any other project administrative requirements that may arise.

Dorothy Mueller – Accounting Specialist at Cornerstone Building Services. Dorothy has worked as an independent accounting and business consultant to Cornerstone for 10 years. She now also additionally works directly on public works projects for our company to assist with payroll wage records and compliance enforcement. She has run the administrative side of business for 30 plus years as an independent consultant to dozens of companies. She assists with business set up, payroll, all day-to-day accounting and operations, and tax filing assistance.

# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF AMENDED ARTICLES OF ORGANIZATION

WHEREAS

*SAW Construction, LLC*  
*LC001442441*

filed its amended Articles of Organization with this office and WHEREAS that filing was found to conform to the Missouri Limited Liability Company Act;

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, by virtue of authority vested in me by law do hereby certify and declare that the above entity's Articles of Organization are amended.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 7th day of November, 2024.

  
Secretary of State



# AIA<sup>®</sup> Document A310<sup>™</sup> – 2010

## Bid Bond

**CONTRACTOR:**

*(Name, legal status and address)*

SAW Construction, LLC dba Cornerstone Building Services  
1485 Goldenrod Road  
Ozark, MO 65721

**SURETY:**

*(Name, legal status and principal place of business)*

Frankenmuth Insurance Company  
1 Mutual Avenue  
Frankenmuth, MI 48787

**OWNER:**

*(Name, legal status and address)*

Christian County Commission  
100 W Church St Ste 100  
Ozark, MO 65721

**BOND AMOUNT:**

(5%) Five Percent of the Total Amount Bid

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.

**PROJECT:**

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

Phase II County Office Infill Christian County Operations  
479 N Government Plaza Circle  
Ozark, Mo 65721

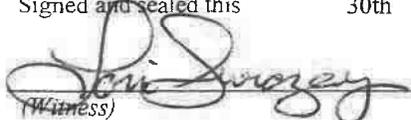
Project Number, if any: 25-051.00

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 30th day of January, 2026

  
*(Witness)*

SAW Construction, LLC dba Cornerstone Building Services  
*(Principal)*  *(Seal)*

*(Title)*

Frankenmuth Insurance Company

*(Surety)*

*(Title)*

 *(Seal)*  
Rodney W. Paddock, Attorney-In-Fact

  
*(Witness)*

Init

FRANKENMUTH INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Frankenmuth Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the State of Michigan, having its principal office at 1 Mutual Avenue, Frankenmuth, Michigan 48787, does hereby nominate, constitute and appoint:

Rodney W. Paddock, Eric Dedovesh, Nicole M. Johnson

Their true and lawful attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal, acknowledge and deliver any and all bonds, contracts and undertakings of suretyship, with the exception of Financial Guaranty Insurance, provided, however, that the penal sum of any one such instrument shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000)

This Power of Attorney is granted pursuant to the following Resolution duly adopted at a meeting of the Board of Directors of Frankenmuth Insurance Company:

"RESOLVED, that the President, Senior Vice President or Vice President and each of them under their respective designations, hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer of the Company, qualifying the attorney(s) named in the given power of attorney, to execute on behalf of, and acknowledge as the act and deed of Frankenmuth Insurance Company on all bonds, contracts and undertakings of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereto affixed this 15th day of December, 2022.



Frankenmuth Insurance Company

By Frederick A. Edmond, Jr.  
Frederick A. Edmond, Jr.,  
President and Chief Executive Officer

STATE OF MICHIGAN )  
COUNTY OF SAGINAW ) ss:

Sworn to before me, a Notary Public in the State of Michigan, by Frederick A. Edmond, Jr., to me personally known to be the individual and officer described in, and who executed the preceding instrument, deposed and said the Corporate Seal and his signature as were affixed and subscribed to said instrument by the authority of the Company.

IN TESTIMONY WHEREOF, I have set my hand, and affixed my Official Seal this 15th day of December, 2022.

Susan L. Fresorger (Seal)  
Susan L. Fresorger, Notary Public  
Saginaw County, State of Michigan  
My Commission Expires: April 3, 2028



I, the undersigned, Executive Vice President of Frankenmuth Insurance Company, do hereby certify that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and is in full force and effect as of this date.

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of the Company, this 30th day of January, 2023.

Andrew H. Knudsen  
Andrew H. Knudsen, Executive Vice President,  
Chief Operating Officer and Secretary

ALL CORRESPONDENCE RELATED TO BOND VALIDATION AND/OR A CLAIM SHOULD BE DIRECTED TO  
VP SURETY, 701 U.S. ROUTE ONE, SUITE 1, YARMOUTH, ME 04096

**Affirmative Statement for Contracted Parties**

SAW Construction, LLC dba Cornerstone Building Services

**Contractor/Corporation**

Upon penalty of perjury, I, Bryan Studyvin, Owner of

SAW Construction, LLC, do affirmatively state that all employees working for

SAW Construction, LLC are lawfully present in the United States. I further attest,

under penalty of perjury, that Saw Construction, LLC is not knowingly in violation of Section 285.530.1. RSMo, and shall not violate Section 285.530 during the length of the contract.

January Studyvin, Business Manager  
Corporate Officer Name & Title (Printed)

[Signature] 2/3/26  
Signature

STATE OF Missouri )  
COUNTY OF Christian )

ss.

On this 3rd day of February in the year 2026 before me, Lori Sweazey, a

Notary Public in and for said state, personally appeared Bryan Studyvin,

Owner of SAW Construction, LLC, known to me to be the person

who executed the within Agreement on behalf of said company and acknowledged to me that he or she executed the same for the purposes therein stated.

[Signature] 2-3-26  
Notary Public



Lori Sweazey  
Notary Public • Notary Seal  
STATE OF MISSOURI  
Christian County  
ID. # 02397243  
My Commission Expires  
March 7, 2028

My commission expires 3-7-28



Company ID Number: 2106506

<b>Information Required for the E-Verify Program</b>	
<b>Information relating to your Company:</b>	
<b>Company Name</b>	SAW Construction, LLC
<b>Company Facility Address</b>	125 Warehouse Drive Ste B Branson, MO 65616
<b>Company Alternate Address</b>	
<b>County or Parish</b>	TANEY
<b>Employer Identification Number</b>	473648159
<b>North American Industry Classification Systems Code</b>	236
<b>Parent Company</b>	
<b>Number of Employees</b>	5 to 9
<b>Number of Sites Verified for</b>	1 site(s)

FROM: SAW Construction, LLC dba Cornerstone Building Services  
1485 Goldenrod Road  
Ozark, MO 65721  
(417) 337-5655  
(hereinafter called "Bidder")

TO: Attn: Todd Wiesehan  
Christian County Commission  
100 W. Church St., Ste 100  
Ozark, MO 65721  
  
(hereinafter called "Owner")

RE: Christian County Operations Building – Phase II County Office Infill  
  
Architect-Engineer Project No. 25-051.00

=====

The Undersigned, having received and examined the Drawings, the Project Manual, and Addenda for the above referenced Project, proposes to furnish all labor, materials, equipment, supervision and all associated items required for completion of the Work, as required by and in strict accordance with the above-named documents for the following sum:

A. BASE PROPOSAL

Bidder agrees to perform all of the Work necessary to complete the Total Project as described in the Project Manual and indicated on the Drawings for the sum of:  
One Million Nine Hundred Sixty-Nine Thousand & Five  
Hundred Eight Dollars and Zero cents (\$ 1,969,508.00 )  
(Amount shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.)

B. TIME OF COMPLETION

The Bidder agrees to achieve Substantial Completion for Phase I work within 220 days calendar days from the date that the Notice to Proceed is issued. The Bidder also agrees to achieve Final Completion of the Work, for each project, not less than sixty (60) calendar days after Substantial Completion is achieved. The Contractor further agrees to pay to or allow the Owner as liquidated damages the sum of Five Hundred Dollars (\$500.00) per calendar day, per each project, after the date agreed to for Substantial Completion and Five Hundred Dollars (\$500) per calendar day after the day set for Final Completion as specified in Article 10 - Liquidated Damages of the General Conditions for each day thereafter that the work remains incomplete.

C. ADDENDA

The Undersigned has received and examined the following Addendum numbered Add#1 January 28, 2026, and has incorporated their provisions in this Bid.  
Add#2 February 3, 2026

#### D. FURTHER CONDITIONS

The Undersigned, by submitting this Bid, further agrees:

1. That this Bid shall be valid and may not be withdrawn within 45 days after the scheduled closing time for receiving bids.
2. To accept the provisions of the "INSTRUCTIONS TO BIDDERS."
3. To enter into and execute a Contract, if awarded on the basis of this Proposal, and to furnish the Performance Bond and Labor and Material Payment Bond in accordance with the General Conditions of the Contract.
4. To accomplish the Work in accordance with the Contract Documents, of which this Proposal is made a part.
5. To coordinate and schedule all Work with Owner.
6. That it is understood that the Owner may reject any or all bids and waive any formalities.

#### E. SUBCONTRACTORS:

Each Bidder shall be required upon request to provide a list of subcontractors to the Owner within 24 hours of the Bid Date.

F. I have completed the Bid and have enclosed the following:

1. Bid Security, in specified amount, and copy of Surety Agent's Power of Attorney.
2. Contractor's Statement of Qualifications.

=====  
Respectfully submitted:

Bidder: SAW Construction, LLC dba Cornerstone Building Services

Signature:  Date: 2/5/26

Title: Owner  
Business Address: 1485 Goldenrod Road, Ozark, MO 65721

Telephone Number: ( 417 ) 337-5655

If Bidder is a Partnership, complete the following:

Name of Partners: \_\_\_\_\_

If Bidder is a Corporation, complete the following:

Name and Address of President: \_\_\_\_\_

Name and Address of Treasurer: \_\_\_\_\_

(SEAL)  
(If Bid is by  
a corporation)

END OF SECTION

**CONTRACTOR'S STATEMENT OF QUALIFICATIONS**

\*Submit with Bid

1. Name and Address (with zip code) of Firm.  
Saw Construction, LLC DBA Cornerstone Building Services  
1485 Goldenrod Road  
Ozark, MO 65721  
Federal ID No. 47-3648159

2. Area Code and Telephone  
Number. 417-337-5655

3. Area Code and Fax  
Number. 417-337-7604

**For Corporation Only:**

4. Date of  
Incorporation. \_\_\_\_\_

5. Name of State(s), in which  
incorporated. \_\_\_\_\_

6. If not incorporated in Missouri; give Certificate of Authority to do business in Missouri.  
(Certificate Number and  
Date). \_\_\_\_\_

7. President's  
Name. \_\_\_\_\_

8. Secretary's  
Name. \_\_\_\_\_

**For Partnership Only:**

11. Date of  
Organization. \_\_\_\_\_

12. Is the partnership: \_\_\_\_\_ General  
\_\_\_\_\_ Limited  
\_\_\_\_\_ Association

13. Name and addresses of all partners (with zip codes).  
A. \_\_\_\_\_  
B. \_\_\_\_\_  
C. \_\_\_\_\_

**NOTE: If the Bidder is a Joint Venture, then all parties to the Joint Venture must complete a separate Statement of Qualifications.**

14. If you have done business under a different name, please give name and location.

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**General Information:** All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. Additional information may be submitted, if so desired.

15. Number of permanent employees. 8

16. Geographical limits of operation. SW MO and NW AR

17. How many years have you been engaged in construction under your present firm name or trade name?  
11 years

18. General character of work performed by you.  
Commercial General Contracting, Ground Up or Infills, large and small scale projects

19. List the most important contracts recently completed by you, include at least 2, stating approximate gross cost for each, and the month and year  
See Attached AIA Project Exhibit D& E of project experience

20. List customer references for current and recently completed contracts of a similar nature. Provide company name, address of construction, contact name, and contact phone, and architect's name and contact phone. The City prefers that all such customers during the last three years be listed but you must list all customers for the last year prior to submitting this statement. (Attach as necessary)  
See Attached 3 Reference Pages

21. Contracts on hand: (Schedule these, showing gross amount of each contract and the respective anticipated dates of completion.)  
See Attached WIP

22. Have you ever failed to complete any work awarded to you. If so, where and why?  
No

23. Have you ever been put on liquidated damages on any contract awarded to you. If so, where and why? No
24. Have you ever defaulted on a contract? If so, where and why? No
25. Has your firm ever engaged in litigation or mediation for the settlement of claims or disputes arising out of a construction contract? If so, give particulars. No
26. List your major equipment available for the type of work described by the specifications.  
2 Sky Tracs, 2 Skid Steers, 2 Scissor Lifts, 1 Mini Excavator  
Multitude of daily large and small tools and equipment for all scopes to assist as needed  
or complete scopes per project requirements.
27. To what extent would you expect to employ Subcontractors?  
80%-90%
28. List experience in construction work similar in nature and scope.  
Listing of all Infills: Century Pines two Memory Care Facilities, City Electric, Cinnabon - Auntie Anne's, Arcade at Branson  
Landing, Branson Coasters, HCW dozens of Infills at Branson Landing, Pie Fie -2 Restaurants, Saltgrass Steakhouse,  
Montana Silversmith's, Claire's, Rue 21, Liberty Utilities Ozark Office, Mattax Neu Prater Branson, F45 Training,  
Shepherd of the Hills Veterinary Clinic, Nixa Fire Training Center
29. List background and experience for the principal members of your organization include the Officers.  
See Attached Experience Listings
30. Give bank reference.  
CS Bank James Myatt 870-423-8865  
Arvest Bank Marcus Puryear 417-885-7347
31. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by the Owner.  
Yes





# Document A305® – 2020 Exhibit D

## Contractor's Past Project Experience

	1	2	3	4
PROJECT NAME	Homewood Suites by Hilton	Branson Police Building	Palace View 2400 Bldg / Multiple other Spinnaker Proj	Simple Life Community Apts
PROJECT LOCATION	4440 S National Springfield, MO 65810	1 Justice Way Branson, MO 65616	724 Blue Meadows Road Branson, MO 65616	500/600 Simple Life Lane
PROJECT TYPE	Ground Up 5 Story Hotel	Theatre Conversion to Police Headquarters	Ground Up 3 Story Condo	Ground Up 2, 3 Story 24 unit Apt Bldgs
OWNER	Shani Deva Construction - Vipul Patel	City of Branson - Michael Woods Director	Spinnaker Resorts - Scott Wuest GM	Simple Life Community - Bryan & January Studyvin
ARCHITECT	Butler, Rosenbury & Partners - Geoffrey Butler	Hoefler Welker - Randal Pearson	General Designs - Allen Johnson	torgerson Design partners - Adam Kreher
CONTRACTOR'S PROJECT EXECUTIVE	Bryan Studyvin	Bryan Studyvin	Bryan Studyvin	Bryan Studyvin
KEY PERSONNEL (include titles)	Bodie Matthews - Project Manager	Austin Phillips - Superintendent	Bodie Matthews - Project Manager	Kenny Studyvin - Superintendent
PROJECT DETAILS	Contract Amount 9,715,419.00 Completion Date 02-15-2022 % Self-Performed Work 5.00%	Contract Amount 12,481,194.00 Completion Date 11-26-2025 % Self-Performed Work 5.00%	Contract Amount 4,262,629.00 Completion Date 07-31-2018 % Self-Performed Work 12.00%	Contract Amount 4,114,994.00 Completion Date 07-29-2022 % Self-Performed Work 10.00%
PROJECT DELIVERY METHOD	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS	No	No	No	No



**AIA**<sup>®</sup>

# Document A305<sup>®</sup> – 2020 Exhibit E

## Contractor's Past Project Experience, Continued

	1	2	3	4
PROJECT NAME	Nixa Fire Station #1 & Fire Training Center	The Oaks, The Cottages	Silver Dollar City Multiple In Park Projects	Liberty Utilities - Ozark & Bolivar Locations
PROJECT LOCATION	710 N McCroskey St & 711 N Main St Nixa, MO 65714	707 E McCracken & 5448 N 2nd Ave Ozark, MO 65721	399 Silver Dollar City Lane Branson, MO 65616	1750 S 15th Ave Ozark, MO 65721
PROJECT TYPE	Ground Up PEMB & Facility Renovation	2 - Memory Care units	Fried Fancies, Heartland Furniture, Pretzel Shop, Park Sidewalk & Pavilion Expansions, Fire in the Hole	Offices, PEMB Utility trucks, secured parking, renovations
OWNER	Nixa Fire Protection District Chief Lloyd Wallis	Century Pines - Jim Edwards	Silver Dollar City Construction Dir Dave Ellsworth	Empire District Electric Coop
ARCHITECT	Buxton Kubik Dodd - Eric Street	torgerson Design Partners - Adm Kreher	pb2 architecture + engineering Scott Broadbeat	torgerson Design Partners - Adam Kreher
CONTRACTOR'S PROJECT EXECUTIVE	Bryan Studyvin	Bryan Studyvin	Bryan Studyvin	Bryan Studyvin
KEY PERSONNEL (include titles)	Kyle Braden - Darrin Embry Superintendents	Bodie Matthews - PM & Kenny Studyvin Superintendent	Bodie Matthews - Project Manager	Kyle Braden - Superintendent
PROJECT DETAILS	Contract Amount 3,821,526.92 Completion Date 02-13-2025 % Self-Performed Work 20.00%	Contract Amount 2,090,574.81 Completion Date 09-01-2022 % Self-Performed Work 10.00%	Contract Amount 2,967,683.00 Completion Date 06-24-2024 % Self-Performed Work 10.00%	Contract Amount 1,779,172.00 Completion Date 06-01-2021 % Self-Performed Work 10.00%
PROJECT DELIVERY METHOD	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input checked="" type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS	No	No	No	No

## References Cornerstone Building Services

Company: brp Architects (Butler, Rosenbury & Partners) Currently Independent

Address: 4449 East Valley Road Springfield, MO 65809

Contact Person: Geoffrey Butler - Architect

Telephone: 417-848-6000

Email: gbutler.architecture@gmail.com

Type of service provided: Ground up commercial projects & Conversion - Hotels, observation decks, retail, tourism centers, and infills

Dates/year(s) service was provided: 2016 - Present

Company: Buxton Kubik Dodd

Address: 3100 S National Ave Ste 300 Springfield, MO 65807

Contact Person: Eric Street - Architect

Telephone: 417-890-5543 Ext 109

Email: estreet@bk-dc.com

Type of service provided: Ground up - Nixa Fire Station #1 & Remodel/Conversion of Original NFS #1 to Training Ctr.

Dates/year(s) service was provided: 2023-2025

Company: Nixa Fire Department

Address: 301 S Nicholas Rd. Nixa, MO 65714

Contact Person: Lloyd Wallis - Fire Chief

Telephone: 417-725-4025

Email: lwallis@nixafire.org

Type of service provided: Ground Up - Nixa Station #1 & Nixa Fire Training Center

Dates/year(s) service was provided: 2023-2025

## References Cornerstone Building Services

Company: City of Branson - Public Works

Address: 110 West Maddux, Ste 310 Branson, MO 65616

Contact Person: Michael Woods - Director of Public Works & Engineering

Telephone: 417-337-8559 Ext 1301

Email: mwoods@bransonmo.gov

Type of service provided: Branson Police Building - Renovation of Theater to convert to Police Headquarters

Dates/year(s) service was provided: 2024-2025

Company: Navigate Building Solutions

Address: 8419 Manchester Road Saint Louis, MO 63144

Contact Person: Jen Kissinger - Director

Telephone: 314-713-6211

Email: jen@navigatebuildingsolutions.com

Type of service provided: Branson Police Building - Renovation of Theater to convert to Police Headquarters

Dates/year(s) service was provided: 2024-2025

Company: Drever Partners

Address: 2312 N Mitchell St Phoenix, AZ 85004

Contact Person: Galen Drever - Owner

Telephone: 646-717-4245

Email: galen@dreverpartners.com

Type of service provided: Hotel Conversion to 346 Apartments plus clubhouse ; Second Property Beginning Fall 2025

Dates/year(s) service was provided: 2021-2022 - Present-2026

## References Cornerstone Building Services

Company: The Mill on 76, LLC

Address: 845 S 22nd Street Omaha, NE 68108

Contact Person: Axel Foley - Owner

Telephone: 417-321-4275

Email: axel@themillon76.com

Type of service provided: Hotel Conversion to 143 apartments, leasing offices, and 3 bedroom Air B&B

Dates/year(s) service was provided: Phase 1 & 2 2023 ; Phase 3 2025-2026

Company: Silver Dollar City

Address: 399 Silver Dollar City Pkwy. Branson, MO 65616

Contact Person: Dave Ellsworth - Maintenance & Construction Estimator and Director

Telephone: 417-559-1285 & 417-338-8046

Email: dellsworth@silverdollarcity.com

Type of service provided: Multiple ground up projects including retail shops, restaurants, manufacturing buildings, roads with seating walls, covered seating decks, fire in hole coaster surrounding fireplaces-structures

Dates/year(s) service was provided: 2022-2024

Company: Century Pines

Address: 709 East McCracken Rd Ozark, MO 65721

Contact Person: Jim Edwards - Owner

Telephone: 417-693-8206

Email: jim.centurypines@yahoo.com

Type of service provided: main facility renovations, 2 memory care units, including expansions, renovations, & remodel. Air B&B renovations and historical home relocation.

Dates/year(s) service was provided: 2019-2024

**References Cornerstone Building Services**

Company: The City of Springfield - Landfill Office Building

Address: 218 E Central or 3545 W. Farm Road 34 Willard, MO 65781

Contact Person: Chris Pokorny

Telephone: 417-260-4027

Email: cpokorny@springfieldmo.gov

Type of service provided: Ground up Construction of New Landfill Office Administrative Building

Dates/year(s) service was provided: 2025 to Present Completing Punch and Last Change Orders Requested by COS

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Type of service provided: \_\_\_\_\_

Dates/year(s) service was provided: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Type of service provided: \_\_\_\_\_

Dates/year(s) service was provided: \_\_\_\_\_

FROM: Arning Companies, Inc  
201 Industrial Park Place  
Cassville, mo 65625

(hereinafter called "Bidder")

TO: Attn: Todd Wiesehan  
Christian County Commission  
100 W. Church St., Ste 100  
Ozark, MO 65721

(hereinafter called "Owner")

RE: Christian County Operations Building – Phase II County Office Infill  
Architect-Engineer Project No. 25-051.00

=====

The Undersigned, having received and examined the Drawings, the Project Manual, and Addenda for the above referenced Project, proposes to furnish all labor, materials, equipment, supervision and all associated items required for completion of the Work, as required by and in strict accordance with the above-named documents for the following sum:

A. BASE PROPOSAL

Bidder agrees to perform all of the Work necessary to complete the Total Project as described in the Project Manual and indicated on the Drawings for the sum of:

One million, eight hundred four thousand, three hundred sixty dollars (\$ 1,804,360.00 )

(Amount shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.)

B. TIME OF COMPLETION

The Bidder agrees to achieve Substantial Completion for Phase I work within 110 calendar days from the date that the Notice to Proceed is issued. The Bidder also agrees to achieve Final Completion of the Work, for each project, not less than sixty (60) calendar days after Substantial Completion is achieved. The Contractor further agrees to pay to or allow the Owner as liquidated damages the sum of Five Hundred Dollars (\$500.00) per calendar day, per each project, after the date agreed to for Substantial Completion and Five Hundred Dollars (\$500) per calendar day after the day set for Final Completion as specified in Article 10 - Liquidated Damages of the General Conditions for each day thereafter that the work remains incomplete.

C. ADDENDA

The Undersigned has received and examined the following Addendum numbered 1-2, and has incorporated their provisions in this Bid.

#### D. FURTHER CONDITIONS

The Undersigned, by submitting this Bid, further agrees:

1. That this Bid shall be valid and may not be withdrawn within 45 days after the scheduled closing time for receiving bids.
2. To accept the provisions of the "INSTRUCTIONS TO BIDDERS."
3. To enter into and execute a Contract, if awarded on the basis of this Proposal, and to furnish the Performance Bond and Labor and Material Payment Bond in accordance with the General Conditions of the Contract.
4. To accomplish the Work in accordance with the Contract Documents, of which this Proposal is made a part.
5. To coordinate and schedule all Work with Owner.
6. That it is understood that the Owner may reject any or all bids and waive any formalities.

#### E. SUBCONTRACTORS:

Each Bidder shall be required upon request to provide a list of subcontractors to the Owner within 24 hours of the Bid Date.

F. I have completed the Bid and have enclosed the following:

1. Bid Security, in specified amount, and copy of Surety Agent's Power of Attorney.
2. Contractor's Statement of Qualifications.

Respectfully submitted:

Bidder: Arning Companies, Inc.

Signature: [Signature] Date: Feb 2, 2026

Title: \_\_\_\_\_  
Business Address: 201 Industrial Park Place Cassville, MO  
65625

Telephone Number: (417) 847-3131

If Bidder is a Partnership, complete the following:  
Name of Partners: \_\_\_\_\_

If Bidder is a Corporation, complete the following:  
Name and Address of President: Puzz Treadwell  
201 Industrial Park Place Cassville MO 65625  
Name and Address of Treasurer: Ryan Stockton  
201 Industrial Park Place Cassville MO  
65625

(SEAL)  
(If Bid is by  
a corporation)

END OF SECTION

**SUBSTITUTION REQUEST FORM 00 4325**

Transmit to: GHN Architects + Engineers  
300 South Jefferson Ave, Suite 301  
Springfield, MO 65806

SECTION: \_\_\_\_\_ PARAGRAPH: \_\_\_\_\_

SPECIFIED ITEM: \_\_\_\_\_

PROPOSED SUBSTITUTE: \_\_\_\_\_

Attach complete description, designation, catalog or model number, Spec Data sheet, and other technical data, including laboratory tests if applicable.

Fill in blanks below:

1. Will substitution affect dimensions indicated on drawings: \_\_\_\_\_ -

2. Will substitution affect wiring, piping, ductwork, etc., indicated on drawings?

3. What affect will substitution have on other trades?

4. Differences between proposed substitution and specified item?

5. If necessary, will the undersigned pay Owner for Architectural/Engineering costs, required to revise the working drawings, caused by the substitution?

6. Manufacturer's warranties of the specified items and proposed items are:  Same  Different (explain):

7. Submitted by:

REVIEW COMMENTS

Firm: \_\_\_\_\_

Accepted

Address: \_\_\_\_\_

Accepted as noted (see attached copy)

Not Accepted

Signature: \_\_\_\_\_

Received too late

Date: \_\_\_\_\_ Phone No.: \_\_\_\_\_

By: \_\_\_\_\_ date: \_\_\_\_\_

Remarks: \_\_\_\_\_

Acceptance is given subject to compliance with drawings and specifications.

END OF SECTION

**CONTRACTOR'S STATEMENT OF QUALIFICATIONS**

\*Submit with Bid

1. Name and Address (with zip code) of Firm.  
Arning Companies, Inc  
201 Industrial Park Place  
Cassville, MO 65625  
Federal ID No. 43-1287060
2. Area Code and Telephone Number. 1-800-732-5074
3. Area Code and Fax Number. Direct Line: 417-671-4101

**For Corporation Only:**

4. Date of Incorporation. December 2010
5. Name of State(s), in which incorporated. Missouri ; Arkansas
6. If not incorporated in Missouri; give Certificate of Authority to do business in Missouri. (Certificate Number and Date). \_\_\_\_\_
7. President's Name. Buzz Treadwell
8. Secretary's Name. Krista Clay

**For Partnership Only:**

11. Date of Organization. \_\_\_\_\_
12. Is the partnership: \_\_\_\_\_ General  
\_\_\_\_\_ Limited  
\_\_\_\_\_ Association
13. Name and addresses of all partners (with zip codes).  
A. \_\_\_\_\_  
B. \_\_\_\_\_  
C. \_\_\_\_\_

**NOTE: If the Bidder is a Joint Venture, then all parties to the Joint Venture must complete a separate Statement of Qualifications.**

14. If you have done business under a different name, please give name and location.

Arning Canopy Systems, Inc (Missouri)  
Arning - Hughey Industries, Inc (Missouri)  
Arning Construction, Inc (Missouri)

**General Information:** All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. Additional information may be submitted, if so desired.

15. Number of permanent employees. 190

16. Geographical limits of operation. We are licensed in 27 states.

17. How many years have you been engaged in construction under your present firm name or trade name? Six years

18. General character of work performed by you.  
General Contractor - Construction Management - Retail, Commercial, Big Box, office build-outs, fuel centers, public safety.

19. List the most important contracts recently completed by you, include at least 2, stating approximate gross cost for each, and the month and year  
Fedex Loading, Contract Value, \$3,748,129.51 (10/2020)  
Walmart, Contract Value - 3,223,182.00 (12/2025)  
Sam's Club - Contract Value - 2,978,958.00 (12/2025)

20. List customer references for current and recently completed contracts of a similar nature. Provide company name, address of construction, contact name, and contact phone, and architect's name and contact phone. The City prefers that all such customers during the last three years be listed but you must list all customers for the last year prior to submitting this statement. (Attach as necessary)

Corla Hockett (Walmart SR Manager) 479-586-9989  
Mike Rice (Walmart Convenience Construction) 818-273-1110  
Nick Woodman (S.E. Consultants) 480-946-2010

21. Contracts on hand: (Schedule these, showing gross amount of each contract and the respective anticipated dates of completion.)

Walmart - McKinney, TX - \$2.2 million, February 2026 completion  
Dallas, TX Generator - Medical Facility - 1.5 million Completed June 2026  
Bedford, TX - Medical Facility - 1.6 - Completed August 2026

22. Have you ever failed to complete any work awarded to you. If so, where and why?

NO

23. Have you ever been put on liquidated damages on any contract awarded to you. If so, where and why? NO

24. Have you ever defaulted on a contract? If so, where and why? NO

25. Has your firm ever engaged in litigation or mediation for the settlement of claims or disputes arising out of a construction contract? If so, give particulars. NO

26. List your major equipment available for the type of work described by the specifications.  
Arning Companies Inc also has a manufacturing plant where we self perform steel/metal.

27. To what extent would you expect to employ Subcontractors?  
Arning Companies plans to utilize 70% of local subcontractors.

28. List experience in construction work similar in nature and scope.  
Arning Companies has completed thousands of projects across the United States in the forty years we have been in business. A vast majority of our projects ranges between 2-5 million each.

29. List background and experience for the principal members of your organization include the Officers.

Jacob Schlesinger - Chief Development Officer: VP of Construction (30+ years)  
Chris Evertz - Director of Construction (25+ years construction management, architect)  
Anthony Costello - Senior Manager of Projects (20 years construction management)

30. Give bank reference.

CS Bank  
Jason Tennant - 479-253-2265  
152 E. Van Buren  
Eureka Springs, AR 72632

31. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by the Owner.

Yes

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the Owner in verification of the recitals comprising his Statement of Qualifications.

Dated at 10:15 am this 7th day of Feb, 2026.

Firm Name: Arning Companies, Inc.

By: [Signature]  
Signature

Print Name/Title Buzz Treadwell / President

State of Missouri )

County of Barry ) Buzz Treadwell ) SS, being  
duly sworn, deposes and

says that he is (Title) President of  
Arning Companies, Inc.

and that the answers to the foregoing questions and all statements therein contained are true and correct. Subscribed and sworn to before me this 2 day of February, 2026

[Signature]  
Notary Public

My commission expires: 4-29-27

END OF SECTION



# THE AMERICAN INSTITUTE OF ARCHITECTS

## AIA Document A310 Bid Bond

KNOW ALL MEN BY THESE PRESENTS, THAT WE Arming Companies, Inc.

201 Industrial Park Place, Cassville, MO 65625

as Principal, hereinafter called the Principal, and Atlantic Specialty Insurance Company

605 Highway 169 North, Suite 800, Plymouth, MN 55441

a corporation duly organized under the laws of the State of NY

as Surety, hereinafter called the Surety, are held and firmly bound unto Christian County Commission

100 West Church Street, Ozark, MO 65721

as Obligee, hereinafter called the Obligee, in the sum of Five Percent of Amount Bid

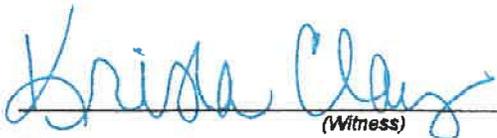
Dollars (\$ 5% ),

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Phase II County Office Infill, Christian County Operations

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and materials furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee 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.

Signed and sealed this 4th day of February, 2026

  
(Witness)

Arming Companies, Inc.

(Principal)

(Seal)

By:

 President  
(Title)

  
John P. Harney (Witness)

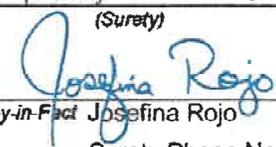


Atlantic Specialty Insurance Company

(Surety)

(Seal)

By:

 Josefina Rojo  
Attorney-in-Fact (Title)

Surety Phone No. 952-852-2431



Power of Attorney

Arming Companies, Inc.  
Christian County Commission

Surety Bond No: Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Josefina Rojo, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

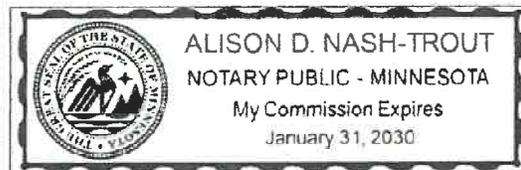
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

STATE OF MINNESOTA  
HENNEPIN COUNTY



By   
Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



  
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 4th day of February, 2026.



This Power of Attorney expires  
January 31, 2030

  
Kara L.B. Barrow, Secretary



**PRE-AWARD CONFERENCE**

**Project: Christian County Ph 2 Office Infill**

**DATE: Friday Feb. 13, 2026**

**Contractor: Arning Companies**

**Time: 1:00 p.m.**

**COMPANY INFORMATION**

1. Owner Team present at meeting: **Johnny Williams, Kim Hopkins-Will**  
Owner Representatives present at the meeting: **Dan Close, Katie Aholt (Navigate)**  
Design Team Representatives present at meeting: **Brad Baker, Joe Vejraska (GHN Architects)**
2. Contractor Representatives present at meeting: **Anthony Castello & Chris Evertz**
3. You have received all addendums (2) and included them in base bid: **Yes**
4. How long has your company been in business? **Parent Co. 40 yrs, Building Group 6 yrs**
5. What is your average job size? **2M-3M**
6. How many tradesmen working?

Carpenters	<b>Self Perform</b>
Supervisors	<b>Full time</b>
Laborers	<b>As needed</b>
Office	<b>PM, Asst. PM</b>
7. Did you include the cost of the bonds in your bid? **Yes**
8. Are you able to provide the insurance coverage required for the project? **Yes**
9. Will your company be self-performing any of the work? **Yes**  
If so, what? **Carpentry-Laborer**
10. Did you include prevailing wage rates? **Yes**
11. Are you licensed to perform work in this area? **Yes**
12. What is your average dollar volume per year? **\$15M-\$17M**
13. What is your current workload? **3 Projects**
14. What is your current backlog? **Available to start Christian County as needed**
15. Have you performed projects of a similar scope and size? **Yes**

**JOB SPECIFIC – SCOPE EVALUATION**

17. Did you attend the pre-bid meeting(s) or visit the job site(s)? **Yes**
18. Have you identified any long lead items? **Yes-**  
(If so, Please provide) **RTUs and Transfer Switches**
19. Are you bidding per Plans and Specs, including all addendums? **Yes**  
Any exceptions? (If yes, please define) **No**
20. Were there any items in the Plans and Specifications that were not clear in their meaning? (If yes, please define) **No**
21. Do you understand the potential of Liquidated Damages? **Yes**
22. Did you review and include all items listed on the Scope of Work for this bid package? **Yes**
23. Do you agree to perform all layout for your work? **Yes**
24. You are aware of what is required to meet Substantial Completion? **Yes**
25. Do you have any concerns with meeting Substantial Completion **No**
26. You are aware that final completion is to be completed 30 days from substantial completion? **Yes**
27. You are aware of what is required to meet Final Completion? **Yes**
28. Have you included prevailing wage rates based on the most current Annual Wage Order for the County? **Yes**
30. Past 3 completed projects: On time? On budget? **Yes**
31. Has your company been involved in any litigation in the past three years or currently? **No**  
If yes, what are they?  

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32. Has your company had any OSHA violations in the past three years? **No**  
If yes, what was the violation.  

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What is your current EMR? .84

33. Walk us through your closeout process. **Discussed punch and close out docs**
34. Will you be using Procore as your project management software for the project? **Yes**  
If no, what cloud-based project management software are you using?
35. What scheduling software/process does your firm use? **Microsoft Project**
36. Do you have any concerns regarding the projects site logistics? **No**
37. What is your Staffing Plan?  
Project Manager: Name **Anthony Castello** Years of Experience: **18**  
Site Superintendent: Name: **Anthony Ledford** Years of Experience: **40**  
Other: **Asst. PM Angela Maxwell 20 yrs**
38. Did you review the included draft AIA A101 contract agreement **Yes**
39. Do you take any exception to the AIA A101 contract draft issued in the bid documents? **No**
41. Did you include 100% Onsite Supervision in your bid? **Yes**
42. Misc Scope Items  
- Fire Alarm System-**Included**  
- Did you include all the control work (HVAC, Lighting, etc.)-**Yes**  
- 110 day schedule-**Asked for 145 calendar days**  
- Request subcontractor/vendor list-**Provided**  
- Familiar with certified payroll and E-Verify-**Yes**
43. Misc. Notes:

## Exhibit F: Reference Checks - Arning

### Reference Check – Arning Companies, Inc.

You have been listed as a reference on a recently submitted bid proposal and NAVIGATE is completing a reference check for the Arning Companies for a small \$2 million office fit out project in Christian County. Can you please provide us with short responses to each of these questions?

#### Reference 1: Carla Hackett – **Left message on 2/17/26 at 3:04 PM - Michelle**

- Was the project completed on time and within budget? If not, how were delays or cost overruns handled?
- How would you rate the quality of the workmanship? Have any issues come up since completion?
- How effective was the contractor's communication and transparency throughout the project?
- How did they handle change orders, unexpected problems, or conflicts?
- Would you hire this contractor again without hesitation? Why or why not?

#### Reference 2: Mike Rice – **Spoke to Mike on 2/17/26 at 3:07 PM - Michelle**

- Was the project completed on time and within budget? If not, how were delays or cost overruns handled? **Great partner; pre-fab field station kiosks and continuing work.**
- How would you rate the quality of the workmanship? **Excellent.** Have any issues come up since completion? **Yes, but nothing they weren't able to resolve or handle professionally and quickly.**
- How effective was the contractor's communication and transparency throughout the project? **Good, no complaints. They did whatever was asked of them.**
- How did they handle change orders, unexpected problems, or conflicts? **Worked amicably and worked through issues professionally.**
- Would you hire this contractor again without hesitation? **Yes.** Why or why not? **They do a good job, great communication, and plans to continue working with them on a lot of work they have in the next several years.**

Reference 3: Nick Woockman – **Spoke with Steve Schawb on 2/17/26 at 3:32 PM - Michelle**

- Was the project completed on time and within budget? If not, how were delays or cost overruns handled? **Engineering firm working with them on several projects. He believes they are on time and within budget but does not see their contracts.**
- How would you rate the quality of the workmanship? **Excellent.** Have any issues come up since completion? **Believes they would handle issues immediately.**
- How effective was the contractor's communication and transparency throughout the project? **Excellent communication between the them and everything gets done timely.**
- How did they handle change orders, unexpected problems, or conflicts? **Can't answer as S.E. Consultants works with them on projects. Steve commented that they have been in business a long time and have an excellent working relationship.**
- Would you hire this contractor again without hesitation? Why or why not? **Works with them and not contracted for construction with them as an owner.**

Exhibit E: SUBCONTRACTOR LIST - Arning

**Christian County Operations Phase II**

Arning Companies, Inc GC List

Electrical – TruStar Electrical

Mechanical – Schnelle Heating & Cooling (completed Phase I)

Plumbing – Kimberling City Plumbing

Flooring – Zickel Flooring

Painting – Craftsman

Carpentry / Drywall / ACT – Arning Company (Self Perform)

Fire Alarm – Ultra Fire & Security



# Christian County Commission

100 W. Church Street Room 100  
Ozark, Missouri 65721  
(417)582-4300

Lynn Morris  
Presiding Commissioner

Bradley A. Jackson  
Eastern Commissioner

Johnny Williams  
Western Commissioner

February 23, 2026

Arning Companies, Inc.  
201 Industrial Park Place  
Cassville, MO 65625  
Attn: Buzz Treadwell  
(417) 847-3131

Re: ITB #2026-1 Campus Office Infill

The Christian County Commission voted in session today to award ITB #2026-1 Campus Office Infill to Arning Companies, Inc.

Your points of contact will be Western Commissioner Johnny Williams and Director of Resource Management Todd Wiesehan. Commissioner Williams can be reached at [jwilliams@christiancountymo.gov](mailto:jwilliams@christiancountymo.gov), or 417-582-4303. Director Wiesehan can be reached at [toddw@christiancountymo.gov](mailto:toddw@christiancountymo.gov), or 417-582-4386.

\_\_\_\_\_  
Johnny Williams  
Western Commissioner

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Lynn Morris  
Presiding Commissioner

\_\_\_\_\_  
Bradley A. Jackson  
Eastern Commissioner

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_