

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 That this Bid shall be valid and may not be withdrawn within 45 days after the scheduled closing time for receiving bids.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)
Son'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 Castello - 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 10:15am this 2nd day of Feb, 2026.

Firm Name: Arning Companies, Inc.

By: [Signature]
Signature

Print Name/Title Buzz Treadwell / President

State of Missouri)

County of Barry) SS Buzz Treadwell, 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

Krista Clay
(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 Josefina Rojo

(Title)

Surety Phone No. 952-852-2431



Surety Bond No: Bid Bond

Power of Attorney

Arming Companies, Inc.
Christian County Commission

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.

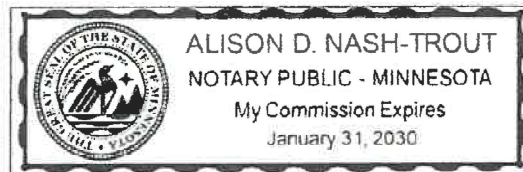
STATE OF MINNESOTA
HENNEPIN COUNTY



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