

# Bigfork Library Roof Repairs

AUG 13, 2025



**Roofing & Construction  
Professionals**

**Building the Future  
Restoring the Past**

**info@bigwestbs.com  
833-972-3952**



**BIGFORK LIBRARY**

**186 Bridge St  
Bigfork, MT  
59911**

# INTRODUCTION

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Hi Flathead,

The following estimate is for:

- Your own dedicated Production Team and Project Manager
- Supply and installation of new materials
- Clean up of entire work area (all nails and other materials)
- Licensing to work in your respective region
- Restoration and Manufacturing Contractor Certifications
- Audit of all work completed by Quality Control Officer
- Full Roofing System Manufacturer Warranty
- Workmanship Warranty on complete projects
- OSHA 10 Hour Certification Team
- OSHA Fall Protection Certified Team
- Four million dollar General Liability Insurance Policy
- One million dollar Worker's Comp Insurance Policy
- One million dollar Commercial Auto Insurance Policy
- Additional Liability Umbrella as required by Project
- Full Material Submittal Package Provided upon Request

In addition to the above, we have mandatory safety training for our staff to ensure safe practices always. Once the job is complete, our team will complete an additional full inspection on your property to ensure our strict quality standards have been met and you are completely satisfied.

If you have any questions, please give me a call. We always want to provide the best value to our clients. If we are outside your budget, please let me know and we will do our best to work within that.

Kind regards,

Big West Team

Ben Bowles | President & CEO  
bbowles@bigwestbs.com  
406-261-4960

# INSPECTION

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# ROOF REPAIR SCOPE OF WORK

Description	Qty	Unit price	Line total
<b>Roof Panels Scope of Work</b>			
Install galvanized (painted red to similar roof panel color) 3/4" metal strapping at 16 inches on center along the entire South elevation roof eave. Strapping to be anchored through the back vertical leg of the existing gutter into the fascia and anchored into solid roof decking along the existing snowbreak line.  Metal strapping is designed to prevent uplift of existing roof eave where decking is rotten and deteriorated.	1	\$3,200.00	\$3,200.00

Section Total

\$3,200.00

Description	Qty	Unit price	Line total
<b>Snowbreak Replacement</b>			
Remove and replace snowguard on south elevation at pipe penetration. Color to be similiar - cannot guarentee perfect match due to age and exisitng conditions of finishes.	1	\$600.00	\$600.00

Section Total

\$600.00

Description	Qty	Unit price	Line total
<b>Install Gutter Guards</b>			
Install new aluminum mesh gutter guards along the South elevation only.  Includes cleaning gutters prior to installing guards.	1	\$1,800.00	\$1,800.00

Section Total

\$1,800.00

Quote subtotal

\$5,600.00

Total

\$5,600.00



# AUTHORIZATION PAGE

Roof Repair Scope of Work

\$5,600.00

Name: Flathead County Library Bigfork

Address: 186 Bridge St, Bigfork, MT

Description	Qty	Unit price	Line total
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## Customer Comments / Notes

Flathead County Library Bigfork:

Date:

# ASSUMPTIONS AND LIMITATIONS

## A. Assumptions/Limitations

- a. This proposal is intended represent a preliminary cost based on the scope of work identified in our initial assessment. Proposal expires after 30 calendar days from published date.
- b. GC/Owner is responsible to coordinate any and all access to facility and associated rooms, private areas, riser rooms, maintenance rooms, etc.
- e. GC/Owner is responsible for removing and/or manipulation of all property, contents, and equipment that exists in the effected areas where work is to be performed. Big West Building Services, LLC ("Contractor") has the right to stop work in any areas where these items have not been removed.
- f. All documents will be delivered electronically in PDF.
- g. To the maximum extent permitted by law, GC/Owner agrees to limit Big West Building Services, LLC liability for damages to the value of the fees paid to Big West Building Services, LLC. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.
- h. Should unforeseen work be required, or should owner, agent, construction lender or any public body or inspector direct any modification or addition to the work covered by this contract, the cost shall be added to the contract price.
- i. Big West Building Services, LLC is removed from all liability for existing structural conditions of the facility at the time of contract execution and/or at the time the work commences. In addition, if non-performing or inadequate structural conditions are discovered during construction, Big West Building Services, LLC has the right to stop all work immediately until the structural deficiencies are evaluated and fully repaired. If Big West Building Services, LLC does proceed with work without structural evaluation completed, Big West Building Services, LLC is not responsible or liable for any damages incurred as a result of inadequate structural conditions. Structure includes foundation, studs, beams, supports, framing, joists of any kind, roof decking, and anything related to the structural performance of the structure (s).
- j. Contractor shall be excused for any delay in completion of the contract caused by acts of God, acts of owner or owner agent, weather conditions, subcontractor availability, acts of public utilities, public bodies or inspectors, additional work, failure of owner, insurance company, or mortgage company to make progress payments promptly, or other contingences unforeseen by contractor and beyond the reasonable control of contractor.
- k. It is the GC/Owner's responsibility to prevent employees, children, pets, animals, from entering areas under construction for safety reasons. Management, tenants, and employees understand that some contents in the areas affected by construction work may be required to be relocated prior to start of work.
- l. All changes, instructions and inquires involving construction costs and/or additional work costs are to go through the Big West Building Services, LLC only. Such conversations with subcontractors and/or employees are prohibited.
- m. Prior to commencing the Services, GC/Owner shall furnish to Big West Building Services, LLC all documents and information known to GC/Owner that relate to the identity, location, quantity, nature or characteristics of any hazardous materials or suspected hazardous materials, on or under the site. GC/Owner hereby warrants that, if it knows or has any reason to assume or suspect that hazardous materials may exist at the project site, it has so informed Big West Building Services, LLC.
- n. GC/Owner recognizes that hazardous materials or suspected hazardous materials may be discovered on the project site property or on any adjacent property to the site. GC/Owner recognizes that it is GC/Owner's responsibility, and not Big West Building Services, LLC 'S, to inform the Owner of any affected property not owned by GC/Owner of such discovery. GC/Owner also recognizes that any such discovery may result in a significant reduction of the property's value. GC/Owner waives any claim against Big West Building Services, LLC and agrees to defend, indemnity and hold harmless Big West Building Services, LLC from any claim or liability for injury or loss of any type arising from the discovery of hazardous materials or suspected hazardous materials on GC/Owner's property or on property not owned by GC/Owner. GC/Owner agrees that discovery of anticipated hazardous materials shall constitute a changed condition for which Big West Building Services, LLC is not responsible.
- o. If Big West Building Services, LLC is providing services on Site, GC/Owner will inform Big West Building Services, LLC in writing of all known and identifiable contaminants or other conditions existing on or near the Site that are known to present a potential danger to health, the environment, or Big West Building Services, LLC 'S equipment or personnel prior to commencement of the Services. Should Big West Building Services, LLC encounter such conditions which were not reasonably anticipated, or which increase the risk or cost, or both, involved in Big West Building Services, LLC's performance of the Services, upon notice to GC/Owner, Big West Building Services, LLC, in its sole discretion, may (i) suspend the performance of Services and submit a

change order or (ii) discontinue the performance of Services and terminate this Agreement. If the unanticipated condition presents an immediate or potential threat to health, safety, the environment, or Big West Building Services, LLC's equipment or personnel, Big West Building Services, LLC will immediately inform GC/Owner, so that GC/Owner can notify the appropriate government authorities. If GC/Owner fails to do so, GC/Owner will hold Big West Building Services, LLC harmless if Big West Building Services, LLC provides such notice.

**B. Scheduling**

a. Big West Building Services, LLC can begin the fieldwork within two weeks of receiving written authorization to proceed. If GC/Owner requires an expedited project schedule, we would be pleased to discuss how that might be accommodated.

**C. Agreement.**

a. This document herein constitutes the entire agreement between the parties for the execution of this roofing project. This contract shall be binding upon the parties, their successors, heirs and assigns and shall be enforced under the laws of the state of Montana.



# TERMS AND CONDITIONS

**Scope of Work & Additional Work:** Big West Building Services, LLC agrees to perform the scope of work referenced on page 1; owner agrees that any supplements or additions to work must be accomplished with a written change order. Supplemental work includes betterment, owner selected changes, and/ or enforcement of code or ordinances by municipality or building department. Owner acknowledges that the initial estimate and scope of work is derived from initial visual observations and non-invasive evaluation. Upon further inspection and invasive evaluation, Owner acknowledges that additional work may be required.

**Contract & Pricing:** The estimate will be written to define the scope and pricing, based on time, equipment & materials. Big West Building Services, LLC at its option may utilize value engineering to complete the same work in a more efficient manner or in order to optimize operations and costs for Big West Building Services, LLC.

**Work Quality:** All work involving restoration and/or repairs is for the damaged work only and for like kind & quality craftsmanship and does not cover unaffected areas and does not cover restoring existing deficiencies caused by a prior or different damage event, including but not limited to pre-existing mold and/or other microbial growth resulting from a different event or damage. Estimate presumes original walls, floors and framing are plumb, square, and straight. Construction does not result in "Perfect Finishes" such as is found in manufacturing under a controlled environment. Our work will conform to existing qualities and will be governed by Local Codes and Ordinances.

**Contract Time:** Time is of the essence to this agreement and contractor will diligently pursue substantial completion of the work, but will not be held liable for delays due to deliveries, weather, owner or insurance carrier, scheduling of trade issues or any other conditions beyond contractor's control. Owner agrees to hold harmless contractor for any additional delays to work. Owner further agrees not to cause delays to project for any reason and to provide clear and continuous access to the work site. Big West Building Services, LLC may at their option, place a 'LOCK BOX' at the property and assumes no responsibility for unauthorized entry. Owner agrees to provide electricity, heat, water, and any utilities necessary to complete the scope of work. Substantial completion is the date when the scope of work is complete, not when the work is 100% satisfactory. GC/Owner agrees to sign Certificate of Satisfaction upon project completion.

**Invoice & Payment Method:** If the insurance company does not pay Big West Building Services, LLC directly, Owner agrees to make payment to Big West Building Services, LLC for the Work, whether or not such Work is covered by insurance. Big West Building Services, LLC may invoice work for parts of work complete. Owner agrees to pay Big West Building Services, LLC an agreed deposit or retainer prior to the initiation of any work which will be applied to any and all final invoices. Owner shall pay Big West Building Services, LLC the amount of each invoice no later than fifteen (15) days following Owner's/GC's receipt of the invoice. Interest shall accrue on payments not received within such time at the lesser of (i) the maximum lawful interest rate or (ii) two and one-half percent (2 ½ %) per month. Any remaining balance of the Contract Price after the above payments are made shall be paid no later than thirty (30) days following completion of the Work. At the completion of Final Walk Through, owner must pay Big West Building Services, LLC for all sums less correction items on list. Items addressed after Final Walk Through will be placed on a warranty list and will not be subject to subtractions from final payments subject to limited warranty below. Work may be halted for any failure to timely pay.

**Hazardous or Other Conditions:** Big West Building Services, LLC may halt the work upon any finding of hazardous substances or unsafe conditions. Big West Building Services, LLC will notify owner upon the discovery of any such items. Owner must notify Big West Building Services, LLC of any known hazardous items at the site including; asbestos, chemicals, lead, or other and owner shall indemnify and hold harmless Big West Building Services, LLC from and against any and all claims arising from or related to the Conditions, and Big West Building Services, LLC shall be entitled to payment from Owner for all costs, expenses and damages, including reasonable attorneys' fees and expenses, it incurs as a result of the Conditions. If conditions cause delay to project for more than 1 week, Big West Building Services, LLC may terminate this agreement. While Big West Building Services, LLC performs work related to and including the removal of mold and mold spores, owner agrees to hold Big West Building Services, LLC harmless from any and all claims for physical,

personal, and/or mental damages related to or consisting of mold or microbial growth of any sort or manner and/or any pre-existing hazardous conditions.

**Default:** If Owner defaults in any of its obligations hereunder, Big West Building Services, LLC may, at its option, in addition to other remedies provided in this Contract or pursuant to applicable law or principles of equity, pursue one or more of the following remedies; suspend some or all of the Work until all defaults have been cured, upon three (3) days written notice to Owner, terminate some or all of Big West Building Services, LLC's obligations under this Contract, and/or recover all amounts due under this Contract plus all expenses and reasonable attorneys' fees and expenses incurred by Big West Building Services, LLC as a result of Owner's breach or Big West Building Services, LLC's enforcement of this Contract. In the event this Contract or Big West Building Services, LLC's obligations are terminated by Big West Building Services, LLC pursuant to the terms of this Contract, Big West Building Services, LLC shall be paid for all Work performed through the date of termination in an amount that will compensate Big West Building Services, LLC for all costs incurred, plus thirty percent of those costs. Big West Building Services, LLC retains the right to file a Mechanics Lien for services rendered and hereby notifies owner that Big West Building Services, LLC will file said liens to protect Big West Building

Services, LLC's interest in the subject property. In such event, owner shall pay all interest charges and filing fees for the lien.

**Governing Law:** It is understood and agreed that this Agreement shall be governed by, construed, enforced in accordance with, and subject to, the laws of the State of Texas. Exclusive FORUM and VENUE for any action brought pursuant to the terms of this Agreement shall be in Montana. Owner also agrees that the specific terms and conditions listed herein this contract govern over the terms over any general or master services agreement that may be in effect.

**Severability:** Each provision and term of this Agreement is intended to be severable. If any provision or term of this Agreement is found to be illegal or invalid for any reason, whatsoever, such illegality or invalidity shall not affect the validity of the balance of this Agreement and parties shall substitute for the affected provision an enforceable provision, which approximates as nearly as possible the intent and economic benefit of the affected party.

**Entire Agreement:** This Agreement, including any attachments, Scopes of Service, Change Orders, and any other agreed written agreements, constitute the entire Agreement between the parties pertaining to the subject matter hereof and supersedes all prior agreements, understandings, negotiations and discussions between the parties. Each party hereto expressly disclaims reliance on any representations by any party, which are not otherwise set forth in this Agreement.

**Dispute Resolution:** Any Controversy or claim arising out of or relating to this Contract or work performed pursuant thereto shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award may be entered in any court having jurisdiction. Big West Building Services, LLC shall be entitled to all reasonable attorneys' fees and other legal associated costs.

**Limitation, Waiver, and Venue:** Owner and Big West Building Services, LLC agree that venue for any legal proceedings shall occur at local law shall govern all disputes relating to this agreement. The Arbitration shall be conducted by the American Arbitration Association. Owner agrees not to libel or slander contractor for any reason whatsoever and that in doing so to any source, agrees to indemnify contractor an amount equal to \$5,000.00 unless it can be proven that such libel & slander did not cause any damages. Owner and contractor further waive their right to trial by jury and any claims for consequential or punitive damages against each other.

**Standard of Care:** Services performed by Big West Building Services, LLC will be conducted in a manner consistent with that level of care and skill ordinarily exercised by other members of the environmental, restoration, and science professions currently practicing under similar conditions subject to the time limits and financial, physical or any other constraints applicable to the Services. No other warranty, express or implied is made or intended, and the same are specifically disclaimed, including the implied warranties of merchant ability and fitness for a particular purpose.

**Data and Information:** Big West Building Services, LLC shall be entitled to rely upon the reports, data, studies, plans, specifications, documents and other information provided by GC/Owner or others in performing the Services and, Big West Building Services, LLC assumes no responsibility or liability for the accuracy or completeness of such. GC/Owner waives any claim against Big West Building Services, LLC, and agrees to defend, indemnify and hold Big West Building Services, LLC harmless from any claim or liability for injury or loss allegedly arising from errors, omissions, or inaccuracies in reports, data, studies, plans, specifications, documents or other information provided to Big West Building Services, LLC by GC/Owner. Big West Building Services, LLC will not be responsible for any interpretations or recommendations generated or made by others, which are based, whole or in part, on Big West Building Services, LLC's data, interpretations or recommendations.

**Intellectual Property:** All rights to patents, trademarks, copyrights, and trade secrets owned by Big West Building Services, LLC as well as any modifications, updates, or enhancements to said Intellectual Property during the performance of the Services remain the property of Big West Building Services, LLC, and Big West Building Services, LLC does not grant GC/Owner any right or license to such Intellectual Property.