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Company Name: Vesta Companies

Address: 31400 Kendall, STE A Fraser, MI 48026

Point Of Contact: Matteo Ferro, President

- (586) 747-1460
- mferro@vesta-companies.com

License Details:

- **QO:** Matteo Ferro
- **QO Number:** 242500458
- **License No.** 262500309
- **Expiration Date:** 05/31/28

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Licensing Section
P.O. Box 30254
Lansing, MI 48909

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License

Q.O. - Matteo Ferro

VESTA COMPANIES INC
31400 KENDALL, STE A
FRASER, MI 48026

License No:
262500309

Expiration Date:
05/31/2026

VESTA COMPANIES INC
31400 KENDALL, STE A
FRASER, MI 48026

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License

VESTA COMPANIES INC
31400 KENDALL, STE A
FRASER, MI 48026

Qualifying Officer:
Matteo Ferro
Qualifying Officer #
242500458

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.
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This document is duly
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State of Michigan

Vesta Companies – Your Trusted Partner in Commercial Construction

Who We Are

Vesta Companies Inc. is a Metro Detroit-based commercial and general contractor with over 35 years of experience. Our commitment to quality construction services is driven by dedication, perseverance, and a strong work ethic. We foster a dynamic and inclusive atmosphere that encourages creativity, teamwork, and personal fulfillment. Our emphasis on excellent customer service and building trust has earned us a reputation for success, with hundreds of satisfied clients.

Our Services

- **Comprehensive Construction Solutions:** From ground-up construction to renovations, we provide end-to-end services tailored to your project's needs.
- **Streamlined Processes:** Our efficient workflows save you time and money without compromising on quality.
- **Unparalleled Communication:** We maintain open and transparent communication throughout the project lifecycle to ensure alignment and satisfaction.

Project Portfolio Highlights

Hawk Woods Nature Center – Auburn Hills, Michigan

- **Size:** 3,000 sq ft | **Completed:** 2020
- Municipal multi-purpose building for family gatherings, environmental education, corporate team-building, and social events.

Admirals Cove Clubhouse – Fair Haven, Michigan

- **Size:** 6,700 sq ft | **Completed:** 2022
- Traditional architecture with coastal accents. The grand hall's detailed millwork leads to a community lounge with fireplace, billiard room, breakout space, fitness studio, and full locker rooms.

Holly Hills Clubhouse Remodel – Holly, Michigan

- **Size:** 4,200 sq ft | **Completed:** Dec 2022
- Comprehensive interior renovation of the community clubhouse.

Westbridge Clubhouse Remodel – Holly, Michigan

- **Size:** 10,000 sq ft | **Completed:** Sept 2023
- Full-scale remodel upgrading amenities and finishes throughout the facility.

West Olive Estates Clubhouse Remodel – West Olive, Michigan

- **Size:** 4,000 sq ft | **Completed:** Mar 2025
- Complete renovation enhancing functionality and aesthetic appeal.

Avon on the Lakes Clubhouse Remodel – Rochester Hills, Michigan

- **Size:** 6,000 sq ft | **Status:** In progress
- Interior and exterior modernization to elevate resident experience.

Executive Ranch Condominiums – Downtown Auburn Hills, Michigan

- **Scope:** 66 luxury condominium units
- High-end residential development demonstrating our capability to deliver upscale, transformative living spaces.

Residential & Land-Development Projects

Forester Hills – Auburn Hills, Michigan

- **Homes:** 27 single-family residences (avg. 2,000 sq ft)
- **Timeline:** 2014 – 2021
- **Delivery:** Land entitlement, site development, and full design-build execution.

Forrester Square – Auburn Hills, Michigan

- **Homes:** 60 single-family residences (avg. 2,000 sq ft)
- **Timeline:** 2015 – 2021
- **Delivery:** Land development, site infrastructure, and design-build construction.

Brookview Estates – Chesterfield, Michigan

- **Homes:** 81 single-family residences (avg. 1,900 sq ft)
- **Timeline:** 2022 – 2025
- **Delivery:** Complete land development, site work, and design-build services for a new residential community.

Why Choose Vesta Companies

- **Experience:** Over three decades of delivering successful projects across various sectors.
- **Dedicated Team:** Full-time employees and crews committed to excellence.
- **Client Satisfaction:** A track record of building lasting relationships through trust and superior service.

Contact Us

- **Phone:** 586-747-1460
- **Email:** mferro@vesta-companies.com
- **Website:** vesta-companies.com

VESTA COMPANIES

MICHELE MATTERA & MATTEO FERRO

31400 Kendall Ave. Fraser, Michigan 48026 586.747.1460 mferro@vesta-companies.com

EXPERTISE AND SPECIALIZATION

Our expertise spans a broad spectrum of construction services, including land development, project planning, and budgeting. Over the years, we've successfully managed a wide array of projects from start to finish, maintaining the highest standards of safety, quality, and efficiency. Our experienced team excels in navigating complex zoning regulations, securing permits, and ensuring full compliance with building codes. This comprehensive knowledge makes us experts in every aspect of construction management

RESIDENTIAL PROJECTS & COMMUNITY DEVELOPMENT

Forester Hills-Auburn Hills, Michigan

Completed: 2017 - 2021

- 27 Residential homes with an average square footage of 2,000
- Land Development, Site Development, Design & Build

Forrester Square-Auburn Hills, Michigan

Completed: 2015 - 2021

- 60 Residential homes with an average square footage of 2,000
- Land Development, Site Development, Design & Build

Brookview Estates-Chesterfield, Michigan

Completed: 2022 - 2025

- 81 Residential homes with an average square footage of 1,900
- Land Development, Site Development, Design & Build

COMMERCIAL PROJECTS

City of Auburn Hills

Hawk Woods Nature Center | Completed: June 2020

- New construction of 3,000 sq. Ft nature center for public use.
- https://www.auburnhills.org/community/parks___facilities/hawk_woods_park___campground.php

Yes Communities

Admirals Cove Clubhouse-Fairhaven, Michigan | Completed: December 2022

- New construction of a 7,000 square-foot Clubhouse
- <https://www.yescommunities.com/community/Admirals-Cove>

Holly Hills Clubhouse Renovation - Holly, Michigan | Completed: December 2022

- Full 4,200 square-foot clubhouse renovation
- <https://www.yescommunities.com/community/holly-hills>

Westbridge Clubhouse Renovation-Holly, Michigan | Completed: September 2023

- Full 10,000 square-foot clubhouse renovation
- <https://www.yescommunities.com/community/westbridge-manor>

West Olive Estates Clubhouse Renovation- West Olive, Michigan | Completed: March 2025

- Full 4,000 square-foot clubhouse renovation
- <https://www.yescommunities.com/community/west-olive-estates>

Avon On the Lakes Clubhouse Renovation: Rochester Hills, Michigan - In Progress | June 2025

- Full 6,200 square-foot interior and exterior remodel

UPCOMING PROJECTS

- Riverbend Condominium Community: Auburn Hills, Michigan - *Estimated start | December 2025*

CERTIFICATIONS & LICENSES

- Residential Builder License
- Member of the National Association of Home Builders (NAHB)
- Member of the Associated General Contractors of Michigan
- OSHA-30 Certified
- Real Estate Broker's License
- Member of the Associated General Contractors of America (AGC)
- Member of the National Association of Realtors

VESTA COMPANIES INC

REFERENCES

Tom Tanghe
City of Auburn Hills
(248)370-9440
ttanghe@auburnhills.org
Project: Forester Hills Development
Auburn Hills, MI
2017-2020
Development and construction of 27 site condominiums

Joe Caine
Fieldstone Architect & Engineering
(810)730-6775
jcaine@fieldstoneae.com
Project: Hawk Woods Nature Center Lodge
Auburn Hills, MI
2019-2020
\$549,000
Construction of Community Center Building at Hawk Woods Nature Center

Stan Torres
City of Auburn Hills
(248)494-6893
storres@auburnhills.org
Project: Hawk Woods Pavilion
Auburn Hills, MI
2021
\$142,000

Ken Thompson
Royal American Homes Inc
(586)295-8491
kthompsoninc@sbcglobal.net
Project: Admirals Cove Senior Living Clubhouse
Ira Twp., MI
2021
\$1,292,922.00
Construction of clubhouse at Admirals Cove Senior Living

Ken Dewulf
Yes Communities
(586)275-9067
KDeWulf@yescommunities.com

Project: Avon on the Lake
Rochester Hills, MI
2025
\$464,671.00
Remodel of clubhouse

Project: West Olive Estates
West Olive, MI
2024-2025
\$465,734.00
Remodel of club house



Atlas Police Storage Facility – Technical Bid Proposal

This proposal outlines the design-build approach for the 30 × 60 ft Atlas Police Storage garage, addressing all specified requirements. All work will comply with the Michigan Building Code (as enforced by Grand Blanc Township), including required permits and inspections. We will obtain building, electrical, plumbing, and mechanical permits, coordinate with the Genesee County Drain Commissioner for any erosion control (SESC) permits, and schedule inspections at each major stage. The scope includes site preparation; cast-in-place footings and block foundation; a 5-inch thick, rebar-reinforced concrete slab; 2 × 4 framed exterior walls with sheathing and weather-resistive barrier; pre-engineered trusses with roof decking; white steel roofing panels with continuous ridge vent; blue steel wall panels; four insulated 9 × 9 ft roll-up garage doors with operators; two steel service doors with concrete pads and overhead awnings; an electrical subpanel with interior/exterior lighting and outlets per code; ¾-inch hose bib connections tied to the township's water main (with winterization valves); and final grading for drainage. In brief, the project plan is divided into the following phases.

Construction Plan and Phases

- 1. Pre-Construction & Permitting** – Finalize conceptual design and structural sizing, engage a licensed engineer for preliminary drawings, and prepare permit documents. This phase includes site surveying, soils evaluation (for footing design), and submission of plans to Grand Blanc Township. We will ensure compliance with zoning, utilities, and erosion control (e.g. SESC requirements). Acquire building, electrical, mechanical, and plumbing permits as per the 2015 Michigan Building Code. (Engineer will verify snow/wind loads, foundation depths, and coordinate with DPW on utilities and road access.)
- 2. Site Preparation & Foundation** – Clear, grade, and compact the building pad. Excavate trenches for concrete footings. Install formwork and #4 steel rebar reinforcement bars as required for strength. Pour cast-in-place concrete footings and a short concrete block stem wall around the perimeter. After curing, place a 6mil vapor barrier over compacted gravel and pour a 5-inch-thick concrete slab reinforced with rebar mesh (sufficient to

support heavy police vehicles). During this phase we will also stub electrical conduit and plumbing penetrations through the slab per plan, and rough-in any under-slab utilities.

3. **Wall Framing & Bracing** – Construct exterior walls using 2 × 4 studs at 16" O.C. with double top plates and a solid sill plate. Sheathe the walls with 7/16" OSB or plywood. Apply a weather-resistant barrier over the sheathing and tape seams to provide a continuous moisture seal. Install permanent diagonal bracing and anchor walls to the slab to resist wind loads. Install any auxiliary blocking for overhead-door jambs and service-door frames.
4. **Roof Framing & Sheathing** – Erect pre-engineered roof trusses spanning the 30 × 60 plan dimensions. Secure trusses with hurricane straps or clips. Install ceiling joist purlins or cross-bracing per design. Sheathe the roof with plywood or OSB over the trusses.
5. **Roof Panels & Ridge Vent** – Attach a breathable underlayment over the roof sheathing, then install white-painted steel roof panels to match township standards. At the ridge, install a continuous vent membrane and cover it with a matching metal ridge cap. A ridge vent will allow warm, moist air to escape the attic space, balancing temperature and reducing condensation. All roof penetrations (vents, flashing) will be properly sealed.
6. **Wall Panels & Trim** – Fasten blue steel siding panels (or a color matching the township hall) to the framed walls. Include standard trim and flashing at corners, eaves, and transitions. Seal all joints per manufacturer's guidelines.
7. **Doors and Windows** – Mount four insulated 9 × 9 ft roll-up garage doors with automatic openers and keypad entry. Install two commercial-grade steel service doors (e.g. 3 × 7ft) at convenient locations, each with deadbolt locks and tempered viewing lights. Pour small concrete threshold pads for service doors. Above each service door, attach a pre-fabricated metal awning to deflect weather from the entry. Ensure weatherstripping at all openings.
8. **Electrical Systems** – Install an outdoor-rated electric subpanel near the building. Run a feeder cable from the main township panel to the subpanel (size per load calculation). Wire the building for lighting and receptacles: include LED motion-sensor fixtures inside (e.g. 4–6 fixtures spaced to cover the interior), LED exterior flood/security lights above each garage door, and 120V outlets. Outlets in the garage will be spaced per code (no more than 12ft on-center) and at least one dedicated 20A GFCI circuit will serve receptacles. All wiring will comply with the National Electrical Code and Grand Blanc requirements, with AFCI/GFCI protection where needed.
9. **Plumbing Systems** – Run ¾" PEX or copper water line from the existing township water main to the new building. Install two frost-proof hose bibs (one on an exterior wall, one inside garage) with shutoff/waste valves for winter blowout (per IRC 2018 P2903.10). Provide vacuum breaker backflow preventers on each outlet. Tie plumbing into the main building's hot water if needed for a heated hose bib; otherwise leave the exterior bib controlled by an internal stop valve. Pressure-test all water lines and insulate any exposed piping.

10. **Final Grading & Drainage** – Grade the surrounding site to slope away from the foundation on all sides, ensuring positive drainage. Install gravel pads or simple swales as needed to direct stormwater away. No interior floor drain is specified, so we will verify any condensation drains from HVAC or water heater tie-ins, if applicable.
11. **Inspections & Commissioning** – Throughout construction, coordinate required inspections (foundation, framing, electrical, plumbing, etc.) with township officials. Correct any punch-list items. Perform operational tests on doors, opener safety beams, lights, outlets, and hose connections. Confirm the building meets all code requirements before turnover.

Each phase will be executed in sequence as listed, with some overlap (e.g. electrical/plumbing rough-in concurrent with wall erection). All materials and methods will conform to industry standards and manufacturer specifications.

Materials List

- **Concrete & Masonry:** Ready-mix concrete (for footings and 5" slab – approx. 7–8yd³), concrete blocks (for stem wall), rebar (e.g. ½" #4 bars at 16" O.C. each way in slab), gravel base, vapor barrier. Anchor bolts and sill plate hardware for wall anchorage.
- **Framing:** #2 or better 2 × 4 lumber (studs, top/bottom plates), plywood or OSB sheathing (walls and roof deck), housewrap (Tyvek or equivalent) and tape, fasteners (nails/screws), framing anchors and hurricane ties.
- **Roofing:** Pre-engineered roof trusses (sized for 30 × 60 span, specified by engineer), ridge vent material, metal ridge cap, corrosion-resistant roofing screws, breathable roofing underlayment (ice/water shield at eaves), white-painted steel roof panels (29–26 gauge), gutter/trough materials if used.
- **Siding:** Exterior steel wall panels (blue finish) and matching trim (corner trim, eave trim, base trim), fasteners.
- **Doors & Hardware:** Four insulated 9 × 9 ft overhead garage doors with electric operators and remotes, two commercial steel pedestrian doors with frames, threshold pads, weatherstripping, locks/keys, and two fixed-angle metal awnings above service doors.
- **Electrical:** 60A 240V subpanel with main breaker, breakers (20A, 15A as needed), copper feeder cable, conduit (PVC/EMT) and fittings, interior LED shop lights with motion sensors (approx. 4–6), exterior LED wall packs or floodlights (2), GFCI duplex receptacles (quantity ~10, placed per code), cover plates, wiring (Romex or THHN as required), grounding rods/wire, panelboard.

- **Plumbing:** ¾" PEX or copper pipe, backflow vacuum breakers for hose bibs, two frost-proof sillcocks, ball valves or stop valves with waste port, fittings, insulation for exposed piping, connection fittings to main building line.
- **Site & Miscellaneous:** Clear and gravel subbase, stakes/flagging for layout, erosion control fabric if needed, concrete supplies for door pads, finish materials (e.g. sealing concrete, paint for trim), daylighting devices if required, permit signage.

This list covers all major components needed to meet the RFP specifications. Final quantities will be determined by detailed engineering drawings.

Timeline

Phase	Dates	Duration	Milestones & Deliverables
A. Pre-Construction & Contracting	Jul 14 – Aug 31	7 weeks	Complete stamped engineering drawings; submit all permits (building, electrical, plumbing, SESC); finalize contracts with Atlas Township and Vesta Companies.
B. Site Construction (On-Site)			
1. Site Prep & Foundations	Sep 1 – Sep 14	2 weeks	Clear/grade site; excavate and pour strip footings, block wall, vapor barrier and 5" slab.
2. Framing & Roof Deck	Sep 15 – Sep 28	2 weeks	Erect 2x4 walls with sheathing and housewrap; set pre-engineered trusses and roof sheathing.
3. Roofing & Ridge Vent	Sep 29 – Oct 6	1 week	Install breathable underlayment, white steel panels, ridge vent, and flashings.
4. Wall Panels & Trim	Oct 7 – Oct 14	1 week	Attach blue steel siding, corner/edge trim, and service-door awnings.
5. Doors, Openers & Door Pads	Oct 15 – Oct 19	5 days	Hang four insulated 9x9 ft doors with openers; install two service doors and pour pads.
6. MEP Rough-In & Finish-Out	Oct 20 – Oct 24	5 days	Wire subpanel, fixtures, outlets; install and test hose-bib plumbing.
7. Final Grading, Inspections & Turnover	Oct 25 – Oct 31	1 week	Grade site for drainage; conduct final inspections; complete punch-list and hand over by Oct 31.

PROJECT	Atlas Industrial Gas Plant Facility	Rev 0 NA
ADDRESS	7385 Gale RD, Grand Blanc MI 48439	
Date of submission	7/6/26	
Date of plans		
ALL Trades	\$ 211,080	

02 00 00 GENERAL REQUIREMENTS									
1		Site Inspections	1	LS					\$ 800
2		Permit Acquisition (Building, Electrical, Plumbing)	1	LS					\$ 1,200
3		Structural Design & Engineering	1	LS					\$ 3,000
4		Temporary Restroom (Porta-John, 1 EA) (monthly x 3-4)	1	LS					\$ 660
5		Temporary Site Office/Storage (container or trailer)	1	LS					\$ 1,200
6		Tool & Equipment Rental - Scaffolds, pumps, lifts	1	LS					\$ 1,000
7		Permits & Fees	1	LS					\$ 1,800
8		Inspections (private, 3rd-party)	1	LS					\$ 1,000
9		Mobilization	1	LS					\$ 1,780
10		Demobilization	1	LS					\$ 1,280
11		Project Management & Supervision	1	LS					\$ 6,800
12		Contractor Insurance & Bonding	1	LS					\$ 2,980
13		Temporary Power/Water	1	LS					\$ 880
14		Waste Management & Cleanup	1	LS					\$ 1,200
15		Submittals & Closeout Docs	1	LS					\$ 780
16		Coordination/Meetings	1	LS					\$ 800
		Sub Total							\$ 28,400
Concrete & Masonry									
The structural concrete scope includes perimeter footings (with block), a reinforced slab, and miscellaneous pads. The RFP calls for cement footings with at least one course of block and a minimum 8" reinforced concrete floor. A small 3'x3' concrete pad is required under each service door, and a reinforced concrete approach tie into the driveway. The quantities below assume 6-8" slab/pad thickness and one course (8" high) block around the perimeter. All concrete is normal-weight ready-mix, cured per spec.									
Concrete - Footings & Block Base									
17		42" deep concrete in continuous perimeter footings (2' wide)	46	CY					\$ 7,478
CMU Block - 1 Course									
18		8x8x16" CMU block, 1 course around perimeter (180 LF / 1.33 LF per block)	135	EA					\$ 3,878
Mortar & Grout									
19		Mortar for CMU (assume 10 bags); grout for bond beam (if needed, assume 5 bags)	15	Bag					\$ 385
Anchor Bolts									
20		1/2" x 10" anchor bolts (approx. 40 total for wall all plates and doors)	50	EA					\$ 980
Concrete - Floor Slab									
21		6" thick reinforced slab, 30x60 ft (1800 SF): 1800x0.417/27 = ~28 CY Includes concrete, reinforcement (assume #3 or #4 bars or mesh), labor, equipment (screed, vibrators, floaters)	1800	SF					\$ 11,700
Concrete - Door Pads									
22		4" thick slab (3'x3') at 2 service doors: 2x3 SF = 18 SF x 0.333 ft = 6 SF = 0.25 CY	0.25	CY					\$ 1,200
Concrete - Approach Paving									
23		6" thick approach slab (30x10' = 300 SF): 300x0.5/27 = 5.6 CY	300	SF					\$ 4,800
Concrete Curing Compound									
24		Liquid curing agent for 2100 SF slab+pads (~2500 SF)	6	GAL					\$ 274
Expansion Joint Filler									
25		1/2" foam expansion joint material, ~180 LF perimeter + pad edges	200	LF					
Cold-Joint Sealant									
26		Polyurethane sealant for slab joints (180 LF)	200	LF					
		Sub Total							\$ 90,771
06 00 00 WOOD, PLASTICS & COMPOSITES									

		The building's structural framing uses pre-engineered roof trusses and light wood stud walls as specified. The walls are 2x4 wood frame with sheathing, and the roof is built on pre-engineered trusses. Fasteners and anchorage (nails, screws, hurricane tie, etc.) are included. The items below cover framing lumber.																		
27		Wall Studs (2x4 @ 16" O.C.) 2x4x10' studs for 60' long walls (assume 2 rows at 16" OC): ~ (60'/1.33')x2 walls = 180 studs	180	EA																\$ 1,242
28	166	Top/Bottom Plates (2x4) 2x4x60' bottom and top plates for both long walls, plus similar for 30' end walls	120	LF																\$ 146
29		End Wall Studs 2x4x10' studs for 30' walls (assume 2 rows at 16" OC): ~ (30'/1.33')x2 walls = 90 studs	90	EA																\$ 621
30		Wall Sheathing (OSB/Plywood) 7/16" OSB sheathing for interior of walls: area ~1800 SF (all four walls, 10' hix(2x60+2x30))	1800	SF																\$ 4,290
31		HouseWrap (Weather Barrier) Tyvek/HomeWrap over sheathing	1800	SF																\$ 1,478
32		Roof Trusses - Pre-engineered Prefab wood roof trusses (30' span, 4:12 slope); estimate one truss at 8-10 ft o.c. across 60'	8	EA																\$ 3,600
33		Truss Anchors & Plates Metal hurricane tie plates for trusses to top plate (8 trusses x ~4 ties each)	32	EA																\$ 101
34		Rafter/Misc Blocking Wood blocking/fillers at wall tops and gables (assume LS)	1	LS																\$ 277
35		Eave/Overhang Framing Extended rafter tails or 2x framing for 18" eaves (perimeter 60+30+60+30+ corners)	350	LF																\$ 1,313
36		Awnings - Support Framing Lumber for two 3'x2' awnings: 2x8 supports (4 pcs 8' long each, plus cross braces)	4	EA																\$ 84
37		Awnings - Roofing 3'x2' corrugated metal panels for awnings (2 each service door)	2	EA																\$ 69
38		Misc. Fasteners (nails/screws) Common nails, screws for framing (LS covers framing)	1	LS																\$ 120
39		Metal Connectors & Reinforcement Simpson straps, anchor straps, hold-downs for shear walls (LS)	1	LS																\$ 275
40		Header (2) 2x12s with 1/2" OSB spacer or engineered LVL	72	LF																\$ 1,096
41		(2) 2x6s with 1/2" OSB spacer	18	LF																\$ 119
		Sub Total																		\$ 15,000
07 00 00 THERMAL & MOISTURE PROTECTION																				
		Roof scope includes white-painted steel roof panels, roof sheathing under the metal (as noted), a continuous ridge vent, and flashing/trim. The roof pitch is 4:12. Key items include metal roof sheets, ridge venting, fasteners, and metal trim. The table below assumes an effective roof area = 34.8 ft (slope span) x 63 ft (length) = 2,200 SF (including overhangs).																		
42		Roof Deck Sheathing 1/2" plywood/OSB underlayment for metal roof (~2200 SF)	2200	SF																\$ 4,017
43		Metal Roof Panels (White) Galvalume/26ga steel panels, total roof area ~2200 SF	2200	SF																\$ 12,140
44		Ridge Vent - Continuous Ridge vent strip, full roof length (~64 LF including overhang)	64	LF																\$ 494
45		Roofing Screws (26ga) #12 x 1 1/4" pancake head screws for steel panels (~8 screws/SF)	18000	EA																\$ 1,080
46		Closure Strips & Foam Fillers Foam closure strips for eave and ridge (1 strip per panel run, ~70 LF total)	70	LF																\$ 95
47		Flashing & Trim Eave trim, rake trim, wall flashing, etc. (LS includes cutting/fabrication)	1	LS																\$ 1,000
		Roof Paint Touch-Up																		

Outlet Boxes & Covers													
89		2"x4" boxes for switches/outlets (~30 boxes)	30	EA								\$ 180	
		Wiring - Romex THHN (various gauges)											
90		#12/2 (lights, receptacles) and #10/2 (openers), estimate 1000 LF	1000	LF								\$ 1,960	
Conduit & Cable Connectors													
91		Connectors, clamps, bushings for EMT and wiring (LS)	1	LS								\$ 866	
Ground Rods & Clamps													
92		8' copper ground rods (2) and clamps for subpanel grounding	2	EA								\$ 96	
Electrical Labels/Signage													
93		Labels for panel, breakers, OSHA safety signage (LS)	1	LS								\$ 90	
Temporary Power Pole													
94		Temporary 50 A pole with meter for construction power	1	EA								\$ 440	
Temporary Site Lighting													
95		Construction lights (if needed)	1	LS								\$ 308	
		Sub Total										\$ 9,838	
31 00 00 EARTHWORK													
Clearing & Grubbing													
96		Clear vegetation, debris, topsoil stripping (approx. 0.25 acre site)	1000	SF								\$ 670	
Excavation - Footings													
97		Excavate for continuous footings (2-ft wide, 1 ft deep) around 180 ft perimeter	180	LF								\$ 1,449	
Excavation - Slab & Pads													
98		Grade/level floor area (30x60) and door pads; formwork stripping	1900	SF								\$ 2,945	
Excavation - Approach													
99		Excavate for concrete approach (30x10x1.5 ft deep) to driveway	300	SF								\$ 738	
Backfill & Compaction													
100		Backfill footing excavations and around slab edges with compacted fill	60	CY								\$ 726	
Site Subgrade Prep (dewatering)													
101		Prepare subgrade, add fill/rock base where needed	211	SY								\$ 3,114	
Site Grading & Cleanup													
102		Final site grading, topsoil placement, seeding/erosion mat after construction (site remediation)	1	LS								\$ 1,020	
		Sub Total										\$ 10,682	
32 00 00 EXTERIOR IMPROVEMENTS													
Storm Drainage (optional)													
103		Trench and install perforated pipe (10") and stone for French drain (if needed)	1	LS									
Temporary Silt Fence													
104		Install erosion-control silt fence (200 ft perimeter) for sediment control	200	LF								\$ 1,216	
Temporary Construction Fencing													
105		Install temporary chain-link safety fence around site	200	LF								\$ 1,080	
Temporary Signage & Barricades													
106		Construction signage, cones, barricades per safety regulations	1	LS								\$ 680	
107		Pest Barrier (Termite Shield, 180 LF)	180	LF								\$ 540	
Grass/Seed													
108		Grass/Seed	165	SF								\$ 588	
Repair Asphalt Pavement													
109		Sawcut	42	LF								\$ 638	
110		Repair Asphalt Pavement	66	SF								\$ 1,432	
		Sub Total										\$ 6,088	
SUB - TOTAL													
									\$ 61,088	\$ 39,833	\$ 7,098	\$ 107,255	
MATERIAL SALES TAX												6.00%	\$167,255.00
OVERHEAD & PROFIT												19%	\$3,864.09
INSURANCE & BOND												8%	\$31,778.46
TOTAL BASE BID													\$6,382.75
													\$211,080.28

Selective Insurance Company of America
40 Wantage Avenue
Branchville, New Jersey 07890
973-948-3000

Bond No. **B 1336812**

BID BOND

KNOW ALL MEN BY THESE PRESENTS:

That Vesta Companies, Inc

31400 Kendall Suite A Fraser, MI 48047 (hereinafter called the Principal)
as Principal, and the SELECTIVE INSURANCE COMPANY OF AMERICA, a corporation created and existing under
the laws of the State of New Jersey, with its principal office in Branchville, New Jersey (hereinafter called the Surety),
as Surety, are held and firmly bound unto Atlas Township

7386 South Gale Rd Goodrich, MI 48438 (hereinafter called the Obligee)

in the full and just sum of 5 % Percent of the Total Bid Amount Dollars
(\$ 5 %) good and lawful money of the United States of America, to the payments of which sum of
money well and truly to be made, the said Principal and Surety bind themselves, their and each of their heirs, executors,
administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed, sealed and dated this 2nd day of July, 2025 A.D.

THE CONDITION OF THIS OBLIGATION IS SUCH, That, if the Obligee shall make any award within 60 days to
the Principal for

Atlas Police Storage Facility
7386 Gale Rd., Grand Blanc, MI 48439
design & construction of a 30'x60' storage garage

according to the terms of the proposal or bid made by the Principal therefor, and the Principal shall duly make and
enter into a contract with the Obligee in accordance with the terms of said proposal or bid and award and shall give
bond for the faithful performance thereof with Surety or Sureties approved by the Obligee; or if the Principal shall,
in case of failure so to do, pay to the Obligee the damages which the Obligee may suffer by reason of such failure, not
exceeding the penalty of this bond, then this obligation shall be null and void; otherwise it shall be and remain in full
force and effect.

When this Bond has been furnished to comply with a statutory, regulatory or other legal requirement in the location where
the construction is to be performed, any provision in this Bond conflicting with said statutory, regulatory or legal
requirement shall be deemed deleted from this form and provisions conforming to such statutory, regulatory or other
legal requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory
bond and not as a common-law bond.

In Testimony Whereof, the Principal and Surety have caused these presents to be duly signed and sealed.

WITNESS:

Kathryn Ferris
(If individual or firm)

Vesta Companies, Inc

By: Matteo Ferris (SEAL) None
Matteo Ferris, President

ATTEST:

Kathryn Ferris
(If Corporation)

SELECTIVE INSURANCE COMPANY OF AMERICA, SURETY

By: Cheryl Hughes
Cheryl Hughes, Attorney-in-fact



SELECTIVE INSURANCE®

Selective Insurance Company of America
40 Wantage Avenue
Branchville, New Jersey 07890
973-948-3000

Bond No. B 1336812

POWER OF ATTORNEY

SELECTIVE INSURANCE COMPANY OF AMERICA, a New Jersey corporation having its principal office at 40 Wantage Avenue, in Branchville, State of New Jersey ("SICA"), pursuant to Article VII, Section 1 of its By-Laws, which state in pertinent part:

The Chairman of the Board, President, Chief Executive Officer, any Executive Vice President, any Senior Vice President or any Corporate Secretary may, from time to time, appoint attorneys in fact, and agents to act for and on behalf of the Corporation and they may give such appointee such authority, as his/her certificate of authority may prescribe, to sign with the Corporation's name and seal with the Corporation's seal, bonds, recognizances, contracts of indemnity and other writings obligatory in the nature of a bond, recognizance or conditional undertaking, and any of said Officers may, at any time, remove any such appointee and revoke the power and authority given him/her.

does hereby appoint: **Cheryl Hughes**

, its true and lawful attorney(s)-in-fact, full authority to execute on SICA's behalf fidelity and surety bonds or undertakings and other documents of a similar character, including but not limited to Proposal Bonds, Letters of Surety, and Consents of Surety, issued by SICA in the course of its business, and to bind SICA thereby as fully as if such instruments had been duly executed by SICA's regularly elected officers at its principal office, in amounts or penalties not exceeding the sum of:

Two Million Three Hundred Thousand Dollars (\$2,300,000.00)

This certifies that this Power of Attorney is in full force and effect as of the date of said fidelity and surety bonds or undertakings and other documents of a similar character, including but not limited to Proposal Bonds, Letters of Surety, and Consents of Surety.

Signed this 2nd day of July, 2025

SELECTIVE INSURANCE COMPANY OF AMERICA

By:

Brian C. Sarisky
Brian C. Sarisky

Its SVP, Chief Underwriting Officer, Commercial Lines



STATE OF NEW JERSEY :

:ss. Branchville

COUNTY OF SUSSEX :

On this 2nd day of July, 2025 before me, the undersigned officer, personally appeared Brian C. Sarisky, who acknowledged himself to be the Sr. Vice President of SICA, and that he, as such Sr. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sr. Vice President and that the same was his free act and deed and the free act and deed of SICA.

CHRISTINE MARIE LAWSON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 15, 2026
COMMISSION: #2312839

Christine Marie Lawson
Notary Public



The power of attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of SICA at a meeting duly called and held on the 6th of February 1987, to wit:

"RESOLVED, the Board of Directors of Selective Insurance Company of America authorizes and approves the use of a facsimile corporate seal, facsimile signatures of corporate officers and notarial acknowledgements thereof on powers of attorney for the execution of bonds, recognizances, contracts of indemnity and other writing obligatory in the nature of a bond, recognizance or conditional undertaking."

CERTIFICATION

I do hereby certify as SICA's Corporate Secretary that the foregoing extract of SICA's By-Laws and Resolution are still in full force and effect and this Power of Attorney issued pursuant to and in accordance with the By-Laws is valid.

Signed this 2nd day of July, 2025

Michael H. Lanza
Michael H. Lanza, SICA Corporate Secretary



Important Notice: If the bond number embedded within the Notary Seal does not match the number in the upper right-hand corner of this Power of Attorney, contact us at 973-948-3000.

B91 (5-25)

CERTIFIED COPY