

**MINUTES
CITY OF LAUREL
CITY COUNCIL WORKSHOP
TUESDAY, OCTOBER 07, 2025**

A Council Workshop was held in Council Chambers and called to order by Council Vice President Wilke at 6:30 pm on October 7, 2025.

COUNCIL MEMBERS PRESENT:

☒ Tom Canape	☐ Heidi Sparks
☒ Michelle Mize	☒ Jessica Banks
☐ Casey Wheeler	☒ Irv Wilke
☒ Richard Klose	☒ Jodi Mackay

OTHERS PRESENT:

Brittney Harakal, Administrative Assistant
Michele Braukmann, Civil Attorney (Phone)
Kurt Markegard, CAO

Public Input:

Barbara Anne Sprague Emineth, 501 Alder Avenue, read the attached statement.

General Items

1. Appointment of Renee Studiner to the Tree/Park Board for the remainder of a 4-year term ending December 31, 2026.

There was no discussion on the item.

Executive Review

Council Issues

2. Ambulance Discussion

The EMS Chief had a prior engagement this evening and was unable to attend. She had previously spoken to the Emergency Services Committee. The CAO state he would be able to speak on this matter.

The CAO reviewed the attached handout and the City's CIP, see attached. There will be fundraising to help pay for the new ambulance. There is 40k in the CIP for this project. The City can also use reserves to help with a one-time purchase. The local option tax has been disbursed to multiple funds instead of the General Fund, allowing the City to utilize those funds for this purchase as well. The Chamber and the Small Business Alliance are on board to help with fundraising. He has also spoken with Jersey Mikes to do a fundraiser during their grand opening. This will have to go out to bid as it is a purchase over 80k.

Community Advocates Leading Laurel (CALL) is hosting a spaghetti dinner as a fundraiser on October 25th. Once all details are finalized, those details will be shared with the Council.

The City needs a resolution to seek bids, as it is an item not budgeted for.

It was questioned whether the City is required to accept a bid. It was clarified that the City can reject all bids.

Council questioned whether the City needs to update its CIP, similar to the recent update for the fire truck. It was clarified that this purchase is listed in the CIP as a priority 1 in FY 2026. No update is needed.

The Council questioned whether the vehicle is being held for the City or if someone else can purchase it. It was further questioned if there are any deadlines. It was clarified that this vehicle is available for purchase. The company has requested a down payment to secure the vehicle; however, the City cannot make a down payment because it must undergo the public bidding process. The bidding process will take a few weeks.

Council questioned if this rig has a couple of hundred miles on it. It was clarified that the vendor drove the vehicle to an event in Butte, resulting in more miles on the ambulance than pictured. However, it only has a couple of hundred miles on it.

A Council Member on the Emergency Services Committee noted that the Fire Chief had mentioned a fire truck that can be sold to help fund the ambulance. Council noted they were in favor of this. The CAO stated that he has not yet had that conversation with the Fire Chief, but he can discuss it further.

Amy Mullaney of Sunlight Property Management stated she was in support of funding this ambulance.

Other Items

The City needs to repair the roof at City Shop. Part of the roof has collapsed. Water is entering the building, indicating the roof needs repair. Staff got two different quotes; Donahue's is under 80k and does not need to go to bid. This repair has been budgeted.

It was questioned if there is a warranty on the work. It was clarified that there is no warranty from the last contractor. The small service contract includes a one-year warranty for the work.

It was questioned whether this is a roof repair or a replacement. It was clarified that Staff would need to clarify further and will have an answer for next week's meeting.

Attendance at Upcoming Council Meeting

All Council Members present will be at the next meeting.

Announcements

There will be a fundraiser on October 25, 2025, from 4 to 8 pm at Riverside Hall to support the new ambulance. There will be a costume contest, raffle items, games, and a spaghetti dinner.

The CAO will be out of the office for training next week and will ask Matt to clarify whether the roof requires repair or replacement.

Monday is a holiday; City Hall will be closed.

The construction on W. Main Street has begun to place the water and sewer lines out to the new Love's location. Please plan accordingly. Love's hope is to be open by March.

The council workshop adjourned at 7:16 pm.

Respectfully submitted,



Brittney Harakal
Administrative Assistant

NOTE: This meeting is open to the public. This meeting is for information and discussion of the Council for the listed workshop agenda items.

Barbara Anne Sprague Emineth 501 Alder Ave. Laurel
10/7/2025

"THE EMPEROR'S NEW SUIT" Once there was a self-obsessed emperor who commanded two dishonest tailors to make him a new suit and they were to use gold and silver thread. When he checked on their progress they hadn't even begun. They explained that they had made him a magic suit that was invisible to stupid people, not wanting to appear stupid the emperor accepted the tailors' explanation when in fact they had stolen the materials to make the suit! The day came when there was a big celebration and since his loyal subjects had told him what a nice suit had been made, not wanting to appear stupid themselves, he decided to wear it. When the parade began a child yelled out the truth: the emperor isn't wearing any clothes! I find parallels between this fictional story by Hans Christian Anderson and our current reality. If the powers that be only surround themselves with people who agree with and flatter them I must conclude their intentions are simply to inflate their own egos. The rest of the world is watching and have come to realize the United States is indeed in a constitutional crisis. If we are to preserve our civil rights we must speak truth to power. The lack of personal character among our elected officials is on full display. The wannabe emperor has no clothes and he enjoys young girls! One in three girls and one in five boys are sexually abused in this country. I suspect most of us don't tell a soul until we're adults, if ever. Teach your precious children that no one else should touch their private parts and they should tell you if they are uncomfortable around someone. Be aware a large percentage of the time an abuser is a trusted family member or friend. We all must rise like never before, we are a powerful force When We Stand Together! Our voices will not be silenced moving forward because the stakes are too high. If the false prophets are not brought down things won't end well. Our founding fathers attempted to prevent exactly what is taking place today. The problem is there are too many in this administration who are complicit when they should be calling out the corruption. They are no longer serving the people who elected them therefore it lands on our shoulders to right the ship before it sinks, while others are attempting to blow it out of the water. Please help in this mission in whatever way you are able. Know in your hearts that Light, Love, and Truth will prevail!

Barbara A.S. Emineth

2024 RAM 4500 MXP 150 Demo Demers Ambulance

V.I.N. Is 3C7WRLBL9RG280022

Quote from Apgar Ambulance as is - \$250,676.00

Rough estimate to make it road ready:

- \$79,000.00 - Stryker V2 and V2 Stryker Cot
- \$5900.00 - Graphics
- \$450.00 - Install Radio of Customer
- \$4600.00 - Ali-Arc Aluminum Grille Install
- \$1800.00 - Dealer Prep, hook up batteries, wash detail,

Option #1 - Total from Apgar Ambulance for Road Ready - approximately \$342,426.00

Option #2 - Total from Apgar Ambulance for Ambulance with Stryker Power Cot/Power load system - \$329,676.00

Option #3 – This option is our first choice.

Total from Apgar Ambulance for Ambulance only / not road ready - \$250,676.00. We would have to pay to have our old radios, cot system taken from the old ambulance and purchase the grill guard and striping graphics once we receive it.

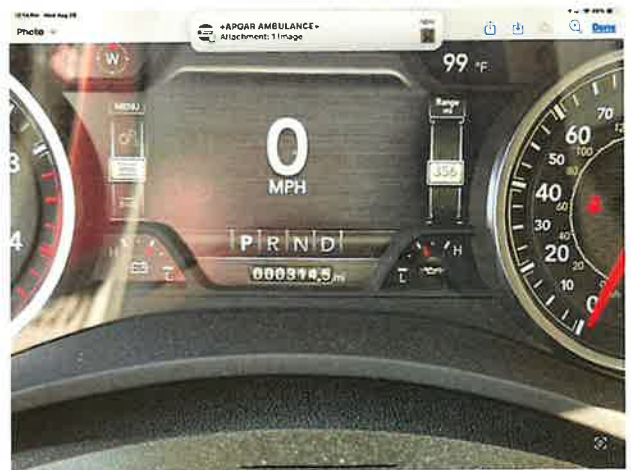
- \$2,000.00 - Moving old cot from Care 2 to new ambulance and then Care 1 cot to Care 2
 - \$4,990.00 – Inferno Auto Body estimate for grill guard and striping
 - \$1,000.00 – Radio wiring and moving radio from Care 1 to new ambulance (can be done in house by a staff member)
 - \$1,500.00 – Lifepak EKG monitor mount
- Total to make road ready - \$260,166.00

This is a significant discount for a new ambulance. He does have more coming in the near future however they are Ford F350 (not exactly what we want) and he quoted the price, not road ready, as likely being \$300,000 - \$325,000.00. That price is aligned with all of the ambulance quotes that we received last year when asked to research.

We also inquired about a trade in with this dealer. Without a cot in it he states that it would be very little money as he generally just re sells to retrofit as a camper, so likely best to sell ourselves.









Montana's Premier Ambulance Dealership

Steve Apgar

Cell - (503) 720-4067

Website - www.apgarambulance.com

APGAR AMBULANCE LLC
300 Dunwoody Lane
Columbia Falls, Montana 59912

503-720-4067
Federal I.D. No.: 20-3365474

Purchase Agreement Invoice for:	Purchase from
City of Laurel Upon approval. PO Box 10 Laurel, Montana 59044	Apgar Ambulance LLC 300 Dunwoody Lane Kalispell, Montana 59901 503-720-4067 Shop Phone 406-885-0086

Customer P.O.	Order Day	Ship Day	Ship Via	Delivered To	Terms
CLEMS001	9-12-2025		driver	customer	30 Days

Description	VIN Number	Price US\$
Proposal for purchase of a new built 2024 RAM 4500 MXP 150E - D24-117563. Demo Demers Ambulance	VIN:3C7WRLBL9RG290022	MSRP. Insured Value \$279,863.00
V.I.N. Is 3C7WRLBL9RG280022	MXP 150E -D24-117563	
Cost:	Include Installing cost for Apgar supplied Power floor Plate	\$250,676.00
Ambulance as is - \$250,676.00	TOTAL Ambulance	Clearance
Rough estimate to make it road ready:	With shipping \$1500. and Install price of \$2780. client supplied.Loader and Power Cot.	\$2,780.00
- \$79,000 Stryker V2 and V2 Stryker Cot	Graphics per new regulations including Chevrons Estimated by local Vendor	
- \$5900.00 Graphics		
- \$450. Install Radio of Customers		Total Ambulance
- \$5600. Ali-Arc Aluminum Grille Install		Only First Price
- \$1800. Dealer Prep, hook up batteries, wash detail,		\$250,676.00
Total from Apgar Ambulance for Road Ready - \$343,426.00	Cost for All new 2025 Installed STRYKER V2 Cot and Loader >>	\$2,780.00
Total from Apgar Ambulance for Ambulance and Stryker Power Cot/Power load system - \$329,676.00		Existing Stryker V2 Cot and Loader Installed.
Total from Apgar Ambulance for Ambulance only / not road ready - \$250,676.00		All new \$77,890.00
2024 RAM 4500 Chassis Demers MXP 150 module.		Ali-Arc Aluminum Full Bumper Grille
150" Ambulance March 2024 Build. C.A.S.S. Certified.		Install move lights speakers as needed
	TOTAL AMOUNT TO for Title and Delivery PAY ----->	\$5790.00
	We do offer Trade ins.	\$343,426.00

Payment and wire transfer account information:

APGAR AMBULANCE L.C. OFFICE • 300 Dunwoody Lane • Columbia

Bank Information	Account Information
Freedom Bank Columbia Falls 530 9 TH STREET WEST COLUMBIA FALLS, MT 59901 (406)-892-6631	Account Name: Apgar Ambulance LLC Business Account Number: 21009667 ABA Routing Number: 092905456 All County Checks please Note send to Bank Address.

CIP.

Shed for Major Equipment: \$500,000

The facility currently being utilized for equipment belongs to Public Works, and, as such, is primarily utilized for storage of public works equipment, resulting in fire department equipment being stored outside. When equipment is exposed to weather, the useful life is diminished due to wear from the elements. A separate shed for fire station equipment would ensure that all equipment can be adequately stored and protected from weather and related wear and tear, increasing the time equipment is viable and ensuring the quality of the equipment for the duration of its use.

New Fire Station: \$15,000,000

The current fire station no longer meets the needs of the fire department or the anticipated growth of the community. Construction of a new fire station would allow for additional bays/storage for all vehicles and apparatus, living quarters for increasingly diverse staff, and adequate office space to perform required administrative functions of the Department.

Custom-Chassis Rescue Fire Truck Addition: \$1,100,000

Costs are for the addition of a Custom-Chassis Rescue Fire Truck. This Fire Truck, if purchased, will include a 3/16" Extruded Aluminum Body Configuration, with Pump Capacity of 1500 GPM and a Tank Capacity of 1000 Water/30 Foam.

Ambulance General:

The Laurel Ambulance Service provides emergency medical and public safety services for the City of Laurel and surrounding territory in Yellowstone County, serving approximately 205 square miles. The ambulance service is staffed by volunteer EMRs, EMTs, and paramedics and became a city-run agency in June of 1976. The Ambulance Service responds to approximately 850-1000 calls annually.

Ambulance/EMS Services:

Project	Project Year	Funding Sources	Priority 1-5	Project Costs
Replace Ambulance-Care 2	2026	General	1	\$300,000
Communication Equipment Replacement	2026	General	2	\$20,000
3 - Physio Control LP-15 Defibrillator	2027	General	1	\$90,000
Replace Primary Ambulance	2027	General	2	\$300,000
Acquire 'Mega Code Kelly'	2028	General	4	\$10,000
Community Paramedicine Equipment	2028	General	5	\$120,000

Additional Detail:

Ambulance Replacement, Care 2: \$300,000

Care 2, the second ambulance, needs replacement. It is a 1999 unit, has high mileage, and is nearing the end of its useful life. In addition, it does not have 4-wheel drive, which given the unpredictable weather

in Laurel is required to ensure accessibility throughout the Laurel service area. Annual maintenance costs for the vehicle are reaching a level near the cost of the new ambulance.

Communication Equipment replacement: \$20,000 (Annually)

As is the case with replacement of the communications equipment in the Fire Department, the Ambulance Service is also considering a bulk replacement of all the communications equipment or an annual partial replacement that ensures communications equipment is always fully functional and of the highest quality. The primary advantage of a total replacement is ensuring all equipment is standardized and compatible. The obvious drawback is centralizing the full cost into a single fiscal year. The most expedient and cost-effective solution would be to purchase half of the equipment in June of one fiscal year and the second half in July, which would be a new fiscal year, allowing for purchase of standardized and compatible equipment with the costs spread over two separate fiscal years.

Physio Control LP-15 Defibrillator: \$90,000



The Departments' defibrillators need to be upgraded or replaced. These are essential life-saving equipment. The current plan is to place these devices on a routine amortization schedule so that the equipment is updated promptly and remains within current health and safety standards for use.

Ambulance Replacement, Primary: \$300,000

Cost includes the replacement of the primary ambulance in 2024. This is the anticipated time frame in which the primary vehicle will reach high enough mileage and needed repair/maintenance that meets or exceeds the cost of replacement.

Mega Code Kelly. \$10,000

Mega Code Kelly is the most recent generation of training aids available to EMS Departments. Training and training aids are a critical piece of providing continual preparation for first responders to address life-threatening situations.

Community Paramedicine Equipment: \$120,000



There is a strong desire is to create a Quick Response Unit (QRU) to address urgent EMS needs within the jurisdiction. The cost estimate provided is not for personnel costs but is instead proposed to acquire the necessary equipment and a vehicle to support QRU operations.

RESOLUTION NO. R25-__

**A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE MAYOR TO
EXECUTE AN INDEPENDENT CONTRACTOR SERVICE CONTRACT WITH
DONAHUE ROOFING & SIDING LLC.**

BE IT RESOLVED by the City Council of the City of Laurel, Montana,

Section 1: Approval. The Independent Contractor Service Contract by and between the City of Laurel (hereinafter "the City") and Donahue Roofing & Siding LLC, attached hereto and incorporated herein, is hereby approved.

Section 2: Execution. The Mayor is hereby given authority to execute the Independent Contractor Service Contract with Donahue Roofing & Siding LLC on behalf of the City.

Introduced at a regular meeting of the City Council on the 14th day of October 2025 by Council Member _____.

PASSED and APPROVED by the City Council of the City of Laurel on the 14th day of October 2025.

APPROVED by the Mayor on the 14th day of October 2025.

CITY OF LAUREL

Dave Waggoner, Mayor

ATTEST:

Kelly Strecker, Clerk-Treasurer

APPROVED AS TO FORM:

Michele L. Braukmann, Civil City Attorney

INDEPENDENT CONTRACTOR SERVICE CONTRACT

This Contract is made and entered into this 14th day of October, 2025, between the City of Laurel, a municipal corporation organized and existing under the laws of the State of Montana whose address is P.O. Box 10, Laurel, Montana 59044, hereinafter referred to as "City" and Donahue Roofing & Siding LLC, a contractor licensed to conduct business in the State of Montana, whose address is 3970 Avenue D Suite D, Billings, MT 59102, hereinafter referred to as "Contractor".

SECTION ONE DESCRIPTION OF SERVICES

A. Purpose. City shall hire Contractor as an independent contractor to perform for City the services described in the Bid dated September 29, 2025, attached hereto as Exhibit "A" and by this reference made part of this contract.

B. Effective Date. This contract is effective upon the date of its execution by both Parties. Contractor shall complete the services within 60 days of commencing work. The parties may extend the term of this contract in writing prior to its termination for good cause.

C. Scope of Work. Contractor shall perform his/her work and provide services in accordance with the specifications and requirements of this contract, any applicable Montana Public Work Standard(s) and Exhibit "A".

SECTION TWO CONTRACT PRICE

Payment. City shall pay Contractor thirty-nine thousand nine hundred six dollars and forty-eight cents (\$39,906.48) for the work described in Exhibit A. Any alteration or deviation from the described work that involves extra costs must be executed only upon written request by the City to Contractor and will become an extra charge over and above the contract amount. The parties must agree to extra payments or charges in writing. Prior to final payment, Contractor shall provide City with an invoice for all charges.

SECTION THREE CITY'S RESPONSIBILITIES

Upon completion of the contract and acceptance of the work, City shall pay Contractor the contract price, plus or minus any additions or deductions agreed upon between the parties in accordance with Sections one and two, if any.

SECTION FOUR CONTRACTOR'S WARRANTIES AND RESPONSIBILITIES

A. Independent Contractor Status. The parties agree that Contractor is an independent contractor for purposes of this contract and is not to be considered an employee of the City for any purpose hereunder. Contractor is not subject to the terms and provisions of the City's personnel policies or handbook and shall not be considered a City employee for workers' compensation or any other purpose. Contractor is not authorized to represent the City or otherwise bind the City in any dealings, agreements or sub-

contracts in any dealings between Contractor and any third parties. The City is interested solely in the results of this contract. Contractor is solely responsible for all work and work product under this contract, including techniques, sequences, procedures, and means. Contractor shall supervise and direct the work to the best of his/her ability.

B. Wages and Employment. Contractor shall abide by all applicable State of Montana Rules, Regulations and/or Statutes in regards to prevailing wages and employment requirements. Contractor shall comply with the applicable requirements of the Workers' Compensation Act. Contractor shall maintain workers' compensation coverage for all members and employees of his/her business, except for those members who are exempted as independent contractors under the provisions of §39-71-401, MCA. Contractor understands that all contractors or subcontractors working on publicly funded projects are required to have withheld from earnings a license fee of one percent (1%) of the gross contract price if the gross contract price is Five Thousand Dollars (\$5,000) or more. This license fee is paid to the Montana Department of Revenue pursuant to Montana law.

C. Unless otherwise specified by the terms of this Agreement, all materials and equipment used by Contractor on the Construction Project shall be new and where not otherwise specified, of the most suitable grade for their intended uses.

D. All workmanship and materials shall be of a kind and nature acceptable to the City.

E. All equipment, materials, and labor provided to, on, or for the Contract must be free of defects and nonconformities in design, materials, and workmanship for a minimum period beginning with the commencement of the work and ending one (1) year from completion and final acceptance by the City. Upon receipt of City's written notice of a defective or nonconforming condition during the warranty period, Contractor shall take all actions, including redesign and replacement, to correct the defective or nonconforming condition within a time frame acceptable to the City and at no additional cost to the City. Contractor shall also, at its sole cost, perform any tests required by City to verify that such defective or nonconforming condition has been corrected. Contractor warrants the corrective action taken against defective and nonconforming conditions for a period of an additional one (1) year from the date of City's acceptance of the corrective action.

F. Contractor and its sureties are liable for the satisfaction and full performance of all warranties.

G. Contractor has examined the facilities and/or has made field examinations. Contractor has knowledge of the services or project sought under this Contract and he/she further understands the site conditions to be encountered during the performance of this Contract. Contractor has knowledge of the types and character of equipment necessary for the work, the types of materials needed and the sources of such materials, and the condition of the local labor market.

H. Contractor is responsible for the safety of the work and shall maintain all lights, guards, signs, temporary passages, or other protections necessary for that purpose at all times.

I. All work is performed at Contractor's risk, and Contractor shall promptly repair or replace all damage and loss at its sole cost and expense regardless of the reason or cause of the damage or loss; provided, however, should the damage or loss be caused by an intentional or negligent act of the City, the risk of such loss shall be placed on the City.

J. Contractor is responsible for any loss or damage to materials, tools, work product or other articles used or held for use in the completion or performance of the Contract.

K. Title to all work, work product, materials and equipment covered by any payment of Contractor's compensation by City, whether directly incorporated into the Contract or not, passes to City at the time of payment, free and clear of all liens and encumbrances.

SECTION FIVE INDEMNITY AND INSURANCE

Contractor shall indemnify, defend and save City, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional or negligent act on the part of Contractor or its agents or employees.

SECTION SIX COMPLIANCE WITH LAWS

Contractor shall comply with all federal, state, local laws, ordinances, rules and regulations. Contractor shall either possess a City business license or shall purchase one, if a City Code requires a business license.

SECTION SEVEN NONDISCRIMINATION

Contractor agrees that any hiring of persons as a result of this contract must be on the basis of merit and qualification and further that Contractor shall not discriminate on the basis of race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability or national origin.

SECTION EIGHT DEFAULT

If either party fails to comply with any term or condition of this Contract at the time or in the manner provided for, the other party may, at its option, terminate this Contract and be released from all obligations if the default is not cured within ten (10) days after written notice is provided to the defaulting party. Said notice shall set forth the items to be cured. Additionally, the non-defaulting party may bring suit for damages, specific performance, and any other remedy provided by law except for punitive damages. The Parties hereby waive their respective claims for punitive damages. These remedies are cumulative and not exclusive. Use of one remedy does not preclude use of the others. Notices shall be provided in writing and hand-delivered or mailed to the parties at the addresses set forth in the first paragraph of this Contract.

SECTION NINE TERMINATION

Either party may terminate the contract for their convenience upon thirty days written notice sent postage prepaid, to the addresses provided herein.

SECTION TEN
GOVERNING LAW AND DISPUTE RESOLUTION

The Parties agree that the laws of the State of Montana govern this Contract. The Parties agree that venue is proper within the Courts of Yellowstone County, Montana. If a dispute arises, the Parties, through a representative(s) with full authority to settle a dispute, shall meet and attempt to negotiate a resolution of the dispute in good faith no later than ten business days after the dispute arises. If negotiations fail, the Parties may utilize a third-party mediator and equally share the costs of the mediator or file suit.

SECTION ELEVEN
ATTORNEY FEES

If any action is filed in relation to this agreement, the unsuccessful party in the action shall pay to the successful party, in addition to all sums that either is ordered to pay, a reasonable sum for the successful party's attorney's fees and all costs charges and expenses related to the action.

SECTION TWELVE
ENTIRE AGREEMENT

This contract and its referenced attachment and Exhibit A contain the entire agreement and understanding of the parties and supersede any and all prior negotiations or understandings relating to this project. This contract shall not be modified, amended, or changed in any respect except through a written document signed by each party's authorized respective agents.

SECTION THIRTEENTH
ASSIGNMENT OF RIGHTS

The rights of each party under this Contract are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party.

SECTION FOURTEEN
SEVERABILITY

Each provision, section, or subsection of this Contract shall stand separate and independent of every other. In the event that a court of competent jurisdiction shall find any provision, section, or subsection of this contract to be invalid, the remaining provisions, sections, and subsections of this contract shall remain in full force and effect.

SECTION FIFTEEN
PARAGRAPH HEADINGS

The titles to the paragraphs of this contract are solely for the convenience of the parties and shall not be used to explain, simplify, or aid in the interpretation of the provisions of this agreement.

SIGNED AND AGREED BY BOTH PARTIES ON THE 14th DAY OF OCTOBER 2025.

CITY OF LAUREL

CONTRACTOR

Dave Waggoner, Mayor

Donahue Roofing & Siding LLC

ATTEST:

Employer Identification Number

Kelly Strecker, Clerk/Treasurer

ESTIMATE

Donahue Roofing and Siding LLC
3970 Avenue D,
Suite D
Billings, MT 59102
(406) 248-5428

Sales Representative
Rob Walla
(406) 861-4347
rob.donahuerroofing@gmail.com



City of Laurel Maintenance Shop
Brandon Gonzales
20 South 7th Ave
Laurel, MT 59044

Estimate #	4558
Date	9/29/2025

Item	Description	Qty	Price	Amount
Build roof onto roof to divert water and close the gap between the two buildings. Install roofing over all.				\$39,906.48
Mule-Hide Modified Bitumen Base Sheet Self-Adhered	Mule-Hide Modified Bitumen Base Sheet Self-Adhered			
Mule-Hide SA-SBS Modified Bitumen Cap Sheet	Mule-Hide SA-SBS Modified Bitumen Cap Sheet			
TITANIUM PSU SYNTHETIC UNDERLAYMENT	Titanium PSU is a high performance underlayment designed for superior waterproofing and durability. It provides excellent adhesion, slip resistance, and protection against-wind driven rain and ice dams, making it ideal for high quality roofing applications.			
2x4x16 Lumber	doug fir dimensional lumber			
2x6 Lumber	to support transitions from roof to roof			
23/32" OSB	4X8 SHEETS (EA)			
Duration Owens Corning	Premium Laminate shingles to blend into existing roof.			
custom flashing	20 GA custom flashing for transition from one roof elevation to the next and to close off trough which exists.			
Roofing Labor	Labor per square to install modified bitumen roofing and blend in shingles			
METAL ROOF LABOR	Cut back metal roof to accept cricket transition and install valley metal			
24" W Valley	Valley Metal			
PBR bottom closure				
Build Cricket	build cricket out of plywood and 2x4's and 2x6's to divert water			
Diamond Kote Siding	to fill in ends of downslope crickets and finish with siding of your choice. Lap siding or 4x8 pre-finished sheet siding.			
J-channel	J-channel for steel siding			
DRIP EDGE FLASHING	Metal flashing installed at the edges of the roof to help control the flow of water away from the fascia preventing rotting			
Commercial Supervision	Project Management and coordination of workforce and jobsite on complex repair project.			
Building Permit	City of Billings			

Item	Description	Qty	Price	Amount
MANLIFT	For work inside to support the metal roof from the bottom, between the purlins where we will cut the metal to make a valley.			
one flash sealant tubes	Sausage tubes of permanent repair sealant and water blocker. Thick and permanently flexible with tenacious adhesion.			
1"X12' EMSEAL ROLL	UNIVERSAL CLOSURE FOR METAL ROOFING			
Steel Support Beam	Steel or cost holder for alternate wood Cross members to support roof deck 12' and angle support between purlins			
LABOR	MISC LABOR for steel support of roofing and flashings under metal roof and to had seal the rest of the existing roof			

Sub Total	\$39,906.48
Total	\$39,906.48

SPECIAL INSTRUCTIONS

We calculated the cost for the work you have requested on your Project. Thank you for the opportunity to bid on your roofing project, we look forward to working with you in the near future. The scope of work will consist of the following:

Make roof modifications to stop leaking at roof to roof elevation change where the low slope metal roof meets the end wall of the shingle roof.

1. Cut into the metal roof in a triangle shape upslope to create a transition point for water to flow into new valleys. Support the metal roofing from underneath with supports to span the purlins at the new angle created. Build a roof cricket onto the existing roof and divert water into two valleys to flow off of the roof beyond the elevation change of the taller roof.

Build a plywood and 2x4 roof structure to approximate the height of the existing shingle roof and cover it with Modified Bitumen low slope roofing membrane. Continue this slope down onto the shingle roof where the elevation changes and slope water out and fill in the gap between the two buildings where water had been leaking in the past. Apply shingles to this slope and blend them into the existing shingles on the shingle roof creating a valley for water to flow out of and off the roof. Color of shingles will approximate the existing but may not be exact match to existing if that color is not available. Replace any rotten plywood in this area where we discover it under the shingles we will be replacing. We will try to come out far enough from the sidewall to capture the replacement of what looks rotten from the underside, up to 20 feet at the eave, from the building join area on the low slope rear of the building.

Hand seal screws, skylights and other penetrations on this entire metal roof slope, and hand seal the flashing along this entire side where the roof joins with the sidewall to reduce chance of future leaks in these areas.

All of the above work to be completed in a substantial and workmanlike manner according to standard practices for the price stated above. Payments to be made 100% upon completion of the project.

 Date _____
 Authorized Signature

Acceptance of proposal:

Any alterations or deviations from the above specifications involving extra costs of labor or material will only be executed upon written order for the same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

You are hereby written to furnish all materials and labor required to complete the work mentioned in the above proposal, for which I agree to pay the amount mentioned on said proposal, and according to the terms thereof. This guarantee shall not become effective until the contractor has been paid in full for said in accordance with agreement.

Notice: Balance due after 30 days will be charged 1.5% per month. All costs of collections to include attorney's fees shall be assessed.

Accepted by:

 Dated: _____

TEST TEMPLATE

Kirkness Roofing & Exteriors
144 Moore Lane,
PO BOX 23165 Zip Code 59104
Billings, MT 59101
(406) 256-1798

Sales Representative
Jerome Miller
(406) 200-9968
Jerome@kirknessroofing.com



Brandon Gonzales
20 South 7th avenue
Laurel, MT 59044

Estimate #	5303
Date	10/6/2025

Item	Description	Qty	Price	Amount
Shingle Roof				\$19,255.16
Malarkey Highlander	Remove existing roofing materials and dispose Install Malarkey Highlander Shingle Color:	38.33	\$395.00	\$15,140.35
Malarkey H&R	Install Malarkey hip and ridge	61.00	\$7.03	\$428.83
GAF starter strip	Install GAF starter course on all eaves	122.00	\$1.12	\$136.64
MS-300 Ice and Water 1 line	Install 1 row of ice and water shield at eaves and in valleys. R905.2.7.1	450.00	\$1.79	\$805.50
Kirkness Synthetic Underlayment	Install Super premium synthetic underlayment per local codes. R905.2.7	30.00	\$39.90	\$1,197.00
Drip Edge Other	Install Drip Edge Color:	235.00	\$3.63	\$853.05
Tri 4in 1 Pipe Flashing	Install new boots on all vent pipes	2.00	\$52.00	\$104.00
Zip Boot	Install split boot on electrical mast	1.00	\$94.79	\$94.79
Lomanco 750 Vent	Install new box vents on roof Color:	11.00	\$45.00	\$495.00
Coil Nails	Fasten shingles with 6 nails per shingle to meet high wind application requirements.	3.00	\$0.00	\$0.00
Plastic caps	Pail of cap nails for underlayment	3.00	\$0.00	\$0.00
Sealant tube black	Seal all penetration's	3.00	\$0.00	\$0.00
Blue Metal Roof				\$45,359.16
Metal Roof 26ga Tuff Rib Panel	Remove existing roofing replace with Metal roofing Tuff Rib Panel 26 ga	14.00	\$719.72	\$10,076.08
Metal Ridge Cap	Install Non Venting metal ridge cap	45.00	\$11.43	\$514.35
Metal Rake Edge	Install Metal Rake pieces	60.00	\$6.90	\$414.00
Metal Drip Edge	Install Pre-painted drip edge for metal roofing per local code. R905.2.8.5	88.00	\$5.38	\$473.44

Item	Description	Qty	Price	Amount
MS-300 Ice and Water 2 lines.	Install 2 rows of ice and water shield at eaves and 1 row in all valleys. R905.2.7.1	528.00	\$1.93	\$1,019.04
Kirkness Synthetic Underlayment	Install Super premium synthetic underlayment per local codes. R905.2.7	806.00	\$39.90	\$32,159.40
Metal Rib Fill	Fill Metal areas that meet flashing or ridge cap	352.00	\$0.40	\$140.80
Pipe Flashing Metal	Install Boots on all soil pipes for metal roofing	3.00	\$80.50	\$241.50
Heat boot Metal	Replace metal Boots on HVAC Pipe	2.00	\$112.88	\$225.76
Zip Boot	Install split boot on electrical mast	1.00	\$94.79	\$94.79
Screws Metal	Fasten roofing with screws	13.34	\$0.00	\$0.00
Big Metal Shop Roof				\$63,594.90
Metal Roofing PBR panel 26ga	Remove 1 layer of existing roofing materials and install 26gauge metal roofing with a "PBR" profile.	64.00	\$863.21	\$55,245.44
Metal Ridge Cap	Install Non Venting metal ridge cap	100.00	\$11.43	\$1,143.00
Metal Rake Edge	Install Metal Rake pieces	130.00	\$6.90	\$897.00
Metal Drip Edge	Install Pre-painted drip edge for metal roofing per local code. R905.2.8.5	200.00	\$5.38	\$1,076.00
Unit Flashing	Flash all units to manufacturers specifications	4.00	\$500.00	\$2,000.00
Heat boot Metal	Replace metal Boots on HVAC Pipe	8.00	\$112.88	\$903.04
Custom Bent metals	Custom metal for lower edge of roofline Photo attached	65.00	\$12.50	\$812.50
Metal Rib Fill	Fill Metal areas that meet flashing or ridge cap	400.00	\$0.40	\$160.00
Screws Metal	Fasten roofing with screws	59.04	\$0.00	\$0.00
High Roof 2 story	For additional labor and safety requirements to complete high roof areas	59.04	\$23.00	\$1,357.92
The Kirkness Difference				(\$209.22)
Protect Landscaping	Protect Landscaping with tarps during tear off	1.00	\$0.00	\$0.00
Run Nail Magnet	Use nail magnet to pick up nails on the ground.	1.00	\$0.00	\$0.00
Disposal of Debris	Clean up and remove all project related debris from jobsite.	1.00	\$0.00	\$0.00
2-Year warranty	Warrant all labor for a period of 2 years. (No Leak Guaranty)	1.00	\$0.00	\$0.00
3- Year Extended Warranty	Extend labor warranty to 5-years for exterior failures caused by installation deficiencies. No interior work is included in the extended warranty period.	1.00	\$0.00	\$0.00
Right Start Program	Kirkness Roofing to do yearly inspections, tune ups and photo documentations of roof condition, for a period of 5-years after installation of a new roof system.	1.00	\$0.00	\$0.00
Permit	Permit Fees are added after they are incurred. If Needed	1.00	\$0.00	\$0.00

Item	Description	Qty	Price	Amount
discount	As noted on contract	1.00	(\$209.22)	(\$209.22)
Sub Total				\$128,000.00
Total				\$128,000.00

SPECIAL INSTRUCTIONS