

EXHIBIT A Contractor Bid Form

Contractor/Vendor: ABM Enterprises Inc
 Phone: 504-376-1806
 Address: 3246 Behrman PL
 City: New Orleans
 State/Zip: LA 70114
 Tax ID #: 46-0488208

Property Address: 2641 MYRTLE ST
 City: NOLA
 Owner: Rhonda M Brown
 Utilities on Yes/No: YES

Unit Measurements

SFA	Square Foot Area
SqFt	Square Foot
LF	Linear Foot
SqYd	Square Yard
CNT	Count
SQ	Roofing Square

Item	Repair Basic or Upgrade	Contractor Comments	QTY	Unit	Unit Price	Price	Client Approval	Specifications
FLOORING								
Carpet:				SqYd		\$0.00		
Carpet padding (if required):				SqYd		\$0.00		
Carpet Cleaning:				SqYd		\$0.00		
Vinyl (kitchen, bathroom, laundry, other):				SqYd		\$0.00		
Tile:	Basic	Replace tile after removing of subfloor	900	SqFt	3.5	\$3,150.00		
Subfloor:	Basic	Replace damage subfloor	900	SqFt	3.2	\$2,880.00		
Hardwood refinishing:				SqFt		\$0.00		
Hardwood install:				CNT		\$0.00		
Other (describe):						\$0.00		
Total Flooring						\$6,030.00		

INTERIOR PAINT & PREP								
Drywall:	Basic	Repair walls that are not squar	800	SqFt	6	\$4,800.00		
Wallpaper Removal:				SqFt		\$0.00		
Texture:	Basic	Repair walls that are not squar	800	SqFt	4	\$3,200.00		
Mirrors:				CNT		\$0.00		
Interior paint (walls only):				SqFt		\$0.00		
Interior paint (walls & ceilings):	Basic	Repair walls that are not squar	800	SqFt	2.25	\$1,800.00		
Interior paint (complete):				SFA		\$0.00		
Garage:				SFA		\$0.00		
Garage Floor:				SqFt		\$0.00		
Doors, trim, cabinets:				LF		\$0.00		
Other (describe):						\$0.00		
Total Interior Paint & Prep						\$9,800.00		

EXTERIOR PAINT								
Exterior paint (complete):				SFA				<i>Include color</i>
Exterior paint (walls only):				SqFt				<i>Include color</i>
Doors & Trim only:				CNT				color match off white at all trim, where peeling
Deck:	Basic	Front Porch	1	LS	2000	2000		<i>Verify staining or painting - include color</i>
Other (describe):								mail box post and FRONT DOOR
Total Exterior Paint						\$2,000.00		

Item	Basic or Upgrade	Contractor Comments	QTY	Unit		Price	Client Approval	Specifications
APPLIANCES								
Range/Cooktop/Oven:				CNT				<i>stainless glass top electric</i>
Microwave:				CNT				<i>stainless microwv hood vent</i>
Dishwasher:	basic		1	CNT	650	\$650.00		<i>stainless matching</i>
Disposal:				CNT				<i>3/4 HP minimum</i>
Other (describe):								
Total Appliances						\$650.00		

KITCHEN								
Sink:	Basic	Relocation Kitchen to front of house	1	CNT	350	\$350.00		
Faucet:	Basic	Relocation Kitchen to front of house	1	CNT	150	\$150.00		
Backsplash:	Basic	Relocation Kitchen to front of house	35	LF	15	\$525.00		
Cabinets:	Basic	Relocation Kitchen to front of house	35	LF	350	\$12,250.00		<i>Verify staining or painting - include color</i>
Hardware/Knobs:				CNT		\$0.00		<i>brushed nickel bar handles</i>
Countertops:	Basic	Relocation Kitchen to front of house	35	LF	80	\$2,800.00		<i>Include type, color</i>
Other (describe):						\$0.00		
Total Kitchen						\$16,075.00		

CARPENTRY-INTERIOR/EXTERIOR								
Countertops (other than of kitchen/bath):				LF				<i>Include type, color</i>
Cabinets (other than kitchen/bath):	Basic	Utility Room	10	LF	200	\$2,000.00		
Hardware (other than kitchen/bath):				CNT				
Trim (base/shoe molding/casing):				LF				<i>Include type, size</i>
Shelving:				CNT				
Interior Doors, Hardware:				CNT				
Exterior Doors, Hardware:				CNT				
Exterior Siding:	Basic	remove and repair underlayment and reinstall	1500	SqFt	6	\$9,000.00		
Garage OH Door:				CNT				<i>Insure garage motor is functional</i>
Fence, Gate:	Basic	reinstall wood 8ft fence Gate	1	CNT	800	\$800.00		
Windows:	Basic	Reseal Window	12	CNT	200	\$2,400.00		
Screens:				CNT				
Railings (Interior and exterior):				CNT				
Other (describe):		wood Fence right rear	30	LF		\$800.00		<i>fill in any holes</i>
Total Carpentry						\$15,000.00		

ELECTRICAL								
Fixtures:				CNT				
Ceiling Fans:	Basic	bedroom, living room and kitchen	4	CNT	175	\$700.00		<i>replace in bedroom to match</i>
Globes:				CNT				
Outlets, Switches, Wall plates:				CNT				
Bulbs:				CNT				
Smoke Detectors:	Basic	missing	3	CNT	75	\$225.00		<i>Per code</i>
Carbon Monoxide Detectors:				CNT				
Breaker/Wiring:				CNT				
Panelbox Replacement:				CNT				
Other (describe):			1	CNT				
Total Electrical						\$925.00		

Item	Basic or Upgrade	Contractor Comments	QTY	Unit		Price	Client Approval	Specifications
BATHROOMS/BATH								
Vanity:				CNT				
Faucets:				CNT				
Shower/Tub:		tub drain vent and stopper	1	CNT	1000	\$1,000.00		<i>overflow covers and toe stop drain</i>
Mirrors:				CNT				
Cabinets:				LF				
Caulking:		both bathrooms	25	LF	5	\$125.00		<i>at tubs and shower, where needed</i>
Other (describe):								
Total Bathroom						\$1,125.00		

PLUMBING								
Water Heater:				CNT				<i>Replace if less than 3 years remaining</i>
Interior Pipes:	Upgrade	Relocation Kitchen to front of house	1	CNT	3000	2000		
Exterior Pipes:								
Hose Bibs:				CNT				
Sprinkler system:				CNT				<i>Confirm present & on timer</i>
Pool Equipment:				CNT				
Septic:								
Well, Pump:								
Sump pump:				CNT				
Winterization, De-winterization:				CNT				
Other (describe):								
Total Plumbing						\$2,000.00		

HVAC								
Furnace:				CNT				<i>Include brand, seer, tonnage</i>
Condenser, Compressor:				CNT				<i>Include brand, seer, tonnage</i>
Thermostat:				CNT				<i>If replacing, instal digit thermostat</i>
Ducts/Grills:			2	CNT		35.00		<i>replace damaged in white</i>
Filters:				CNT				
Other (describe):								
Total HVAC						\$35.00		

ROOFING								
Roof:				SQ				<i>Replace if less than 5 years remaining - Include color, type, and life warranty</i>
Roof decking:	Basic	Repair damage decking & rafters	300	SQ	16	\$4,800.00		
Flashing / Fascia / Soffit:				LF				
Gutters:				LF				
Other (describe):				CNT				
Total Roofing						\$4,800.00		

Item	Basic or Upgrade	Contractor Comments	QTY	Unit	Price	Client Approval	Specifications
STRUCTURAL							
Engineer's Inspection Report:				CNT			
Foundation Repairs:				CNT			
Waterproof basement:				SFA			
Grading:							
Masonry, brick pointing, chimney:				SqFt			
Stucco:				SqFt			
Power washing:				SqFt			<i>pressure wash exterior</i>
Driveway/Side Walk:				SqFt			
Decking:							
Railings (interior and exterior):				SqFt			
Total Structural					\$0.00		

CLEANING & MAINTENANCE							
Clean:			1	CNT	500	\$500.00	<i>should be in showing ready condition</i>
Extermination (Type):				CNT			
Other (describe):				CNT			
Total Cleaning & Maintenance						\$500.00	

LANDSCAPING							
Landscape Package (describe):				CNT			mulched landscape beds in front
Trimming, clean up, turn & mulch beds:				CNT			
Other (describe):							
Total Landscaping						\$0.00	

OTHER RECOMMENDATIONS							
Description:							
Total Other						\$	

Profit/Overhead						\$0.00	
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Total						\$58,940.00	
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Contractor Signature: *Brian P. Minard* Date: 6/24/2022

Waiver. If Contractor's bid for services for the above-referenced property (the "Property") is accepted by Dakota Asset Services LLC ("Dakota") or its representative ("Agent"), the Contractor hereby waives and releases any lien that the Contractor has, or claim of lien Contractor may have, on the Property and improvements on account of labor and/or materials furnished or to be furnished pursuant to this bid form (including any attachments). Furthermore, the Contractor agrees to indemnify and hold Dakota, its Agent and clients free from and against any and all claims (including, any claims made or liens filed by any third parties), expenditures or losses Dakota or Agent may incur as a result of your failure to comply with a waiver of mechanic's liens or the Contractor's failure to pay for materials and services when due. **CONTRACTOR HEREBY ACKNOWLEDGES AND AGREES THAT IT IS AN EITHER (I) AN INDEPENDENT THIRD PARTY WITH NO AFFILIATION AND NO RELATION TO THE AGENT OR (II) AFFILIATED OR RELATED TO THE AGENT OR BROKER AND HAS DISCLOSED THIS TO DAKOTA AND RECEIVED APPROVAL PRIOR TO COMMENCING WITH ANY REPAIRS. CONTRACTOR WILL ENSURE THAT ALL ITS WORK IS LICENSED, TO THE EXTENT REQUIRED, PERMITTED AND MEETS LOCAL AND STATE CODE STANDARDS.**

Safety. As an independent contractor, you will take all appropriate precautions to ensure the health and safety of yourself, your employees and anyone who works for you. In dealing with the Property, you may come across health and safety issues that give cause for concern. These issues could include risks related to physical damage to the Property, criminal activity and environmental concerns, including toxic mold and other hazardous substances. You should use reasonable judgment when dealing with health and safety issues. Do not enter the Property if you believe that doing so will pose a risk to your health or safety or the safety of others in your employ.

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Other (describe):						\$0.00		
Total Kitchen						\$16,075.00		

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Shelving:				CNT				
Interior Doors, Hardware:				CNT				
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Screens:				CNT				
Railings (Interior and exterior):				CNT				
Other (describe):		wood Fence right rear	30	LF		\$800.00		<i>fill in any holes</i>
Total Carpentry						\$15,000.00		

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Fixtures:				CNT				
Ceiling Fans:	Basic	bedroom, living room and kitchen	4	CNT	175	\$700.00		<i>replace in bedroom to match</i>
Globes:				CNT				
Outlets, Switches, Wall plates:				CNT				
Bulbs:				CNT				
Smoke Detectors:	Basic	missing	3	CNT	75	\$225.00		<i>Per code</i>
Carbon Monoxide Detectors:				CNT				
Breaker/Wiring:				CNT				
Panelbox Replacement:				CNT				
Other (describe):			1	CNT				
Total Electrical						\$925.00		

Item	Basic or Upgrade	Contractor Comments	QTY	Unit		Price	Client Approval	Specifications
BATHROOMS/BATH								
Vanity:				CNT				
Faucets:				CNT				
Shower/Tub:		tub drain vent and stopper	1	CNT	1000	\$1,000.00		<i>overflow covers and toe stop drain</i>
Mirrors:				CNT				
Cabinets:				LF				
Caulking:		both bathrooms	25	LF	5	\$125.00		<i>at tubs and shower, where needed</i>
Other (describe):								
Total Bathroom						\$1,125.00		

PLUMBING								
Water Heater:				CNT				<i>Replace if less than 3 years remaining</i>
Interior Pipes:	Upgrade	Relocation Kitchen to front of house	1	CNT	3000	2000		
Exterior Pipes:								
Hose Bibs:				CNT				
Sprinkler system:				CNT				<i>Confirm present & on timer</i>
Pool Equipment:				CNT				
Septic:								
Well, Pump:								
Sump pump:				CNT				
Winterization, De-winterization:				CNT				
Other (describe):								
Total Plumbing						\$2,000.00		

HVAC								
Furnace:				CNT				<i>Include brand, seer, tonnage</i>
Condenser, Compressor:				CNT				<i>Include brand, seer, tonnage</i>
Thermostat:				CNT				<i>If replacing, instal digit thermostat</i>
Ducts/Grills:			2	CNT		35.00		<i>replace damaged in white</i>
Filters:				CNT				
Other (describe):								
Total HVAC						\$35.00		

ROOFING								
Roof:				SQ				<i>Replace if less than 5 years remaining - Include color, type, and life warranty</i>
Roof decking:	Basic	Repair damage decking & rafters	300	SQ	16	\$4,800.00		
Flashing / Fascia / Soffit:				LF				
Gutters:				LF				
Other (describe):				CNT				
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STRUCTURAL							
Engineer's Inspection Report:				CNT			
Foundation Repairs:				CNT			
Waterproof basement:				SFA			
Grading:							
Masonry, brick pointing, chimney:				SqFt			
Stucco:				SqFt			
Power washing:				SqFt			<i>pressure wash exterior</i>
Driveway/Side Walk:				SqFt			
Decking:							
Railings (interior and exterior):				SqFt			
Total Structural					\$0.00		

CLEANING & MAINTENANCE							
Clean:			1	CNT	500	\$500.00	<i>should be in showing ready condition</i>
Extermination (Type):				CNT			
Other (describe):				CNT			
Total Cleaning & Maintenance						\$500.00	

LANDSCAPING							
Landscape Package (describe):				CNT			mulched landscape beds in front
Trimming, clean up, turn & mulch beds:				CNT			
Other (describe):							
Total Landscaping						\$0.00	

OTHER RECOMMENDATIONS							
Description:							
Total Other						\$	

Profit/Overhead						\$0.00	
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Total						\$58,940.00	
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Contractor Signature: *Blair P. Minard* Date: 6/24/2022

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