

VII. Bid Cover Sheet

GALLES BUILDING & ADJACENT LOT SALES - BID OFFER

BID DEADLINE: October 12, 2012 at 2:00pm (MST)

Property Description	Bid Price
10 South 26th Street, Billings, Montana; Block 189, Lot 7	
Block 189, Lot 8	

BIDDER INFORMATION

Printed Name:	
Organization:	
Mailing Address:	
City, State, Zip:	
Phone:	
Email:	

REQUIRED ATTACHMENTS

Did you attach a complete Project Description?

Describe the development that will occur on the property in narrative format, including (but not limited to): intended use(s); preservation of historic value; estimated costs; access to financing; and other factors that may affect the bidder's ability to complete the proposed project.

Yes No

SIGNATURE

Signature:	
Date:	

*Submit bids and other required information to the
City of Billings - Office of the City Clerk at 210 North 27th Street, Billings, MT 59101
in a sealed envelope marked **GALLES BUILDING**. Late bids may not be accepted or reviewed.*

October 12, 2012

Dear City Officials--

We are very excited to bid on the building at 10 South 26th Street--having admired the building and seen great potential in it for many years. We feel uniquely able to steward the architectural history and integrity of the former Galles Building, which we are tentatively calling the Maple Leaf Building.

Our experience as owners of historic downtown property (i.e. Stapleton Building) and as design professionals means that our team will bring a sensitivity to the project that should make the building itself, and the area in general, more viable for future development. We have recently had the opportunity to assist Joni and Steve Harman with their efforts in the Fieldhouse Cafe and the Swift Building Lofts across the street. We currently occupy a small design studio in their building. As such, we are deeply vested in the downtown community *and* in the improvement of the Old Town Historic District. We are passionate about seeing this once neglected area of downtown thrive with a mix of businesses and residences.

Our design team is currently at work researching the most historically appropriate way to approach the project. We have spoken with Lora Mattox of the Yellowstone Historic Preservation Board to making sure we are within their guidelines from the outset. Likewise, we have toured the building twice with a contractor pre-selected to perform the work (who can begin within 60 days). In the attached drawings and initial concepts, we show our intention to turn the building into 3-4 upscale loft rental units 幼 completely replacing the windows, doors and large 都 torefrontglass enclosures with new, historically accurate ones, adding fabric awnings, adding a landscaped exterior courtyard and West-facing balconies, redressing the crumbling masonry exterior, as well as painting the exterior with a color accurate the early 1900s.

We feel that the timing of the city's disposition is perfect for us to be able to tackle this rehabilitation in a timely manner. While the building requires very costly windows (approx \$20K) and exterior renovation work (approx. \$38K) to properly strip, repair, seal, and paint the brick, we are confident

that the buildings excellent basic structure, sound roof, and lack of interior demolition will offset those costs as we create desirable and attractive residences. We also feel that our efforts to beautify and uncover the history of this building will overcome the obvious challenges across South 26th Street from the Maple Leaf (an adult bookstore and a large substation). We intend to make this area much more attractive to future development.

Our offer for \$65,000 can be executed rapidly--as we do not need to seek outside financing and have the resources to see the project through to completion. We also pledge to begin work almost immediately.

More than anything, we hope our bid is selected from the others that come across your desk because we believe we will be the best stewards of this historical structure for the next generation. We will transform it into an example for others to follow in the Historical District. Please feel free to contact us to talk about the project and ask questions about our intentions at any time. We welcome the opportunity to share our vision with you!

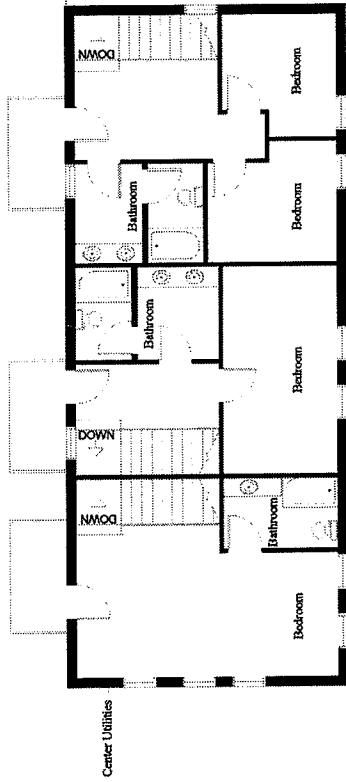
Thank you for your consideration,

Jeremiah D. Young

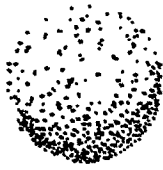
A handwritten signature in black ink that reads "Electronic Submittals". The signature is written in a cursive, flowing style.

Creative Director of Kibler & Kirch

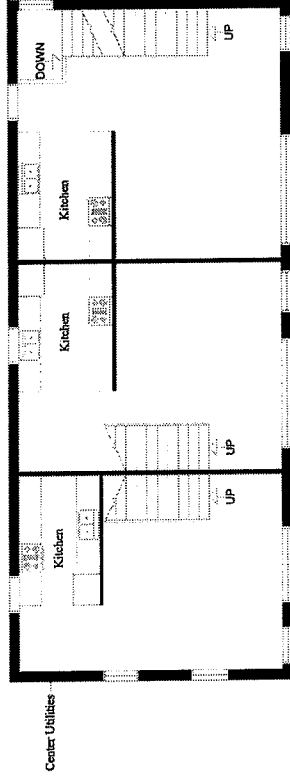
Authorized Agent / Owner of Stapleton Property Investments



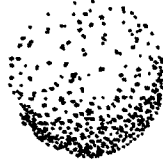
Second Floor
1/16" = 1'0"



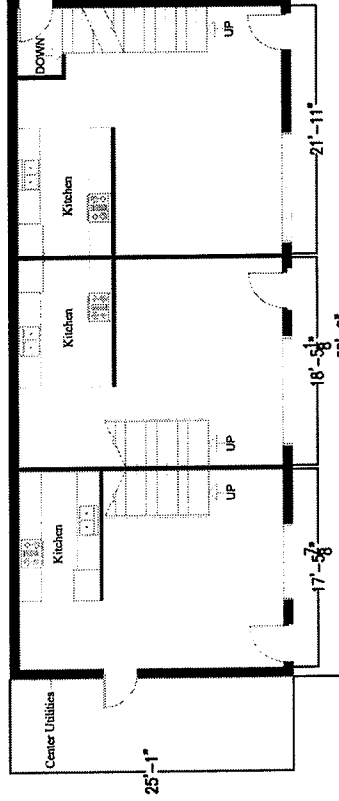
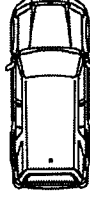
Landscape Courtyard



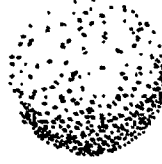
Mezzanine Level
1/16" = 1'0"



Landscape Courtyard



First Floor
1/16" = 1'0"



Landscape Courtyard



PROJECT: Maple Leaf Building

LOCATION: 10 South 26th Street

Billings, MT

Type: Floor Plans

Drawings are based off of estimated measurements

Date: October 11, 2012

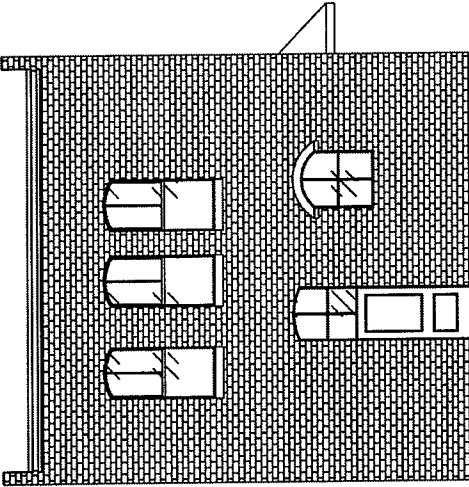
Scale: 1/16" = 1'0"

SHEET:

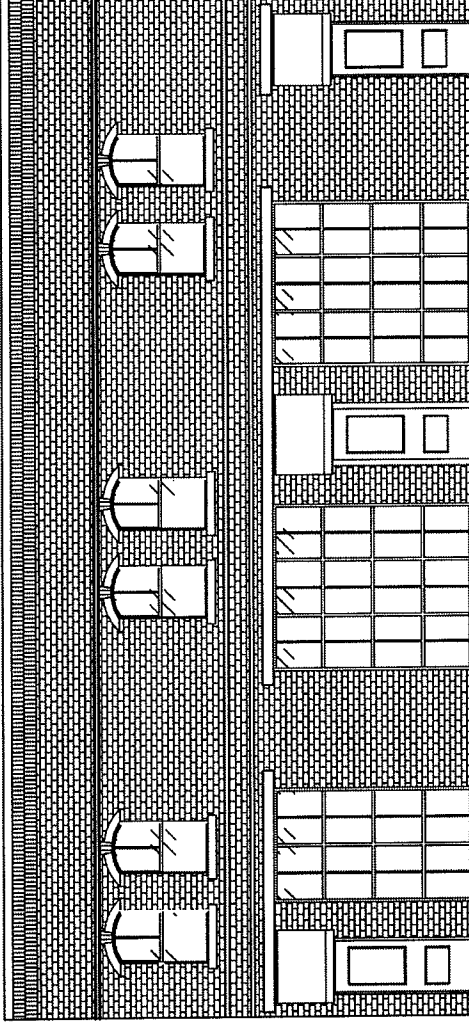
2

Working Drawing

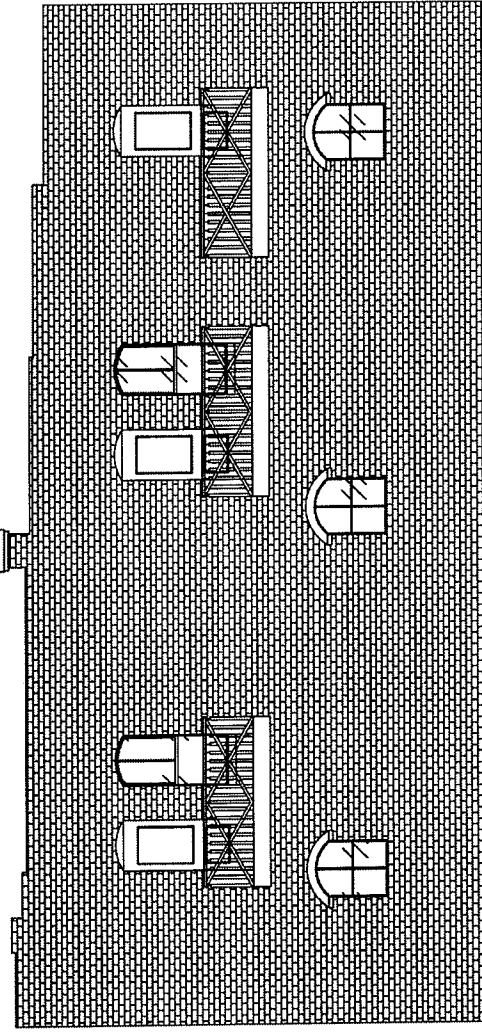




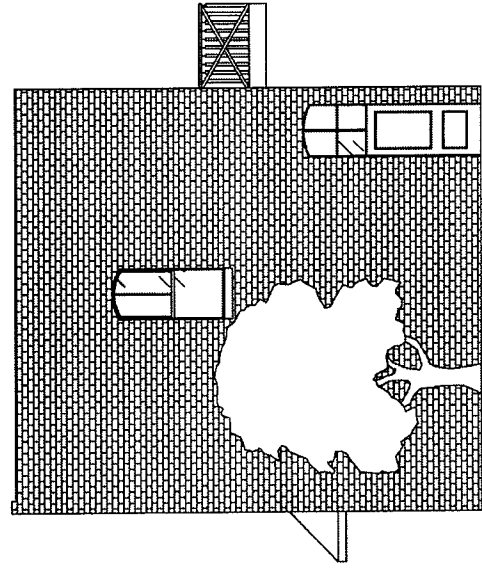
Side Elevation
South Facing



Front Elevation
East Facing



Back Elevation
West Facing



Side Elevation
North Facing



PROJECT: Maple Leaf Building
LOCATION: 10 South 26th Street
Billings, MT

Type: Floor Plans

Drawings are based off of estimated measurements

Date: October 11, 2012

Scale: 3/32" = 1'0"

SHEET:

1

Working Drawing