



City of Billings E.B.U.R.D.

T.I.F.D Project Criteria

For Public/Private Development Projects

Information & Application

Billings Industrial Revitalization District (BIRD)
P.O. Box 197
Billings, MT 59103
406.252.4745

TAX INCREMENT FINANCING APPLICATION PROCESS FOR POTENTIAL PUBLIC INFRASTRUCTURE ASSISTANCE VIA A DEVELOPMENT AGREEMENT AND POSSIBLE ISSUANCE OF TIFD BONDS

IMPORTANT: The material below outlines the Tax Increment Development Agreement application process and the responsibilities of the APPLICANT and the Billings Industrial Revitalization District, Inc. (BIRD). Please review this information carefully before submitting the application or finalizing your development plans.

Failure to receive approval of a completed application BEFORE construction begins may affect the Applicant's eligibility for Public Infrastructure Tax Increment Financing assistance from the BIRD.

INTRODUCTION

The BIRD is responsible for advising the Governing Body of the East Billings Tax Increment District, pursuant to Montana Urban Renewal Law (Title 7 Chapter 15 part 42 Montana Code Annotated, "Urban Renewal." Tax Increment Financing (TIF) is an important element of the program as it provides a means to finance public urban renewal activities that assist and enhance private development opportunities within the district. A TIF program operates by first establishing a base year taxable value for all properties within the urban renewal district. Property taxes continue to be paid to all taxing jurisdictions on the basis of the base year valuation. All increases in property taxes above this base valuation due to new development or reappraisals are assigned to the TIF District. They are then used for district revitalization activities.

The BIRD offers this TIFD assistance consideration for **public infrastructure** (See Schedule "A" attached) components of projects developed within the boundaries of the East Billings TIFD.

TIFD ASSISTANCE PARAMETERS

Each project is unique. Funding availability depends upon the number of years remaining in the district, with or without TIFD Bond extensions beyond the initial 15 year lifetime of the TIFD. TIF assistance with **public infrastructure** shall be based upon criteria outlined in the Criteria for Review section. **The assistance cannot exceed 45% and may be as low as 20% of the total increment generated over the remaining years left in the life of the TIFD. The TIFD was established in 2006.** Please note that property acquisition costs are *not* to be included in the calculations; *only* property improvements are to be considered. Property improvements are defined as all project costs excluding property acquisition. Generally, TIF assistance may be awarded to the eligible PUBLIC PORTION (See Schedule "A") of projects meeting the criteria and approval processes as described herein, subject to availability of funds.

ELIGIBLE ACTIVITIES

As specified by Title 7 Chapter 15 Part 4288 Montana Code Annotated (please see Attachment), TIF may be used to finance certain urban renewal activities. Pursuant to this statute, the BIRD will review applications for assistance to projects eligible under the following guidelines. The BIRD will place special emphasis on those projects that exemplify the EAST DISTRICT URBAN RENEWAL PLAN, particularly mixed-use developments.

APPLICATION PROCESS AND TIMELINE

Anyone seeking TIF assistance from the BIRD must submit a written application for each TIF-assisted project. The following procedure has been developed to expedite the review of TIF funding requests.

1. Initial Contact. Contact the BIRD, Martin R. Connell, P.O. Box 197, Billings, MT 59103, 406-252-4745, to discuss the project and determine preliminary eligibility for TIF assistance.
2. Prepare a Written Application. The Applicant must prepare a written application for each project assistance request. For all TIF requests, the Applicant must complete a "Developer's Statement of Qualification and Financial Responsibility" which includes submittal of personal financial statements.
3. Staff Review. Upon submittal of all necessary information, the BIRD staff will review the project and the need for funding. At any point in the review process the staff or Board may request more information of the Applicant or solicit comment on the project from other public agencies. Items included in personal financial statements will not be subject to public review or presentation to or comment by other agencies.
4. East District Development Review Team (BIRD BOARD/MEMBERSHIP) Review. The BIRD Board will review the application and staff recommendations. The Board reserves the right to seek additional project review from supporting committees of the BIRD and from other public agencies. The Committee will issue preliminary approval/disapproval of the assistance request or any part thereof and will make a recommendation to the Governing Body (City Council).
5. City Council Review. Projects receiving approval by the BIRD Board of Directors will be forwarded to the Billings City Council for final approval and consideration of a Development Agreement that will clearly spell out the public investment required to be applied towards public infrastructure and/or development improvements within the public right of way. City Council approval is required before the BIRD will enter a Development Agreement with the Applicant.
6. Development Agreement. The BIRD and the Applicant must execute a mutual agreeable legally binding Development Agreement which establishes the terms and conditions of TIF assistance. Sample Development Agreements are available at our

office for Reference. The Development Agreement may include, but is not limited to, the following:

- Complete architectural design specifications and site plan
- Time frame for project development, construction and completion
- Specifications for release of funds related to public infrastructure
- Cash flow and pro forma statements for a minimum of five years of the development
- Terms and conditions of the various financings
- Commitment letters and loan documents related to the various financings
- Ownership of completed development
- Events of default; remedies
- Zoning approval
- Tenant commitments
- Non-liability of city officials and BIRD
- Cause for termination

7. Timing. Following the above process for approval, the Applicant can expect a minimum of 60 days between submitting an application to the BIRD and potentially receiving a decision from the City Council.

COMMITMENT OF FUNDS

Upon City Council approval of a project, the BIRD will commit funds to the project from the annual East Billings TID project budget subject to availability of funds and/or potential for Tax Increment Bond issuance. Committed funds will be encumbered for a grace period of 180 days, by which time construction must have commenced. Commencement of construction means the date on which the first building permit is issued. Projects that have not commenced construction within 180 days are at risk for losing the committed funds.

Funds will be released as specified by the Development Agreement. Funds may be released according to one of the following methods.

1. Release of funds following project completion. Funds will be released upon the project's receipt of a Certificate of Occupancy from the City of Billings. If necessary, the BIRD will encumber funds for additional fiscal years to accommodate construction schedules. This is the BIRD's preferred method for release of funds.

Funds will be release only if the project is developed and constructed essentially as presented in the Development Agreement.

CRITERIA FOR REVIEW

Materials contained in TIF applications are used to assess the merits of projects in relation to the goals and objectives of the East TIFD Urban Renewal Plan in relation to other district development and urban renewal projects. The BIRD evaluates projects based on the following criteria. Please prepare within response and provide supporting documentation for each of the criteria areas.

1. Relevance to the Urban Plan – Documentation of the project's impact on East District in relation to the goals and objectives of the Urban Renewal Plan, particularly mixed-use development. Urban design elements will also be considered, including pedestrian emphasis, quality of design, and Billings' personality.
2. Economic Stimulus – The amount of economic activity to be generated by the project is assessed, as well as the leverage ratio of public to private investment. Applications should contain credible, measurable information substantiating Applicant claims of economic stimulus.
3. Tax Generation – The increase in taxable value due to new construction/rehabilitation is estimated by the County Assessor's office to determine tax increment generation.
4. Employment Generation – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.
5. Elimination of Blight – The project's direct and indirect impact on the physical and fiscal deterioration within the Tax Increment District and the community is documented by the Applicant.
6. Special or Unique Opportunities – The extent to which the project represents a unique opportunity, meets a special need, or addresses specific BIRD or community goals. The restoration of historic property or the provision of an unmet community need, are examples of special and unique opportunities.
7. Impact Assessment – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.
8. Financial Assistance – Other forms of financing available to the Applicant i.e. lender participation and state and federal grant monies, are examined to assess the need for TIF assistance.
9. Project Feasibility – A determination of feasibility is made on the strength of the Applicant's demonstration of market demand for the project as contained primarily on the pro forma and financing commitments.
10. Developer Ability to Perform – An assessment of the applicant's capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.

11. Timely Completion – The feasibility of completing the project according to the Applicant's project schedule.
12. Payment of Taxes – All property taxes, special improvement district assessments, and other assessments on the project property must be paid to date.

BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.
EAST DISTRICT TAX INCREMENT FINANCING (TIF) APPLICATION

Project Name: Billings GSA Office Building Date Submitted: November 9, 2012

APPLICANT INFORMATION

1. Name: Jacob L Boyer on behalf of GSA Billings, LC
2. Address: 90 South 400 West, Suite 200, Salt Lake City, Utah 84101
3. Telephone Number: 801-521-4781

PROJECT INFORMATION

1. Building Address: To be determined – site is currently located at 2021 4th Avenue North, Billings, MT 59101
2. Legal Description: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 also known as vacated Alley and 26 also known as vacated North 21st Street, Block 15, of Amended Plat of a Portion of Block 15, Town of Billings, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #910841.
3. Ownership: GSA Billings, LC

Address: 90 South 400 West Suite 200, SLC, Utah
4. If property is not owned by the Applicant, list leasehold interests (Attach evidentiary materials.)
Name: N/A

Address: N/A
5. Existing/Proposed Businesses: GSA Office Building

Business Description: United States Federal Government Offices
6. Employment: Existing FTE Jobs _____

New Permanent FTE Jobs created by project: 400 (relocation) Construction FTE Jobs: 180
7. Architectural Firm: Collaborative Design Architects

Address: 2280 Grant Rd # C, Billings, MT 59102-6696

Representative: Jeff Kanning

8. Description of Project: (Attach narrative explanation.)

See attached.

9. Rehabilitation/construction Plans: (Attach schematics, site and landscaping plans.)

See attached.

10. Project Schedule: (Attach time line or schedule through completion.)

See attached.

PROJECT COSTS

Land and Site Improvements (Itemized)

- | | |
|---------------------------------|--------------|
| 1. Equity in Land and Buildings | \$ 2,453,000 |
| 2. Site Construction Costs | \$ 1,240,676 |
| 3. Off-Site Construction Costs | \$ 476,250 |
| 4. | \$ |

Subtotal \$ 4,169,926

Construction/Rehabilitation Costs (Use general construction trade divisions)

- | | |
|--|---------------|
| 1. Core and Shell Construction | \$ 12,780,858 |
| 2. Building Tenant Improvement | \$ 4,261,129 |
| 3. Construction Management Costs | \$ 241,845 |
| 4. LEED Related Costs | \$ 211,500 |
| 5. Land and Construction Financing Costs | \$ 1,478,796 |
| 6. Commission Costs | \$ 2,505,779 |
| 7. | \$ |
| 8. | \$ |
| 9. | \$ |
| 10. | \$ |

Subtotal \$ 21,466,830

Fees

- | | |
|-------------------------------------|--------------|
| 1. Architectural design/Supervision | \$ 1,104,500 |
| 2. Permits and Financing Fees | \$ 166,695 |

3. Other fees Construction Management \$ 93,616

Subtotal \$ 1,364,811

Total Project Development Costs \$ 27,014,644

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

Developer Equity

Cash Invested \$ 2,701,567

Land & Buildings \$ -0-

Other (Specify) \$ -0-

Subtotal \$ 2,701,567

Lender Commitments (Attach evidence i.e. Letters of Credit or other documentation.)

Lender	Loan Amount	Interest	Term	Payment/Period
<u>Wells Fargo</u>	\$ <u>23,545,900</u>	<u>Approx 5%</u>	<u>3</u> yrs	\$ <u>99,453</u> /Month
<u>N/A</u>	\$ <u></u>	<u></u> %	<u></u> yrs	\$ <u></u> /Month
Total Loan Amount				\$ <u>23,545,900</u>

TIF Request FOR improvements within the Public Right of Way

Eligible Improvements (See Narrative)

Demolition \$ 171,402

Sidewalks, Curb and Gutter Offsite \$ 41,859

Crosswalk – HAWK Signal \$ 179,384

Landscaping \$ 50,954

Sewer and Water Offsite \$ 63,663

Parking Lot \$ 259,915

Subtotal \$ 767,177

Sources of Funds Summary (Post totals from above.)

Developer Equity \$ 2,701,567

Lender Commitments \$ 23,545,900

TIF Request \$ 767,177

Other Funds (Specify) \$ -0-

Total Project Financing \$ 27,014,644

DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

Applicant

1. Name: GSA Billings, LC

Address: 90 South 400 West, Suite 200, Salt Lake City, Utah 84101

2. If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of Utah.

3. A corporation.

A nonprofit or charitable institution or corporation

☒ A partnership known as a Limited Liability Company

Other (explain):

Date of organization: January 10, 2012

4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the applicant.

<u>Name and Address</u>	<u>Nature and Extent of Interest</u>
The Boyer Company, L.C. – 90 South 400 West, Suite 200, SLC, UT 84101	63.00%
Boyer Properties, L.C. – Same as Above	7.00%
Brian Gochnour – Same as Above	1.00%
Paul D. Kelley – Same as Above	1.00%
David Ward – Same as Above	17.50%
Devon M. Glenn – Same as Above	3.00%
Nathan Boyer – Same as Above	7.50%

Financial Condition

1. Provide a current financial statement for each private entity involved in the project. Documentation of financial capacity may include net worth statements, balance sheets, or profit and loss statements.

See Attached statement provided for General Partner – The Boyer Company, L.C.

2. Has the applicant or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten years?
No ☒ Yes _____ If yes, give date, place, and under what name
3. Has the applicant or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:
No ☒ Yes _____ If yes, give date, charge, place, court and action taken for each case.

CONSTRUCTION CONTRACTOR

1. Identify the construction contractor or builder who will undertake this project.

Name: Langlas Construction

Address: 2270 Grant Road, Billings, Montana, 59102

2. Has such contractor or builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?
No ☒ Yes _____ If yes, explain.

CERTIFICATION

I (we), Jacob L. Boyer (please print), certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief.

Signature *Jacob L. Boyer*

Title Manager

Address 90 S. 400 W.,

Suite 200; SLU, UT 84101

Signature _____

Title _____

Address _____

Date November 13, 2012

Date _____

SCHEDULE "A"
EXAMPLES OF ELIGIBLE PUBLIC PORTION PROJECTS OF
INFRASTRUCTURE

Purchase of Site

Demolition and Abatement

Sidewalks, Curbs, Gutters

Crosswalks

Landscaping & Green Space & Improvement of Pedestrian Areas

Historical Restorations

Off Street Parking

Pollution Reduction

Security Equipment

Electrical, Natural Gas, Telecommunication Lines

Agricultural Design/Supervision

Response to Question 8: Description of Project:

The Department of Interior Office is a landmark project that will have a significant long term architectural, economic and civic impact on the evolving East Billings district and the City of Billings as a whole. As a result, The Boyer Company Team will proceed with many important goals in mind including the integration of the new Office Building into the fabric of the Billings community. The Office Building will support the redevelopment vision that transforms East Billings from an industrial zone to a professional commerce area.

The Boyer Company Team recognizes the new Department of Interior Office Building will serve as a prominent expression of the Federal Government's permanence, strength, and integrity in the Billings Community. This position is further enhanced by the planned disposal of the James F. Battin Federal Building. The architectural vision for the new Department of Interior Building will integrate the heritage of prevalent Billings architecture with the aforementioned Federal Government qualities. The resulting building will project respect for Billings's history, the Federal Government presence and the progressive optimism of the emerging neighborhood. Above all, the design goal is to provide a Department of Interior Building that is embraced by the community for many years to come.

Office Building

The proposed site for this new Federal Office Building will become a significant presence for the Federal Government in this emerging area of Billings adjacent to the Central Business District. This new office building will be a significant addition to the skyline of the East Billings area and a transition of this previously industrial area to office uses. As such it will be a visible symbol of the U.S. Department of the Interior Bureau of Reclamation (BOR), the Office of the Field Solicitor (SOL), the Bureau of Indian Affairs (BIA), and the Office of Special Trustees for American Indians (OST), (collectively "DOI Agencies"). The building design responds to the requirements in the guidelines presented in the Billings East Downtown District plan and the evolving zoning guidelines for this district. The site, located six blocks east of the CBD, bounded by Fourth and Sixth Avenues North on 20th Street North, is surrounded by industrial businesses, North Park and residential neighborhoods. With a substantial investment in this neighborhood, pedestrian transit and automobile connections can be established to adjacent residential neighborhoods, parks and the CBD. This design will help Billings realize City goals for street development in this area.

This building location also serves as an excellent "bridge" to the new First Interstate Bank Operations Center, which will encourage additional infill development that supports the East Billings Urban Renewal Plan.

The zoning classification for the site is Controlled Industrial (CI) which permits government office uses. As such, no zoning changes are required for the Government occupancy at this location. The proposed building height of 70' complies with the height restrictions for this zone.

Accessibility and Relationship to Natural Features and Strength of the Site

A noted strength of the proposed office building site is the accessibility to the CBD and the proximity to two of the major vehicular arteries in Billings, 4th Avenue North and 6th Avenue North. Both of these roadways are high speed, one way thoroughfares, which provide efficient and quick access from downtown, East Billings, and Billings Heights.

The location of the building on 4th Avenue North provides high visibility to the community travelling on 4th Avenue North and 6th Avenue North. The building is adequately set back from front, rear, and side yards, promoting security to the tenants.

Site Layout and Design

The office building takes advantage of the site by its orientation to Fourth Avenue North. This allows for two entrances, one west of the building and the other to the north east. Two entrance/exits allow more efficient traffic flow and increase safety by accommodating the circulation of fire fighting apparatus around the building. The location and the height of the building (five levels) provides views of the surrounding CBD, Neighborhoods, Rim and Yellowstone River.

Site Configuration

The 104,888 square foot, or approximately 2.4 acre, parcel comprises the majority of the block bounded by North 20th Street on the East, 4th Avenue North on the South, an adjacent property to the West and the railway to the North. A 9,288 square foot triangular shaped parcel owned by Burlington Northern Santa Fe (BNSF) Railway is located on the southeast corner of the block.

The Boyer Company maintains a binding contractual agreement for the 104,888 square foot parcel, currently utilized by the Aldrich Lumber Company. The Boyer Company is working with BNSF to secure rights to landscape the corner parcel into an attractive public space for public enjoyment. BNSF has decided not to sell this parcel to The Boyer Company at this time.

The office building site plan provides good site circulation and building presence on 4th Avenue North, and the small remaining parcel will be landscaped at The Boyer Company's expense to enhance the employee and visitor experience when accessing the site.

Site Use and Planning

The building is sited on a north-south orientation with major frontage on 4th Avenue to reinforce the Federal Government's presence and accessibility within the Billings community. A main

public plaza on the south side of the building provides a communal gathering area that is equally accessible from the parking area and pedestrians accessing the building from the east and west along 4th Avenue North. The building orientation and placement on 4th Avenue North enhances the exposure to natural daylight and views, while supporting the City of Billings desire to create an urban streetscape by avoiding a large setback created by street front parking.

The main entry will also be identified by United States and Montana State flagpoles, seating on quarried sandstone benches (also serving as entry features and delineators), and brick paving with accent banding corresponding to the building columns and fenestration.

The parking area is located to the west and east of the building. Vehicular site access is provided to the west of the building off of 4th Avenue North, and from North 20th Street. These two access points provide direct circulation around the building, and will maximize vehicular cueing and efficient traffic flow on the site.

The secured parking may be accessed directly from the southern site entrance, or a dedicated, secondary entry/egress drive from North 20th Street. This configuration isolates the secured parking, which again will maximize the efficient use of the open employee and visitor parking spaces to the north and east of the building.

Site services such as trash enclosure, generator and transformer will be located away from the building entries, and in a location which provides straightforward and simple access for maintenance purposes. The enclosures will also be constructed of the same material as the building façade to completely integrate with the site. All required city utilities are available to both sites. Utility diagrams and grading diagrams are included with the site drawings.

Parking Narrative

The Government requires fifty-eight (58) on-site secured parking spaces, and up to 400 employee parking spaces located on-site, or within two blocks of the building. The City of Billings parking ordinances are based upon the requirements of the East Billings Parking Overlay District

The site plan for the Office Building provides 58 on-site secured spaces on the western and northern boundary of the parcel. Security fencing will surround the secured spaces, and an access control system and mechanically operated gates will restrict access to the secured area.

The site plan provides 70 secure and 95 non-secure employee, visitor, and handicap parking stalls for a total of 165 parking stalls onsite. The Boyer Company has identified multiple options for additional employee and visitor parking within two blocks of the building. A detailed neighborhood analysis has identified 454 offsite, on-street parking spaces within the required

two-block radius of the building. The Boyer Company maintains the right to provide reasonable regulation to the use of the parking as needed to accommodate GSA's parking needs.

The Boyer Company has not entered into an agreement with First Interstate Bank regarding the use of its parking lot.

Landscape Concept, Functional and Aesthetic Placement of Buildings and Parking, Conceptual Design and Finishes of Exterior Materials, and Site Amenities

Landscape design is limited on this site, yet will welcome visitors and employees, by providing human scale site elements and intuitive direction of travel and use. Additionally, the site and landscape design will provide site amenities such as naturally occurring sandstone block boulders which serve as seating while at the same time providing passive barrier protection for the main entry. The sandstone seating elements also serve as a separation barrier for pedestrians and automobile traffic, also clearly indicating the location of the main building entry. Flowering trees also provide the human scale transition element from outside public space to interior semi-public space. The design of the limited exterior spaces will welcome tenants as well as customers, while also integrating required security measures.

The site includes a small landscaped plaza on the south side of the building. This landscaped space allows for a transition of more intense site development as staff and visitors approach the front entrance. All spaces on Fourth Avenue North side of the building are considered accessible to the public.

The intent of the landscape design is to integrate the building with the site. This will be accomplished by using the same color, shape and size of brick for the building façade in the hardscape paving. Integrating the building column and window grid on the horizontal plane will reinforce the unity of design elements with site function. The main building entry will be enhanced with a solid field of brick, accentuated with "extensions" of the vertical elements leading to the edge of parking or sidewalks.

Other site elements include ground plane planters, planting areas, sandstone rubble – 12" to 18" diameter placed in planting strips in the parking lot and adjacent planters, massing of native or acclimatized ornamental grasses, drought tolerant shrubs, and low water, small to medium trees. Small areas of drought tolerant lawn will be provided to integrate with 4th Avenue North planting, and offer a "front door" feel to the project. Surrounding the outdoor employee rest area will be a privacy wall of the same material as the building, providing sun, visual, and noise screening capability. Within this area will be space for table and chairs, trash/ash containers and planting beds. Irrigation will be provided to plant materials with sustainability of a high priority. High efficiency irrigation systems and materials will be used such as drip irrigation, tree

enhanced with a solid field of brick, accentuated with “extensions” of the vertical elements leading to the edge of parking or sidewalks.

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The hardscape paving will provide permeable as well as high albedo surfaces to increase water infiltration and reduce heat island effect. Bicycle parking is provided to promote alternative transportation. The landscape design accounts for the development of a 6’-wide contiguous sidewalk on Fourth Avenue North to provide for pedestrian linkage to the Billings Downtown area. Along 20th Street North a strong connection to adjacent streets will occur with the development of a 4’ wide sidewalk, 6’ planting strip and curb/gutter. Curbs at the entry will be flat edged, and topped with truncated dome designation for sight impaired guests. All other curbing will be raised 6” standard.

Site Security

The building placement is setback 20’ from the property line to the south. As mentioned, native sandstone barriers will be placed between the public plaza and the parking to create passive security.

A perimeter fence will only be provided for the secure parking area. The secured fenced parking area will be accessed through a walkway of the same material as the main entry, thus linking the parking area with the main entry. The fence will consist of a 6’-0” pre-finished metal picket fence. Automatic parking access gates and secure card/key entry access through gates are also part of the site design.

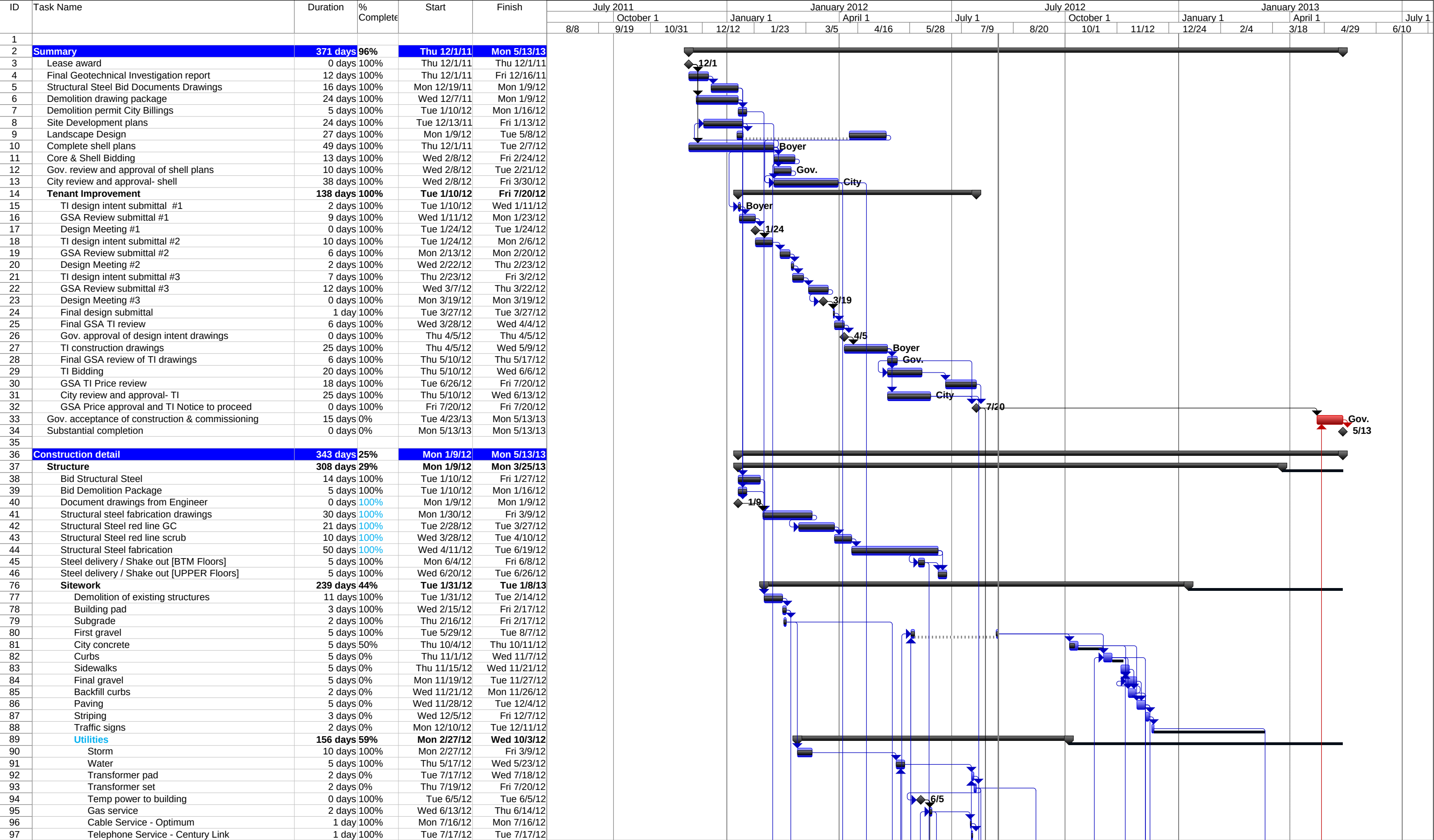
Site Design Enhancements

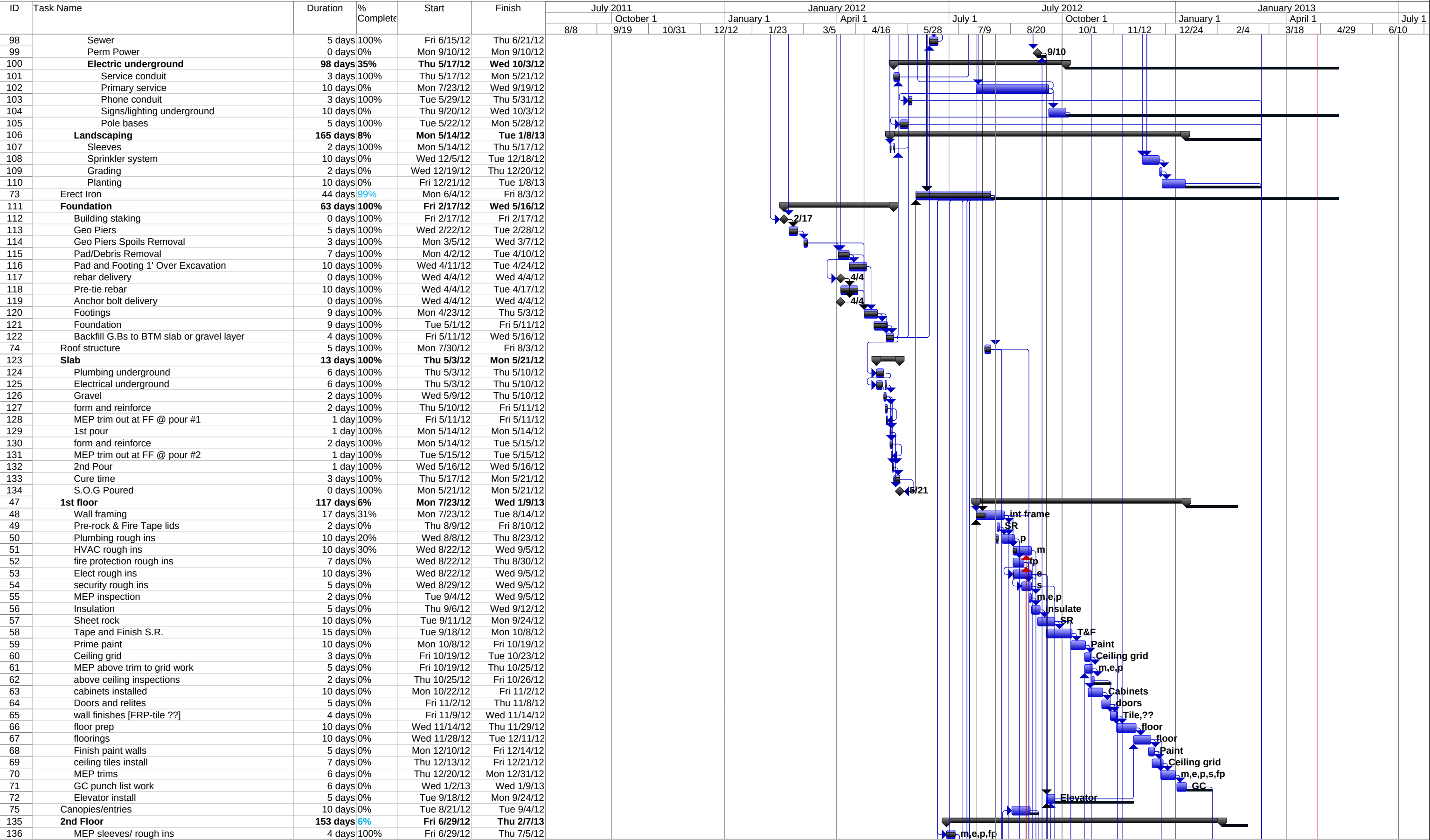
- The First Impression experience continues from the plaza area into the entrance lobby. The spacious lobby supports visitor queuing and circulation as well as anticipated or future security operations.

- The location of the site between two major arteries in Billings fosters ease of access to the existing CBD and surrounding neighborhoods.
- The location will be a significant addition to the East Billings district creating a catalyst for future development of the area and downtown Billings.
- The site allows the building to be oriented on a nominally east/west access, placing the long glazing exposures to the north and south; taking advantage of surrounding views and natural daylight.
- The Office Building location allows two separate entrances from two different streets; easing traffic queuing in and out of the parking area. This location takes advantage of two one way streets (Fourth Avenue North and Sixth Avenue North), running to and from East Billings to the CBD.
- Site landscaping meets anticipated Billings' development guidelines for this area. Site amenities include references to local material such as boulders and native planting.
- Outdoor employee areas are included on the east side of the building.
- The Public Plaza identifies the location of the entrance and enhances the visitor/tenant first impression experience as they approach the building.
- Building placement on 4th Avenue North provides prominent community presence.



GSA Department of Interior Office Building Billings, Montana

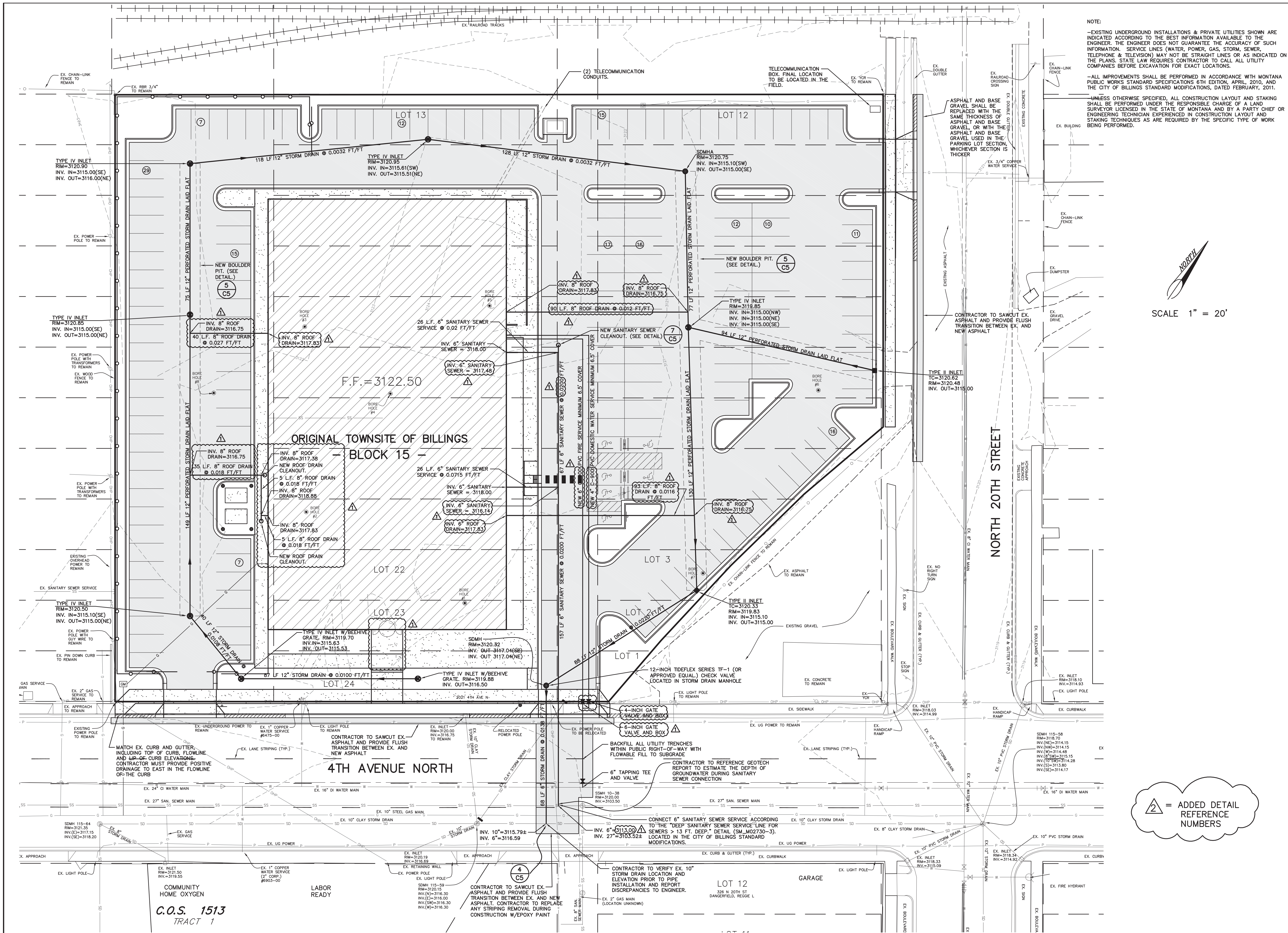




ID	Task Name	Duration	% Complete	Start	Finish	July 2011				January 2012				July 2012				January 2013				July 1								
						October 1				January 1				April 1				October 1					January 1				April 1			
						8/8	9/19	10/31	12/12	1/23	3/5	4/16	5/28	7/9	8/20	10/1	11/12	12/24	2/4	3/18	4/29		6/10							
137	S.O.D PREP- REINFORCE-BULK HEADS #1	3 days	100%	Fri 6/29/12	Tue 7/3/12																									
138	POUR #1	1 day	100%	Thu 7/5/12	Thu 7/5/12																									
139	S.O.D PREP- REINFORCE-BULK HEADS #2	2 days	100%	Thu 7/5/12	Fri 7/6/12																									
140	POUR #2	1 day	100%	Mon 7/9/12	Mon 7/9/12																									
141	S.O.D completed	0 days	100%	Mon 7/9/12	Mon 7/9/12																									
142	wall framing	13 days	3%	Fri 8/10/12	Tue 8/28/12																									
143	Pre-rock & Fire Tape lids	2 days	0%	Thu 8/23/12	Fri 8/24/12																									
144	Plumbing rough ins	10 days	0%	Mon 8/27/12	Mon 9/10/12																									
145	HVAC rough ins	7 days	5%	Thu 9/6/12	Fri 9/14/12																									
146	fire protection rough ins	10 days	0%	Fri 9/7/12	Thu 9/20/12																									
147	Elect rough ins	10 days	0%	Wed 9/19/12	Tue 10/2/12																									
148	security rough ins	5 days	0%	Tue 9/25/12	Mon 10/1/12																									
149	MEP inspection	2 days	0%	Mon 10/1/12	Tue 10/2/12																									
150	Insulation	5 days	0%	Wed 10/3/12	Tue 10/9/12																									
151	Sheet rock	10 days	0%	Mon 10/8/12	Fri 10/19/12																									
152	Tape and Finish S.R.	15 days	0%	Mon 10/22/12	Fri 11/9/12																									
153	Prime paint	5 days	0%	Fri 11/9/12	Thu 11/15/12																									
154	Ceiling grid	10 days	0%	Thu 11/15/12	Fri 11/30/12																									
155	MEP above trim to grid work	10 days	0%	Wed 11/28/12	Tue 12/11/12																									
156	above ceiling inspections	2 days	0%	Tue 12/11/12	Wed 12/12/12																									
157	cabinets installed	3 days	0%	Fri 11/16/12	Tue 11/20/12																									
158	Doors and relites	5 days	0%	Tue 11/20/12	Wed 11/28/12																									
159	wall finishes [FRP-tile ??]	5 days	0%	Wed 12/12/12	Tue 12/18/12																									
160	floor prep	4 days	0%	Wed 12/19/12	Wed 12/26/12																									
161	floorings	10 days	0%	Fri 12/21/12	Tue 1/8/13																									
162	Finish paint walls	10 days	0%	Mon 1/7/13	Fri 1/18/13																									
163	ceiling tiles install	5 days	0%	Thu 1/17/13	Wed 1/23/13																									
164	MEP trims	7 days	0%	Tue 1/22/13	Wed 1/30/13																									
165	GC punch list work	6 days	0%	Thu 1/31/13	Thu 2/7/13																									
166	3rd Floor	158 days	6%	Mon 7/9/12	Thu 2/21/13																									
167	MEP sleeves/ rough ins	4 days	100%	Mon 7/9/12	Thu 7/12/12																									
168	S.O.D PREP- REINFORCE-BULK HEADS #1	3 days	100%	Mon 7/9/12	Wed 7/11/12																									
169	POUR #1	1 day	100%	Thu 7/12/12	Thu 7/12/12																									
170	S.O.D PREP- REINFORCE-BULK HEADS #2	2 days	100%	Thu 7/12/12	Fri 7/13/12																									
171	POUR #2	1 day	100%	Mon 7/16/12	Mon 7/16/12																									
172	S.O.D completed	0 days	100%	Mon 7/16/12	Mon 7/16/12																									
173	Wall framing	13 days	0%	Wed 8/29/12	Mon 9/17/12																									
174	Pre-rock & Fire Tape lids	2 days	0%	Wed 9/12/12	Thu 9/13/12																									
175	Plumbing rough ins	10 days	0%	Fri 9/14/12	Thu 9/27/12																									
176	HVAC rough ins	10 days	0%	Tue 9/18/12	Mon 10/1/12																									
177	fire protection rough ins	7 days	0%	Fri 9/28/12	Mon 10/8/12																									
178	Elect rough ins	10 days	0%	Fri 10/5/12	Thu 10/18/12																									
179	security rough ins	5 days	0%	Thu 10/11/12	Wed 10/17/12																									
180	MEP inspection	2 days	0%	Wed 10/17/12	Thu 10/18/12																									

ID	Task Name	Duration	% Complete	Start	Finish	July 2011				January 2012				July 2012				January 2013						
						October 1			January 1	April 1			July 1	October 1			January 1	April 1			July 1			
						8/8	9/19	10/31	12/12	1/23	3/5	4/16	5/28	7/9	8/20	10/1	11/12	12/24	2/4	3/18	4/29	6/10		
205	Pre-rock & Fire Tape lids	2 days	0%	Wed 10/3/12	Thu 10/4/12																			
206	Plumbing rough ins	10 days	0%	Fri 10/5/12	Thu 10/18/12																			
207	HVAC rough ins	10 days	0%	Fri 10/5/12	Thu 10/18/12																			
208	fire protection rough ins	7 days	0%	Wed 10/17/12	Thu 10/25/12																			
209	Elect rough ins	10 days	0%	Wed 10/24/12	Tue 11/6/12																			
210	security rough ins	5 days	0%	Tue 10/30/12	Mon 11/5/12																			
211	MEP inspection	2 days	0%	Mon 11/5/12	Tue 11/6/12																			
212	Insulation	5 days	0%	Wed 11/7/12	Tue 11/13/12																			
213	Sheet rock	10 days	0%	Mon 11/12/12	Tue 11/27/12																			
214	Tape and Finish S.R.	15 days	0%	Mon 11/19/12	Tue 12/11/12																			
215	Prime paint	5 days	0%	Tue 12/11/12	Mon 12/17/12																			
216	Ceiling grid	10 days	0%	Mon 12/17/12	Wed 1/2/13																			
217	MEP above trim to grid work	10 days	0%	Fri 12/28/12	Fri 1/11/13																			
218	above ceiling inspections	2 days	0%	Fri 1/11/13	Mon 1/14/13																			
219	cabinets installed	3 days	0%	Tue 12/18/12	Thu 12/20/12																			
220	Doors and relites	5 days	0%	Thu 12/20/12	Fri 12/28/12																			
221	wall finishes [FRP-tile ??]	5 days	0%	Mon 1/14/13	Fri 1/18/13																			
222	floor prep	4 days	0%	Mon 1/21/13	Thu 1/24/13																			
223	floorings	10 days	0%	Thu 1/24/13	Wed 2/6/13																			
224	Finish paint walls	10 days	0%	Tue 2/5/13	Mon 2/18/13																			
225	ceiling tiles install	5 days	0%	Fri 2/15/13	Thu 2/21/13																			
226	MEP trims	7 days	0%	Wed 2/20/13	Thu 2/28/13																			
227	GC punch list work	6 days	0%	Fri 3/1/13	Fri 3/8/13																			
228	5th Floor	172 days	6%	Thu 7/19/12	Mon 3/25/13																			
229	MEP sleeves/ rough ins	4 days	100%	Thu 7/19/12	Tue 7/24/12																			
230	S.O.D PREP- REINFORCE-BULK HEADS #1	3 days	100%	Wed 7/25/12	Fri 7/27/12																			
231	POUR #1	1 day	100%	Tue 7/31/12	Tue 7/31/12																			
232	S.O.D PREP- REINFORCE-BULK HEADS #2	2 days	100%	Tue 7/31/12	Wed 8/1/12																			
233	POUR #2	1 day	100%	Thu 8/2/12	Thu 8/2/12																			
234	S.O.D completed	0 days	100%	Tue 8/7/12	Tue 8/7/12																			
235	wall framing	13 days	0%	Fri 10/5/12	Tue 10/23/12																			
236	Pre-rock & Fire Tape lids	2 days	0%	Thu 10/18/12	Fri 10/19/12																			
237	Plumbing rough ins	10 days	0%	Mon 10/22/12	Fri 11/2/12																			
238	HVAC rough ins	10 days	0%	Wed 10/24/12	Tue 11/6/12																			
239	fire protection rough ins	7 days	0%	Mon 11/5/12	Tue 11/13/12																			
240	Elect rough ins	10 days	0%	Mon 11/12/12	Tue 11/27/12																			
241	security rough ins	5 days	0%	Fri 11/16/12	Mon 11/26/12																			
242	MEP inspection	2 days	0%	Mon 11/26/12	Tue 11/27/12																			
243	Insulation	5 days	0%	Wed 11/28/12	Tue 12/4/12																			
244	Sheet rock	10 days	0%	Mon 12/3/12	Fri 12/14/12																			
245	Tape and Finish S.R.	14 days	0%	Mon 12/10/12	Mon 12/31/12																			
246	Prime paint	5 days	0%	Mon 12/31/12	Mon 1/7/13																			
247	Ceiling grid	10 days	0%	Mon 1/7/13	Fri 1/18/13																			
248	MEP above trim to grid work	10 days	0%	Wed 1/16/13	Tue 1/29/13																			
249	above ceiling inspections	2 days	0%	Tue 1/29/13	Wed 1/30/13																			
250	cabinets installed	3 days	0%	Tue 1/8/13	Thu 1/10/13																			
251	Doors and relites	5 days	0%	Thu 1/10/13	Wed 1/16/13																			
252	wall finishes [FRP-tile ??]	5 days	0%	Wed 1/30/13	Tue 2/5/13																			
253	floor prep	4 days	0%	Wed 2/6/13	Mon 2/11/13																			
254	floorings	10 days	0%	Fri 2/8/13	Thu 2/21/13																			
255	Finish paint walls	10 days	0%	Wed 2/20/13	Tue 3/5/13																			
256	ceiling tiles install	5 days	0%	Mon 3/4/13	Fri 3/8/13																			
257	MEP trims	8 days	0%	Thu 3/7/13	Mon 3/18/13																			
258	GC punch list work	5 days	0%	Tue 3/19/13	Mon 3/25/13																			
259	Shell	151 days	0%	Mon 8/13/12	Tue 3/19/13																			
260	Roof prep	25 days	0%	Mon 8/13/12	Mon 9/17/12																			
261	Set roof curbs	5 days	0%	Mon 8/13/12	Fri 8/17/12																			
262	Vents	5 days	0%	Mon 8/13/12	Fri 8/17/12																			
263	Roof hatch	3 days	0%	Mon 8/13/12	Wed 8/15/12																			
264	Clean roof	2 days	0%	Mon 8/20/12	Tue 8/21/12																			
265	Roofing	10 days	0%	Tue 9/4/12	Mon 9/17/12																			
266	RTUs set	5 days	0%	Mon 8/20/12	Fri 8/24/12																			
267	Heating system	146 days	0%	Mon 8/20/12	Tue 3/19/13																			
268	Electrical service	5 days	0%	Tue 9/4/12	Mon 9/10/12																			
269	Gas piping	10 days	0%	Mon 8/20/12	Fri 8/31/12																			
270	Furnace installation	10 days	0%	Mon 8/20/12	Fri 8/31/12																			
271	Gas/elect service inspection	2 days	0%	Tue 9/11/12	Wed 9/12/12																			
272	Gas on	3 days	0%	Thu 9/13/12	Mon 9/17/12																			

ID	Task Name	Duration	% Complete	Start	Finish	July 2011				January 2012				July 2012				January 2013				July 1
						October 1		January 1		April 1		July 1		October 1		January 1		April 1				
						8/8	9/19	10/31	12/12	1/23	3/5	4/16	5/28	7/9	8/20	10/1	11/12	12/24	2/4	3/18	4/29	
273	T&B	15 days	0%	Wed 2/27/13	Tue 3/19/13																	
274	Exterior finish	91 days	9%	Tue 7/17/12	Wed 11/21/12																	
275	Exterior wall frame	40 days	30%	Tue 7/17/12	Tue 9/11/12																	
276	Windows	25 days	0%	Tue 8/28/12	Tue 10/2/12																	
277	Doors	5 days	0%	Tue 9/4/12	Mon 9/10/12																	
278	Lock up	0 days	0%	Mon 9/10/12	Mon 9/10/12																	
279	Rough in exterior walls	20 days	0%	Tue 8/28/12	Tue 9/25/12																	
280	Veneer	46 days	3%	Wed 9/12/12	Wed 11/14/12																	
281	Exterior electrical trim	10 days	0%	Thu 11/8/12	Wed 11/21/12																	
282	Louvers	3 days	0%	Thu 11/15/12	Mon 11/19/12																	
283	Final	45 days	0%	Tue 3/12/13	Mon 5/13/13																	
284	Preliminary punch list	15 days	0%	Tue 3/12/13	Mon 4/1/13																	
285	Preliminary inspections	3 days	0%	Thu 3/28/13	Mon 4/1/13																	
286	Punch list	5 days	0%	Tue 4/2/13	Mon 4/8/13																	
287	Commissioning	10 days	0%	Tue 4/9/13	Mon 4/22/13																	
288	Building IDAQ flush out	10 days	0%	Tue 4/23/13	Mon 5/6/13																	
289	Final inspection	5 days	0%	Tue 5/7/13	Mon 5/13/13																	
290	Substantial completion	0 days	0%	Mon 5/13/13	Mon 5/13/13																	

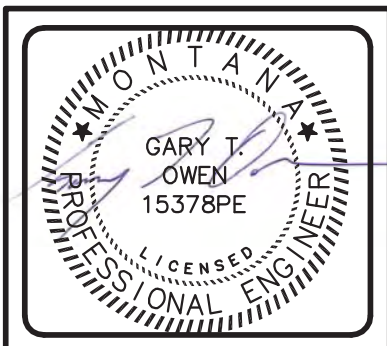


NOTE:
-EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, TELEPHONE & TELEVISION) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. STATE LAW REQUIRES CONTRACTOR TO CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS.
-ALL IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS 6TH EDITION, APRIL, 2010, AND THE CITY OF BILLINGS STANDARD MODIFICATIONS, DATED FEBRUARY, 2011.
-UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION LAYOUT AND STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A LAND SURVEYOR LICENSED IN THE STATE OF MONTANA AND BY A PARTY CHIEF OR ENGINEERING TECHNICIAN EXPERIENCED IN CONSTRUCTION LAYOUT AND STAKING TECHNIQUES AS ARE REQUIRED BY THE SPECIFIC TYPE OF WORK BEING PERFORMED.



SCALE 1" = 20'

SANDERSON STEWART
www.sandersonstewart.com



DOI OFFICE BUILDING
LOTS 1-24, BLOCK 15, ORIGINAL TOWNSITE OF BILLINGS
BILLINGS, MONTANA
UTILITY PLAN

C.A.D.	BMB/GTO
DATE:	01/09/12
REVISIONS:	03/23/12
02/17/12	
04/09/12	GSA COMMENTS
APPROVED BY:	
QUALITY ASSURANCE:	
SCALE:	1"=20'
FILE:	GSA_SITE_BASE
PROJECT NO.:	11015.03
SHEET	4 OF 7

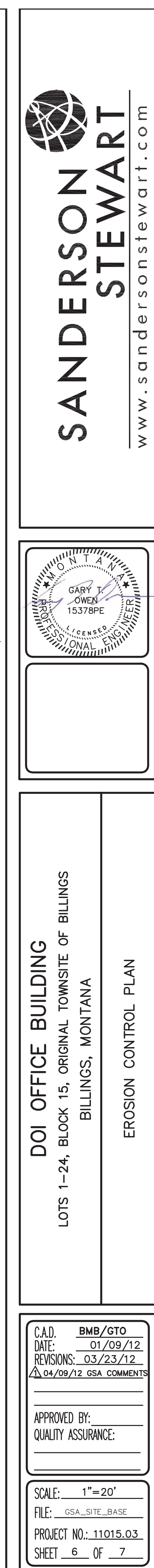


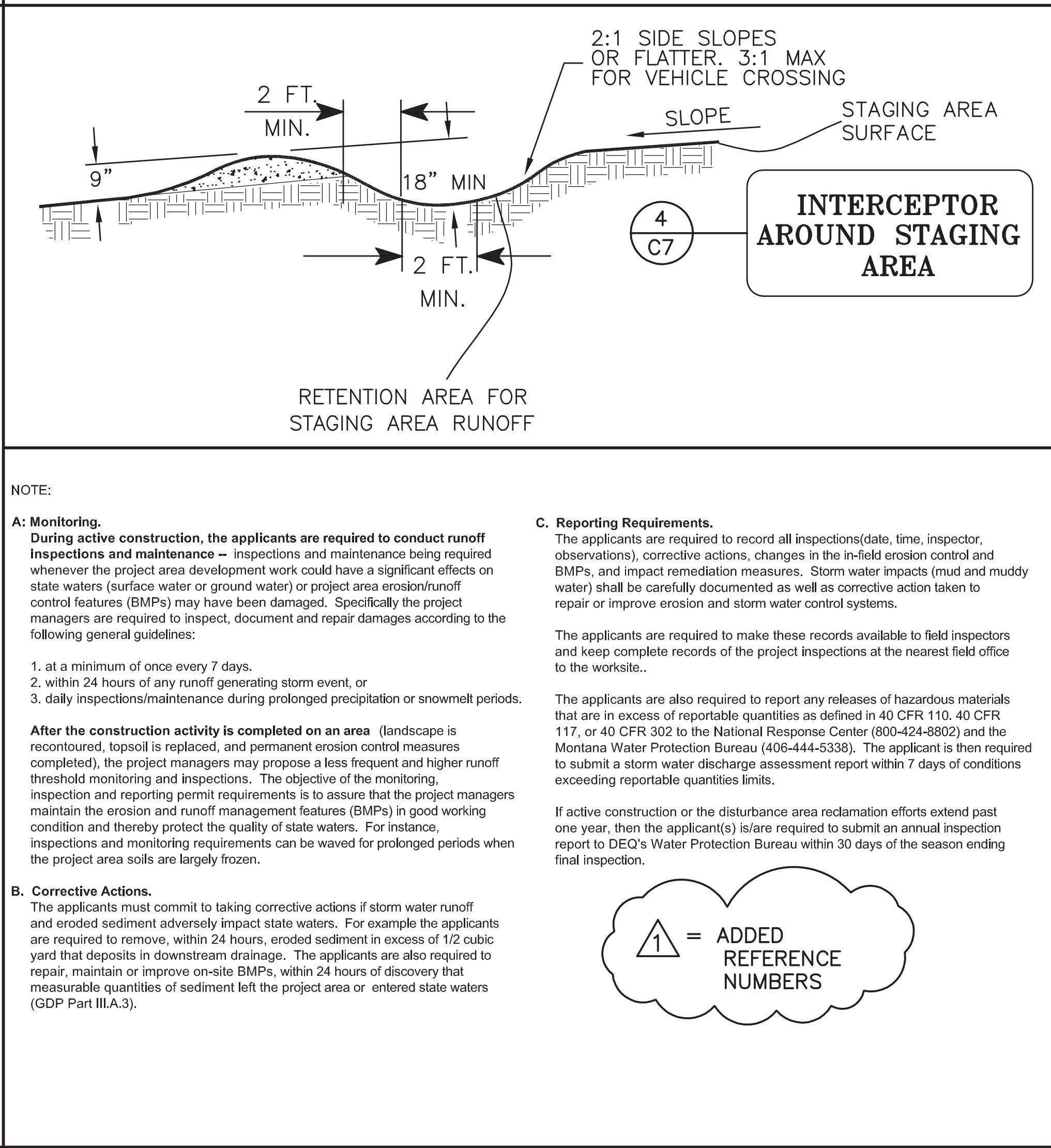
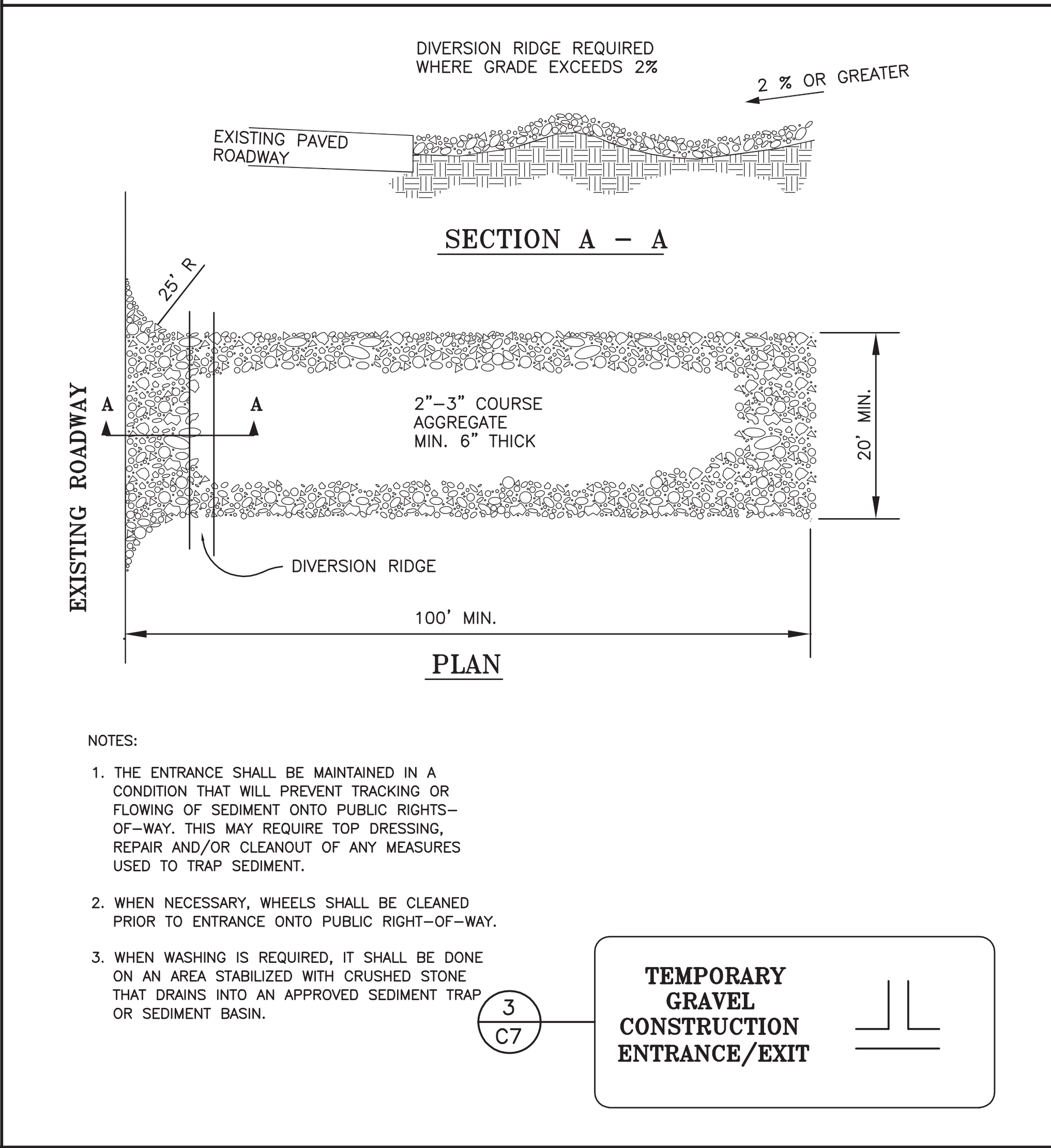
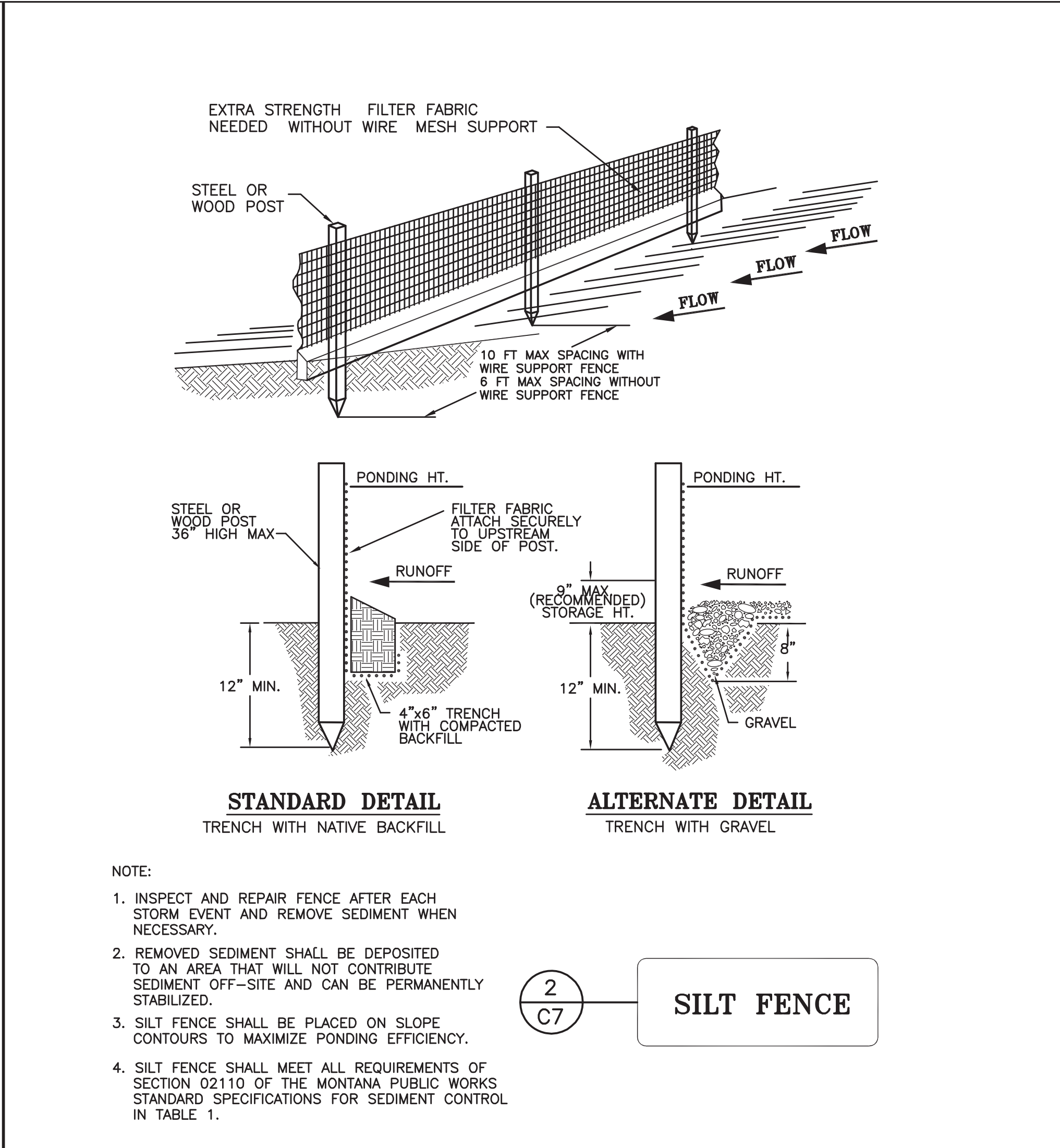
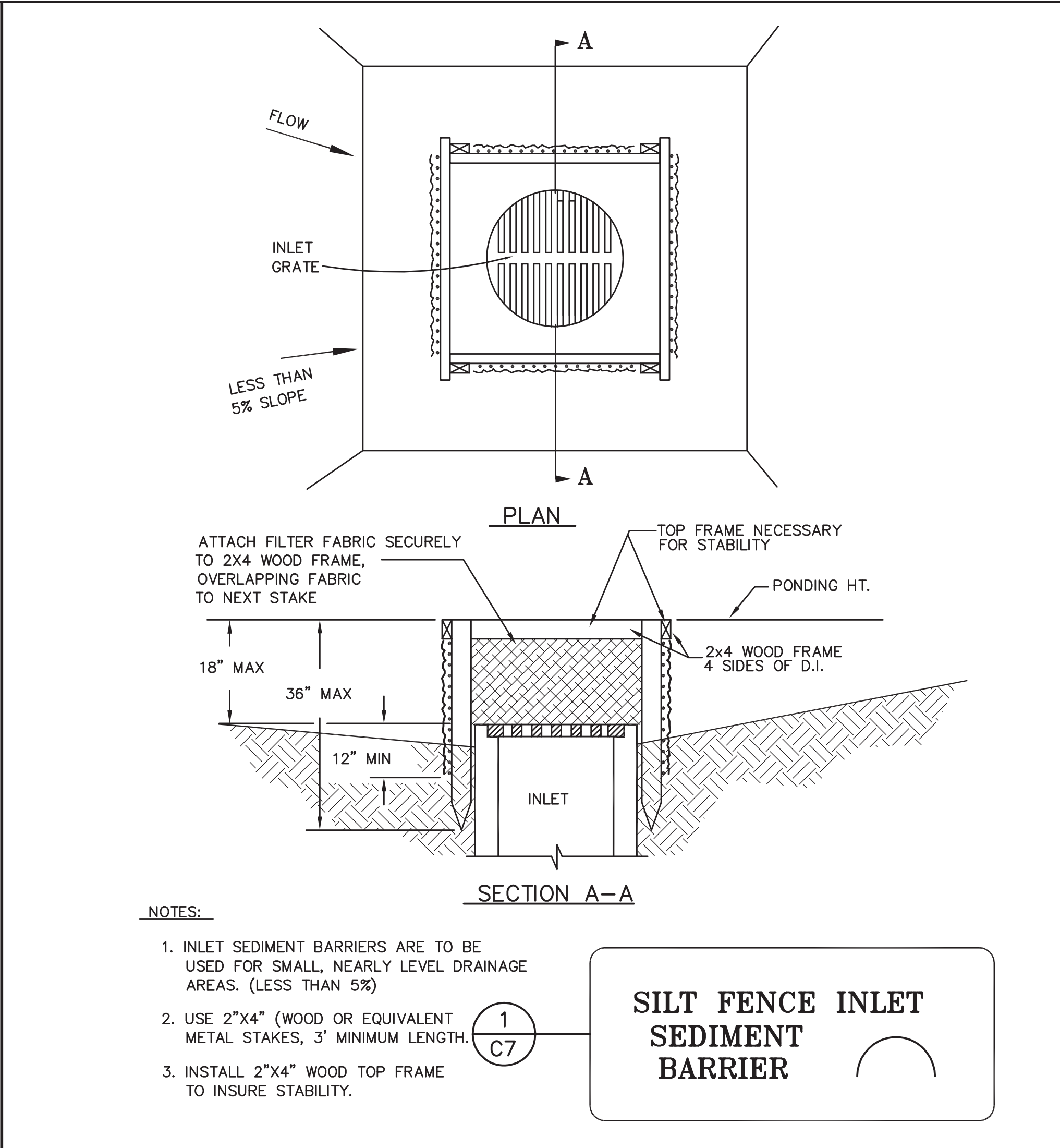
2
C5

4TH AVENUE NORTH PAVING SECTION DETAIL

NOT TO SCALE







SANDERSON STEWART
www.sandersonstewart.com

GARY T. OWEN
15378PE
REGISTERED PROFESSIONAL ENGINEER
STATE OF MONTANA

DOI OFFICE BUILDING
LOTS 1-24, BLOCK 15, ORIGINAL TOWNSITE OF BILLINGS
BILLINGS, MONTANA
EROSION CONTROL DETAILS

C.A.D. BMB/GTO
DATE: 01/09/12
REVISIONS: 03/23/12
04/09/12 GSA COMMENTS

APPROVED BY:
QUALITY ASSURANCE:

SCALE: 1"=20'
FILE: GSA_SITE_BASE
PROJECT NO.: 11015.03
SHEET 7 OF 7

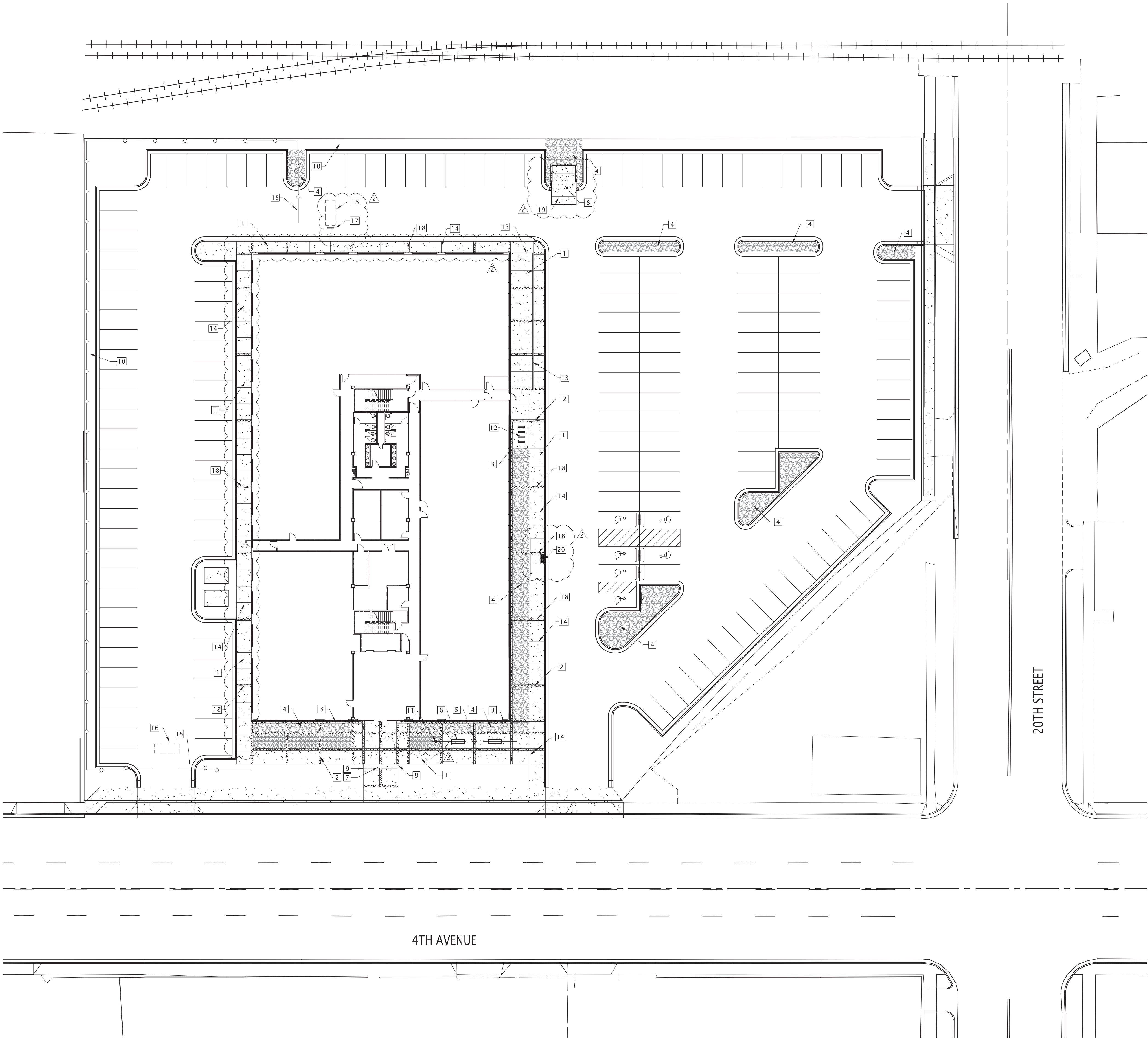
REVISIONS:		
03.20.2012	CITY COMMENTS	
04.09.2012	GSA COMMENTS	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	GREY CONCRETE	
2	12" CONCRETE BANDS	
3	12" CONCRETE APRON - SEE 9/L0.2	
4	RUBBLE 18-24"	
5	TRASH - SURFACE MOUNT	
6	BENCH - SURFACE MOUNT	
7	STAIRS - SEE 6/L.02	
8	TRASH ENCLOSURE WALL & GATE - SEE 1&2/L0.2	
9	HANDRAIL - SEE 3/L0.2	
10	SECURITY FENCE WITH SLIDING GATE	
11	FLAGPOLE - SEE 5/L0.2	
12	BIKE RACKS - SURFACE MOUNT	
13	PATIO WALL 4'-0" - SEE 7/L0.2	
14	CONTROL JOINT - SEE 8/L0.2	
15	SLIDING GATE	
16	TOUCH PAD	
17	KEYPAD	
18	EXPANSION JOINTS - SEE 10/L0.2	
19	TRASH PAD EXTENSION	
20	ADA ACCESS RAMP - SEE CIVIL	

GENERAL SITE CALCULATIONS

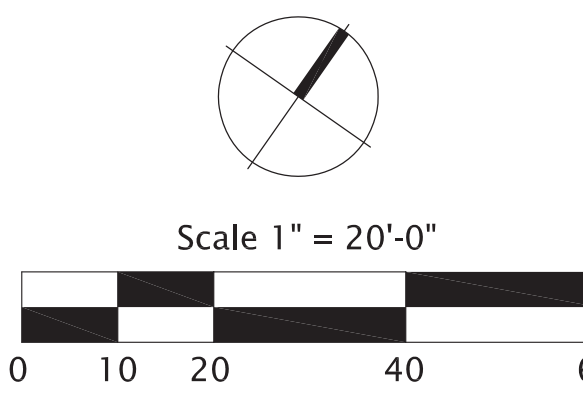
TOTAL SITE AREA	102,525.25 SF	
BUILDING FOOTPRINT	24968.75 SF	
NON-BUILDING SITE AREA	77,556.5 SF	
	REQUIREMENT	PROVIDED
LANDSCAPE REQUIREMENT [10% OF NON-BUILDING SITE AREA]	7,755.65 SF	10,096.35 SF
STREET FRONTAGE LANDSCAPING [1/2 OF TOTAL LANDSCAPE]	3877.83 SF	4,457.16 SF
LIVING LANDSCAPE MATERIAL [75% OF TOTAL LANDSCAPE AREA]	5816.74 SF	8076.47 SF



LANDSCAPE SITE PLAN

SCALE: 1"=20'-0"

1
L0.1



DOI BILLINGS
OFFICE &
WAREHOUSE

2021 4TH AVE. NORTH
BILLINGS, MONTANA

BOYER COMPANY

90 SOUTH 400 WEST
SALT LAKE CITY, UT

DRAWN BY:
CHECKED BY:
OWNER PROJECT NO.:
GSBS PROJECT NO.:
ISSUED DATE:

2011.018.00
04.09.2012

LANDSCAPE SITE
PLAN

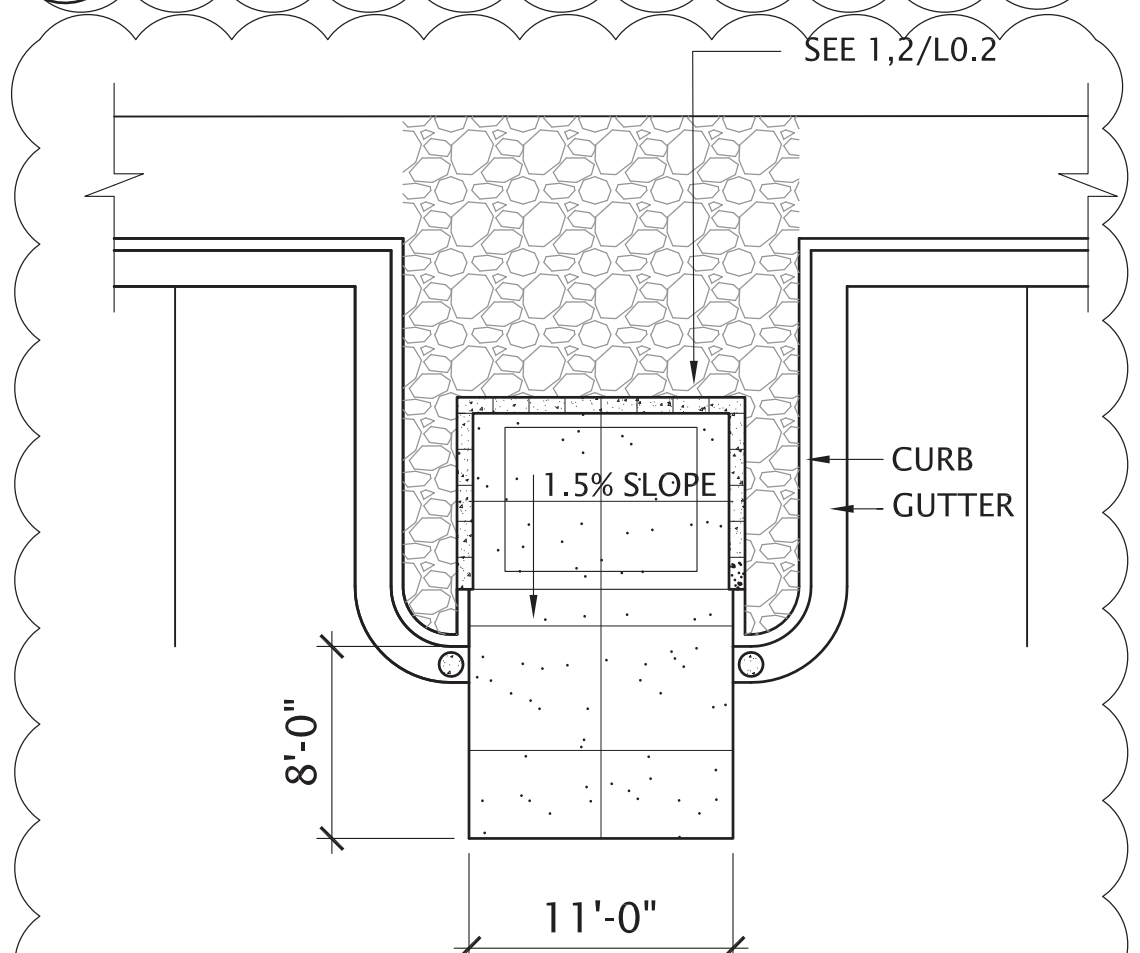
REVISIONS:

04.09.2012 GSA COMMENTS



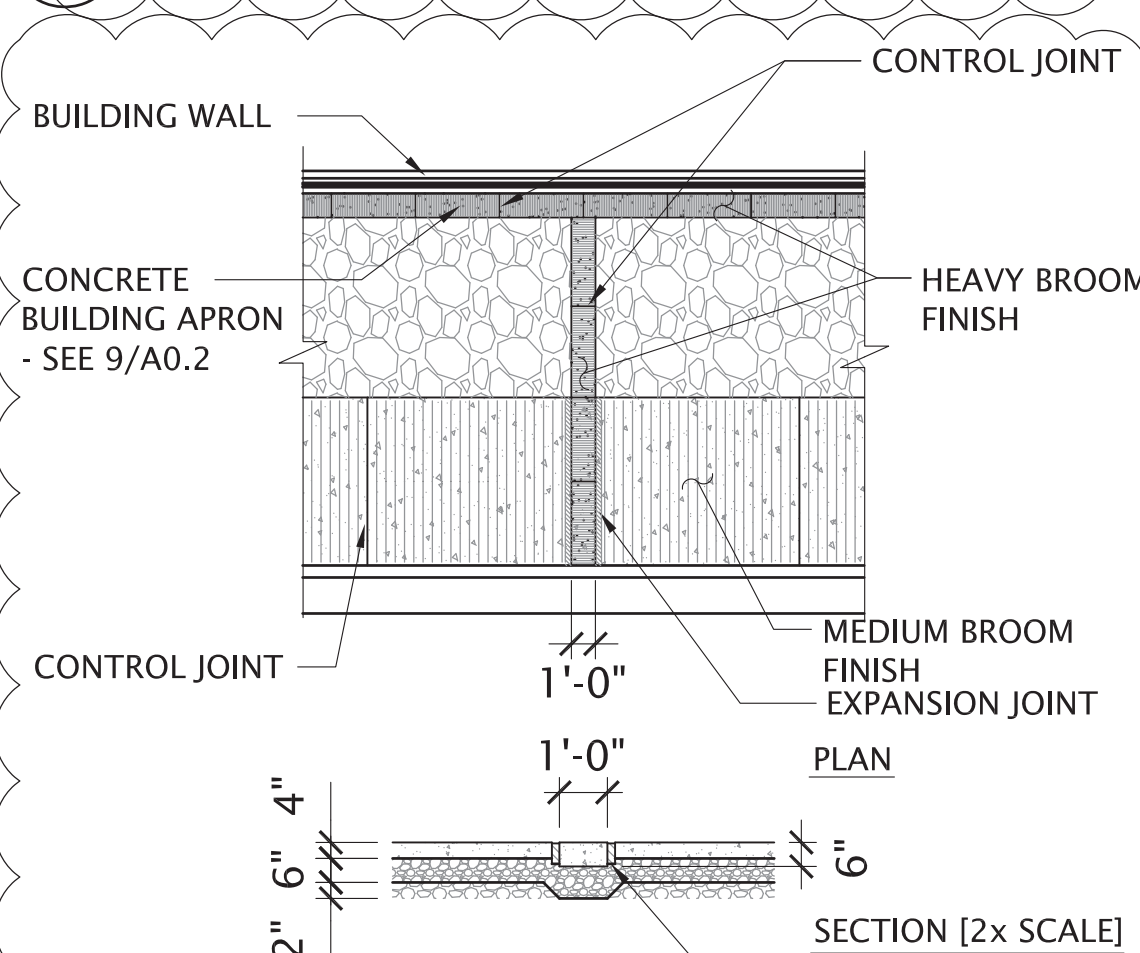
12 STEEL BOLLARD - CONCRETE FILLED

1/2" = 1'-0"



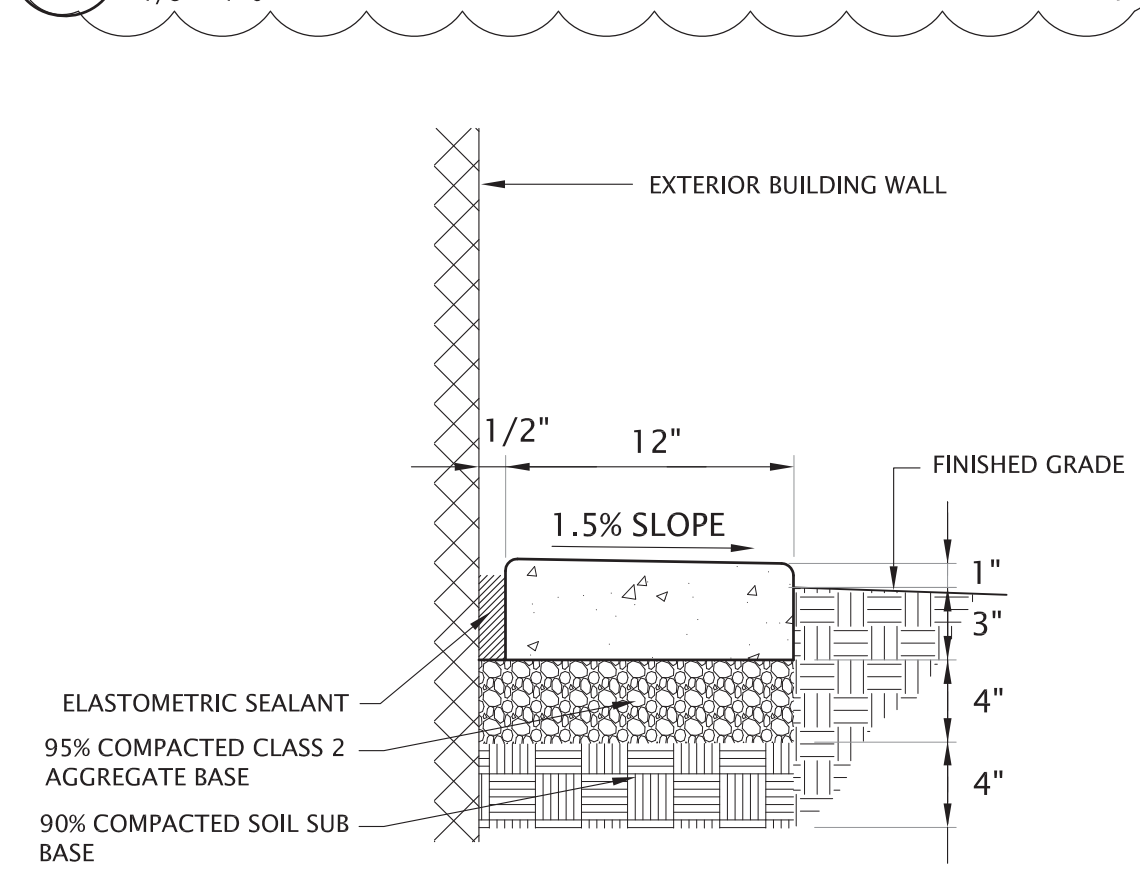
11 TRASH ENCLOSURE

1/8" = 1'-0"



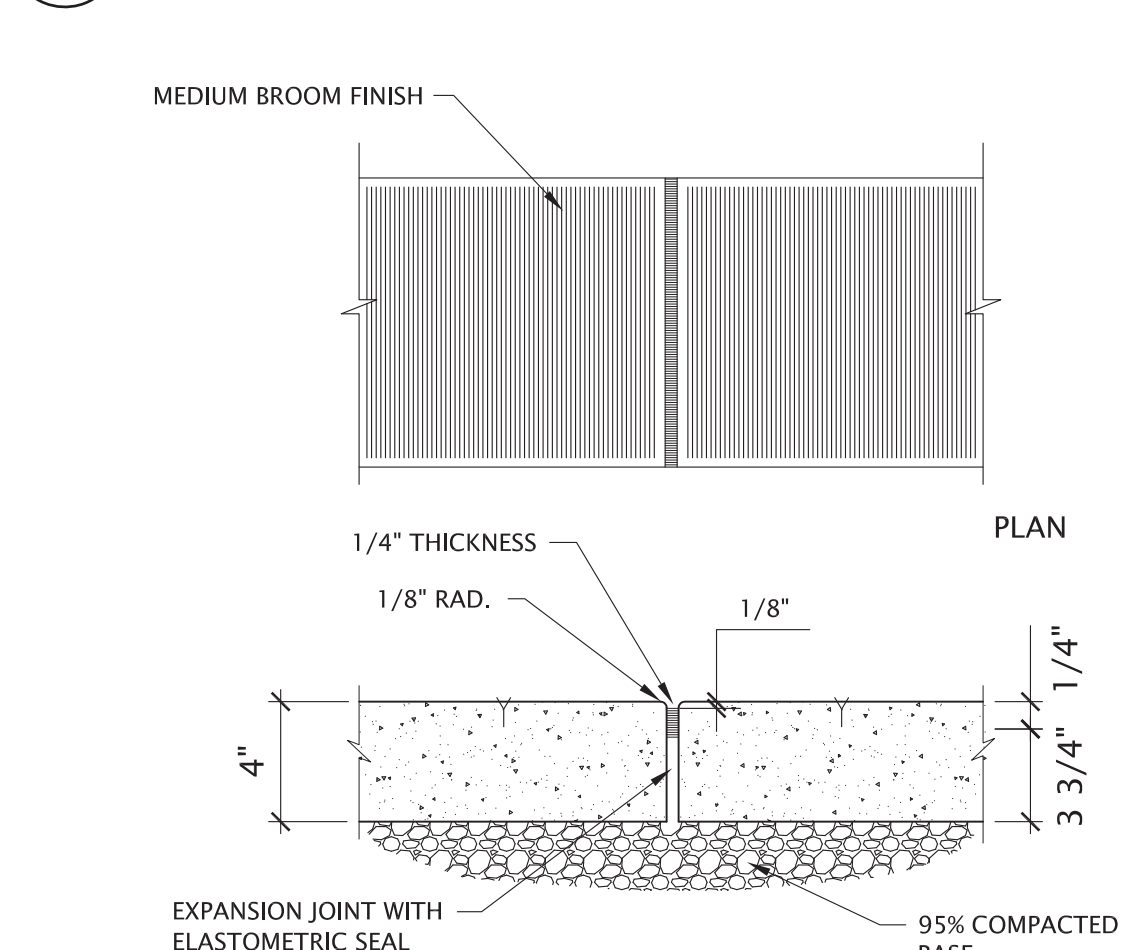
10 CONCRETE BANDING

1/8" = 1'-0"



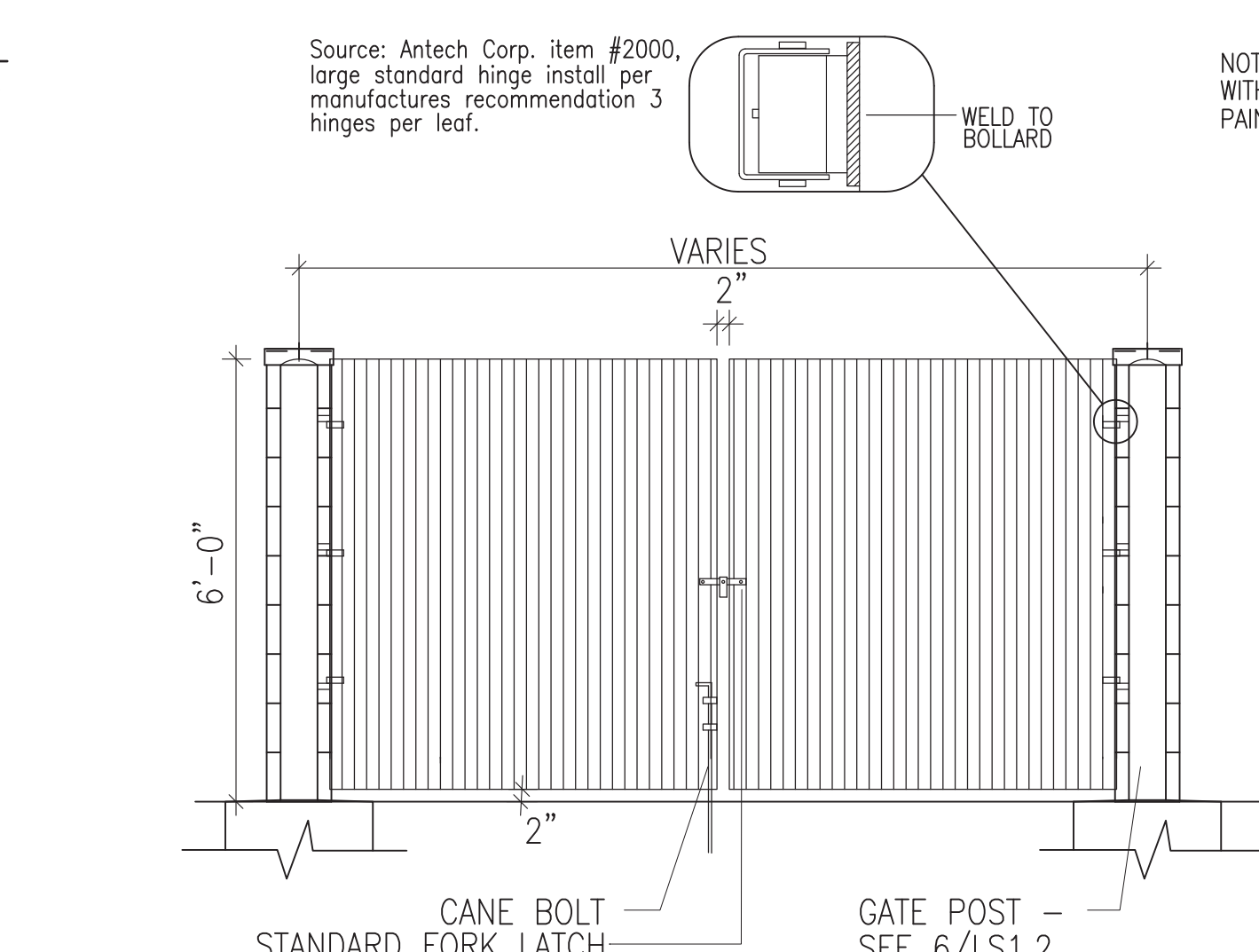
9 CONCRETE BUILDING APRON

1 1/2" = 1'-0"



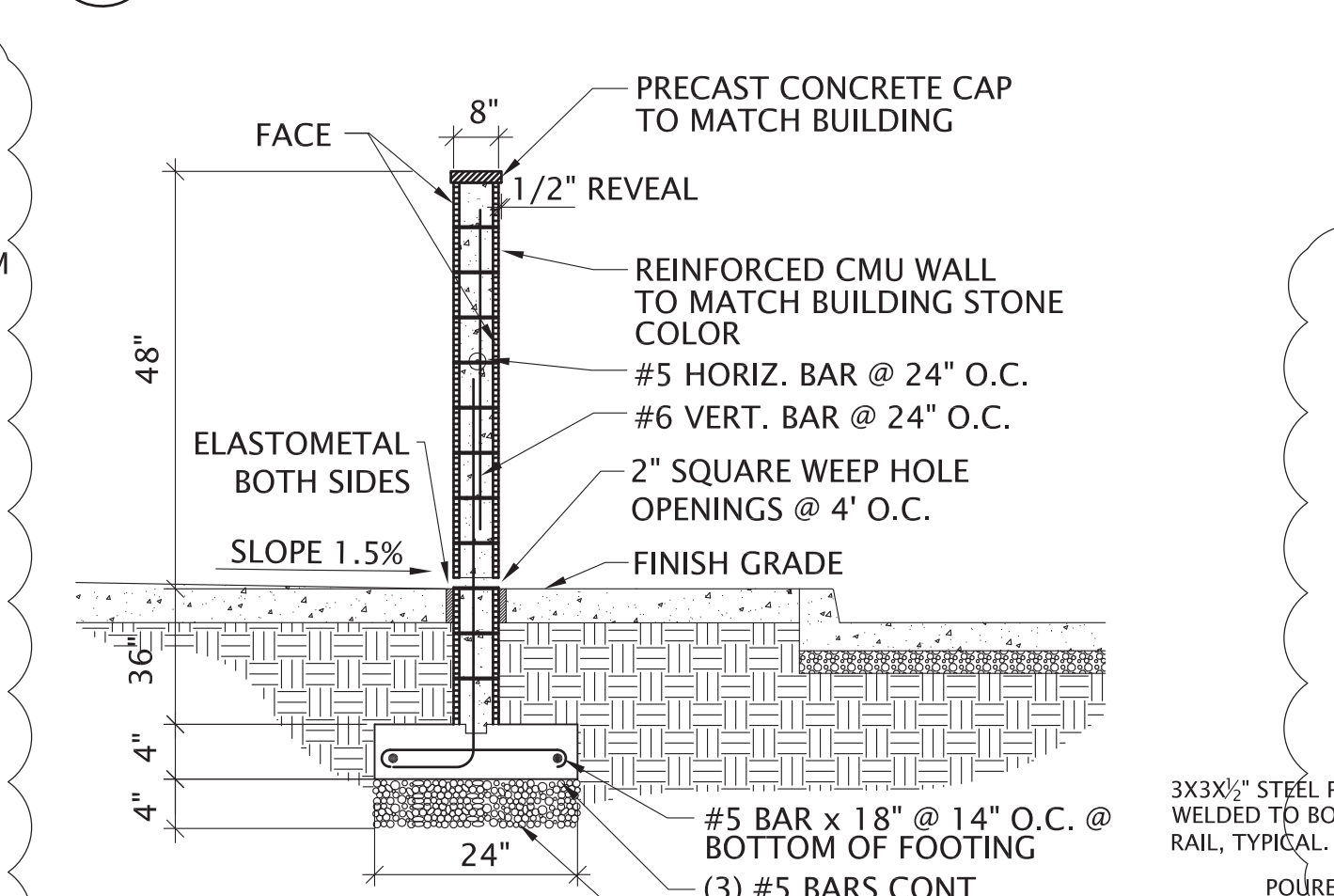
8 CONCRETE SIDEWALK DETAIL

1/4" = 1'-0"



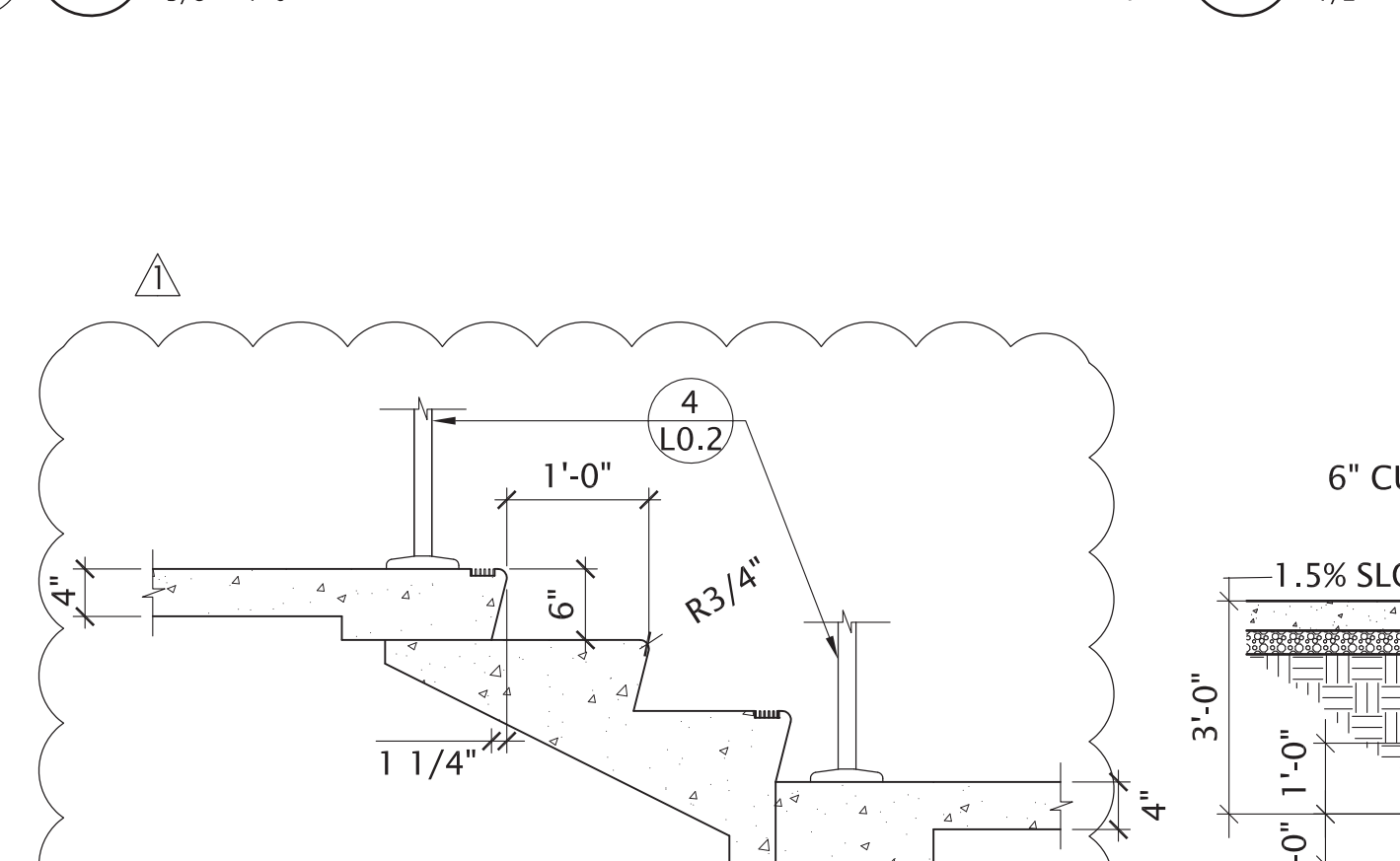
4 TRASH ENCLOSURE GATE

NTS



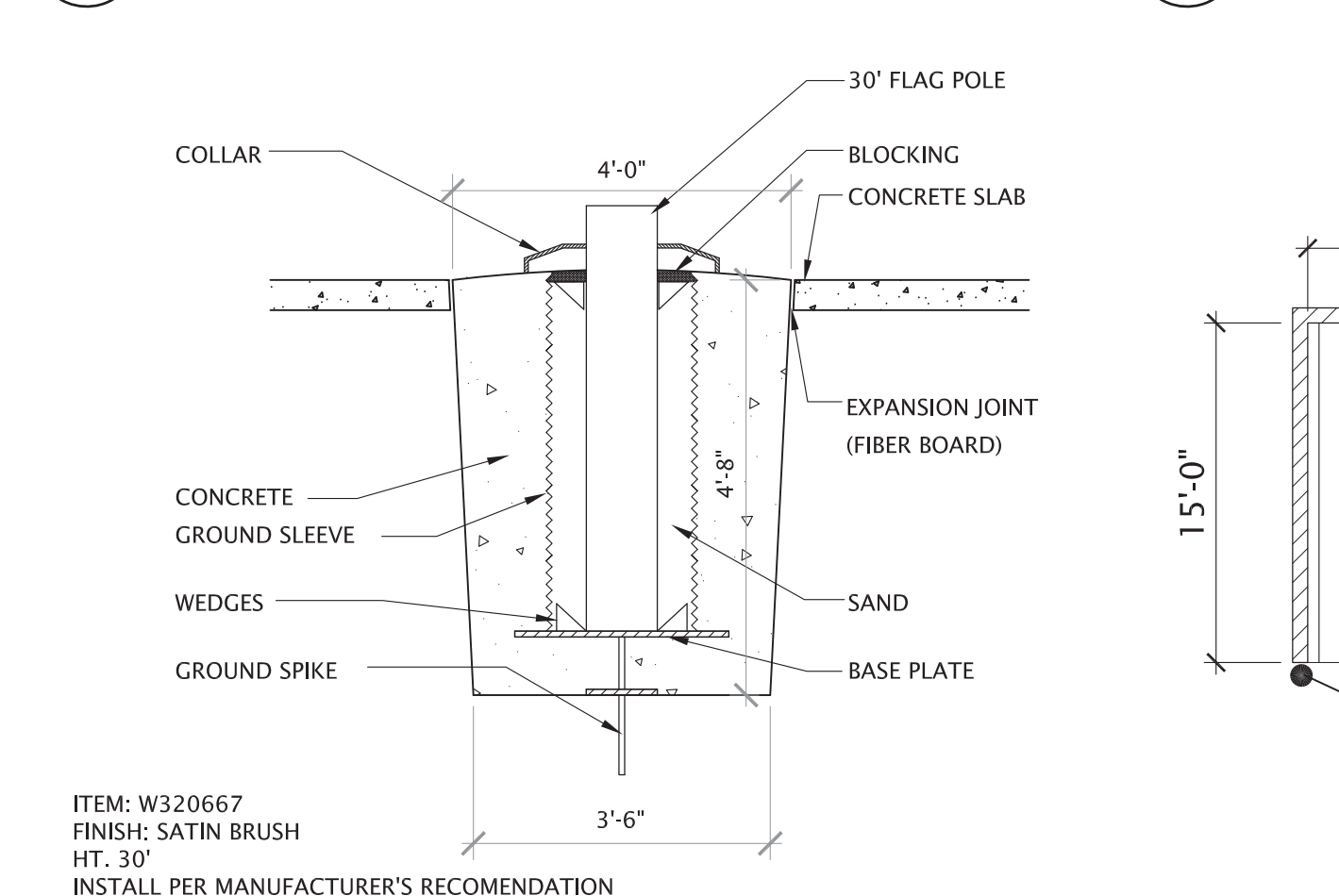
7 SCREEN WALL

3/8" = 1'-0"



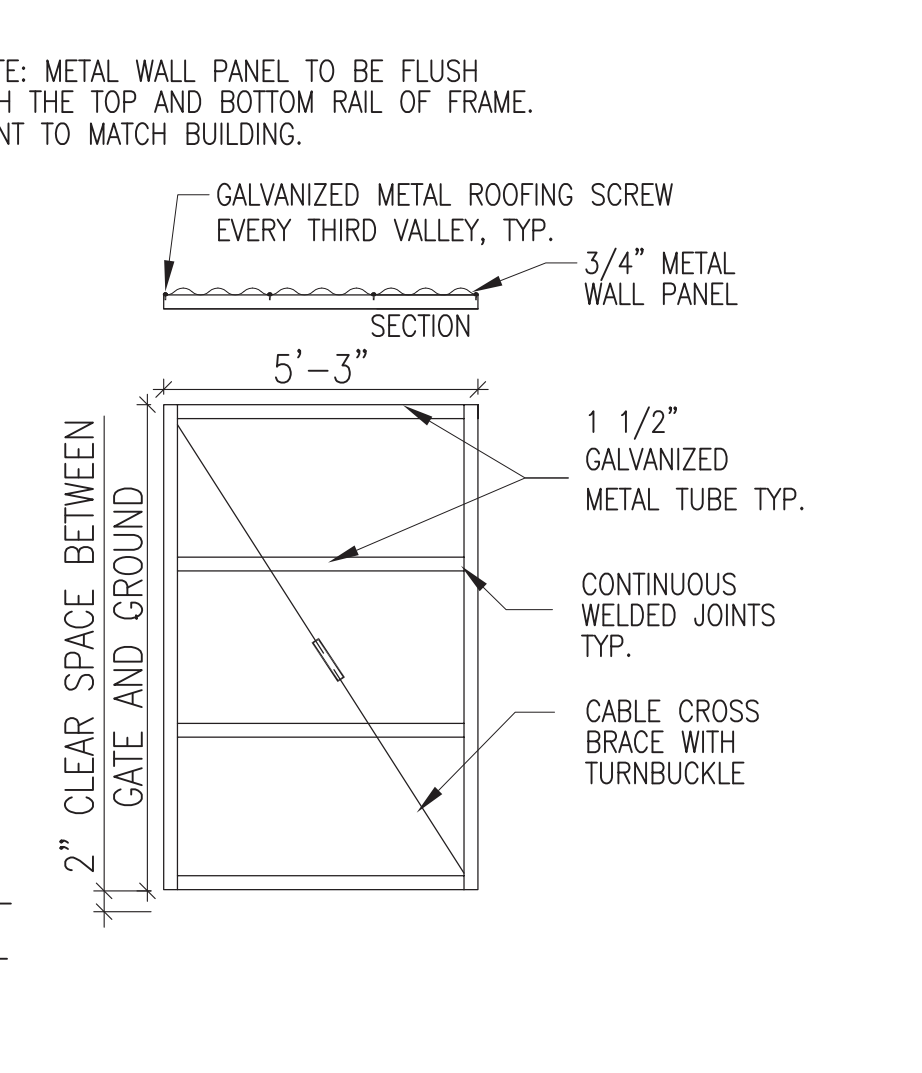
6 STAIR DETAIL

1/16" = 1'-0"



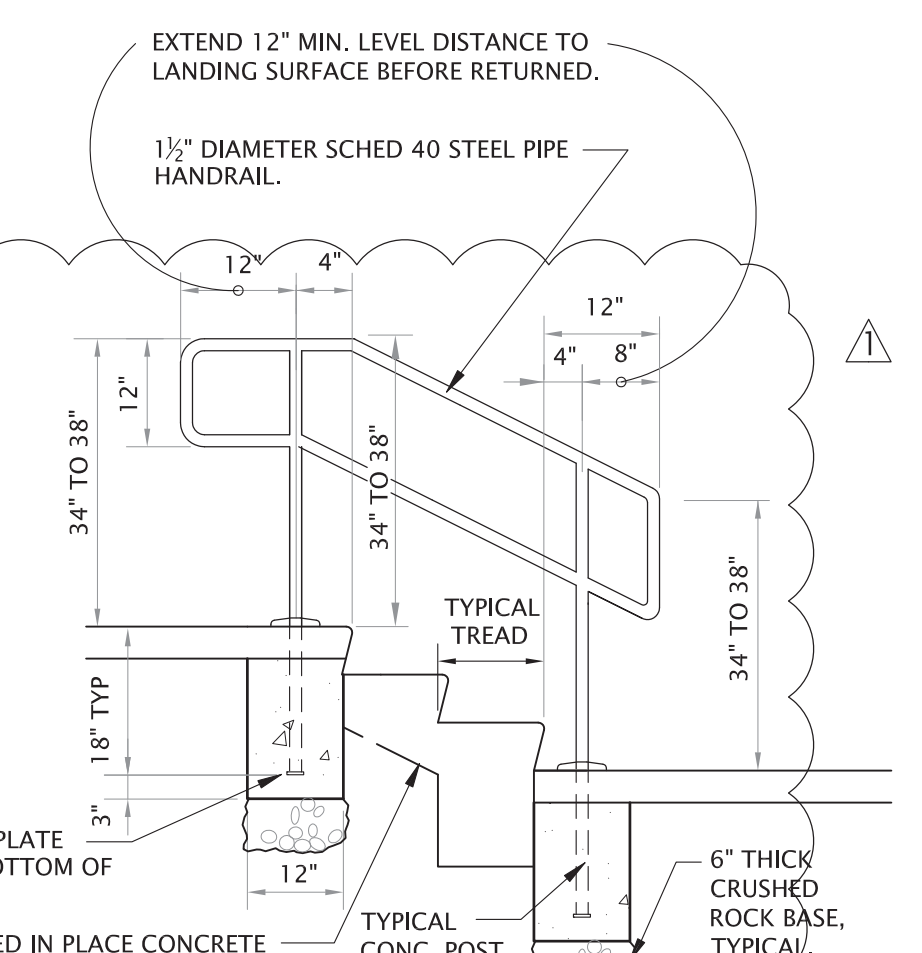
5 FLAG POLE

1/2" = 12"



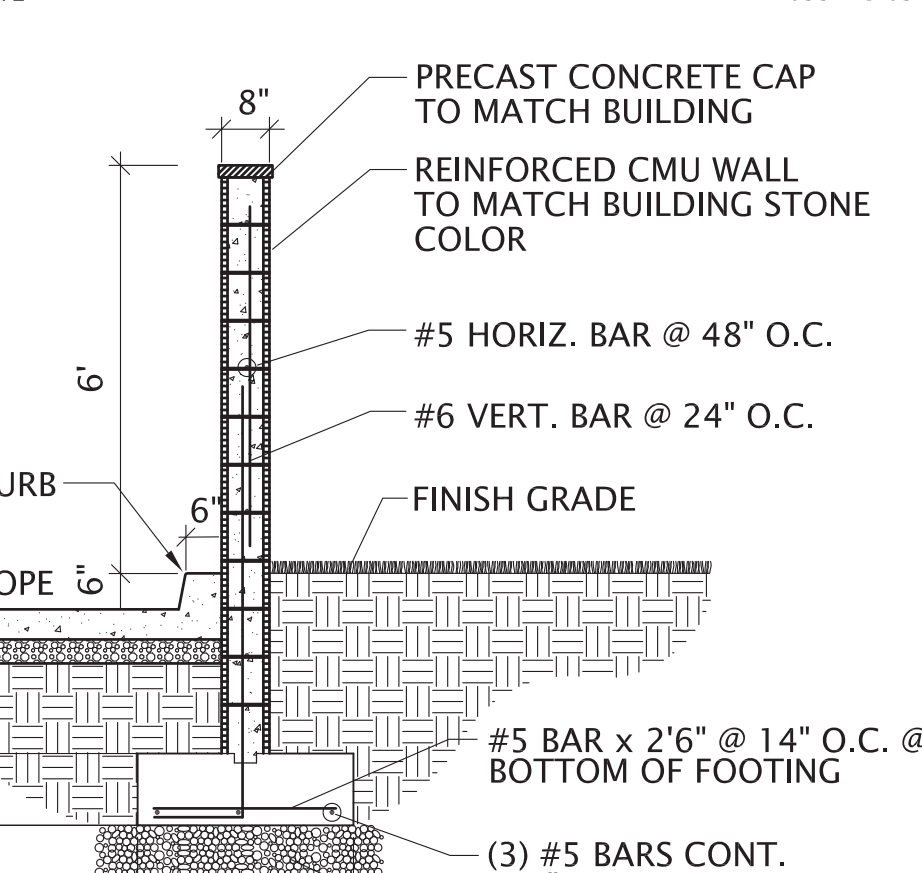
2 TRASH ENCLOSURE WALL

3/8" = 1'-0"



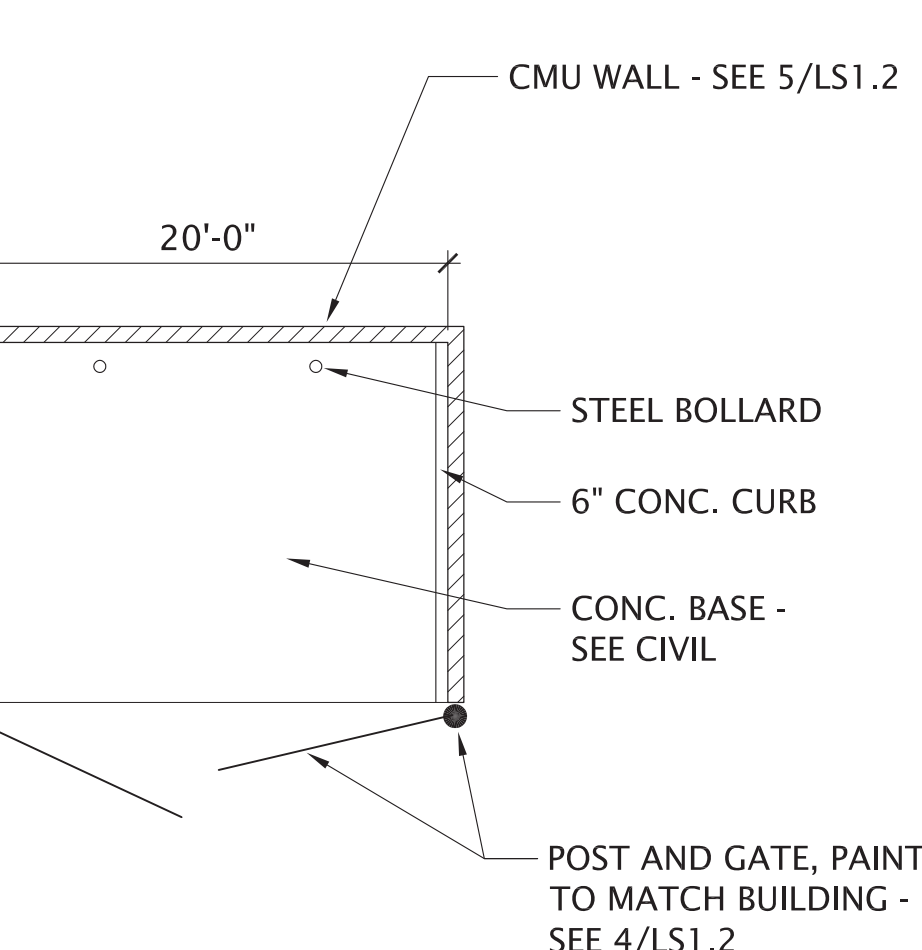
1 TRASH ENCLOSURE

1/8" = 1'-0"



1 TRASH ENCLOSURE

1/8" = 1'-0"



1 TRASH ENCLOSURE

1/8" = 1'-0"



DOI BILLINGS
OFFICE &
WAREHOUSE

2021 4TH AVE. NORTH
BILLINGS, MONTANA

BOYER COMPANY

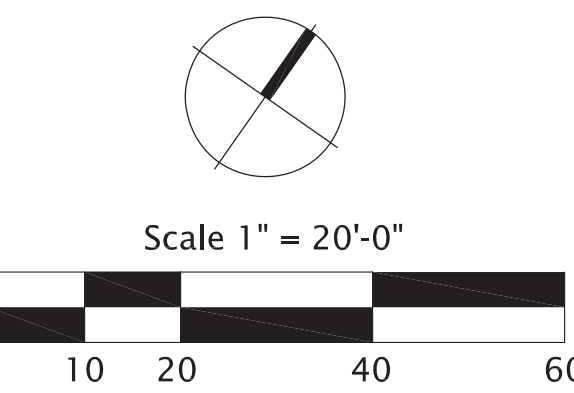
90 SOUTH 400 WEST
SALT LAKE CITY, UT

DRAWN BY:
CHECKED BY:
OWNER PROJECT NO.:
GSBS PROJECT NO.:
ISSUED DATE:

LANDSCAPE SITE
DETAILS



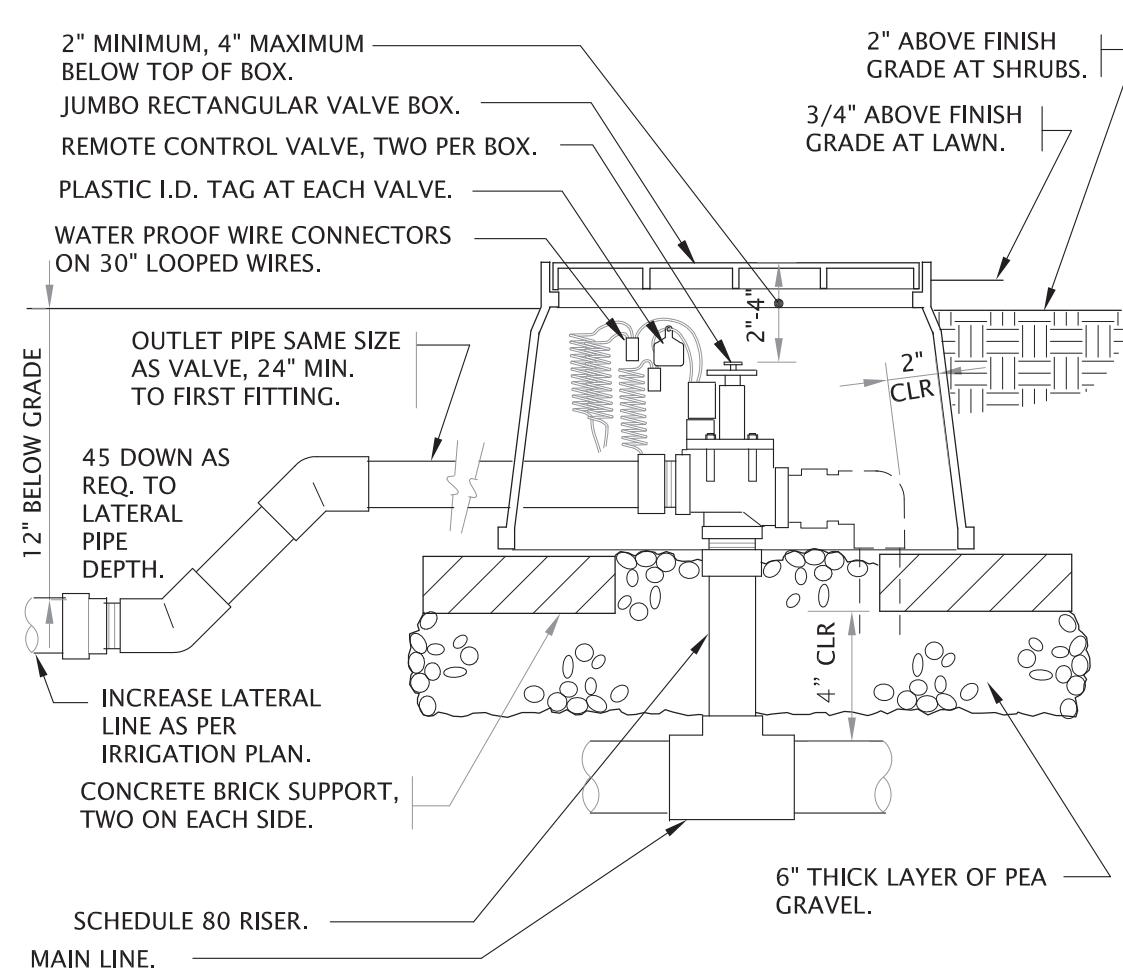
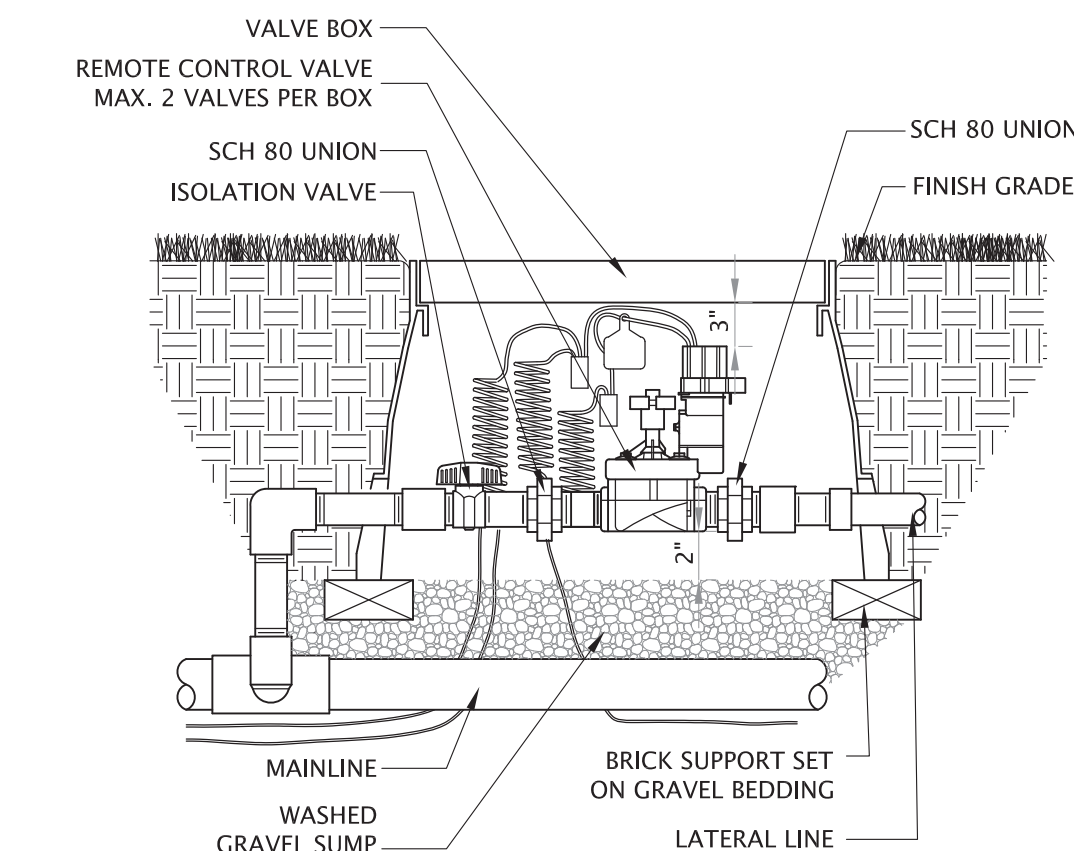
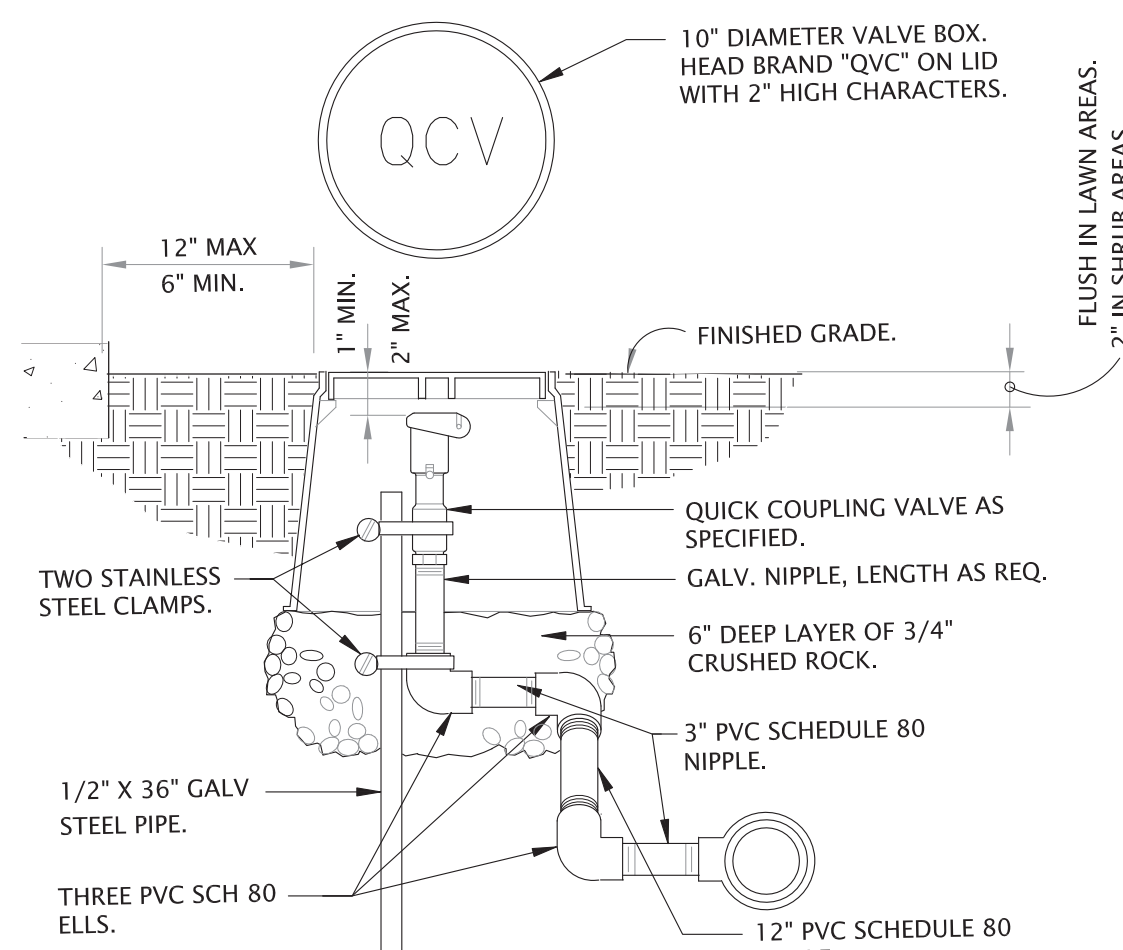
IRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
 EST	RAIN BIRD 1804 15 STRIP SERIES
 LCS	TURF SPRAY 4" POPIR.
 RCS	
 CSY	
 SST	
 12 HE-WN	RAIN BIRD 1812 ADJ
 15 HE-WN	SHRUB SPRAY 12" (30.5CM) POP-UP SPRINKLER WITH
	CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2"
	(5/5/21) NPT FEMALE THREADED INLET.
 8	RAIN BIRD 1812 ADJ
 10	SHRUB SPRAY 12" (30.5CM) POP-UP SPRINKLER WITH
 12	CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2"
 14	(5/5/21) NPT FEMALE THREADED INLET.
 16	
 18	
 20	
 1401	RAIN BIRD RWS-B
 1402	ROOT WATERING SYSTEM WITH 4" DIAMETER X 36" LONG
 1404	WITH LOCKING GRATE, SEMI-RIGID WIPER SEAL AND RAIN
 1408	BIRD BUBBLER OPTION AS INDICATED: 1401 (0.25GPM),
	1402 (0.5GPM), 1404 (1.0GPM), 1408 (2.0GPM).
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB
	ELECTRIC REMOTE CONTROL SCRUBBER VALVE
	NIBCO T-113
	CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL
	HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE
	LOCATION. SIZE RANGE - 1/4" - 3"
	FEBCO 860 2"
	REDUCED PRESSURE BACKFLOW PREVENTER
	RAIN BIRD ESP-16LX
	HYBRID CONTROLLER, 16 STATIONS, INDOOR/OUTDOOR.
	POINT OF CONNECTION 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL
	TRANSMISSION PIPE SIZES 1" AND ABOVE ARE INDICATED ON
	THE PLAN. WITH ALL OTHERS BEING 3/4" IN SIZE.
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21
	TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE
	SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR
	RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING
	MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND ENDS OF
	PAVING OR CONSTRUCTION.
	Valve Callout
	Valve Number
	Valve GPM
	Valve Size



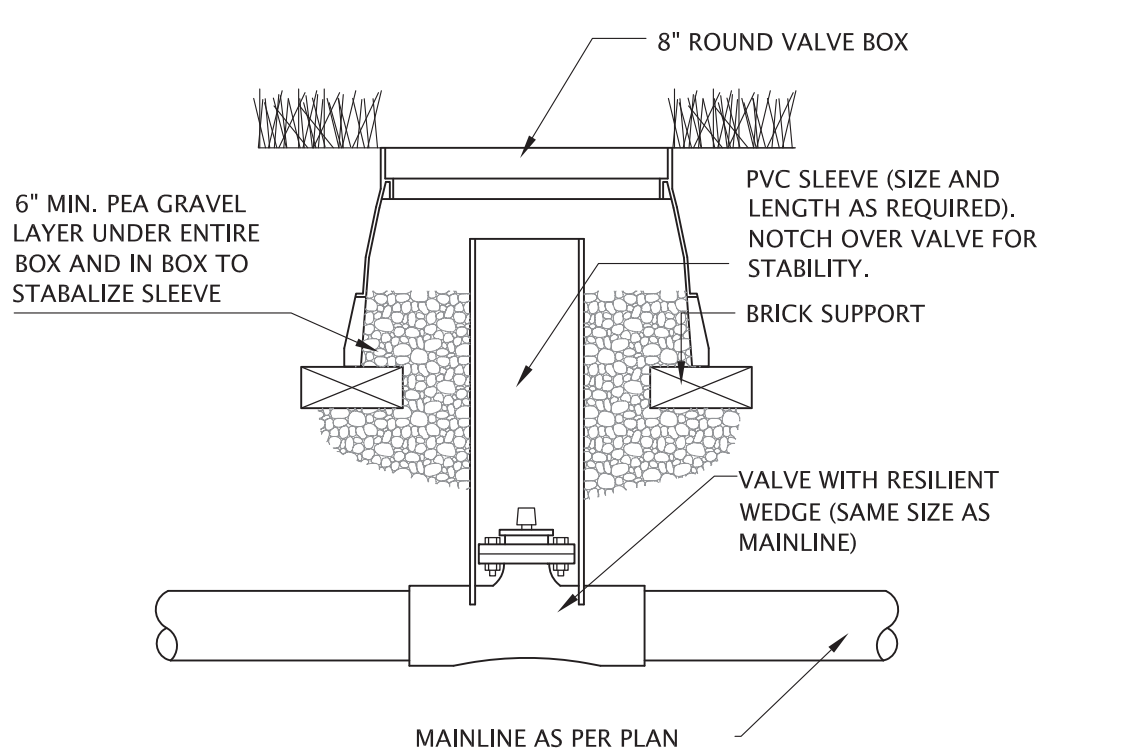
BOY COMPANY
100 SOUTH 400 WEST
SALT LAKE CITY, UT

OWNER PROJECT NO.:
SBS PROJECT NO.: 2011.018.00
ISSUED DATE: 04.09.2012

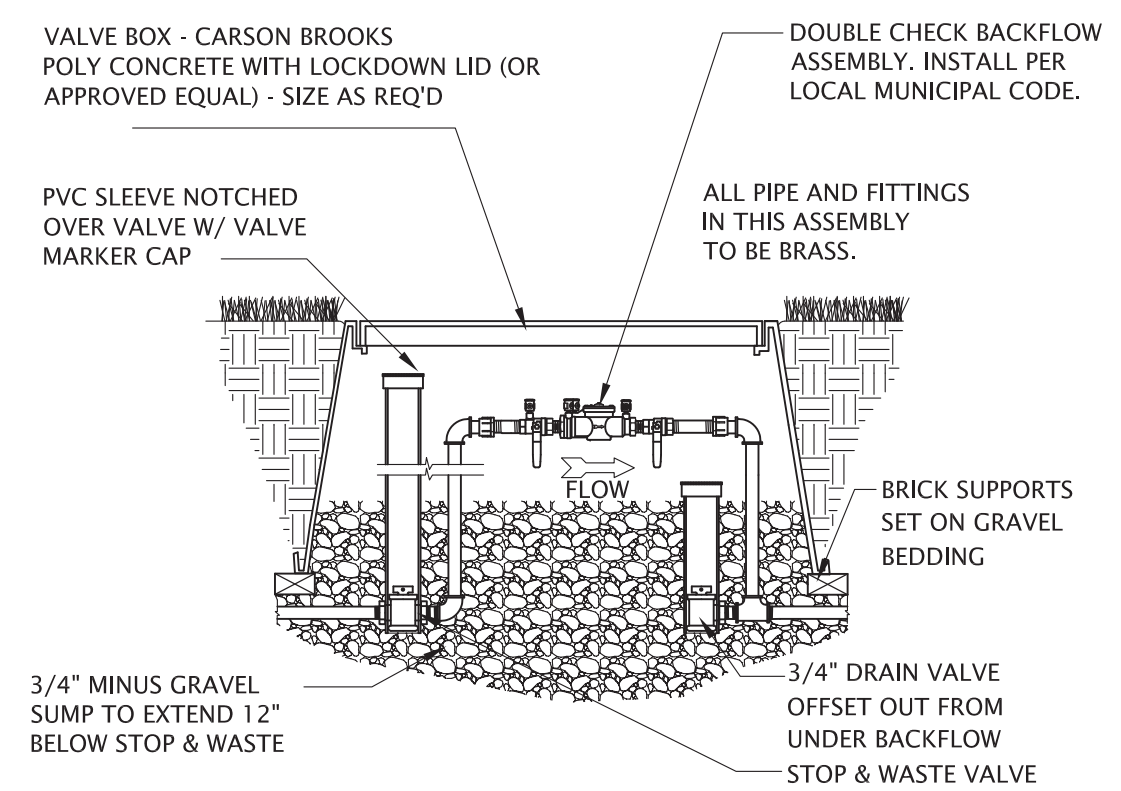
IRRIGATION PLAN

 $3'' = 12'$
$$4 \quad 1\frac{1}{2}'' = 12''$$
 $1' = 12''$ $1\frac{1}{2}'' = 12''$ 

1 1/2*

$$1.1/2^* = 12''$$


1" = 12'

 $3'' = 12''$  $3'' = 12'$
$$1'' = 12'$$

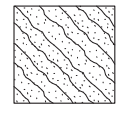
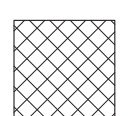
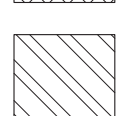
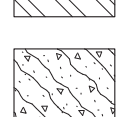
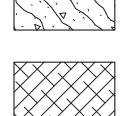
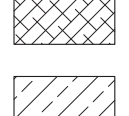
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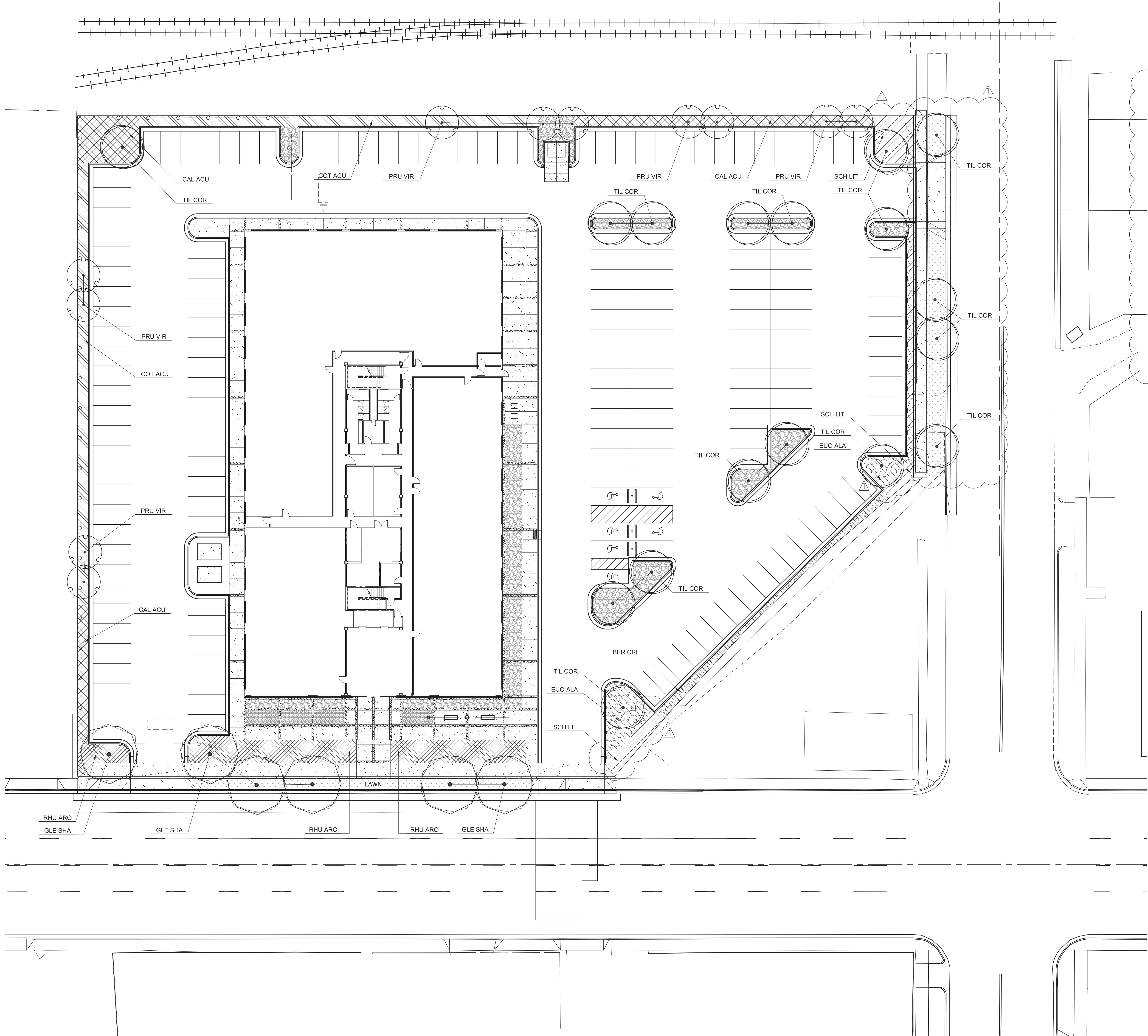
NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF IRRIGATION LAYOUT SHOWS ANY DISCREPANCY BETWEEN DESIGNED IRRIGATION SYSTEM AND ACTUAL SITE CONDITIONS FOR ANY DECISIONS WHICH ARE DEEMED NECESSARY FOR ADJUSTMENT OF DESIGNED SYSTEM.

IRRIGATION DETAILS

REVISIONS		
DATE	BY	COMMENTS
03.20.2012		CITY COMMENTS

PLANT SCHEDULE

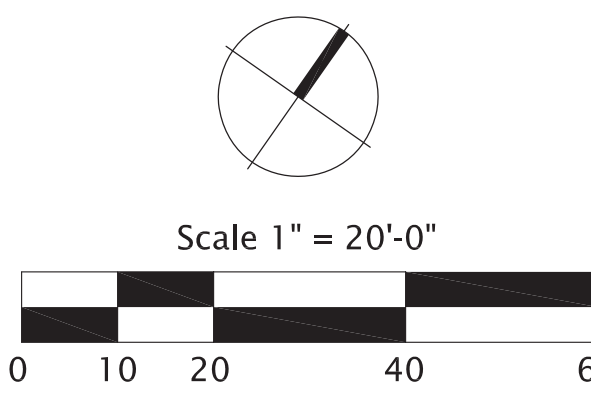
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL
	GLE SHA	GLEDITSIA TRIACANTHOS 'SHADEMASTER' TM / SHADEMASTER LOCUST	8&8	2" CAL
	PRU VIR	PRUNUS VIRGINIANA 'SHUBERT' / CANADA RED CHERRY	8&8	
	TIL COR	TILIA CORDATA / LITTLELEAF LINDEN	8&8	
GROUND COVERS				
CODE	BOTANICAL NAME / COMMON NAME		CONT	
	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	1 GAL@ 12" OC	
	CAL ACU	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' / FOERSTER'S REED GRASS	1 GAL@ 12" OC	
	COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	1 GAL@ 12" OC	
	EUO ALA	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	1 GAL@ 12" OC	
	RHU ARO	RHUS AROMATICA / FRAGRANT SUMAC	1 GAL@ 12" OC	
	SCH LIT	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS	1 GAL@ 12" OC	



PLANTING PLAN

SCALE: 1"=20'-0"

1
L2.0



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WAREHOUSE

2021 4TH AVE. NORTH
BILLINGS, MONTANA

BOYER COMPANY

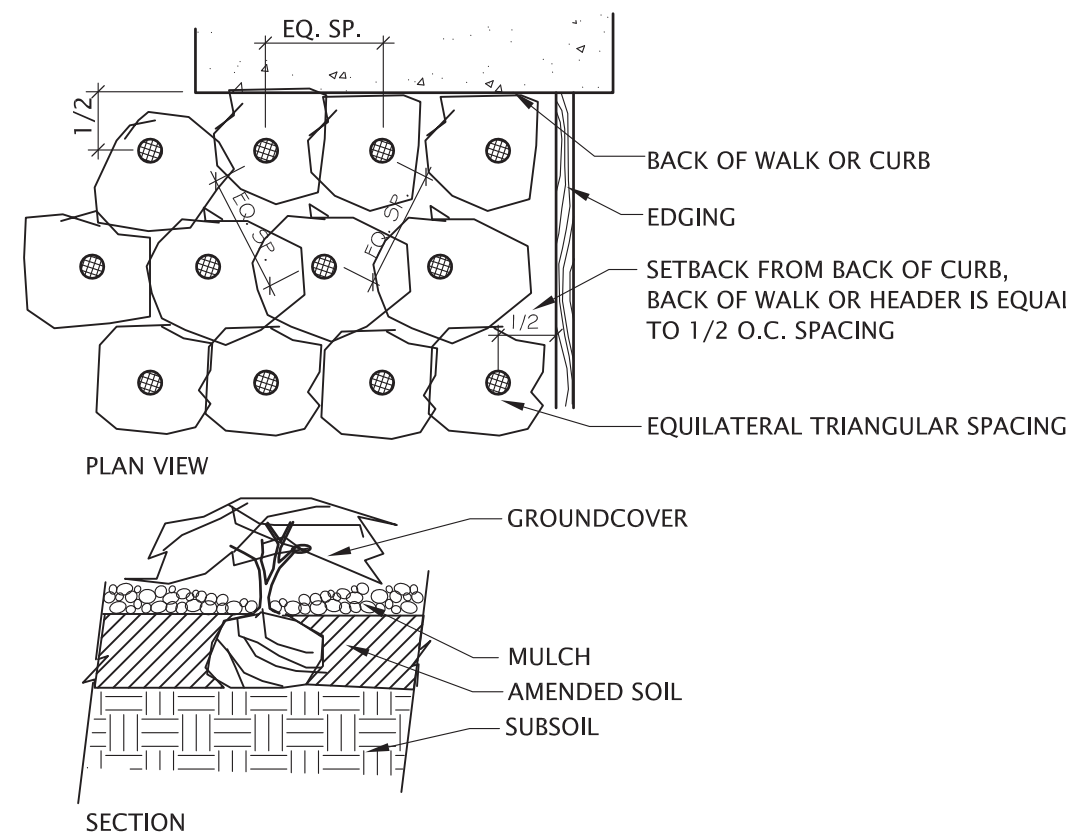
90 SOUTH 400 WEST
SALT LAKE CITY, UT

DRAWN BY:
CHECKED BY:
OWNER PROJECT NO.:
GSBS PROJECT NO.:
ISSUED DATE:

2011.018.00
04.09.2012

PLANTING PLAN

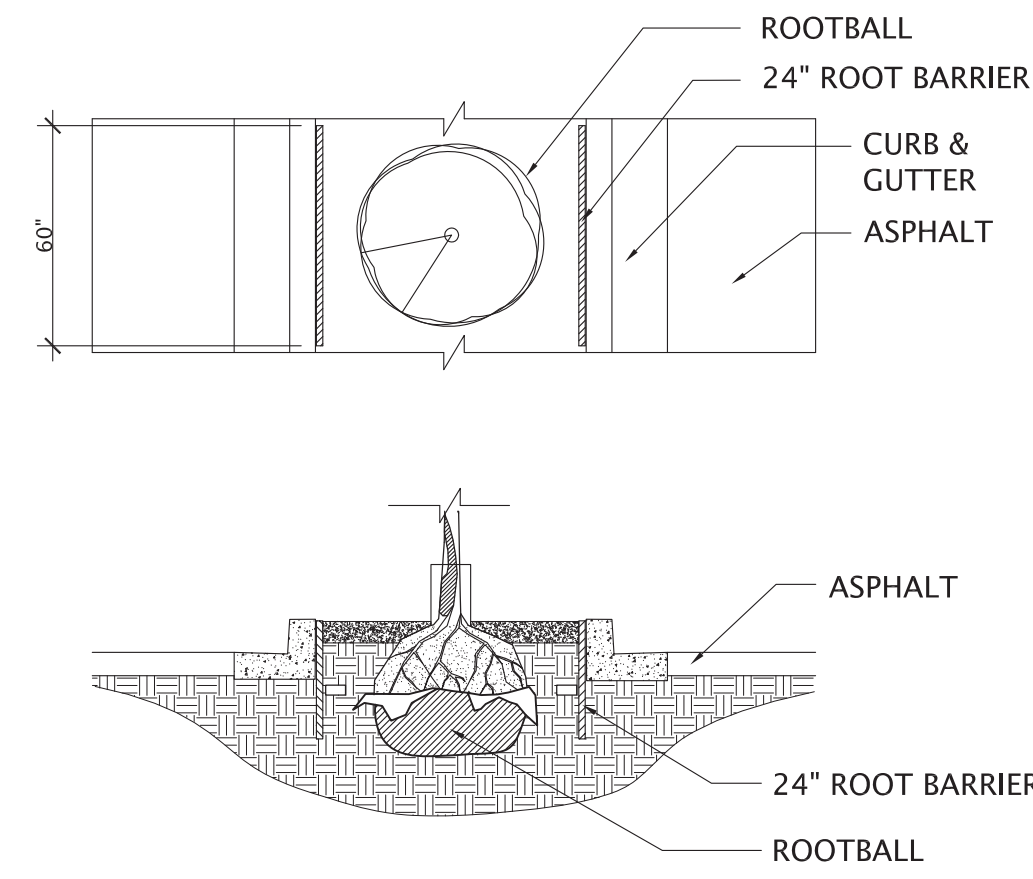
REVISIONS:



4 GROUND COVER PLANTING

1" = 1'-0"

329313-02



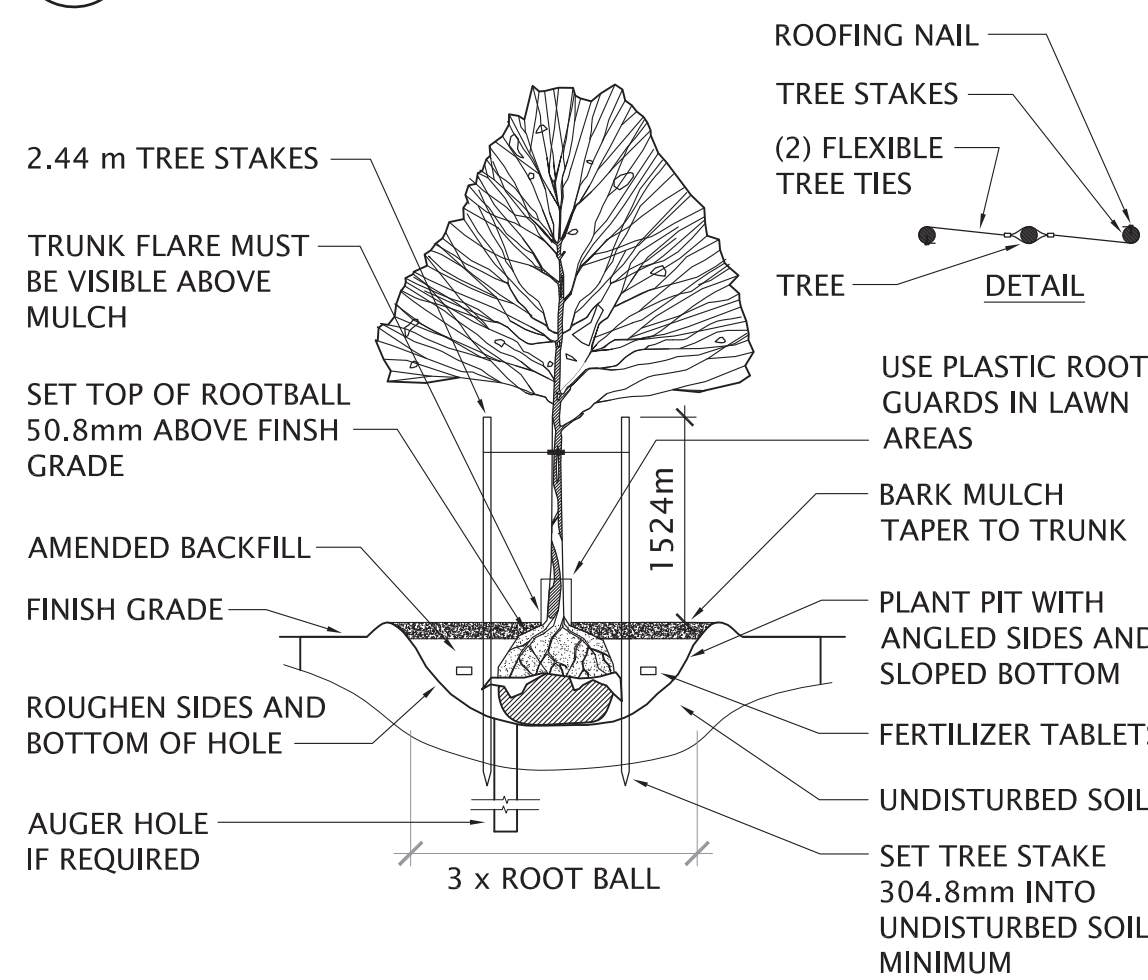
8 TREE ROOT BARRIER DETAIL

1:50

3 SHRUB PLANTING

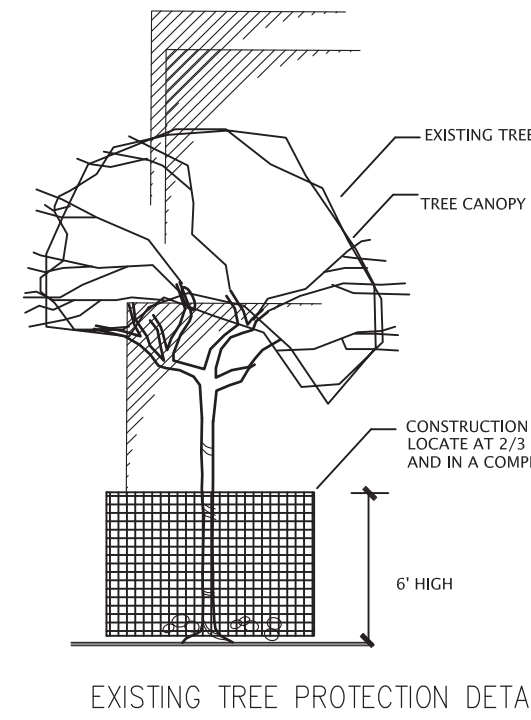
3/8" = 12"

329333.16-01



2 TREE PLANTING AND STAKING

NTS

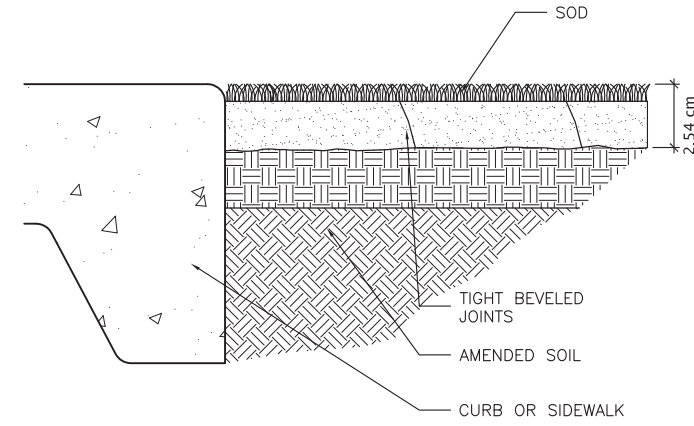


7 TREE PRESERVATION

1/2" = 1'-0"

329301-02

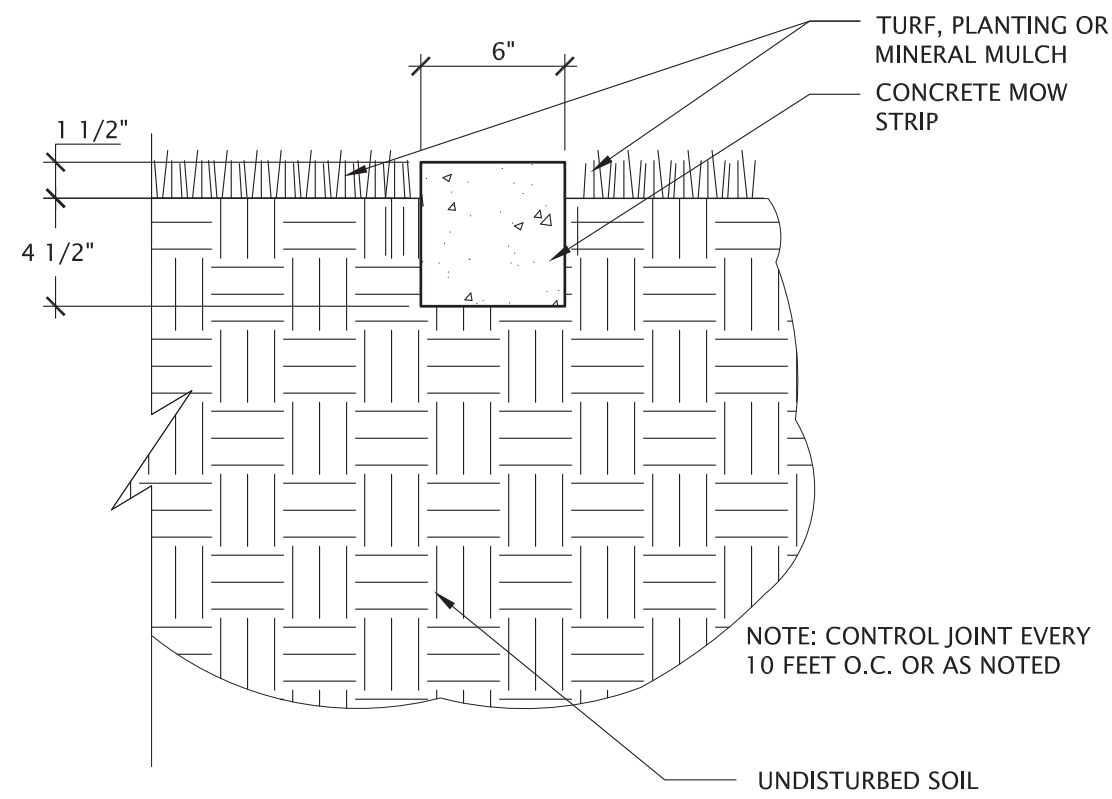
- TREE PRESERVATION NOTES
1. Trees called out for preservation shall be fenced at the dripline. fencing may occur at the combined driplines of trees to be preserved.
 2. Fencing shall be 6-foot tall chain link fencing with steel posts imbedded in the ground.
 3. No grading shall occur within the driplines/fenced area of existing trees.
 4. No construction materials or construction vehicles may be stored within the driplines/fencing areas of existing trees.
 5. Construction vehicles or machinery may not pass between two or more existing trees identified for preservation if their canopies are within 10 feet of touching.
 6. Tree preservation measures must be in place before construction, demolition and /or grading activities commence.
 7. The contractor is required to have an arborist certified by the International Society of Arboriculture (ISA) on site, if site construction efforts require removal of existing roots or branch pruning.
 8. Unauthorized tree removal is subject to in-kind replacement equal to the mature resource lost, as determined by GSBS.
 9. The Contractor is required to water, fertilize and attend to other maintenance needs of existing trees as needed to maintain healthy growth throughout the construction period. Six feet diameter, minimum, by six-inch tall earth berms shall be constructed at the base of each tree to function as temporary watering basins during the construction period. Trees shall be watered according to weather and tree requirements.



6 SOD INSTALLATION

1:15

329313-04



5 6" CONCRETE MOW STRIP

1 1/2" = 1'-0"

329413.19-01

1 LANDSCAPING NOTES

1

329301-01

1. LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS BEFORE CONSTRUCTION COMMENCES. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IMMEDIATELY FOR DECISION.
2. NO CHANGES SHALL BE MADE TO THE PLANT MATERIAL LIST WITHOUT WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
5. NO PLANT SHALL BE INSTALLED BEFORE ROUGH GRADING HAS BEEN COMPLETED.
6. ALL TREES SHALL BE PLANTED 1' MIN. AWAY FROM WATER SERVICE LATERALS AND 10' MIN. AWAY FROM SEWER LATERALS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING ALL PLANTED AREAS AND TO ENSURE POSITIVE DRAINAGE OF A MINIMUM 2.5% AWAY FROM BUILDINGS.
8. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED AS NECESSARY TO MAINTAIN HEALTHY ESTABLISHMENT.
10. ALL DISTURBED AREAS SHALL BE EITHER COVERED BY A HARD SURFACE OR RE-VEGETATED.
11. LANDSCAPING SHALL RECEIVE FULL AND COMPLETE IRRIGATION SYSTEM TO COMPLY WITH CITY STANDARDS. IRRIGATION SHALL HAVE ELECTRONIC CONTROLLER, ELECTRIC REMOTE CONTROL VALVES INSTALLED IN PLASTIC VALVE BOXES, MANUAL STOP AND WASTE VALVE. CONTRACTOR SHALL ENSURE NO LEAKS AFTER 24 HOURS PRESSURE TEST.
12. ALL TREES AND SHRUBS SHALL BE FULL AND DENSE AND FREE FROM INSECT AND DISEASE INFESTATION AND SHALL NOT BE ROOTBOUND. INSTALL PER DETAILS WITH COMMERCIAL FERTILIZER AND WITH PREPARED PLANT PIT BACKFILL. ALL PLANTING AREAS SHALL RECEIVE 3" DEEP OF BARK MULCH.
13. THE LANDSCAPE CONTRACTOR SHALL OBTAIN APPROVAL OF CONSTRUCTION UPON COMPLETION OF WORK. LOCATIONS FOR ALL PLANT MATERIAL SHALL BE APPROVED AT THE SITE PRIOR TO PLANTING. ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO THE PLANTING AREAS. PLANTING AREAS SHALL BE RAKED CLEAN OF ALL DEBRIS, ROCKS, STICKS AND ROOTS GREATER THAN 2" DIAMETER.
14. ALL WORK SHALL BE PERFORMED BY LICENSED LANDSCAPE CONTRACTORS AND EXPERIENCED WORKERS.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 4" DEPTH OF 3/4" - 1" WOOD CHIP MULCH

DOI BILLINGS
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2021 4TH AVE. NORTH
BILLINGS, MONTANA

BOYER COMPANY

90 SOUTH 400 WEST
SALT LAKE CITY, UT

DRAWN BY:
CHECKED BY:
OWNER PROJECT NO.:
GSBS PROJECT NO.:
ISSUED DATE:

2021.018.00
04.09.2012

PLANTING DETAILS

PRIVATE CONTRACT NO. 644

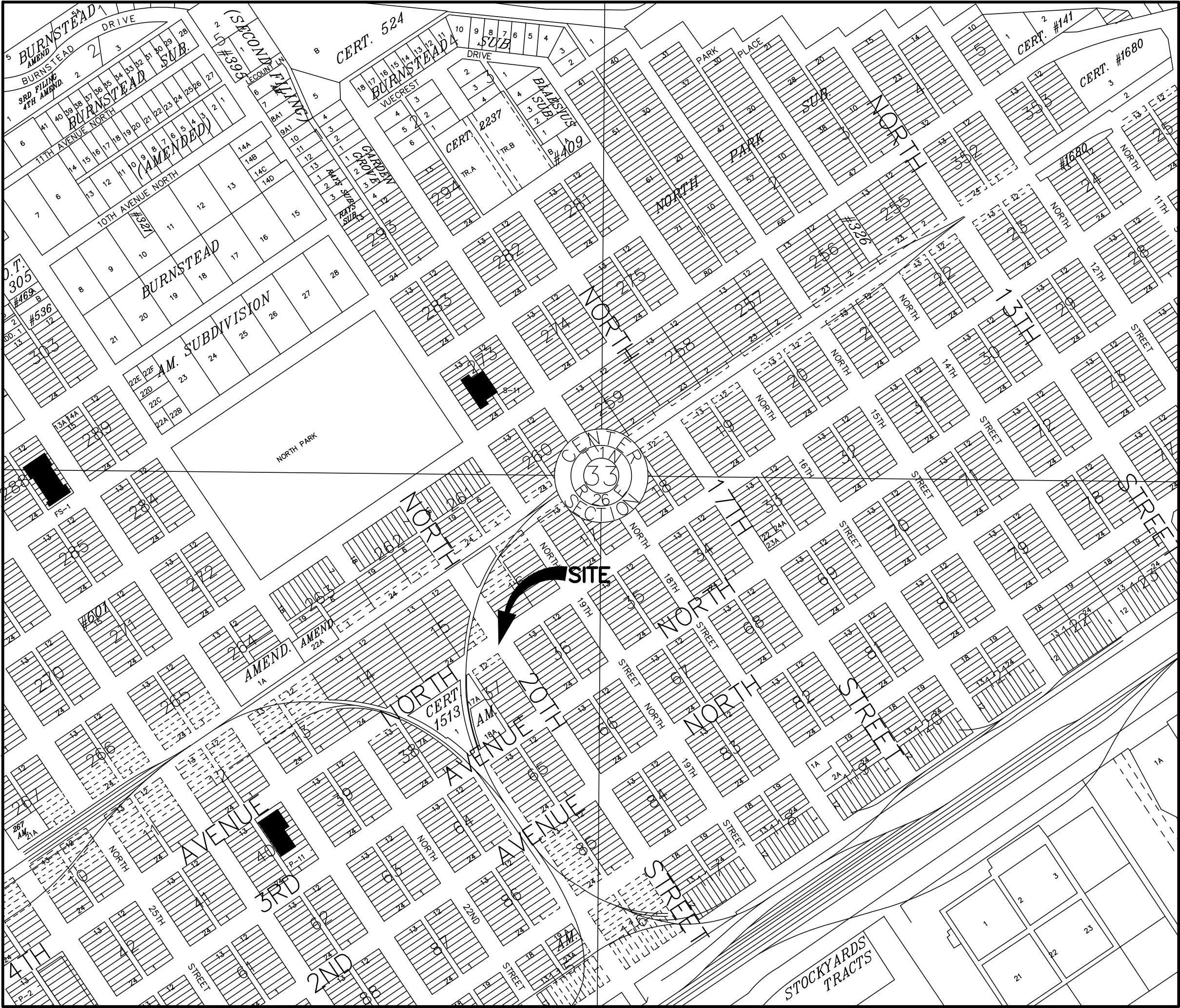
TO PROVIDE PEDESTRIAN HYBRID BEACON AND ASSOCIATED IMPROVEMENTS TO 4TH AVENUE NORTH BILLINGS, MONTANA

PREPARED FOR:

THE BOYER COMPANY
90 SOUTH 400 WEST, SUITE 200
SALT LAKE CITY, UT 84101-1365

PREPARED BY:

SANDERSON STEWART
1300 North Transtech Way
Billings, Montana 59102
Phone: 406.656.5255
www.sandersonstewart.com



VICINITY MAP
NOT TO SCALE

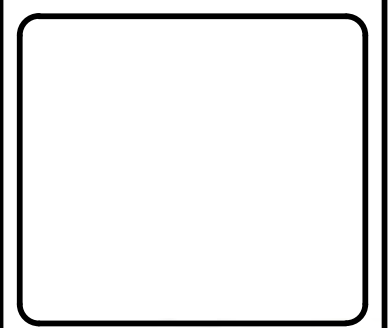
SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING TOPOGRAPHY & DEMOLITION PLAN
3	OVERALL SITE PLAN
4	SITE GRADING & UTILITIES PLAN
5	SIGNAL PLAN
6	DETAILS
7	DETAILS
8	DETAILS

FOR BIDDING
09/27/12



SANDERSON STEWART

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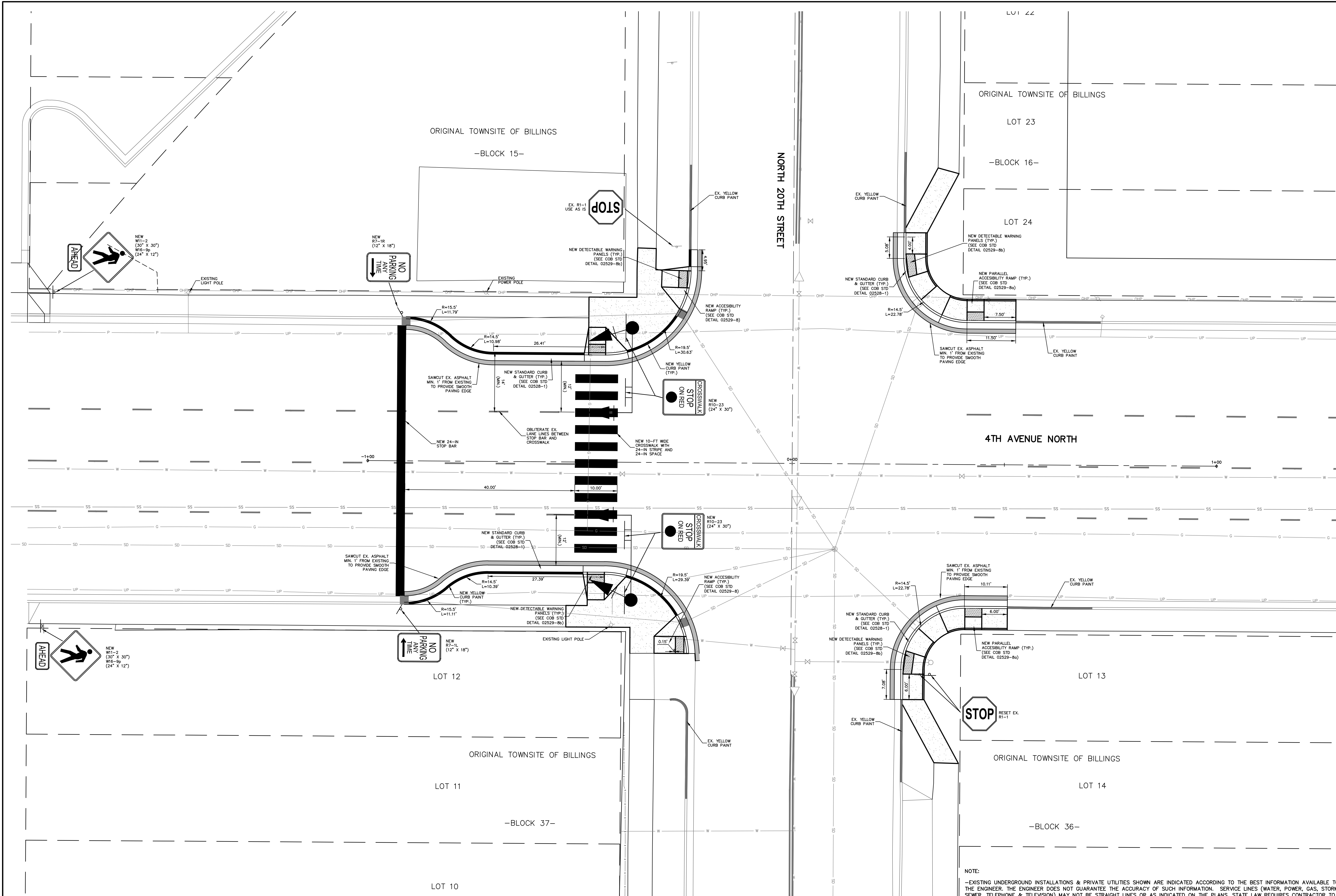
PRIVATE CONTRACT NO. 644
TO PROVIDE PEDESTRIAN HYBRID BEACON AND ASSOCIATED IMPROVEMENTS TO 4TH AVENUE NORTH
BILLINGS, MONTANA

COVER SHEET

C.A.D. CMK
DATE: 9/10/12
REVISIONS: 9/27/12

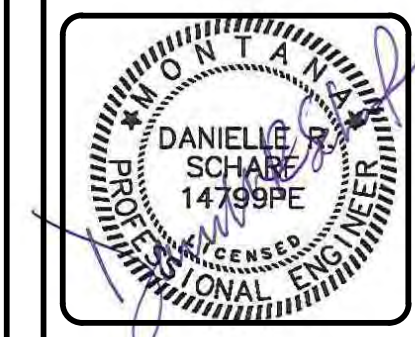
APPROVED BY: DRS
QUALITY ASSURANCE:
TB - 9/4/12

SCALE: SEE SHEET
FILE: P-644_BASE
PROJECT NO.: 11015.05
SHEET 1 OF 8



FOR BIDDING
09/27/12

SANDERSON STEWART
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PRIVATE CONTRACT NO. 644
TO PROVIDE PEDESTRIAN HYBRID BEACON AND ASSOCIATED
IMPROVEMENTS TO 4TH AVENUE NORTH
BILLINGS, MONTANA

OVERALL SITE PLAN

C.A.D. CMK
DATE: 9/10/12
REVISIONS: 9/27/12

APPROVED BY: DRS
QUALITY ASSURANCE:
TB - 9/4/12

SCALE: 1"=10'
FILE: P-644_BASE
PROJECT NO.: 11015.05
SHEET 3 OF 8

FOR BIDDING
09/27/12

TEXT LEGEND
EA EDGE OF ASPHALT
EW EDGE OF WALK
PC POINT OF CURVATURE
PCC POINT OF CONCENTRIC CURVES
POC POINT ON CURVE
PRC POINT OF REVERSING CURVES
PT POINT OF TANGENCY
SDI STORM DRAIN INLET
WALK POINT ON INTERIOR OF SIDEWALK

ORIGINAL TOWNSITE OF BILLINGS

-BLOCK 15-

NORTH 20TH STREET

ORIGINAL TOWNSITE OF BILLINGS

LOT 23

-BLOCK 16-

LOT 24

4TH AVENUE NORTH

LOT 12

ORIGINAL TOWNSITE OF BILLINGS

LOT 11

-BLOCK 37-

LOT 10

LOT 13

ORIGINAL TOWNSITE OF BILLINGS

LOT 14

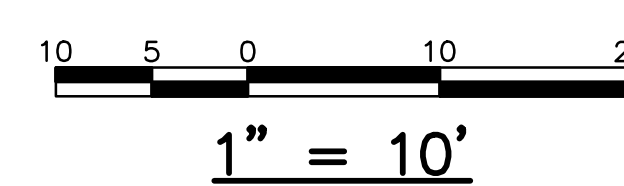
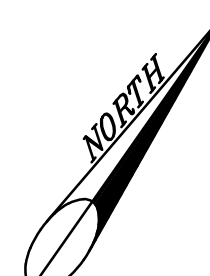
-BLOCK 36-

NOTE:

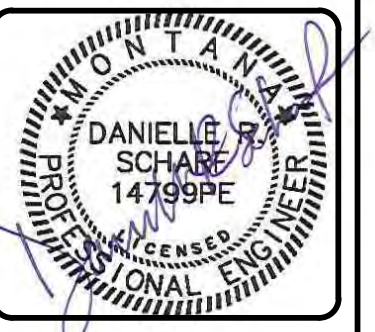
-EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, TELEPHONE & TELEVISION) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. STATE LAW REQUIRES CONTRACTOR TO CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS.

-ALL IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS 6TH EDITION, APRIL 2010, INCLUDING ALL ADDENDUMS, AND THE CITY OF BILLINGS STANDARD MODIFICATIONS, DATED FEBRUARY 2011, AND ALL CURRENT UPDATES.

-UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION LAYOUT AND STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A LAND SURVEYOR LICENSED IN THE STATE OF MONTANA AND BY A PARTY CHIEF OR ENGINEERING TECHNICIAN EXPERIENCED IN CONSTRUCTION LAYOUT AND STAKING TECHNIQUES AS ARE REQUIRED BY THE SPECIFIC TYPE OF WORK BEING PERFORMED.




SANDERSON STEWART
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PRIVATE CONTRACT NO. 644
TO PROVIDE PEDESTRIAN HYBRID BEACON AND ASSOCIATED
IMPROVEMENTS TO 4TH AVENUE NORTH
BILLINGS, MONTANA

SITE GRADING & UTILITIES PLAN

C.A.D. CMK
DATE: 9/10/12
REVISIONS: 9/27/12

APPROVED BY: DRS
QUALITY ASSURANCE:
TB - 9/4/12

SCALE: 1"=10'
FILE: P-644_BASE
PROJECT NO.: 11015.05
SHEET 4 OF 8

TABLE 1		POLE SHAFT					SIGNAL ARM					FOUNDATION			
	(A)	(B)	(C)	(D)	ANCHOR BOLTS	(E)	(F)	(G)	(H)	(J)	(K)	(L)	(M)	(N)	
TYPE (1) LOWER SHAFT	15',20',25',30'	18" SQ.	17 1/2"	1 1/2"	1 3/4"x 84"x 6" (OVERALL-90")	17" SQ.	19"	1"- 8 UNC - 5" A325	1 1/2"	1 1/2"	8	8'0"	7'6"	2'6"	
TYPE (2) LOWER SHAFT	35',40',45'	19" SQ.	19"	1 1/2"	1 3/4"x 84"x 6" (OVERALL-90")	19" SQ.	20"	1 1/4" - 7 UNC - 6" A325	1 3/4"	1 3/4"	8	8'0"	7'6"	2'6"	
TYPE (2) LOWER SHAFT	50'	19" SQ.	19"	1 1/2"	1 3/4"x 84"x 6" (OVERALL-90")	19" SQ.	20"	1 1/4" - 7 UNC - 6" A325	1 3/4"	1 3/4"	12	12'0"	11'6"	3'0"	
TYPE (3) LOWER SHAFT	55',60'	20" SQ.	20"	1 3/4"	2"x 84"x 6" (OVERALL-90")	19" SQ.	20"	1 1/2" - 6 UNC - 6" A325	2"	2"	13	13'0"	12'6"	3'0"	

TABLE 2	MOUNTING POINTS									
	*1 SIGNAL	*2 EMERG.VEHICLE DETECTOR	*3 SIGN PANEL	*4 SIGNAL	*5 SIGNAL	*6 SIGNAL	*7 LUMINAIRE	*8 SIGNALS	*9 PED.SIGNAL	*10 CONTROLLER CAB.
DESIGN AREA	12.0 SQ.FT.	NIL	8.0 SQ.FT.	9.0 SQ.FT.	9.0 SQ.FT.	9.0 SQ.FT.	3.3 SQ.FT.	9.0 SQ.FT.	3.0 SQ.FT.	4.72 SQ.FT.
DESIGN WEIGHT	135 LB.	NIL	100 LB.	105 LB.	105 LB.	105 LB.	75 LB.	210 LB.	80 LB.	200 LB.
DRAG COEF.(Cd)	1.2	NIL	1.2	1.2	1.2	1.2	0.5	1.2	1.2	1.2

TABLE 3	(A)			
	15'	20' & 25'	30',35',40' & 45'	50', 55' & 60'
MTG.PTS.	*1, *2 & *3	*1, *2, *3 & *4	*1, *2, *3, *4 & *5	*1, *2, *3, *4, *5 & *6

NOTES

DESIGN STANDARDS IN ACCORDANCE WITH THE 1994 AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS (AND ANY AMENDMENTS THERETO).

USE A DESIGN WIND VELOCITY OF 90 MPH.

DESIGN AREA = AREA WITH MAXIMUM WIND LOAD (WIND IS PERPENDICULAR TO STANDARD, AS SHOWN).

DESIGN WEIGHT = DEAD LOAD.

DESIGN ALL TYPE (1) LOWER SHAFTS FOR (A) = 30' AND A MOUNTING HEIGHT OF 45'.

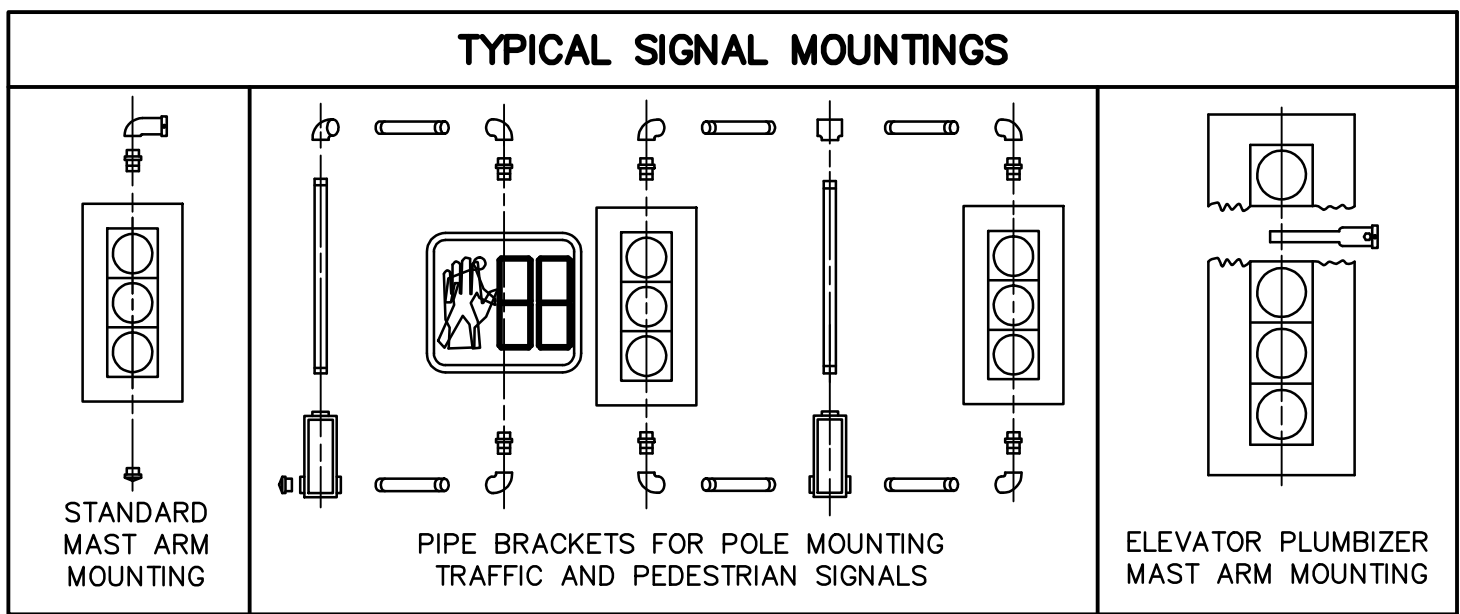
DESIGN ALL TYPE (2) LOWER SHAFTS FOR (A) = 50' AND A MOUNTING HEIGHT OF 45'.

DESIGN ALL TYPE (3) LOWER SHAFTS FOR (A) = 60' AND A MOUNTING HEIGHT OF 45'.

PROVIDE ANCHOR BOLTS CONFORMING TO ASTM F1554 OR EQUAL. GALVANIZE AND THREAD THE TOP END (12" MIN.).

CALL OUT WELDING PROCEDURES, SYMBOLS, BASE METAL SPECIFICATIONS AND GRADES PRIOR TO FABRICATION OR APPROVAL.

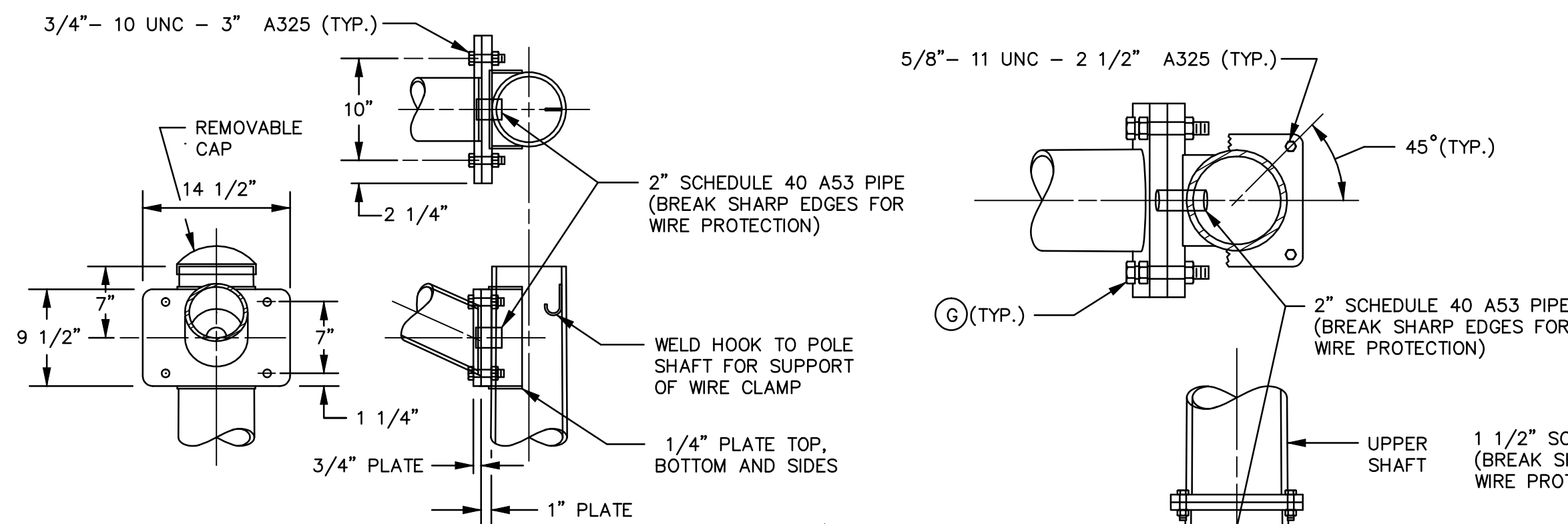
GALVANIZE POLE SHAFTS, ARMS, AND ACCESSORIES PER ASTM A123. GALVANIZE HARDWARE PER ASTM A153.



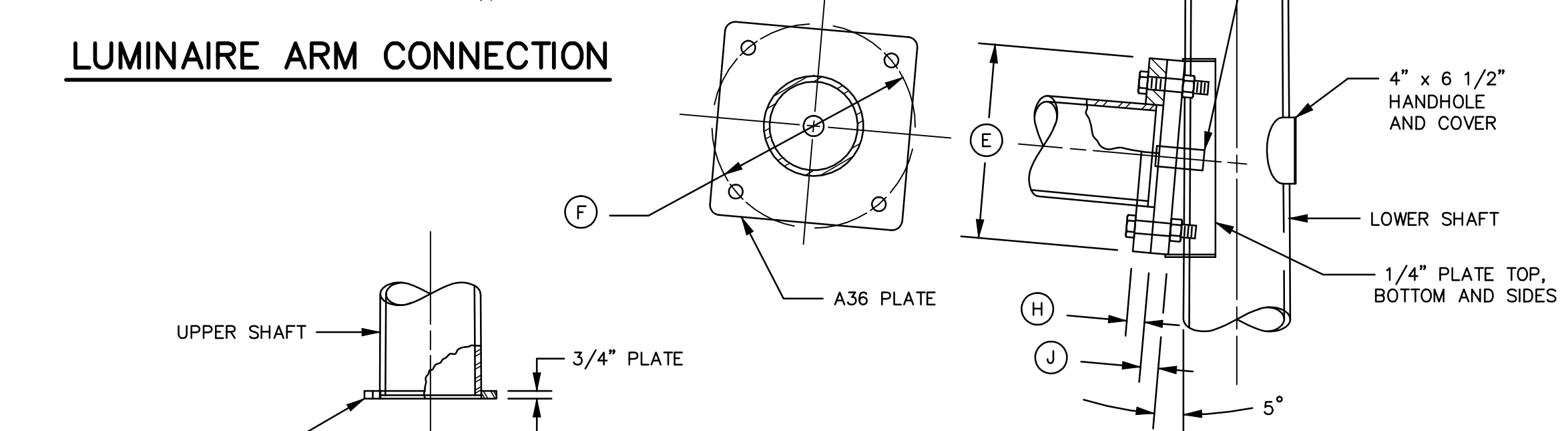
The diagram illustrates the assembly of a signal arm slip joint. It consists of three main sections: an end section, a base section, and a field section. The end section and base section are joined by a 3/4 inch thru bolt. The field section is assembled to the base section to achieve a snug tight joint, with a minimum overlap of 2.5 feet. The diagram also shows the field drilled hole for the 3/4 inch bolt.

SPAN	BASE SECTION LENGTH	END SECTION LENGTH
55'	12.60'	45.00'
60'	12.60'	50.00'

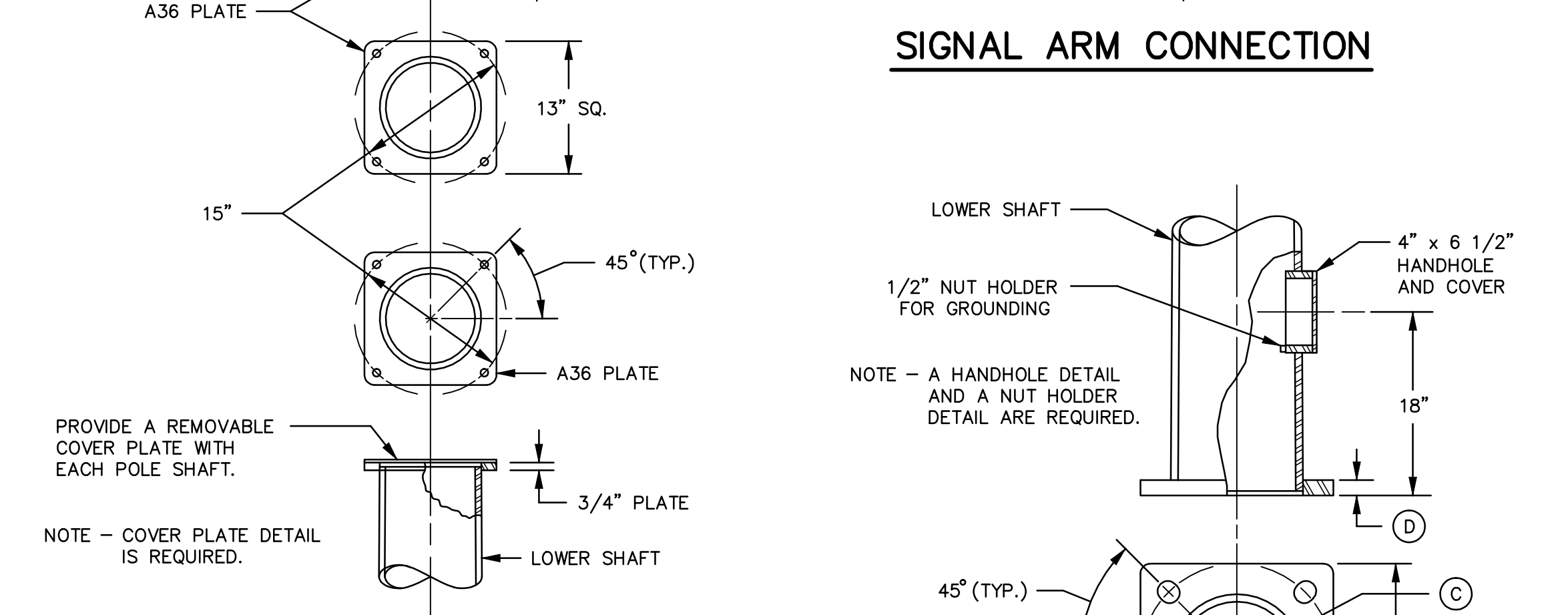
NOTE - USE PIPE BRACKETS TO MOUNT TRAFFIC AND PEDESTRIAN SIGNALS TO THE POLE SHAFT UNLESS OTHERWISE SHOWN ON THE PLANS.



LUMINAIRE ARM CONNECTION



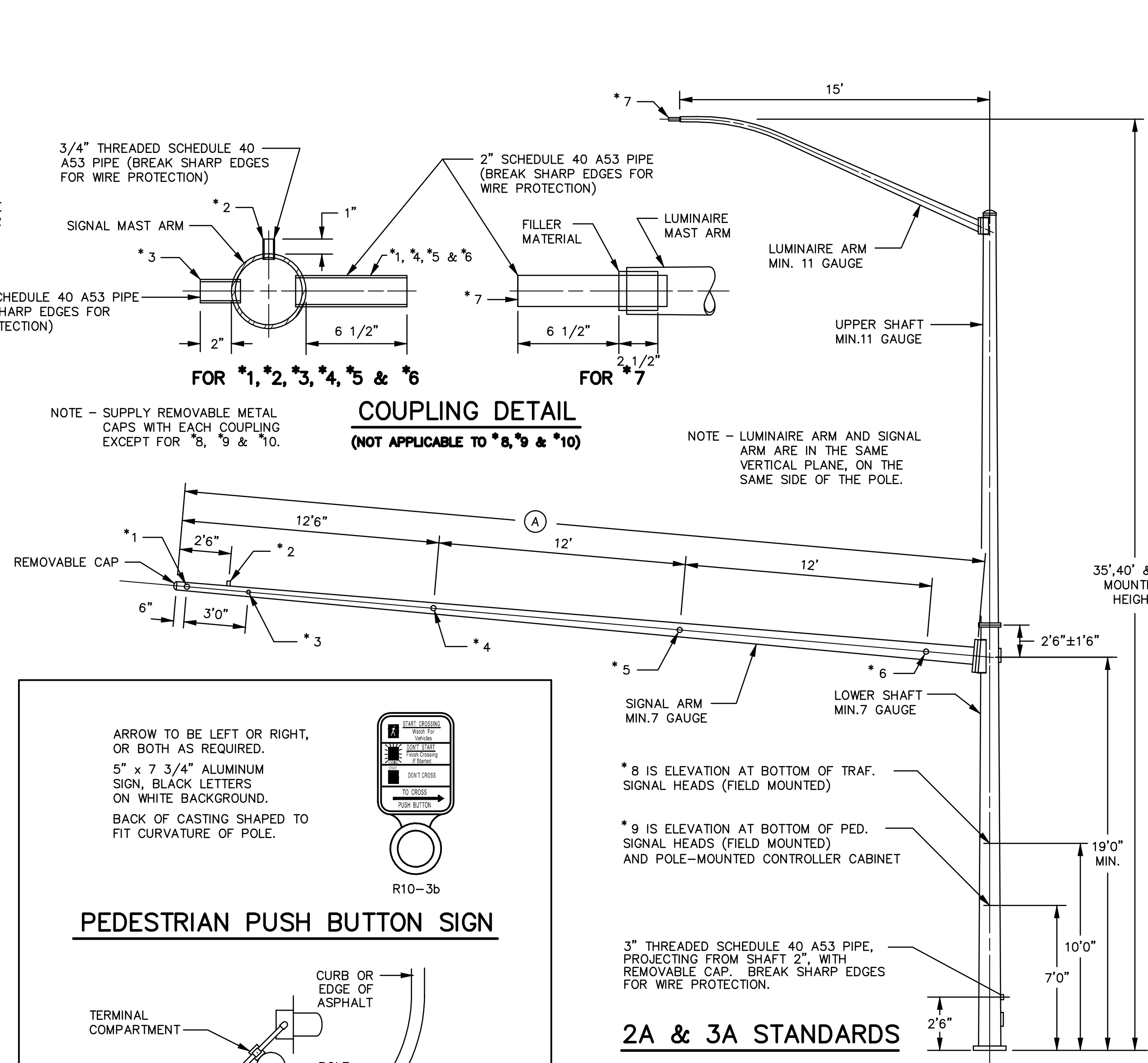
SIGNAL ARM CONNECTION



SHAFT TO SHAFT MOUNTING PLATES DETAIL

SLOT = ANCHOR BOLT + 1/4" (TYP.)

BASE DETAIL

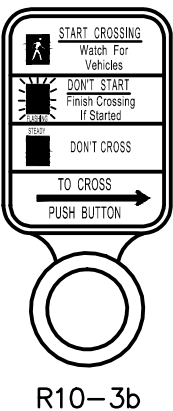


COUPLING DETAIL (NOT APPLICABLE TO *8, *9 & *10)

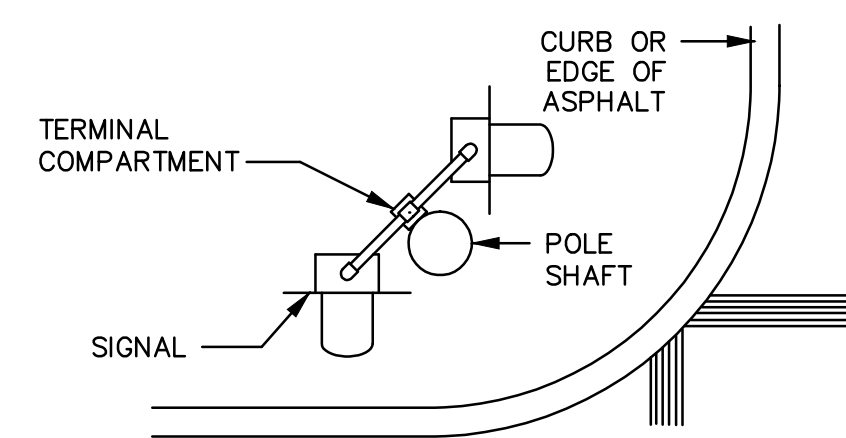
NOTE - SUPPLY REMOVABLE METAL CAPS WITH EACH COUPLING EXCEPT FOR *8, *9 & *10.

NOTE - LUMINAIRE ARM AND SIGNAL ARM ARE IN THE SAME VERTICAL PLANE, ON THE SAME SIDE OF THE POLE.

ARROW TO BE LEFT OR RIGHT, OR BOTH AS REQUIRED.
5" x 7 3/4" ALUMINUM SIGN, BLACK LETTERS ON WHITE BACKGROUND.
BACK OF CASTING SHAPED TO FIT CURVATURE OF POLE.



PEDESTRIAN PUSH BUTTON SIGN

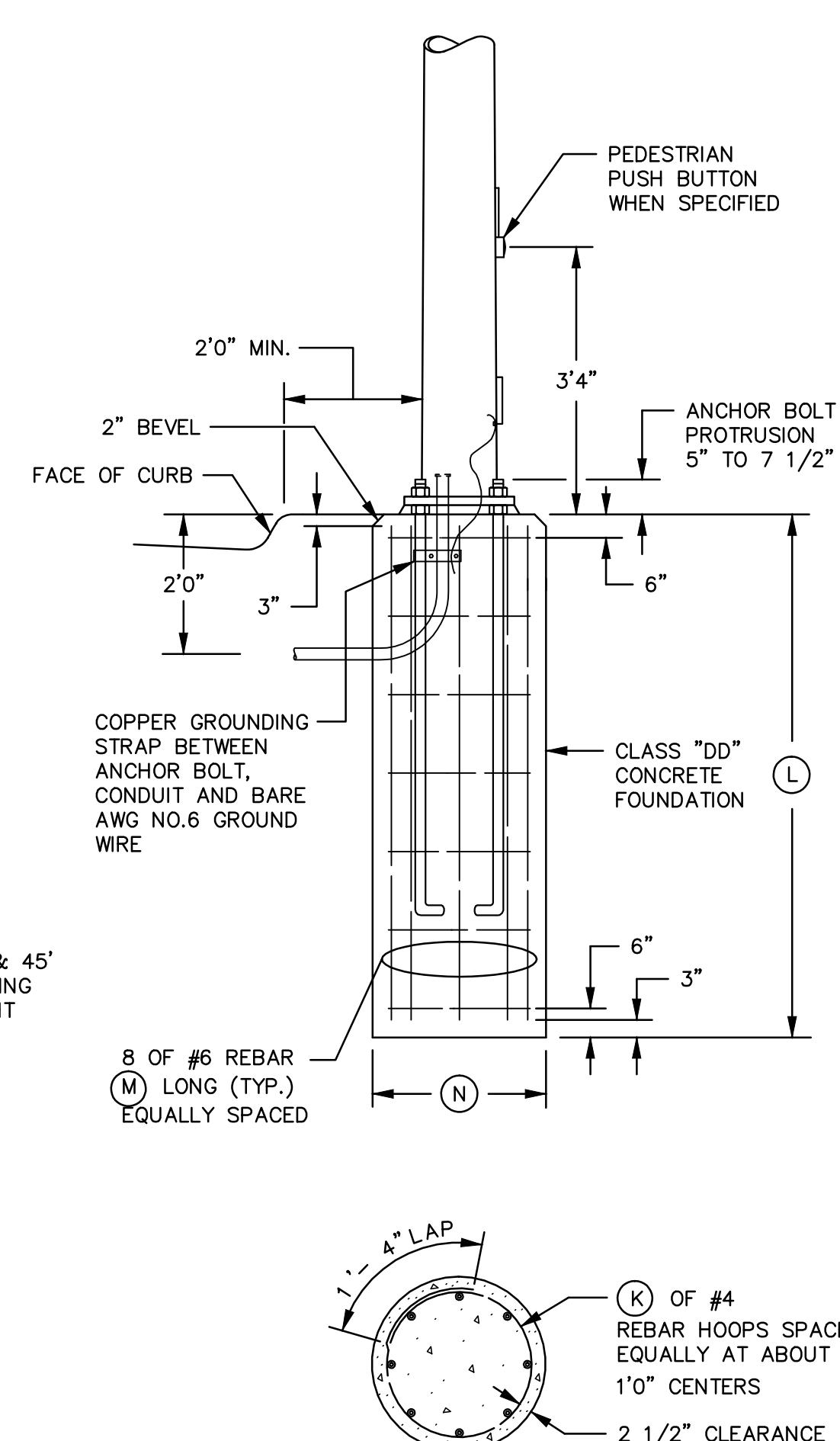


TYPICAL ORIENTATION FOR PIPE BRACKET MOUNTED SIGNALS

2A & 3A STANDARDS

TYPE 2A

TYPE 3A



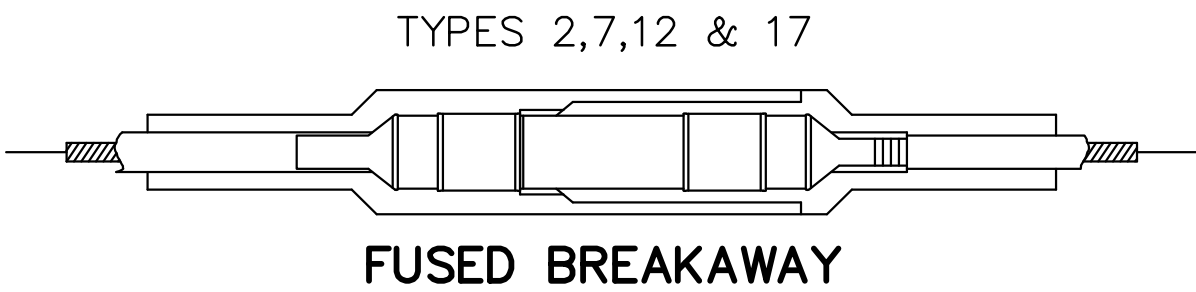
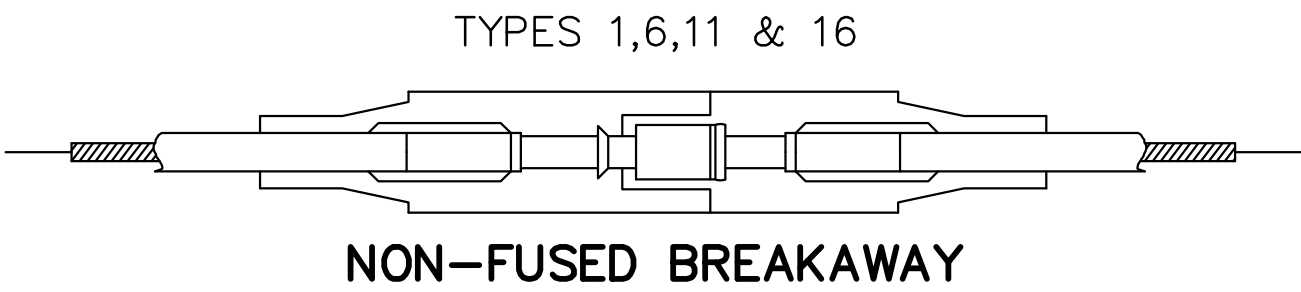
TYPICAL FOUNDATION

USE GRADE 60 REINFORCING STEEL

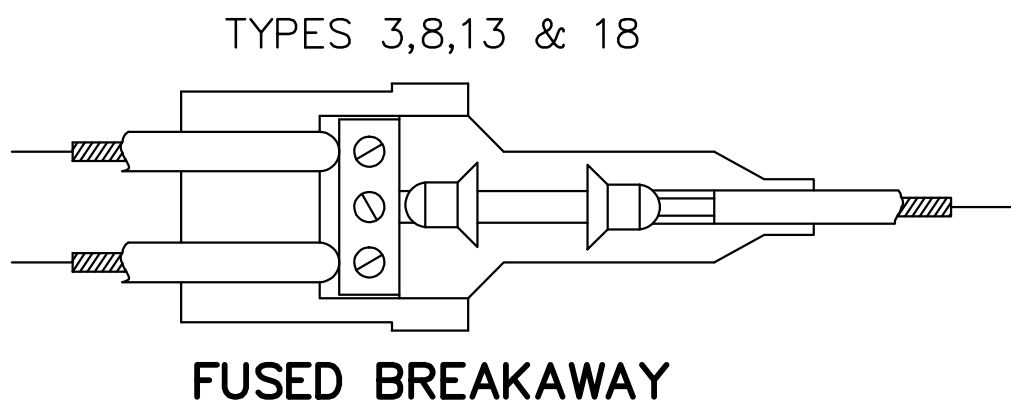
FOR BIDDING

09/27/12

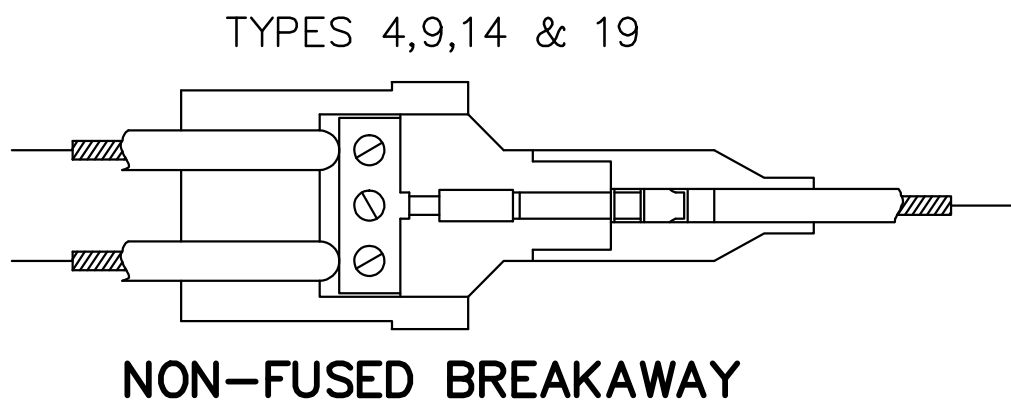
WATERTIGHT CONNECTORS



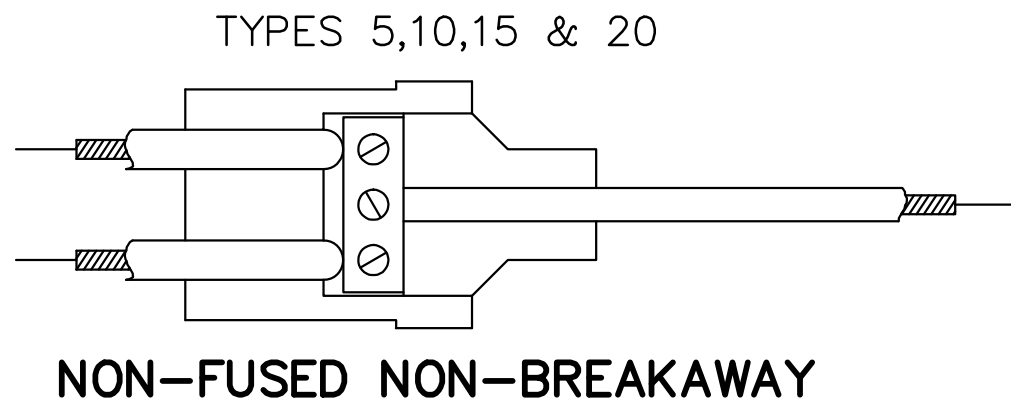
IDENTITY NO.	DESCRIPTIVE SYMBOL & WIRE SIZES
1	8 8
2	8 10
3	8 10
4	8 8
5	8 8
6	6 6
7	6 10
8	6 10
9	6 6
10	6 6
11	4 4
12	4 10
13	4 10
14	4 4
15	4 4
16	10 10
17	10 10
18	10 10
19	10 10
20	10 10



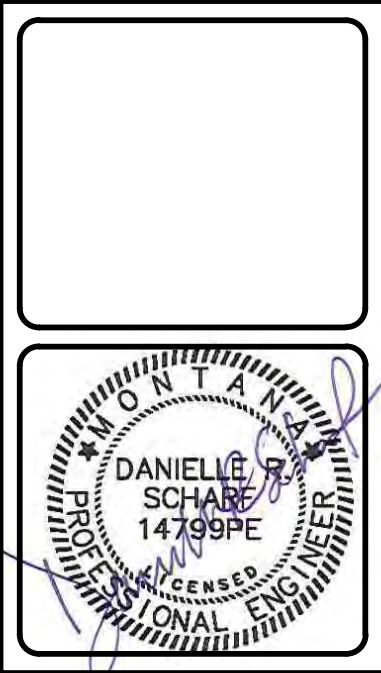
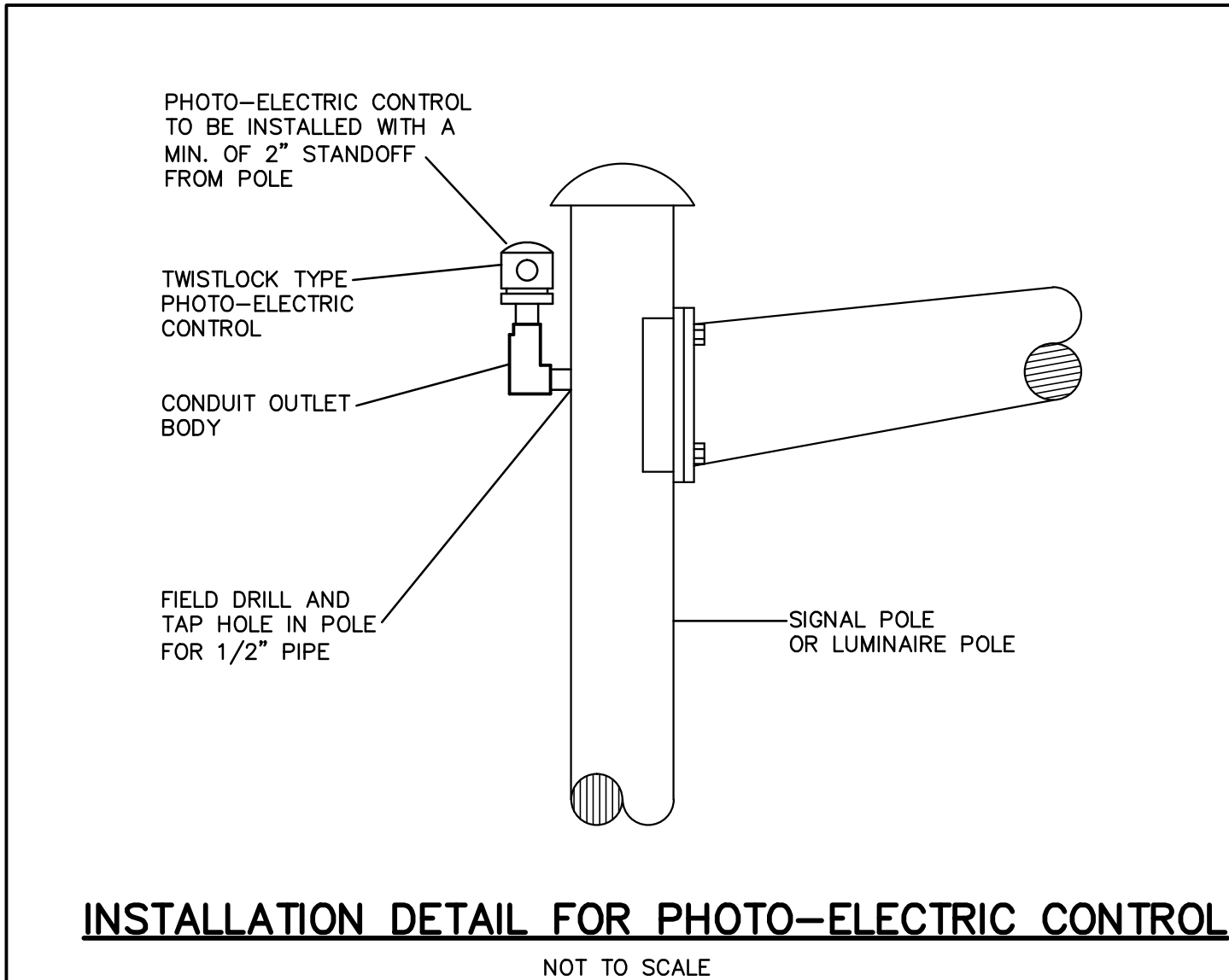
PROVIDE A PLUG AND RECEPTACLE HOUSED IN WATER-RESISTANT, SYNTHETIC RUBBER CAPABLE OF BURIAL IN THE GROUND OR INSTALLATION IN SUNLIGHT. THE HOUSING, CONSISTING OF 2 SECTIONS, PROVIDES A WATERTIGHT SEAL AROUND THE CABLE AND A WATERTIGHT SEAL BETWEEN THE TWO SECTIONS AT THE POINT OF DISCONNECTION. SUPPLY EACH KIT WITH SUFFICIENT SILICONE COMPOUND TO LUBRICATE METAL PARTS AND THE RUBBER HOUSINGS FOR EASY ASSEMBLY.



WHERE INDICATED, CRIMP A COPPER PIN AND A COPPER RECEPTACLE TO THE CABLE. THE RECEPTACLE IS TO ESTABLISH CONTACT PRESSURE WITH THE PIN THROUGH THE USE OF A COPPER BERYLLIUM SPRING AND BE EQUIPPED WITH A DISPOSABLE MOUNTING PIN. THE PIN IS TO BE CONSTRUCTED OF AT LEAST HALF-HARD MATERIAL. THE CRIMPING PORTION IS TO BE FULLY ANNEALED WHILE THE REST OF THE PIN IS MAINTAINED IN ITS ORIGINAL STATE OF HARDNESS. THE RECEPTACLE IS TO BE FULLY ANNEALED. THE PIN AND RECEPTACLE ARE TO LOCK TOGETHER SO THE CONNECTION IS MAINTAINED WHEN A MINIMUM FORCE OF 20 POUNDS TENSION IS APPLIED TO THE ATTACHED CABLES.



PROVIDE FUSED CONNECTOR KITS CONTAINING A PAIR OF SPRING LOADED 90% CONDUCTIVITY CONTACTS FOR GRIPPING A STANDARD MIDGET FERRULE TYPE FUSE. THE CONTACTS MUST BE FULLY ANNEALED AND ADAPTED TO BE CRIMPED TO THE CABLE.



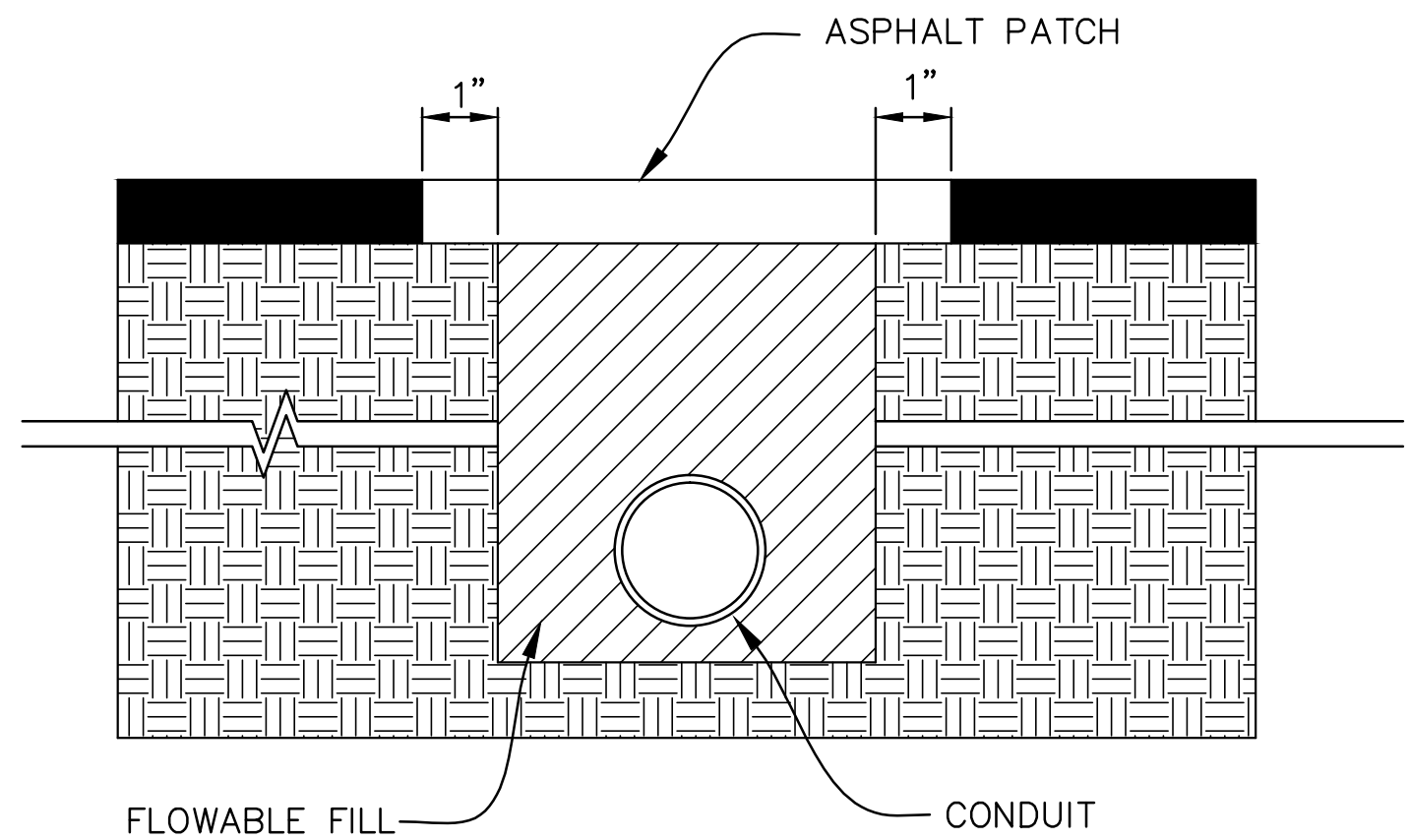
PRIVATE CONTRACT NO. 644
TO PROVIDE PEDESTRIAN HYBRID BEACON AND ASSOCIATED IMPROVEMENTS TO 4TH AVENUE NORTH BILLINGS, MONTANA

DETAILS

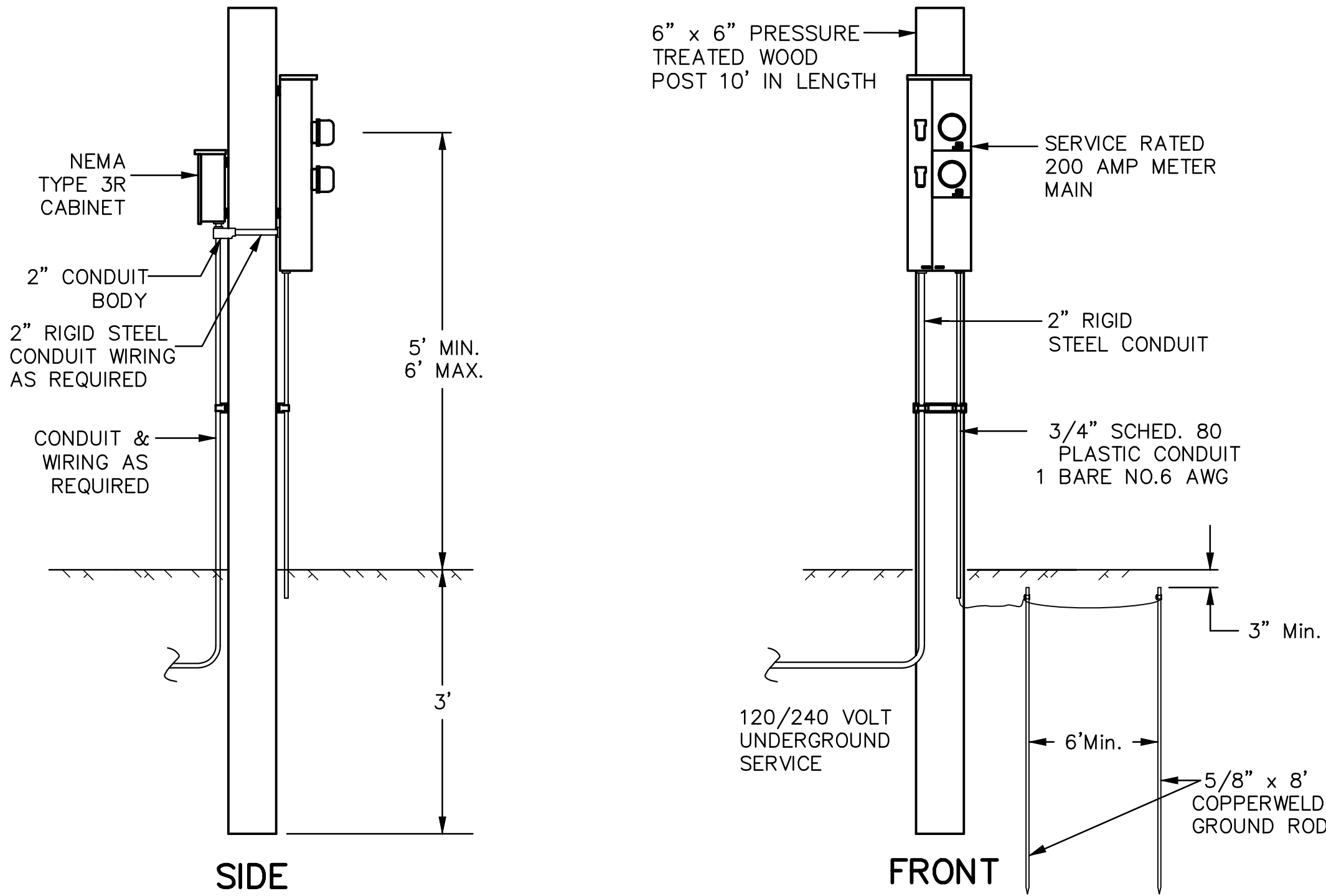
C.A.D.	CMK
DATE:	9/10/12
REVISIONS:	9/27/12
APPROVED BY:	DRS
QUALITY ASSURANCE:	TB - 9/4/12
SCALE:	SEE SHEET
FILE:	P-644_BASE
PROJECT NO.:	11015.05
SHEET	7 OF 8

FOR BIDDING
09/27/12

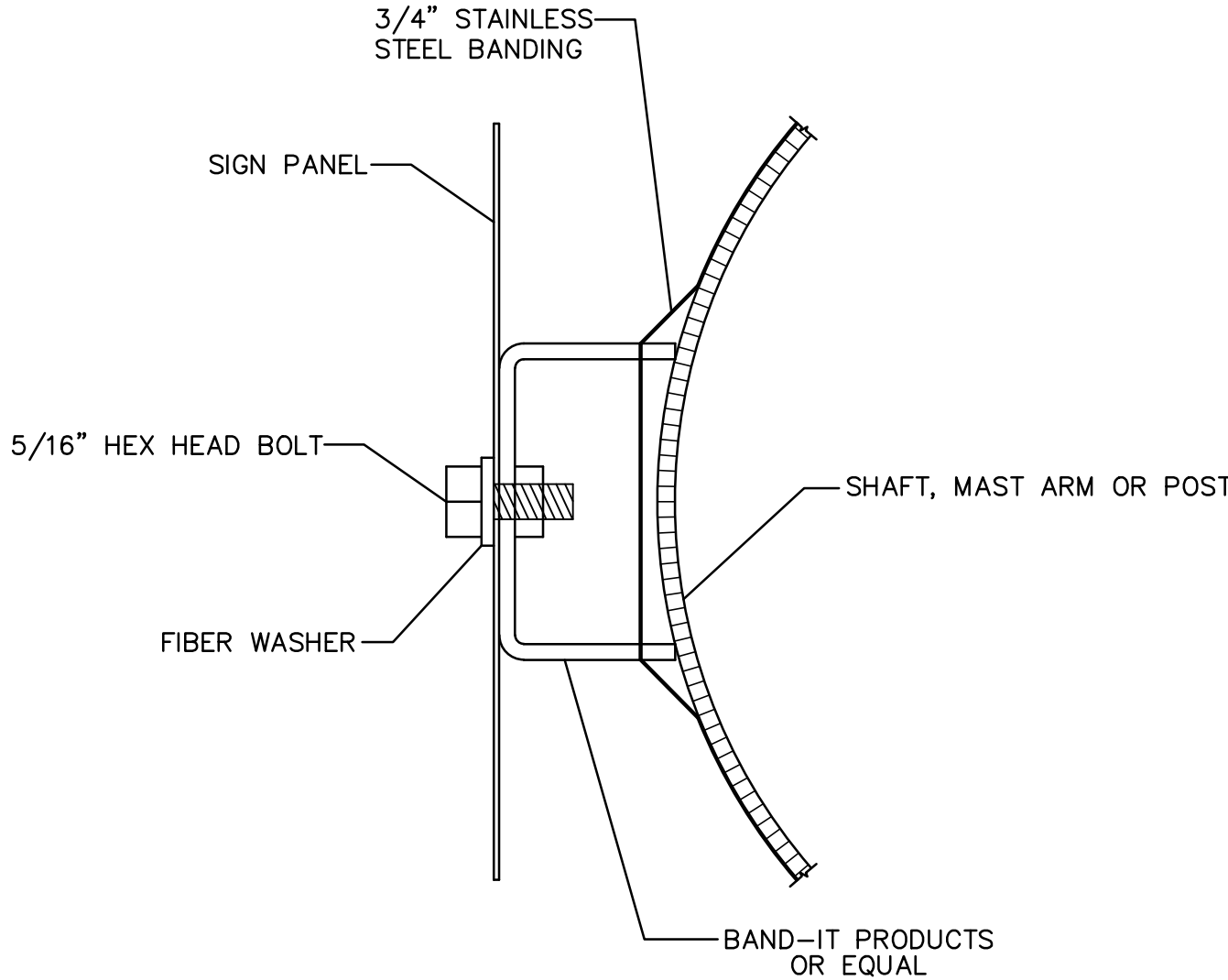
NOTE - COLD MIXED ASPHALT MAY BE USED FOR A TEMPORARY PATCH IF HOT MIX ASPHALT IS NOT AVAILABLE. USE FOUR INCHES OF HOT ASPHALT FOR THE PERMANENT PATCH. CUT EXISTING ASPHALT 1" BEYOND TRENCH AND APPLY A TACK COAT PRIOR TO INSTALLING THE PERMANENT PATCH.



FLOWABLE FILL
NOT TO SCALE



UNDERGROUND SERVICE ASSEMBLY DETAIL
NOT TO SCALE



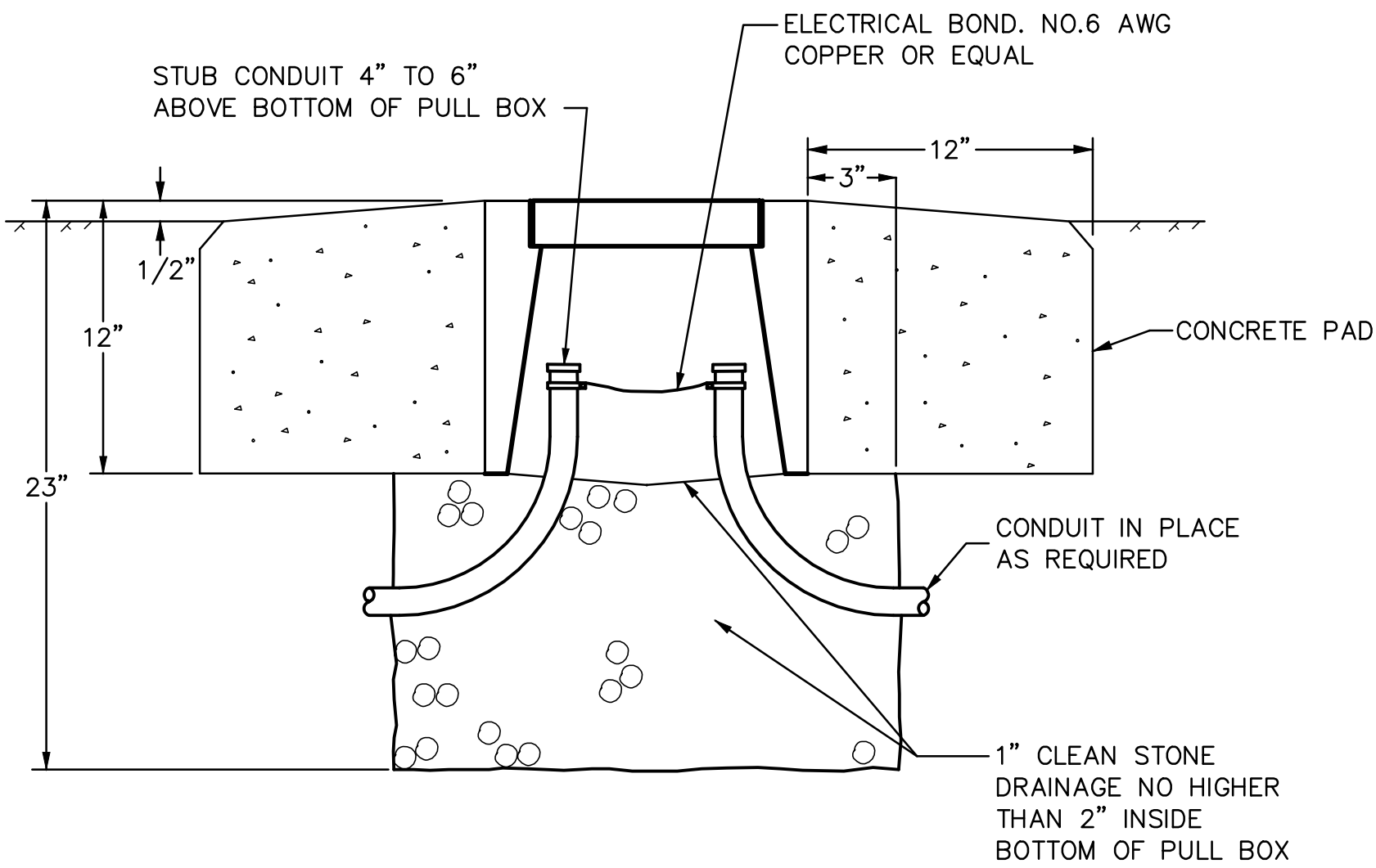
- NOTES:
- SPACING - PLACE 3" FROM END OF SIGNAL
MAX. SPACING BETWEEN SUPPORTS = 12".
 - ALL METAL USED IN THE FABRICATION OF THIS
TYPE OF MOUNTING BRACKET SHALL BE OF STAINLESS
STEEL OF CADMIUM PLATED HI-CARBON STEEL, OR
GALVANIZED STEEL TO PREVENT UNDUE CORROSION AND
STREAKING.

TYPICAL SIGN MOUNTING BRACKET - TYPE "D"
NOT TO SCALE

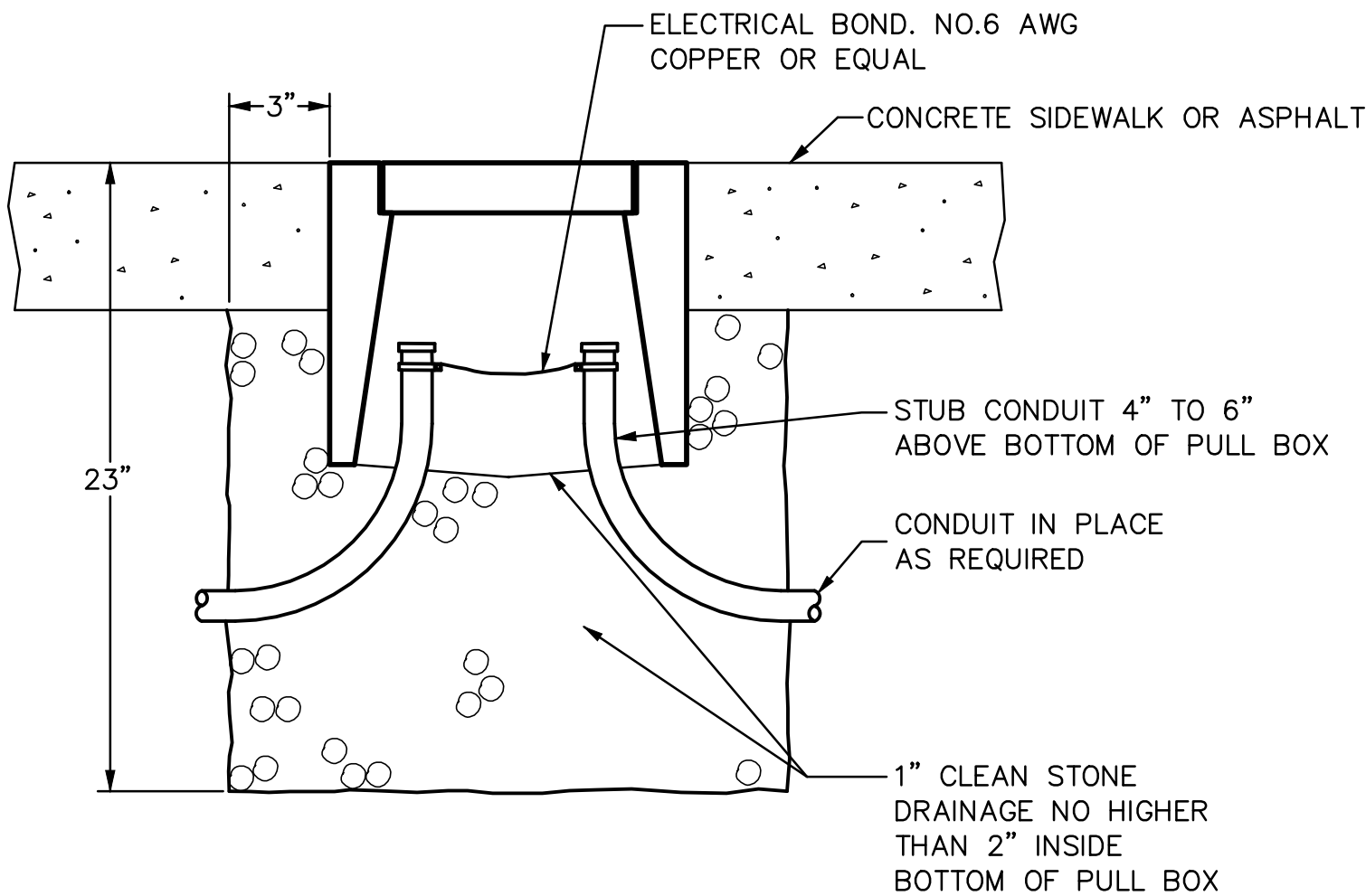
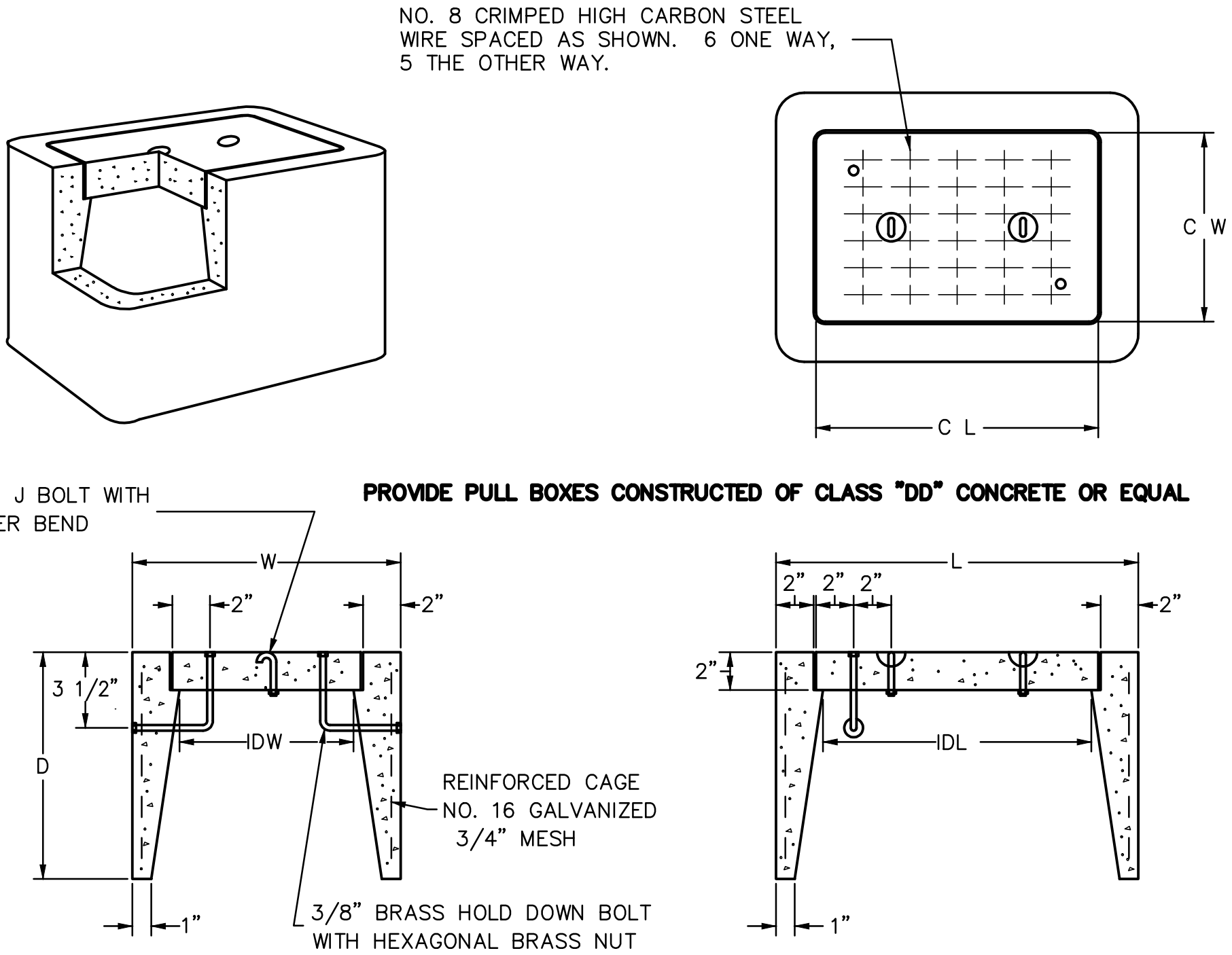
FOR BIDDING
09/27/12

PULL BOX - CONCRETE MINIMUM DIMENSIONS		
TYPE 1	TYPE 2	TYPE 3
L = 19"	L = 25"	L = 33"
W = 13"	W = 16"	W = 20"
D = 12"	D = 12"	D = 12"
ID L = 14"	ID L = 20"	ID L = 28"
ID W = 8"	ID W = 11"	ID W = 15"
CL = 15"	CL = 21"	CL = 29"
CW = 9"	CW = 12"	CW = 16"

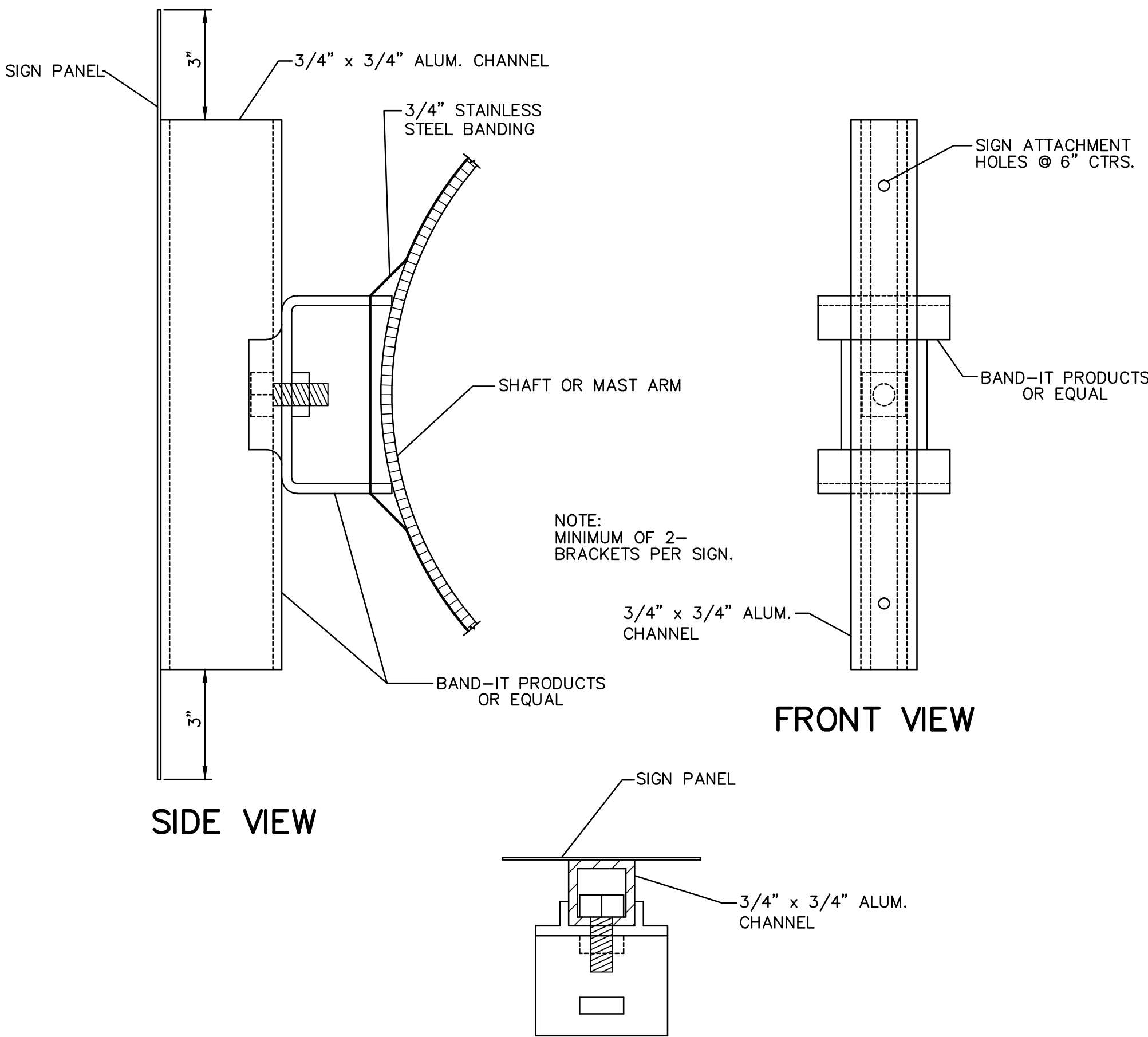
NOTE: WHEN REPLACING AN EXISTING
PULL BOX, ADJUST CONDUIT
STUB HEIGHT ACCORDINGLY.



PULL BOX INSTALLED IN DIRT



PULL BOX INSTALLED IN A SIDEWALK OR ASPHALT



SECTION VIEW

TYPICAL SIGN MOUNTING BRACKET - TYPE "C"
NOT TO SCALE



Wells Fargo Bank, NA
Commercial Real Estate
299 South Main, 6th Floor
Salt Lake City, UT 84111

November 9, 2012

Billings Industrial Revitalization District
P.O. Box 197
Billings, MT 59103

RE: GSA Billings

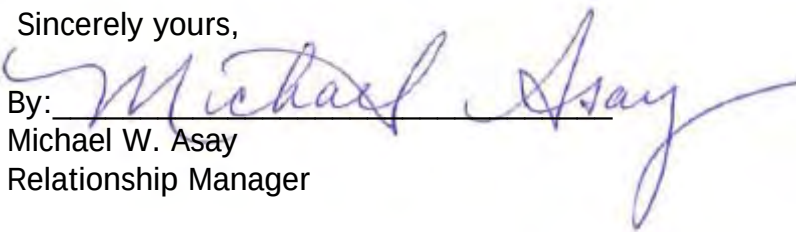
To whom it may concern:

The Wells Fargo Salt Lake City Commercial Real Estate group has funded two loans to The Boyer Company to finance the construction of the following improvements located in Billings, MT:

- a) 5-story, class A office building located at 2021 4th Ave. N; and
- b) industrial building, located at 108 Nall Avenue both.

If you have any questions, please call me at 801-246-1507.

Sincerely yours,

By: 

Michael W. Asay
Relationship Manager

WELLS FARGO BANK,
NATIONAL ASSOCIATION