



City of Billings
East Billings Urban Renewal District

**T.I.F.D Project Information and
Application**
Increment Generating Development Projects
Effective June 1st, 2014

Billings Industrial Revitalization District (BIRD)
1413 4th Ave N, Suite C
Billings, MT 59101
406.545.7007

**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 person or firm requesting TIF fund assistance (hereinafter known as APPLICANT) and the Billings Industrial Revitalization District, Inc. (hereinafter known as BIRD). Please review this information carefully before submitting the application or finalizing your development plans.

INTRODUCTION

The BIRD is responsible for advising the City of Billings (hereinafter known as CITY), 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 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 (TIFD.) They are then invested in district revitalization activities.

Consideration of TIFD assistance is available to private developers for public infrastructure (See Schedule “A” attached) components of projects within the boundaries of the East Billings TIFD.

ELIGIBLE ACTIVITIES

As specified by Title 7 Chapter 15 Part 4288 Montana Code Annotated, TIF may be used to finance certain urban renewal activities. The BIRD will review applications and make recommendations to the CITY Council for assistance to projects eligible under this statute. Requests are evaluated on criteria outlined in the “Criteria for Review” section below. Special emphasis will be placed on those projects that exemplify the East Billings Urban Renewal District (EBURD) Master Plan. This plan is available for download at the BIRD website, www.billingsbird.com.

Projects requesting TIFD funds will either be increment generating where development will contribute to increased tax revenue for the TIF District, or non-increment generating projects that improve the aesthetics, character, safety and/or quality of life in the area.

This application is intended for eligible increment generating projects (see Appendix A for guidelines on TIF eligible projects.) All requests for TIFD funds are subject to approval by the Billings CITY Council and TIFD fund availability.

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 Kelly McCarthy, BIRD Development Director, 1413 4th Avenue North, Suite C Billings, MT 59101, 406-545-7007, 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. Applications must be received by the BIRD staff in advance of work on the project. Development Agreements must be approved and signed prior to commencement of construction (see #6 below.) Waiver of this requirement can be considered when public safety or other factors warrant. 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 become public documents and are 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 serves as the review committee and will evaluate the application and staff recommendations. The review committee reserves the right to seek additional project review from supporting committees of the BIRD and from other public agencies. The review committee will issue preliminary approval/disapproval of the assistance request or any part thereof and will make a recommendation to the Billings CITY Council.
5. CITY Council Review. Projects 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 and the CITY enter a Development Agreement with the APPLICANT.
6. Development Agreement. The BIRD, the CITY 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 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 TIFD project budget subject to availability of funds and/or potential for Tax Increment Bond issuance. Committed funds will be encumbered for a 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 risk losing the committed funds. Funds will be released only if the project is developed and constructed as presented in the Development Agreement. Funds will be released as specified by the Development Agreement or following project's receipt of a Certificate of Occupancy from the City of Billings if not specified. When necessary, the BIRD will encumber funds for additional fiscal years to accommodate construction schedules.

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 EBURD Master Plan. The BIRD evaluates projects based on the following criteria. Please prepare written response and provide supporting documentation for each of the applicable criteria areas.

1. Relevance to the EBURD Master Plan – Documentation of the project's impact in relation to the goals and objectives of the EBURD Master 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 or State Department of Revenue 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.
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: 1711 6th Ave North Remodel Date Submitted: 02-09-2016

APPLICANT INFORMATION

1. Name: Eggart Enterprises LLC
2. Address: 720 Lohwest Lane, Billings, MT 59106
3. Telephone Number: 406-839-9151

PROJECT INFORMATION

1. Building Address: 1711 6th Ave North, Billings, MT 59101
2. Legal Description: Billings First Add, S33, T01 N, R26 E, Block 274, Lot 1-12
3. Ownership: Eggart Enterprises LLC
Address: 720 Lohwest Lane, Billings, MT 59106

4. If property is not owned by the APPLICANT, list leasehold interests (Attach evidentiary materials.)
Name: _____
Address: _____

5. Existing/Proposed Businesses: Both Suite One & Suite Two are TBD
Business Description: TBD

6. Employment: Existing FTE Jobs Both Suite One & Suite Two are TBD
New Permanent FTE Jobs created by project 2+ Construction FTE Jobs 2+

7. Architectural Firm: EEC, INC
Address: 720 Lohwest Lane, Billings, MT 59106

Representative: Sara Mackie, AIA

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

See attachment A

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

See attachment B

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

See attachment C

PROJECT COSTS

Land and Site Improvements (Itemized)

1. Equity in Land and Buildings	\$ <u>684,000.00</u>
2.	\$ _____
3.	\$ _____
4.	\$ _____

Subtotal \$ 684,000.00

Construction/Rehabilitation Costs (Use general construction trade divisions)

1. GENERAL: DEMO, STAKING, CLEANING	\$ <u>48,952.15</u>
2. SITEWORK	\$ <u>165,932.60</u>
3. CONCRETE & MASONRY	\$ <u>7,700.00</u>
4. METALS	\$ <u>126,472.23</u>
5. FRAMING & FINISHES	\$ <u>87,384.00</u>
6. THERMAL & MOISTURE PROTECTION	\$ <u>47,300.00</u>
7. DOORS & WINDOWS	\$ <u>45,764.00</u>
8. PLUMBING SYSTEMS	\$ <u>29,150.00</u>
9. HVAC	\$ <u>28,380.00</u>
10. ELECTRICAL	\$ <u>72,022.50</u>
11. SITE WORK - ROW	\$ <u>70,638.39</u>

Subtotal \$ 729,695.87

*See attachment D for cost breakdown

Fees

1. Architectural design/Supervision	\$ <u>18,700.00</u>
2. Permits <u>Bldg Permit & Plan Review Fee</u>	\$ <u>3,763.10</u>
3. Other fees <u>Insurance</u>	\$ <u>7,104.24</u>
Subtotal	\$ <u>29,567.34</u>
Total Project Development Costs	\$ <u>1,443,263.21</u>

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

Developer Equity

Cash Invested	\$ <u>136,800.00</u>
Land & Buildings <u>FIB loan</u>	\$ <u>547,200.00</u>
Other (Specify) <u>FIB Construction loan</u>	\$ <u>550,900.00</u>
_____	\$ _____
Subtotal	\$ <u>1,234,900.00</u>

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

Lender	Loan Amount	Interest	Term	Payment/Period
<u>FIB - Original</u>	\$ <u>547,200</u>	<u>5.5</u> %	<u>1</u> yrs	<u>Interest</u> \$ <u>Only</u> /Month
<u>FIB - Construction</u>	\$ <u>550,900</u>	<u>5.5</u> %	<u>1</u> yrs	<u>Interest</u> \$ <u>Only</u> /Month
Total Loan Amount				\$ <u>Interest Only</u>

TIF Request FOR improvements within the Public Right of Way

Eligible Improvements (See Narrative)	\$ _____
<u>*See attachment D for cost breakdown & attachment E for hard bids</u>	\$ _____

	\$ _____
	\$ _____
Subtotal	\$ <u>70,638.39</u>

Sources of Funds Summary (Post totals from above.)

Developer Equity	\$ <u>136,800.00</u>
Lender Commitments	\$ <u>1,098,100.00</u>
TIF Request	\$ <u>70,638.39</u>
Other Funds (Specify) _____	\$ _____

Total Project Financing \$ 1,305,538.39

DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

APPLICANT

1. Name: Eggart Enterprises, LLC

Address: 720 Lohwest Lane, Billings, MT 59106

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 MT.

3.
 A corporation.
 _____ A nonprofit or charitable institution or corporation
 _____ A partnership known as _____
 _____ Other (explain): _____

Date of organization: 10-09-13

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>
Quentin Eggart; 720 Lohwest Lane, Billings, MT 59106;	Sole Member

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, and/or profit and loss statements.

See attachment F

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: EEC, INC

Address: 720 Lohwest Lane, Billings, MT 59106

2. Has named 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), Eggart Enterprises, LLC (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. I/We certify that I/We will make no
application for any other tax abatement that may be available for this real property or building.

Signature _____

Signature _____

Title Quentin Eggart, Sole member

Title _____

Address 720 Lohwest Lane, Billings, MT 59106

Address _____

Date _____

Date _____



Appendix A

Examples of TIF-Eligible Public Infrastructure Improvements

Demolition and Abatement

Relocation

Sidewalks, Curbs, Gutters

Public Utilities - Water, Wastewater, Storm Water

Private Utilities - Electrical, Natural Gas, Telecommunications

Intersection Signals

Street Surface Improvements

Crosswalks

Landscaping

Green Space

Improvement of Pedestrian Areas

Historical Restorations

Off Street Parking

Bridges

Pollution Reduction

ATTACHMENT - A

(8) Description of Project:

The existing structure at 1711 6th Ave North was a Sign shop with a paint booth. The structure will be remodeled to create two leasable suites.

Suite one will be classified as Mercantile has yet to be leased.

Suite two is classified as office/warehouse space and is yet to be leased.

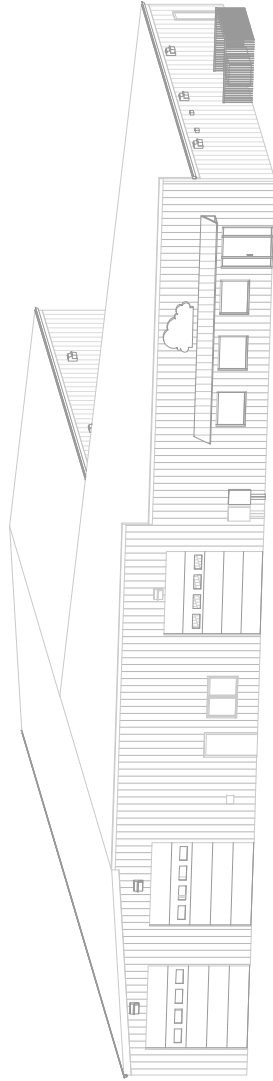
The existing site is to be completely redone. Boulder pits for storm water will be added. The front parking lot will be paved. The remaining land will consist of a gravel yard, landscape rock and grass. Trees and grass are to be planted in the ROW. A new, 6' tall architectural metal panel fence will enclose the back gravel yard. Sidewalks, new approaches, and ADA ramps are all to be added.

The building will get a new roof, new siding in most areas, upgraded insulation, upgrading lighting and heating, new ADA compliant restrooms, new doors and windows, and architectural appearance upgrades including two new canopies.

Eggart Enterprises is only requesting funding for work done in the Right of Way. Engineering and design is not included in the requested dollar amount.

ATTACHMENT - B (FULL SIZE SET ALSO ATTACHED)

1711 BUILDING REMODEL
 1711 6TH AVE. NORTH, BILLINGS, MT 59101
 BILLINGS FIRST ADD, S33, T01 N, R26 E,
 BLOCK 274, LOT 1-12



PHASING NOTES:

PHASE 1 CONSTRUCTION SHALL CONSIST OF THE FOLLOWING WORK (PERMIT 1):

- SITE WORK FOR THE ENTIRE LOT INCLUDING LANDSCAPING, FENCING, STORMWATER, HARD SURFACES AND CURB & GUTTER).
- CONSTRUCT 3 HOUR CMU FIRE BARRIER TO SEPARATE SUITE 1 & SUITE 2 FIRE AREAS.
- ADD ADDITIONAL FULL CAVITY BATT INSULATION TO EXTERIOR WALLS OF SUITE 1 (R26 WHEN COMPLETED)
- ADD FULL CAVITY BATT INSULATION TO EXISTING METAL BUILDING ROOF OF SUITE 1 (R-38 WHEN COMPLETED)
- RESIDING OF THE EXTERIOR SOUTH WALL OF SUITE 1 AND ADDING A PARAPET FOR SIGNAGE.
- THE INTERIOR REMODEL OF SUITE 1.
- UPGRADE ELECTRICAL AND LIGHTING FOR SUITE 1.
- UPGRADE HVAC FOR SUITE 1.
- PLUMBING FOR SUITE 1 ADA RESTROOMS.

PHASE 2 CONSTRUCTION SHALL CONSIST OF THE FOLLOWING WORK (PERMIT 2):

- INTERIOR REMODEL OF SUITE 2.
- ADD ADDITIONAL FULL CAVITY BATT INSULATION TO EXTERIOR WALLS OF SUITE 2 (R25 WHEN COMPLETED)
- ADD FULL CAVITY BATT INSULATION TO EXISTING METAL BUILDING ROOF OF SUITE 2 (R-38 WHEN COMPLETED)
- RESIDING OF THE EXTERIOR SOUTH WALL OF SUITE 2.
- UPGRADE ELECTRICAL AND LIGHTING FOR SUITE 2.
- PLUMBING FOR SUITE 2 ADA RESTROOMS.
- INSTALL RIGID INSULATION AND METAL SIDING OVER EXISTING EXTERIOR CMU WALL ON ALLEY SIDE OF SUITE 2.

BUILDING DATA:
 SEE SHEET G101

CURRENT CODES:
 IBC 2012
 IFGC 2012
 IMC 2012
 IECC 2012
 IEBC 2012
 UPC 2012
 NEC 2014
 ICC A117.1-2009

SPECIAL INSPECTIONS:
 COMPACTION TESTING
 CONCRETE TESTING
 BOLTS AND WELDING

BY: TERAACON
BY: TERAACON
BY: TERAACON ENGINEERING CO.

SHEET INDEX

- GENERAL**
 - G101 CODE PLAN
 - G102 ADA DETAILS
- CIVIL**
 - C100 EXISTING SITE PLAN
 - C101 SITE PLAN
 - C102A GRADING PLAN
 - C102B STORM WATER PLAN
 - C201 SITE DETAILS
 - C202 SITE DETAILS
- LANDSCAPING**
 - L101 LANDSCAPE PLAN
- ARCHITECTURAL**
 - A100 EXISTING FLOOR PLANS
 - A101 NEW FLOOR PLAN
 - A102 ADA RESTROOM FLOOR PLANS
 - A103 ROOF PLAN
 - A201 EXTERIOR ELEVATIONS
 - A301 BUILDING/WALL SECTION
 - A401 MISC DETAILS
 - A501 FINISH PLAN AND SCHEDULES
- STRUCTURAL**
 - S101 STRUCTURAL DETAILS
- MECHANICAL**
 - M100 MECHANICAL PLANS
 - M101 PLUMBING
- ELECTRICAL**
 - E001 ELECTRICAL
 - E100 ELECTRICAL
 - E101 ELECTRICAL PLANS
 - E102 ELECTRICAL DETAILS

OWNER:
 EGGART ENTERPRISES LLC

DESIGNER:

EGGART ENGINEERING COMPANY
Experience • Efficiency • Commitment
 BILLINGS, MT
 OFFICE: (406)839-9151
 FAX: (406)839-9150

PERMIT	EGGART ENGINEERING COMPANY 720 LOHWEST LANE BILLINGS, MT 59106 OFFICE: 406-839-9151 FAX: 406-839-9150	EGGART ENGINEERING COMPANY <i>Experience • Efficiency • Commitment</i>
COVER	1711 BUILDING REMODEL 1711 6TH AVE NORTH BILLINGS, MT 59101	EGGART ENGINEERING COMPANY <i>Experience • Efficiency • Commitment</i>

PERMIT REVISION 01/04/2016	PERMIT REVISION 12/16/2015
PERMIT REVISION 01/04/2016	PERMIT REVISION 12/16/2015

DRAWN BY: HS, KL	CHECKED BY: SM, QWE	DATE: 12/15/2015	PROJECT#: 15-001
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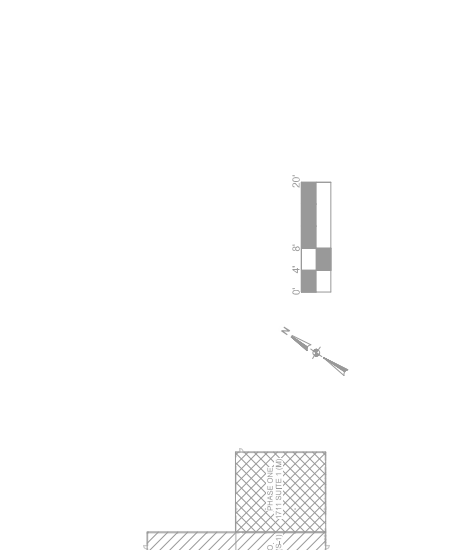
CODE REVIEW - REMODEL - CHANGE OF USE

CODE INFORMATION FROM INTERNATIONAL BUILDING CODE 2012

TOPIC	SECTION	RECD OR ALLOWED	ACTUAL
EXISTING USE	306.2	F-1	
CONSTRUCTION TYPE	TABLE 607	VB	M, S-1
TABULAR BUILDING AREA	TABLE 503	0/000 SF	14,644 SF
FRONTAGE INCREASE FACTOR	506.2	0.00	14,644 SF
ALLOWABLE BUILDING AREA	TABLE 503	VB	
CONSTRUCTION TYPE	TABLE 607	VB	
FIRE AREA	803.2	M-1, 12,000 S.F. (S-1) - 5,295 SF	
FIRE AREA SUITE 1	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 2	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 3	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 4	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 5	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 6	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 7	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 8	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 9	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 10	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 11	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 12	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 13	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 14	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 15	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 16	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 17	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 18	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 19	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 20	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 21	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 22	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 23	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 24	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 25	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 26	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 27	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 28	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 29	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 30	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 31	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 32	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 33	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 34	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 35	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 36	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 37	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 38	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 39	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 40	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 41	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 42	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 43	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 44	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 45	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 46	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 47	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 48	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 49	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 50	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 51	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 52	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 53	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 54	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 55	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 56	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 57	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 58	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 59	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 60	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 61	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 62	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 63	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 64	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 65	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 66	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 67	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 68	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 69	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 70	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 71	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 72	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 73	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 74	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 75	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 76	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 77	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 78	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 79	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 80	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 81	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 82	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 83	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 84	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 85	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 86	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 87	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 88	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 89	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 90	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 91	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 92	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 93	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 94	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 95	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 96	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 97	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 98	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 99	803.2	S-1 - 5,295 SF	
FIRE AREA SUITE 100	803.2	S-1 - 5,295 SF	

REQUIRED PLUMBING FIXTURES (TABLE 2102.1)

FIXTURE	REQUIRED	PROVIDED	OTHER	DRINKING FOUNTAIN
1711 SUITE 1	1 PER 1000 EA.	1 EA.		
1711 SUITE 2	1 PER 1000 EA.	1 EA.		
1711 SUITE 3	1 PER 1000 EA.	1 EA.		
1711 SUITE 4	1 PER 1000 EA.	1 EA.		
1711 SUITE 5	1 PER 1000 EA.	1 EA.		
1711 SUITE 6	1 PER 1000 EA.	1 EA.		
1711 SUITE 7	1 PER 1000 EA.	1 EA.		
1711 SUITE 8	1 PER 1000 EA.	1 EA.		
1711 SUITE 9	1 PER 1000 EA.	1 EA.		
1711 SUITE 10	1 PER 1000 EA.	1 EA.		
1711 SUITE 11	1 PER 1000 EA.	1 EA.		
1711 SUITE 12	1 PER 1000 EA.	1 EA.		
1711 SUITE 13	1 PER 1000 EA.	1 EA.		
1711 SUITE 14	1 PER 1000 EA.	1 EA.		
1711 SUITE 15	1 PER 1000 EA.	1 EA.		
1711 SUITE 16	1 PER 1000 EA.	1 EA.		
1711 SUITE 17	1 PER 1000 EA.	1 EA.		
1711 SUITE 18	1 PER 1000 EA.	1 EA.		
1711 SUITE 19	1 PER 1000 EA.	1 EA.		
1711 SUITE 20	1 PER 1000 EA.	1 EA.		
1711 SUITE 21	1 PER 1000 EA.	1 EA.		
1711 SUITE 22	1 PER 1000 EA.	1 EA.		
1711 SUITE 23	1 PER 1000 EA.	1 EA.		
1711 SUITE 24	1 PER 1000 EA.	1 EA.		
1711 SUITE 25	1 PER 1000 EA.	1 EA.		
1711 SUITE 26	1 PER 1000 EA.	1 EA.		
1711 SUITE 27	1 PER 1000 EA.	1 EA.		
1711 SUITE 28	1 PER 1000 EA.	1 EA.		
1711 SUITE 29	1 PER 1000 EA.	1 EA.		
1711 SUITE 30	1 PER 1000 EA.	1 EA.		
1711 SUITE 31	1 PER 1000 EA.	1 EA.		
1711 SUITE 32	1 PER 1000 EA.	1 EA.		
1711 SUITE 33	1 PER 1000 EA.	1 EA.		
1711 SUITE 34	1 PER 1000 EA.	1 EA.		
1711 SUITE 35	1 PER 1000 EA.	1 EA.		
1711 SUITE 36	1 PER 1000 EA.	1 EA.		
1711 SUITE 37	1 PER 1000 EA.	1 EA.		
1711 SUITE 38	1 PER 1000 EA.	1 EA.		
1711 SUITE 39	1 PER 1000 EA.	1 EA.		
1711 SUITE 40	1 PER 1000 EA.	1 EA.		
1711 SUITE 41	1 PER 1000 EA.	1 EA.		
1711 SUITE 42	1 PER 1000 EA.	1 EA.		
1711 SUITE 43	1 PER 1000 EA.	1 EA.		
1711 SUITE 44	1 PER 1000 EA.	1 EA.		
1711 SUITE 45	1 PER 1000 EA.	1 EA.		
1711 SUITE 46	1 PER 1000 EA.	1 EA.		
1711 SUITE 47	1 PER 1000 EA.	1 EA.		
1711 SUITE 48	1 PER 1000 EA.	1 EA.		
1711 SUITE 49	1 PER 1000 EA.	1 EA.		
1711 SUITE 50	1 PER 1000 EA.	1 EA.		
1711 SUITE 51	1 PER 1000 EA.	1 EA.		
1711 SUITE 52	1 PER 1000 EA.	1 EA.		
1711 SUITE 53	1 PER 1000 EA.	1 EA.		
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1711 SUITE 57	1 PER 1000 EA.	1 EA.		
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1711 SUITE 59	1 PER 1000 EA.	1 EA.		
1711 SUITE 60	1 PER 1000 EA.	1 EA.		
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1711 SUITE 62	1 PER 1000 EA.	1 EA.		
1711 SUITE 63	1 PER 1000 EA.	1 EA.		
1711 SUITE 64	1 PER 1000 EA.	1 EA.		
1711 SUITE 65	1 PER 1000 EA.	1 EA.		
1711 SUITE 66	1 PER 1000 EA.	1 EA.		
1711 SUITE 67	1 PER 1000 EA.	1 EA.		
1711 SUITE 68	1 PER 1000 EA.	1 EA.		
1711 SUITE 69	1 PER 1000 EA.	1 EA.		
1711 SUITE 70	1 PER 1000 EA.	1 EA.		
1711 SUITE 71	1 PER 1000 EA.	1 EA.		
1711 SUITE 72	1 PER 1000 EA.	1 EA.		
1711 SUITE 73	1 PER 1000 EA.	1 EA.		
1711 SUITE 74	1 PER 1000 EA.	1 EA.		
1711 SUITE 75	1 PER 1000 EA.	1 EA.		
1711 SUITE 76	1 PER 1000 EA.	1 EA.		
1711 SUITE 77	1 PER 1000 EA.	1 EA.		
1711 SUITE 78	1 PER 1000 EA.	1 EA.		
1711 SUITE 79	1 PER 1000 EA.	1 EA.		
1711 SUITE 80	1 PER 1000 EA.	1 EA.		
1711 SUITE 81	1 PER 1000 EA.	1 EA.		
1711 SUITE 82	1 PER 1000 EA.	1 EA.		
1711 SUITE 83	1 PER 1000 EA.	1 EA.		
1711 SUITE 84	1 PER 1000 EA.	1 EA.		
1711 SUITE 85	1 PER 1000 EA.	1 EA.		
1711 SUITE 86	1 PER 1000 EA.	1 EA.		
1711 SUITE 87	1 PER 1000 EA.	1 EA.		
1711 SUITE 88	1 PER 1000 EA.	1 EA.		
1711 SUITE 89	1 PER 1000 EA.	1 EA.		
1711 SUITE 90	1 PER 1000 EA.	1 EA.		
1711 SUITE 91	1 PER 1000 EA.	1 EA.		
1711 SUITE 92	1 PER 1000 EA.	1 EA.		
1711 SUITE 93	1 PER 1000 EA.	1 EA.		
1711 SUITE 94	1 PER 1000 EA.	1 EA.		
1711 SUITE 95	1 PER 1000 EA.	1 EA.		
1711 SUITE 96	1 PER 1000 EA.	1 EA.		
1711 SUITE 97	1 PER 1000 EA.	1 EA.		
1711 SUITE 98	1 PER 1000 EA.	1 EA.		
1711 SUITE 99	1 PER 1000 EA.	1 EA.		
1711 SUITE 100	1 PER 1000 EA.	1 EA.		



LEGEND

FIRE EXTINGUISHER

3 HR FIRE BARRIER

FIRE BARRIER NOTES

FIRE BARRIER SHALL EXTEND TO UNDER SIDE OF NON COMBUSTIBLE METAL ROOFING AND INSIDE FACE OF WALL.

FIRE STOP DETAIL FOR PENETRATIONS THROUGH WALLS (SEE A401)

SAFE DRIP PAN AREA FOR SUITE 2. SUITE 2 OCCUPANTS 3 OF AREA SHALL BE PROTECTED BY SAFE DRIP PAN AREA. SAFE DRIP PAN AREA SHALL BE 4" YELLOW PAINTED DIAGONAL LINE AREA SHALL BE LOCATED A MIN. OF 9" FROM THE BUILDING (SEE C101)

F PINKED LINES TO DEFINE PATH OF EGRESS AND UNOCCUPIED YARD

UNOCCUPIED SPACE - FUTURE TENANT

PLAY SET SALES ROOM

STORAGE

MECH

ELECTRICAL

PLUMBING

FIRE EXTINGUISHER

FIRE BARRIER

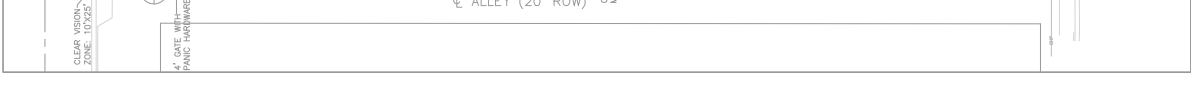
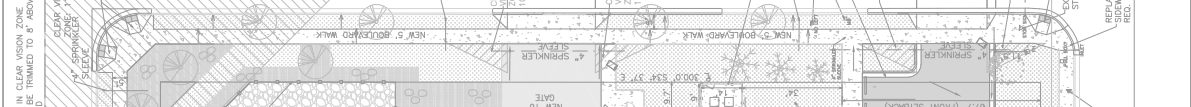
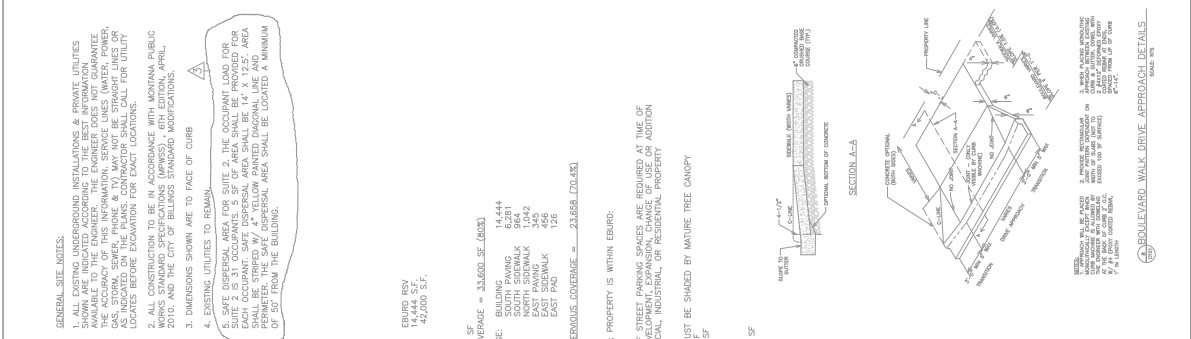
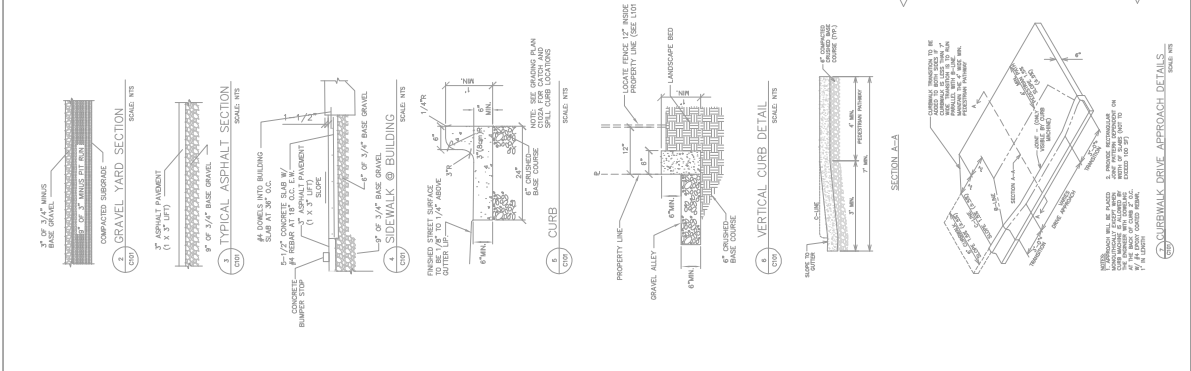
EGRESS

SCALE: 3/32" = 1'-0" (24" X 36")

2 CODE PLAN
 3/32" = 1'-0" (24" X 36")

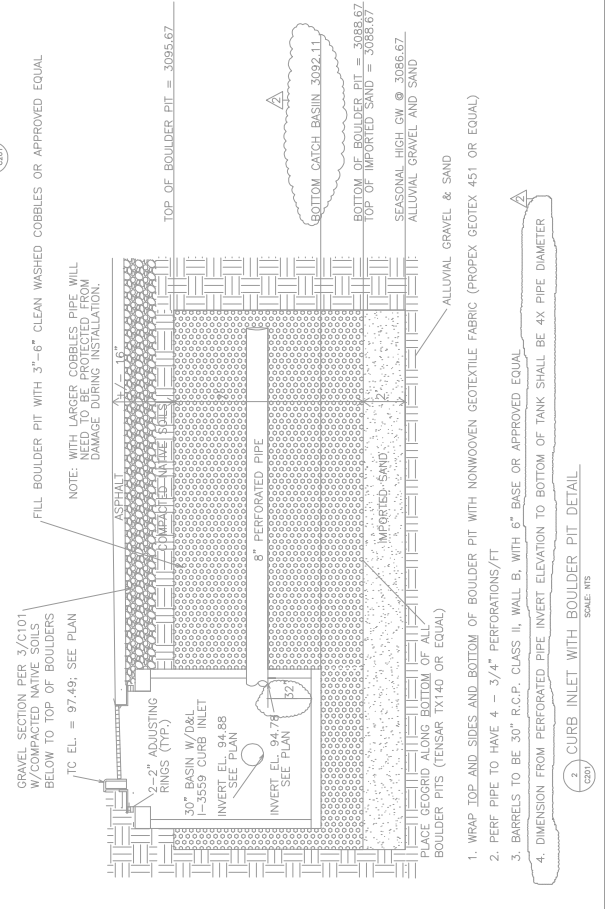
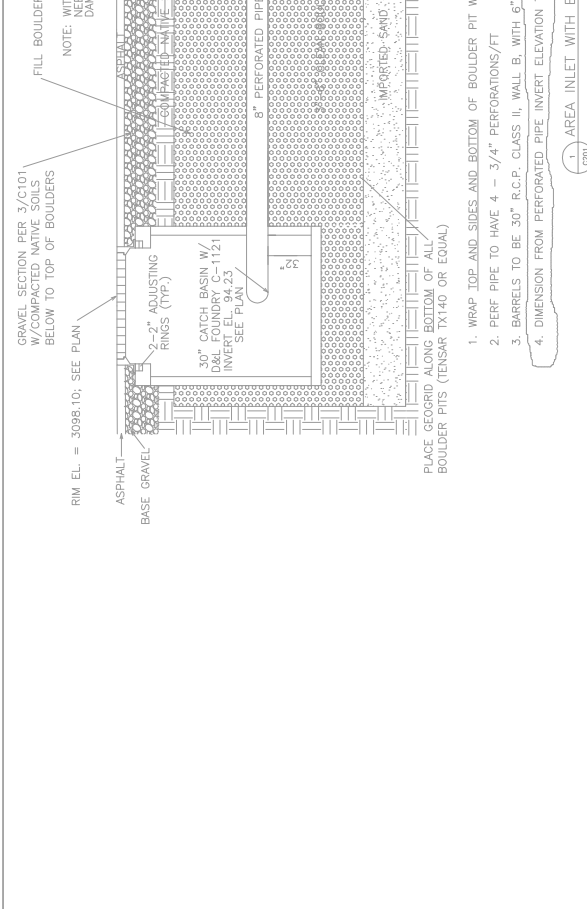
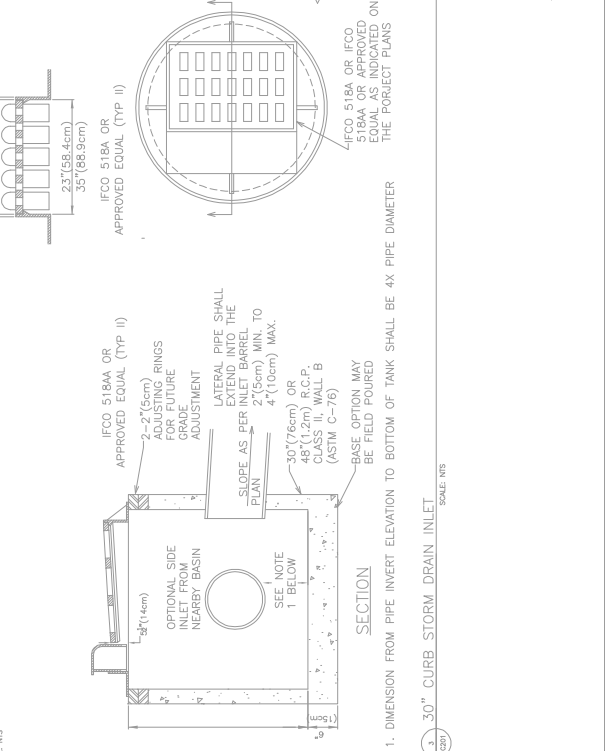
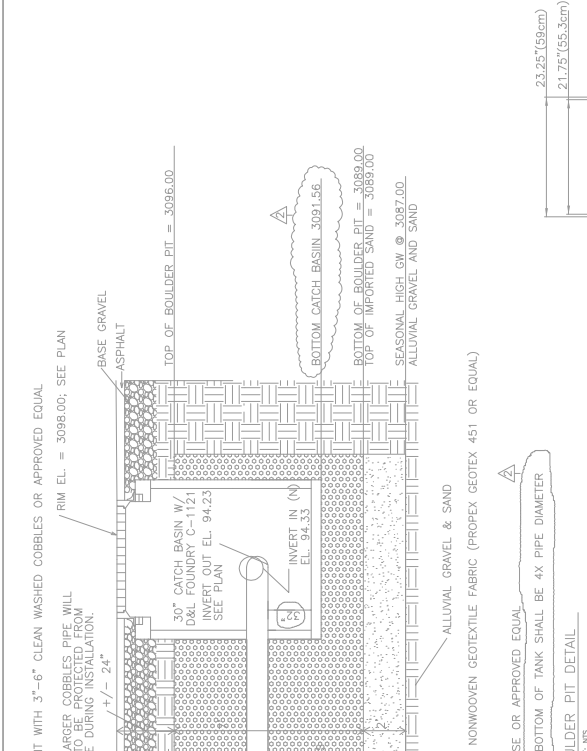


1711 6TH AVE NORTH REMODEL
 BILLINGS FIRST ADD, S33,
 LOT 1 N, R26 E, BLOCK 274,
 LOT 1-12

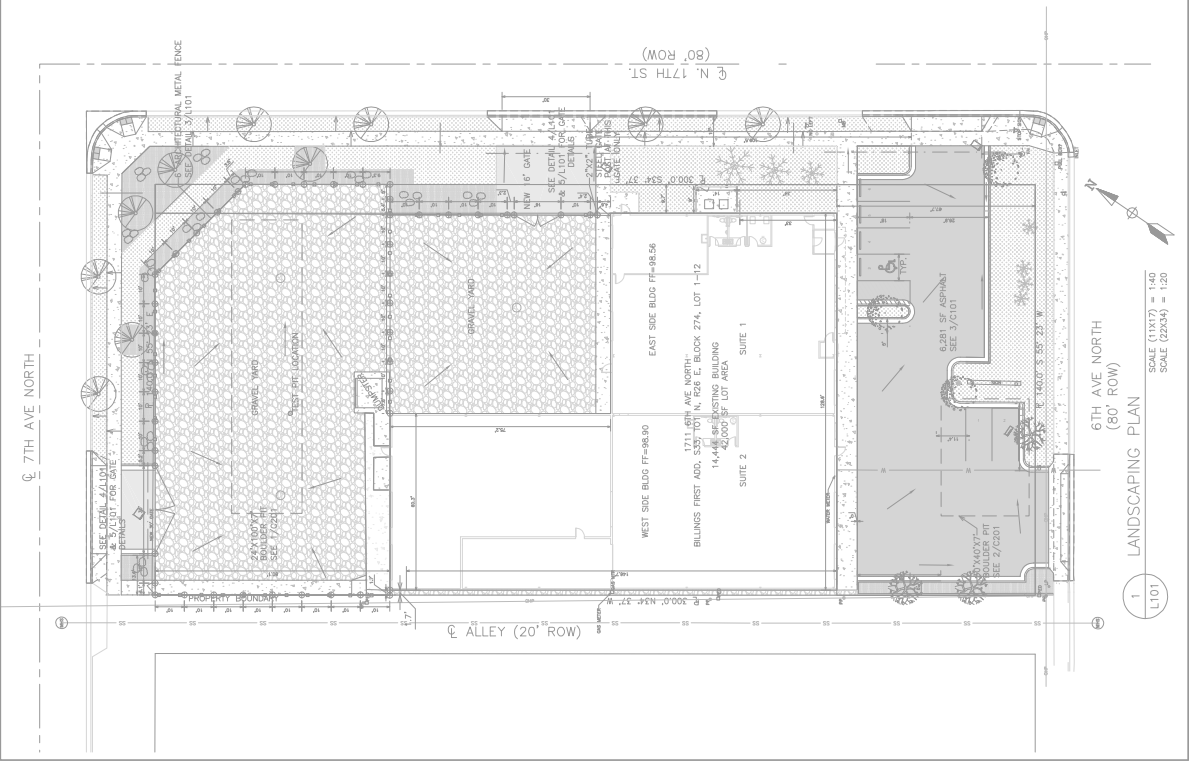
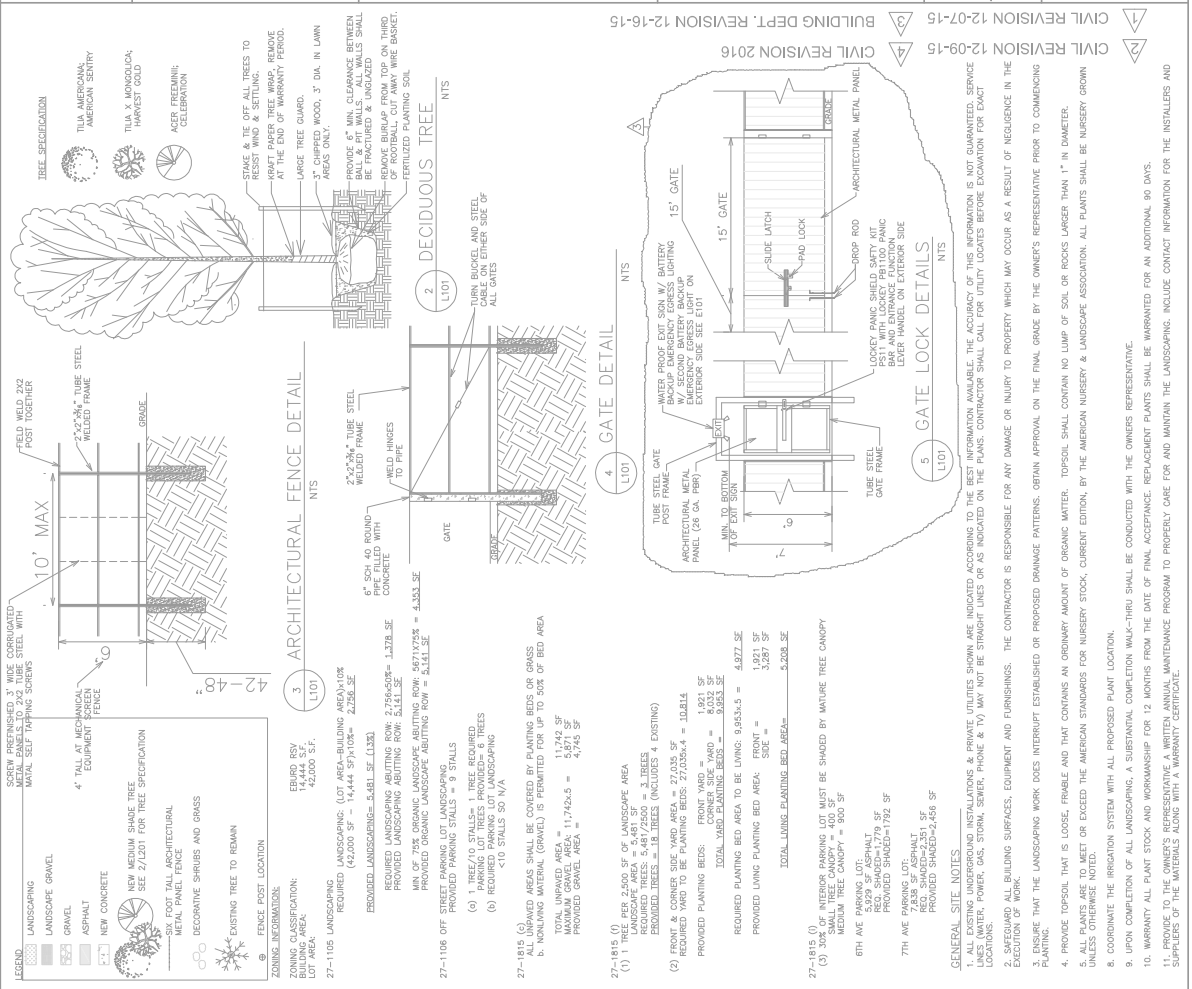




1 CIVIL REVISION 12-07-15 BUILDING DEPT. REVISION 12-16-15
 2 CIVIL REVISION 12-09-15 CIVIL REVISION 2016

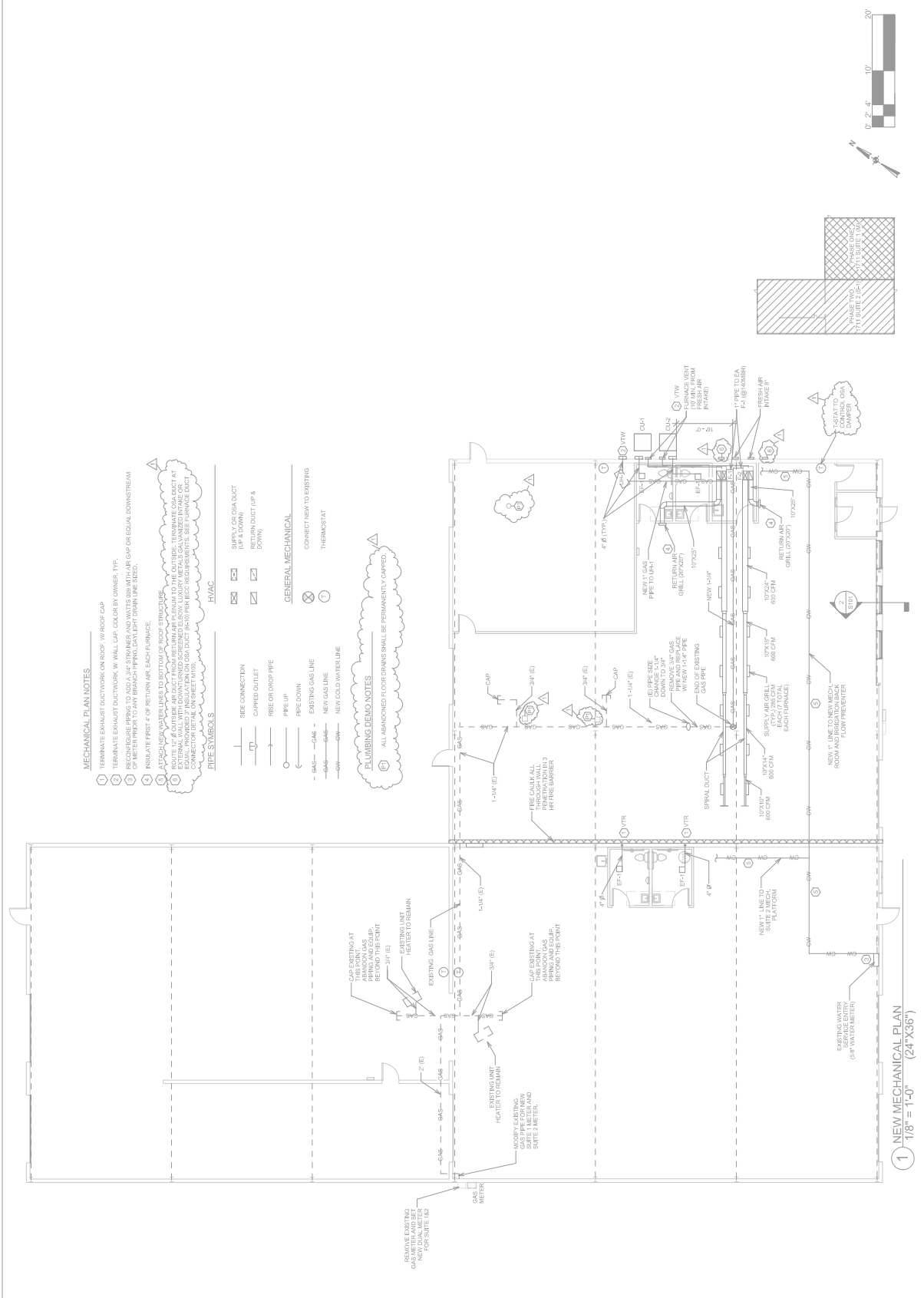


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 2 CIVIL REVISION 12-09-15 CIVIL REVISION 2016

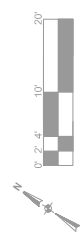


1 LANDSCAPING PLAN
 L101
 SCALE (11x17) = 1/8"
 SCALE (22x34) = 1/20"

▲ PERMIT REVISION 12/16/2015



- MECHANICAL PLAN NOTES**
- TERMINATE EXHAUST DUCTWORK ON ROOF. W/ROOF CAP
 - TERMINATE EXHAUST DUCTWORK, W/ WALL CAP, COLOR BY OWNER, TYP.
 - RECONFIGURE PIPING TO ADD A 3/4" STRAINER AND WAITS 300 WITH AIR GAP OR EQUAL DOWNSTREAM OF METER PRIOR TO ANY BRANCHING. GALV LIGHT DRAIN LINE USED.
 - INSULATE FIRST 7' OF RETURN AIR EACH FURNACE.
 - ATTACH NEW WATER LINES TO BOTTOM OF ROOF STRUCTURE
 - ROUTE ALL WATER AND DUCT FROM RETURN AIR PLenums TO THE OUTSIDE. TERMINATE GAS DUCT AT EQUAL OR GREATER DISTANCE FROM RETURN AIR PLenums TO THE OUTSIDE. SEE REQUIREMENTS. SEE FURNACE DUCT FOR INSULATION ON GAS DUCT (R-10) PER REQUIREMENTS. SEE FURNACE DUCT FOR INSULATION ON GAS DUCT (R-10) PER REQUIREMENTS. SEE FURNACE DUCT FOR INSULATION ON GAS DUCT (R-10) PER REQUIREMENTS. SEE FURNACE DUCT FOR INSULATION ON GAS DUCT (R-10) PER REQUIREMENTS.
- PIPE SYMBOLS**
- | | | | |
|--|---------------------|--|-------------------------|
| | PIPE CONNECTION | | SUPPLY COLD GAS DUCT |
| | CAPPED OUTLET | | RETURN DUCT (UP & DOWN) |
| | RISE OR DROP PIPE | | |
| | PIPE UP | | |
| | PIPE DOWN | | |
| | EXISTING GAS LINE | | CONNECT NEW TO EXISTING |
| | NEW GAS LINE | | THERMOSTAT |
| | NEW COLD WATER LINE | | |
- GENERAL MECHANICAL**
- PLUMBING DEMO NOTES**
- ALL ABANDONED FLOOR DRAINS SHALL BE PERMANENTLY CAPPED.



1 NEW MECHANICAL PLAN
1/8" = 1'-0" (24"X36")

GENERAL NOTES

- 1) ALL WORK SHALL BE PERFORMED BY OR DIRECTLY SUPERVISED BY AN EXPERIENCED AND SKILLED CRAFTSMAN IN THE TRADE. ALL WORK SHALL BE NEAT, CLEAN AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. ALL WORK SHALL BE INSTALLED IDENTIFIED BY OWNER. GC SHALL REPLACE AT THE CONTRACTOR'S EXPENSE WITHOUT IMPACT TO THE CONSTRUCTION SCHEDULE.
- 2) NEW EQUIPMENT MANUFACTURER & MODEL NUMBERS LISTED IN SCHEDULES & NOTES DEFINE PERFORMANCE REQUIREMENTS. CONTRACTOR SHALL VERIFY EQUIPMENT LISTED MEET OR EXCEED THOSE REQUIREMENTS PRIOR TO OBTAINING PERMITS. CONTRACTOR SHALL VERIFY ALL GM & OWNER FOR ALL TERMINATE EQUIPMENT AND DEVICES.
- 3) WORKMANSHIP SHALL COMPLY WITH THE CURRENT CODES AND ALL OTHER LOCAL CODES AND ORDINANCES.
- 4) ALL NEW SEWER PIPE SHALL SLOPE A MIN 1/4" PER FOOT.

TAGS	HEATER TYPE	TANK	5	ELECTRIC	1	110	94	140	30	200-1	ELEC DATA	TRAP RECOVERY	TRAP	SET MAX	VENT	MANUFACTURER	NOTES
EW-1	TANK	5	ELECTRIC	1	110	94	140	30	200-1							STATE ESB OR EQUAL	1

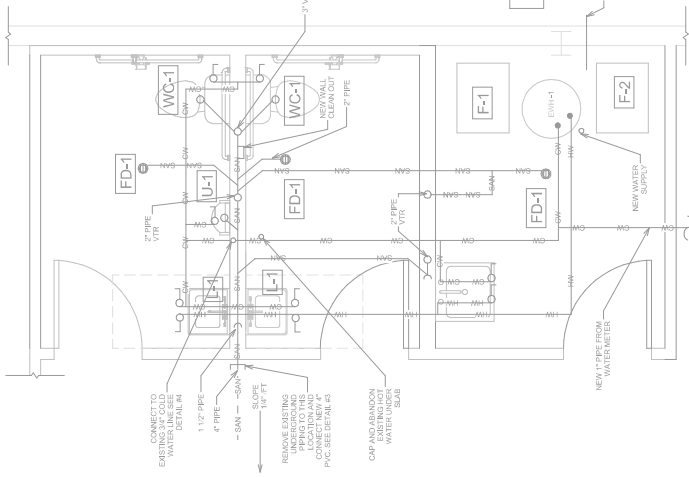
1. SET WATER HEATER IN BRICK PAN AND PIPE PAN TO FLOOR DRAIN

PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

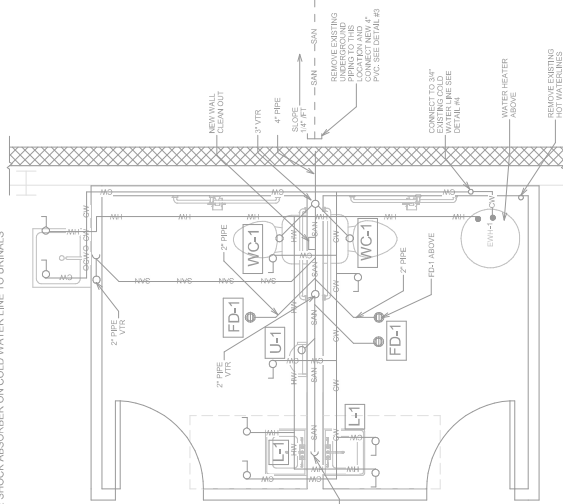
TAGS	FIXTURE	MANUFACTURER	TRIM	SUPPLIES	TRAP/WASTE	RVN	CW	RW/TPD	WASTE	VENT	NOTES/REMARKS
FD-1	FLOOR DRAIN	SINK/CHIEF	BRZ	---	DEEP SEAL	---	---	---	---	---	1.12 ROUND NECK
LD-1	LAVATORY W/ WADA	PROFLD	ACER	---	OFFSET TRAP	BRD	02	102	1.12	1.16	ADA INSUL. REDUCER
WC-1	WATER CLOSET F/W ADA	PROFLD	ACER	---	WITH STOPS	---	02	102	3	2	ADA INSUL. REDUCER
U-1	URINAL	CRANE	SEAT	---	WITH STOPS	---	---	---	---	---	1.12 ADA URINAL W/ TV ACTUATOR
BP-1	BP BACKFLOW PREVENTER	MEANS	ROT/NO	---	NOTE 3	---	---	---	---	---	1.12 PRESSURIZED

NOTES

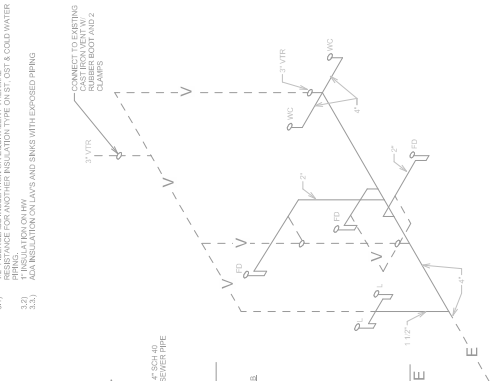
- 1) PAINTED ESCUTCHEONS, ADA INSULATION ON SAN, CW, & HW. COVER-PLATE FOR FAUCET HOLES IN LAY INSTALL TRAP PRIMER TAIL PIECE CHIEF 215-490
- 2) 1/2 ROUTE CONTINUOUS OFFSET COPPER TUBING OR PEX FROM TAIL PIECE ON IN WALL TO FD-1 PRIMER CONNECTION. TUBING SHALL HAVE NO JOINTS FROM TAIL PIECE TO FD-1
- 3) PROVIDE WALL CARRIER FOR FIXTURE
- 4) PROVIDE SHOCK ABSORBER ON COLD WATER LINE TO URINALS



1) 1/2 = 1'-0" (24"X36")
PLUMBING NEW CONSTRUCTION BATH SUITE 1 (PHASE ONE)



2) 1/2 = 1'-0" (24"X36")
PLUMBING NEW CONSTRUCTION BATH SUITE 2 (PHASE TWO)



3) 1" = 1'-0" (24"X36")
4) NOT TO SCALE
5) ISOMETRIC BATH (TYP.)
NOT TO SCALE



PLUMBING LEGEND

PIPE CONNECTION
CAPPED OUTLET
PIPE UP
PIPE DOWN
EXISTING SANITARY SEWER
NEW SANITARY SEWER
EXISTING
NEW

PLUMBING NOTES

1) CONNECT VENTS TOGETHER IN WALL MIN 6" ABOVE THE HIGHEST FLOOR RIM.
2) VENTS SHALL BE 1/2" ABOVE THE HIGHEST FLOOR RIM.
3) VENTS SHALL BE 1/2" ABOVE THE HIGHEST FLOOR RIM.
4) VENTS SHALL BE 1/2" ABOVE THE HIGHEST FLOOR RIM.
5) VENTS SHALL BE 1/2" ABOVE THE HIGHEST FLOOR RIM.
6) VENTS SHALL BE 1/2" ABOVE THE HIGHEST FLOOR RIM.
7) VENTS SHALL BE 1/2" ABOVE THE HIGHEST FLOOR RIM.
8) VENTS SHALL BE 1/2" ABOVE THE HIGHEST FLOOR RIM.
9) VENTS SHALL BE 1/2" ABOVE THE HIGHEST FLOOR RIM.
10) VENTS SHALL BE 1/2" ABOVE THE HIGHEST FLOOR RIM.

INSULATION

1) INSULATION SHALL BE FORMALDEHYDE FREE
2) INSULATION PRODUCT IS SHALL BE UL LISTED OR EQUAL
3) INSULATION SHALL BE 1/2" THICK
4) INSULATION SHALL BE 1/2" THICK
5) INSULATION SHALL BE 1/2" THICK
6) INSULATION SHALL BE 1/2" THICK
7) INSULATION SHALL BE 1/2" THICK
8) INSULATION SHALL BE 1/2" THICK
9) INSULATION SHALL BE 1/2" THICK
10) INSULATION SHALL BE 1/2" THICK

COMMERCIAL SPECIFICATIONS

SECTION 16000 - GENERAL PROVISIONS FOR ELECTRICAL WORK

PART 1-GENERAL

1.01 GENERAL
 A. Contractor shall provide labor, materials, equipment, items, articles, operations and methods listed, above, scheduled, or mentioned on the drawings, and/or specified, including all incidents required for their completion.

1.02 MATERIALS, SUBSTITUTION AND APPROVAL
 A. All items in this DIVISION are eligible for substitution. The final decision as to whether or not a substitute item will be approved shall be made by the Architect in the presence of the Contractor. The substitute item shall fit into the space allocated and that the item can be installed and function as intended. Should changes in the work of any Contractor become necessary as a result of any substitutions, the Contractor shall be responsible for the cost of such changes and for the design of the DIVISION, such changes shall be integrated and paid for by the Contractor.

1.03 CODES, REGULATIONS AND PERMITS
 A. Comply with the National Electrical Code, National Electrical Safety Code, local state Electrical Code, International Building Code, and all other applicable codes, ordinances, laws, rules, regulations, and codes.
 B. Obtain and arrange for all permits and approvals required for the execution of the work.

1.04 INTENT OF DRAWINGS
 A. Rules and other diagrams are schematic only and not to scale. They are intended only to show sizes or relative arrangement of conduit and equipment shown elsewhere in plan view.

1.05 RESPONSIBILITY
 A. The Contractor is responsible for the installation of satisfactory and complete piece of equipment in accordance with the drawings and specifications, unless this contract for continuity and grounds before energizing any system.
 B. Consult all drawings for project to predetermine work and equipment will fit as planned.

1.06 MECHANICAL WORK
 A. Make electrical provisions for all equipment where it is the responsibility of this Contractor.

1.07 COMPLETION AND TESTING
 A. Complete and test each system and leave in proper operation, free of faults, shorts and grounds, and in accordance with the drawings and specifications, under this contract for continuity and grounds before energizing any system.

1.08 GROUNDING
 A. Excess wires specifically indicated otherwise, all excess noncurrent-carrying metallic parts of electrical equipment and neutral conductor of the wiring system shall be grounded.

1.09 RECORD DRAWINGS
 A. Maintain a separate set of electrical drawings at the job at all times to be used as a record of the work. The drawings shall be updated as conditions in the construction and/or electrical systems arise thereon. Deliver to the Engineer at the completion of the job. This set of drawings shall be kept neat and clean.

1.10 SHOP DRAWINGS
 A. Submit shop drawings for approval before ordering. Contractor check, submit drawings and specifications. Shop drawing submissions revised, changed, and/or resubmitted until acceptable and approved by the Engineer.
 B. The Contractor shall be responsible for the accuracy of the shop drawings. The Contractor shall be responsible for errors in shop drawings or literature, nor shall it relieve him from responsibility for errors in shop drawings or literature.
 C. One copy each approved shop drawing retained by Contractor and bound in Binder or Equipment.

SECTION 16111 - CONDUIT

PART 1-GENERAL

1.01 WORK INCLUDED
 A. Conduit and couplings.

PART 2-PRODUCTS

2.01 MATERIALS AND COMPONENTS
 A. Conduit run underground to be schedule 40 pvc with schedule 80 pre elbows
 B. Conduit in building to be EMT with steel sets screw fittings.
 C. Flex conduits shall be galvanized, flexible steel in dry areas & rubber or polyethylene covered neoprene type (suitable with moisture tight fittings in wet locations)
 D. MC cables shall be schedule 40 or schedule 80 in wall between devices where allowed in N.E.C. & the local jurisdiction.

PART 3-EXECUTION

3.01 INSTALLATION
 A. Utilize conduit in concrete.
 B. For underground conduit, use Schedule 40 PVC with Schedule 80 PVC elbows.

PART 1-GENERAL

1.01 WORK INCLUDED
 A. Receptacles

PART 2-PRODUCTS

2.01 MATERIALS AND COMPONENTS
 A. Section 16134: Device Boxes
 B. Section 16147: Plate Covers
 C. Section 16161: Grounding.

SECTION 16120 - WIRES AND CABLES

PART 1-GENERAL

1.01 WORK INCLUDED
 A. Wires and cables.

SECTION 16510 - BUILDING LIGHTING

PART 1-GENERAL

1.01 WORK INCLUDED
 A. Includes supply and installation of luminaires, supports and accessories, and supply of plaster frames, trim rings and backboxes for plaster or drywall ceilings or concrete.

1.02 RELATED WORK
 A. Section 16120: Wires and Cables
 B. Confirm compatibility and interface of other materials with Luminaire and ceiling system. Report discrepancies to the Engineer/Architect, and order ordering unit defined.

PART 2-PRODUCTS

2.01 LUMINAIRES
 A. See drawings for electrical and lighting schedule.
 B. Provide electrical identification.

PART 3-EXECUTION

3.01 LUMINARY SCHEDULE
 A. See drawings for electrical and lighting schedule.
 B. All panels to have new type written registers.
 C. Provide laminated plastic nameplates on each panel, motor control center and characteristics. State use of each contractor, where not obvious.

SECTION 16800 - IDENTIFICATION

PART 1-GENERAL

1.01 WORK INCLUDED
 A. All junction box covers and receptacle coverplates to have panel, circuit and service identification.
 B. All panels to have new type written registers.
 C. Provide laminated plastic nameplates on each panel, motor control center and characteristics. State use of each contractor, where not obvious.

PART 2-PRODUCTS

2.01 LUMINAIRES
 A. See drawings for electrical and lighting schedule.
 B. Provide electrical identification.

PART 3-EXECUTION

3.01 LUMINARY SCHEDULE
 A. See drawings for electrical and lighting schedule.
 B. All panels to have new type written registers.
 C. Provide laminated plastic nameplates on each panel, motor control center and characteristics. State use of each contractor, where not obvious.

SECTION 16900 - IDENTIFICATION

PART 1-GENERAL

1.01 WORK INCLUDED
 A. All panels to have new type written registers.
 B. Provide laminated plastic nameplates on each panel, motor control center and characteristics. State use of each contractor, where not obvious.

PART 2-PRODUCTS

2.01 LUMINAIRES
 A. See drawings for electrical and lighting schedule.
 B. Provide electrical identification.

PART 3-EXECUTION

3.01 LUMINARY SCHEDULE
 A. See drawings for electrical and lighting schedule.
 B. All panels to have new type written registers.
 C. Provide laminated plastic nameplates on each panel, motor control center and characteristics. State use of each contractor, where not obvious.

SECTION 16900 - IDENTIFICATION

PART 1-GENERAL

1.01 WORK INCLUDED
 A. All panels to have new type written registers.
 B. Provide laminated plastic nameplates on each panel, motor control center and characteristics. State use of each contractor, where not obvious.

PART 2-PRODUCTS

2.01 LUMINAIRES
 A. See drawings for electrical and lighting schedule.
 B. Provide electrical identification.

PART 3-EXECUTION

3.01 LUMINARY SCHEDULE
 A. See drawings for electrical and lighting schedule.
 B. All panels to have new type written registers.
 C. Provide laminated plastic nameplates on each panel, motor control center and characteristics. State use of each contractor, where not obvious.

SECTION 16900 - IDENTIFICATION

PART 1-GENERAL

1.01 WORK INCLUDED
 A. All panels to have new type written registers.
 B. Provide laminated plastic nameplates on each panel, motor control center and characteristics. State use of each contractor, where not obvious.

PART 2-PRODUCTS

2.01 LUMINAIRES
 A. See drawings for electrical and lighting schedule.
 B. Provide electrical identification.

PART 3-EXECUTION

3.01 LUMINARY SCHEDULE
 A. See drawings for electrical and lighting schedule.
 B. All panels to have new type written registers.
 C. Provide laminated plastic nameplates on each panel, motor control center and characteristics. State use of each contractor, where not obvious.

SECTION 16900 - IDENTIFICATION

PART 1-GENERAL

1.01 WORK INCLUDED
 A. All panels to have new type written registers.
 B. Provide laminated plastic nameplates on each panel, motor control center and characteristics. State use of each contractor, where not obvious.

PART 2-PRODUCTS

2.01 LUMINAIRES
 A. See drawings for electrical and lighting schedule.
 B. Provide electrical identification.

PART 3-EXECUTION

3.01 LUMINARY SCHEDULE
 A. See drawings for electrical and lighting schedule.
 B. All panels to have new type written registers.
 C. Provide laminated plastic nameplates on each panel, motor control center and characteristics. State use of each contractor, where not obvious.

SECTION 16900 - IDENTIFICATION

PART 1-GENERAL

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PART 1-GENERAL

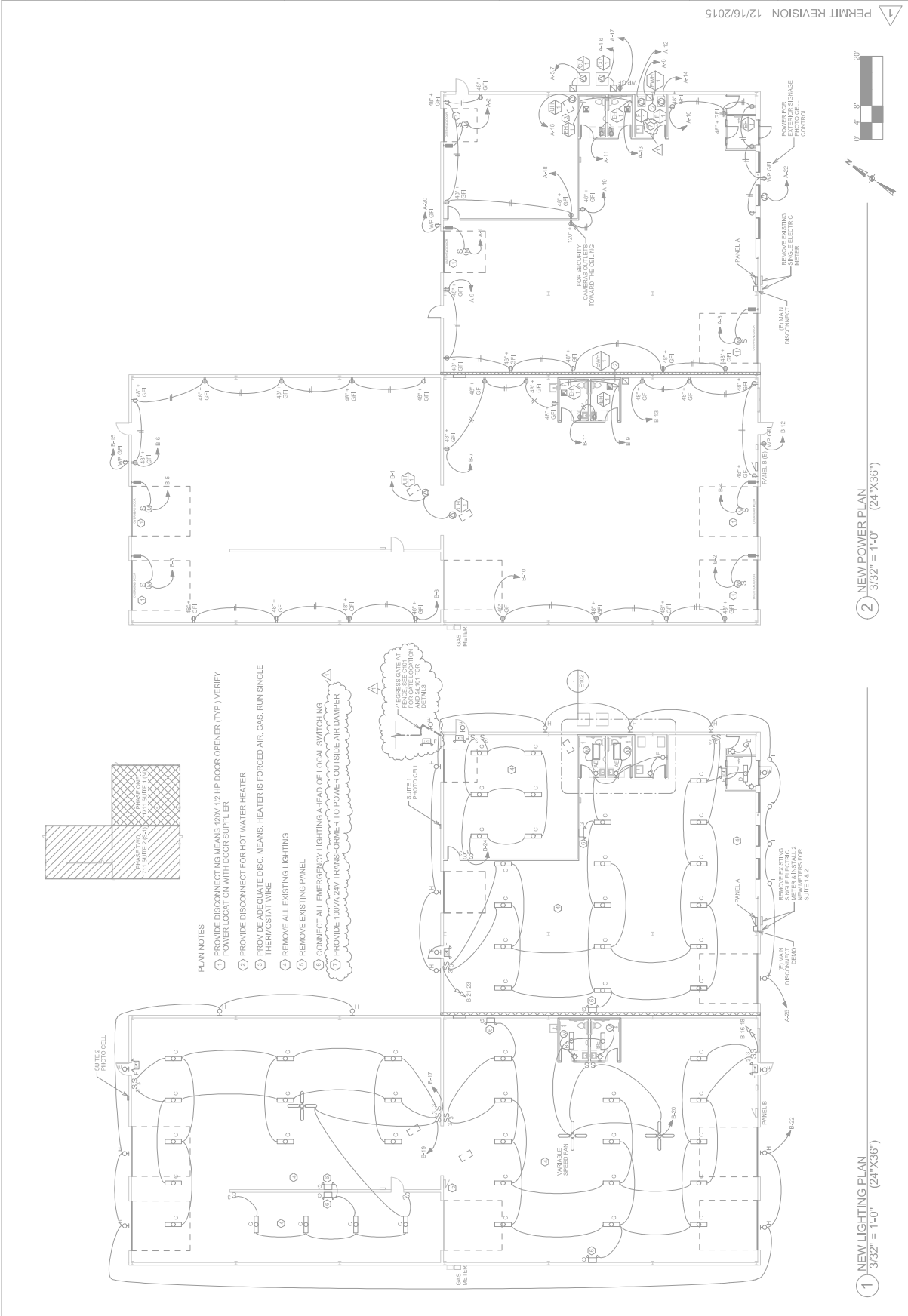
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PART 3-EXECUTION

3.01 LUMINARY SCHEDULE
 A. See drawings for electrical



LEGEND

•	CEILING HEIGHT
-	CEILING FINISH
-	ADDITIONAL NOTES

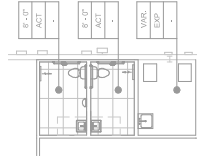
GENERAL NOTES

- SEE ELECTRICAL PLAN FOR LIGHTING

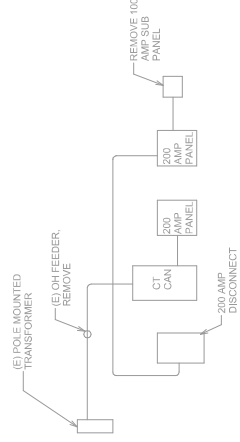
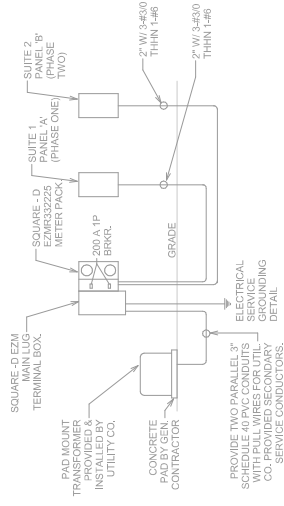
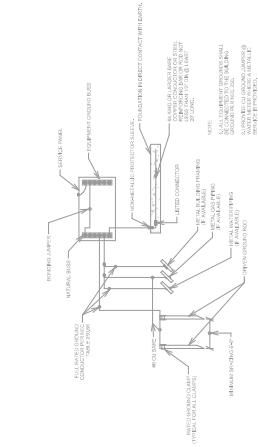
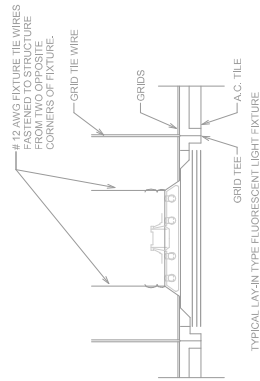
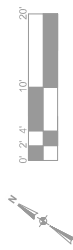
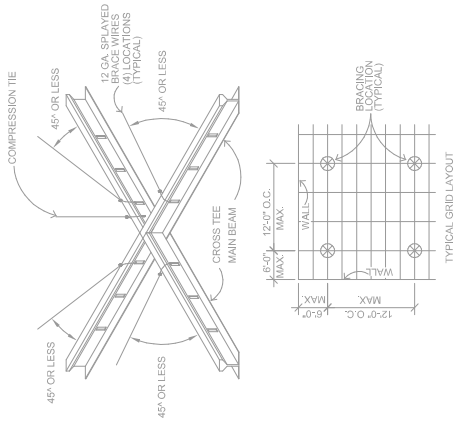
CEILING FINISH/NOTES

ACT ACOUSTICAL CEILING TILE

EXP EXPOSED TO STRUCTURE ABOVE



1 SUITE ONE REFLECTED CEILING PLAN
1/8" = 1'-0" (24" X 36")





Project: 6th Avenue North Remodel

Location: 711 6th Avenue North

SITE SF: 42,000

BLDG. SF: 14,552

PRELIMINARY BUDGET-STEEL-BUILDING

Total Building SF: 14,552

1-Feb-16

1.0 GENERAL

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
Building Permit & Plan Review Fee	1	LS	3763.10	\$0.00	\$3,763.10	\$0.00	3,763.10
Engineering & Design for Permit	1	LS	0	\$0.00	\$0.00	\$8,500.00	8,500.00
Construction Staking	1	LS	0	\$0.00	\$0.00	\$1,700.00	1,700.00
Project Management	1	LS	0	\$0.00	\$0.00	\$10,200.00	10,200.00
Builders Risk Insurance	690	Per \$1,000	1.50	\$0.00	\$1,032.24	\$0.00	1,032.24
General Liability Insurance	690	Per \$1,000	8.8	\$0.00	\$6,072.00	\$0.00	6,072.00
Porta Potty Rental	4	Month	148.50	\$0.00	\$594.00	\$0.00	\$594.00
Final Construction Cleaning	1	LS	0.00	\$0.00	\$0.00	\$2,200.00	\$2,200.00
Division 1.0 - General - Grand Totals				\$0.00	\$11,461.34	\$22,600.00	\$34,061.34

1.1 DEMO

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
Demo Existing Interior Framing & Electrical & HVAC	1	LS	0.00	\$0.00	\$0.00	\$33,000.00	33,000.00
Remove Existing Trees & Stumps on East Side of Building	4	EA	2200	\$0.00	\$8,800.00	\$0.00	\$8,800.00
Deliver Roll Off Dumpster	1	Job	60.5	\$0.00	\$60.50	\$0.00	\$60.50
Dumpster Rental per day	30	Days	3.3	\$0.00	\$99.00	\$0.00	\$99.00
Haul off Dumpster	10	EA	160.93	\$0.00	\$1,609.30	\$0.00	\$1,609.30
Landfill Dump Charge per Ton	50	Tons	17.79	\$0.00	\$889.35	\$0.00	\$889.35
Division 1.0 - General - Grand Totals				\$0.00	\$11,458.15	\$33,000.00	\$44,458.15

2.0 SITEWORK

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
Strip 4-6" of Existing Gravel Yard	21000	SF	0.44	\$0.00	\$9,240.00	\$0.00	9,240.00
Strip 4-6" of Existing Gravel Yard	8600	SF	0.44	\$1.00	\$3,784.00	\$0.00	3,785.00
Strip 4-6" of Existing Landscaping on East side of Building	1700	SF	0.44	\$2.00	\$748.00	\$0.00	750.00
GRAVEL YARD (21,000 SF)							
6" of Road Base or Asphalt Millings Place, Grade & Compact Gravels	710	TONS	9.19	\$6,521.35	\$0.00	\$0.00	6,521.35
	21000	SF	0	\$0.00	\$0.00	\$11,550.00	11,550.00
ASPHALT PARKING (10,300 SF)							
6" of Gravel Base Under Paving	350	Tons	9.19	\$3,214.75	\$0.00	\$0.00	\$3,214.75
Place, Grade & Compact Gravels	10300	SF	0	\$0.00	\$0.00	\$5,665.00	5,665.00
Mobilization	1	LS	385	\$0.00	\$385.00	\$1,000.00	1,385.00
3" Asphalt Paving	10300	SF	2.20	\$0.00	\$22,660.00	\$0.00	\$22,660.00
Parking Lot Painting	1	LS	495.00	\$0.00	\$495.00	\$0.00	\$495.00
STORMWATER FOR NEW PARKING LOT (CATCHING 17,700 SF OF AREA BETWEEN BUILDING AND PAVING)							
Boulder Pit & Inlets (25'x100'x6')	1	LS	49500.00	\$0.00	\$49,500.00	\$0.00	\$49,500.00
EXTERIOR CONCRETE (130'X7')							
Exterior Concrete Apron @ Front of Building	910	SF	7.15	\$6,506.50	\$0.00	\$0.00	\$6,506.50
UTILITIES							
6" Fire Line From Street to Building (Approx 120')	1	LS	22000.00	\$0.00	\$22,000.00	\$0.00	\$22,000.00
BILLBOARD REHAB							
Rehab	1	LS	5500.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00
FENCING							
6' Chainlink Fencing	510	LF	22.00	\$11,220.00	\$0.00	\$0.00	\$11,220.00
16" Wide Chainlink Gates	3	EA	880.00	\$2,640.00	\$0.00	\$0.00	\$2,640.00
LANDSCAPING							
Clean Up Landscaping Area - Install Sprinklers	1	LS	3300.00	\$0.00	\$3,300.00	\$0.00	\$3,300.00
Division 2.0 - Site work - Grand Totals				\$30,105.60	\$117,612.00	\$18,215.00	\$165,932.60

3.0 CONCRETE & MASONRY

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
CUT & REPLACE CONCRETE FOR NEW BATHROOM & MISC PATCHES							
MISC Concrete Cutting & Patching	500	SF	15.40	\$7,700.00	\$0.00	\$0.00	\$7,700.00
Division 3.0 - Concrete - Grand Totals				\$7,700.00	\$0.00	\$0.00	\$7,700.00

5.1 METALS

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
DEMIO							
Remove Existing Siding Roofing & Insulation	1	LS	0.00	\$0.00	\$0.00	\$22,000.00	\$22,000.00
ROOFING							
New 24 Ga. Standing Seam Metal Roofing	14550	SF	2.48	\$36,011.25	\$0.00	\$0.00	\$36,011.25
Install New Standing Seam Metal Roofing	14550	SF	2.00	\$0.00	\$0.00	\$29,100.00	\$29,100.00
Eave Trim	310	LF	2.75	\$852.50	\$0.00	\$0.00	\$852.50
Gable Trim	270	LF	3.30	\$891.00	\$0.00	\$0.00	\$891.00
New seamless Gutters & Downspouts (None on Alley Side)	240	LF	8.80	\$0.00	\$2,112.00	\$0.00	\$2,112.00
NEW SIDING							
New Siding & Trims	8168	SF	1.49	\$12,129.48	\$0.00	\$0.00	\$12,129.48
Hat Channel & Install over CMU Wall	1200	SF	1.10	\$1,320.00	\$0.00	\$1,100.00	\$2,420.00
1.5" Blueboard of CMU	1200	SF	1.10	\$1,320.00	\$0.00	\$0.00	\$1,320.00
Install New Siding	8168	SF	2.00	\$0.00	\$0.00	\$16,336.00	\$16,336.00
Misc Door & Window Trims	1	LS	3300.00	\$3,300.00	\$0.00	\$0.00	\$3,300.00
Division 5.1 - Metals - Grand Totals				\$55,824.23	\$2,112.00	\$68,536.00	\$126,472.23

6.1 FRAMING & FINISHES

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
FRAMING & FINISHING OF OFFICES IN WEST UNIT							
Frame & Finish Office Space	1200	SF	38.50	\$46,200.00	\$0.00	\$0.00	46,200.00
FRAMING & FINISHING OF OFFICES IN EAST UNIT							
Framing & Finishing of Office Space	1248	SF	33.00	\$41,184.00	\$0.00	\$0.00	41,184.00
Division 6.1 - Framing & Finishes-Grand Totals				\$87,384.00	\$0.00	\$0.00	\$87,384.00

7.1 THERMAL & MOISTURE PROTECTION

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
R-38 Roof & R-25 Wall Simple Saver Insulation System & Install	1	LS	25,300.00	\$25,300.00	\$0.00	\$22,000.00	\$47,300.00
Division 7.1 - Thermal & Moisture Protection - Grand Totals				\$25,300.00	\$0.00	\$22,000.00	\$47,300.00

8.1 DOORS & WINDOWS

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
OVERHEAD DOORS							
12'x14' OH Door & Operator	5	EA	4180	\$20,900.00	\$0.00	\$0.00	\$20,900.00
7'X8' OH Door & Operator	1	EA	2420	\$2,420.00	\$0.00	\$0.00	\$2,420.00
7x10 OH Door & Operator	1	EA	2640	\$2,640.00	\$0.00	\$0.00	\$2,640.00
New Exterior Man Doors (Metal Building Doors & Hardware)	3	EA	880	\$2,640.00	\$0.00	\$660.00	\$3,300.00
Storefront Doors & Windows	1	LS	16500	\$4.00	\$16,500.00	\$0.00	\$16,504.00
Division 8.1 - Doors & Windows - Grand Totals				\$2,644.00	\$42,460.00	\$660.00	\$45,764.00

15.1 PLUMBING SYSTEMS

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
Reconfigure & finish out 5 Total Bathrooms	5	EA	\$4,950.00	\$0.00	\$24,750.00	\$0.00	\$24,750.00
Gas Line Plumbing	1	LS	\$4,400.00	\$0.00	\$4,400.00	\$0.00	\$4,400.00
Division 15.1 - Plumbing Systems - Grand Totals				\$0.00	\$29,150.00	\$0.00	\$29,150.00

15.3 HEATING VENTILATION & A/C

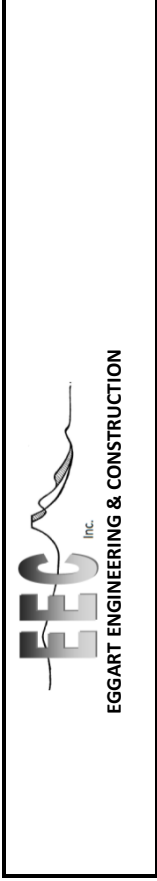
Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
300K BTU GFA Unit Heaters in West Unit	2	EA	\$3,850.00	\$0.00	\$7,700.00	\$0.00	\$7,700.00
80K BTU GFA Unit Heater in Middle Unit	1	EA	\$2,200.00	\$0.00	\$2,200.00	\$0.00	\$2,200.00
80 K GFA Unit Heater in East Unit Shop	1	EA	\$2,200.00	\$0.00	\$2,200.00	\$0.00	\$2,200.00
Furnace & AC System for West Unit Offices	1	LS	\$13,200.00	\$0.00	\$13,200.00	\$0.00	\$13,200.00
PTAC Heating & Cooling Unit for Offices are in East Unit	2	EA	\$1,540.00	\$0.00	\$3,080.00	\$0.00	\$3,080.00
Division 15.3 - Heating, Ventilation & AC Grand Totals				\$0.00	\$28,380.00	\$0.00	\$28,380.00

16.1 ELECTRICAL

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
Re-Wire Entire Building	14550	SF	\$4.95	\$0.00	\$72,022.50	\$0.00	\$72,022.50
Division 16.1 - Electrical - Grand Totals				\$0.00	\$72,022.50	0.00	\$72,022.50

BUILDING CONSTRUCTION COST

Total Material Cost	Subcontractor Cost	Total Labor Cost	TOTAL MATERIAL & LABOR
\$208,957.83	\$314,655.99	\$165,011.00	\$688,624.82



Project: **6th Avenue North Remodel**

Location: **711 6th Avenue North**

SITE SF:	42,000
BLDG: SF:	14,552
	14,552

Total Building SF:

9-Feb-16

SITWORK ESTIMATE BASE ON FINAL DESIGN

2.0 SITWORK WITHIN PUBLIC RIGHT OF WAY

	Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
	DEMO							
For Bid See: Attachment E - 1	Remove Concrete Curbs, Asphalt & Approaches for Install of New Code Compliant	1	LS	4073.04	\$0.00	\$4,073.04	\$0.00	4,073.04
	ASPHALT PATCHING @ NEW CODE COMPLIANT APPROCHES, ADA RAMPS AND CURBS							
Attachment E - 1	Gravel & Prep	1725	SF	1.40	\$0.00	\$2,415.00	\$0.00	2,415.00
Attachment E - 2	3" Asphalt Patching in ROW	1725	SF	3.05	\$0.00	\$5,261.25	\$0.00	5,261.25
	CONCRETE APPROACHES							
Attachment E - 1	Gravel & Prep @ 4 New Concrete Approaches	4	EA	1000.00	\$0.00	\$4,000.00	\$0.00	\$4,000.00
Attachment E - 3	Form, Pour & Finish Concrete Approaches (30' Wide)	3	EA	2010	\$0.00	\$6,030.00	\$0.00	6,030.00
Attachment E - 3	Form, Pour & Finish Concrete Approaches (24' Wide)	1	EA	1620	\$0.00	\$1,620.00	\$0.00	1,620.00
	CONCRETE CURB & GUTTER							
Attachment E - 1	Gravel Prep for New Curb and Gutter in ROW	1	LS	1608.00	\$0.00	\$1,608.00	\$0.00	\$1,608.00
Attachment E - 3	Concrete Curb & Gutter in ROW	111	LF	21.00	\$0.00	\$2,331.00	\$0.00	\$2,331.00
	CITY SIDEWALK & 6" ADA RAMPS							
Attachment E - 1	Gravel & Prep for Sidewalk & ADA Ramps	1	LS	11238.50	\$0.00	\$11,238.50	\$0.00	\$11,238.50
Attachment E - 3	4" Unreinforced City Sidewalk	1	LS	8032.50	\$0.00	\$8,032.50	\$0.00	\$8,032.50
Attachment E - 3	6" ADA Ramps	3	EA	1255.00	\$0.00	\$3,765.00	\$0.00	\$3,765.00
	ROW LANDSCAPING (5,030 GRASS & 1,502 GRAVEL)							
Attachment E - 1	6" of Top Soil in Grass Areas & Final Grading	5030	SF	0.97	\$0.00	\$4,879.10	\$0.00	\$4,879.10
Attachment E - 4	Sod/Irrigation	1	LS	5525.00	\$0.00	\$5,525.00	\$0.00	\$5,525.00
Attachment E - 4	Fabric & Landscape Gravel	1	LS	2710.00	\$0.00	\$2,710.00	\$0.00	\$2,710.00
Attachment E - 4	Feather Reed Grass	30	EA	30.00	\$0.00	\$900.00	\$0.00	\$900.00
Attachment E - 4	2" Caliper Trees	11	EA	450.00	\$0.00	\$4,950.00	\$0.00	\$4,950.00
Attachment E - 4	Landscape Curbing (183 LF)	1	LS	1300.00	\$0.00	\$1,300.00	\$0.00	\$1,300.00
	Division 2.0 - Site work within Public ROW- Grand Totals				\$0.00	\$70,638.39	\$0.00	\$70,638.39



<u>Quote To:</u>	EEC	<u>Job Name:</u>	1711 6th Ave N		
<u>Estimate Date:</u>	1/18/2016	<u>Date of Plans:</u>	12/9/2015		
10 Demolition		1.00	LS	4,073.04	4,073.04
60 Gravel Parking Lot Preparation		14,712.00	SF	1.11	16,330.32
61 Asphalt Parking Lot Preparation		6,633.00	SF	1.40	9,286.20
62 ROW Asphalt Preparation		1,725.00	SF	1.40	2,415.00
70 Site Sidewalks Preparation		2,266.00	SF	2.68	6,072.88
71 Approach Preparation		4.00	EA	1,000.00	4,000.00
72 Curb Preparation		239.00	LF	7.50	1,792.50
75 ROW Concrete Preparation		3,211.00	SF	3.50	11,238.50
76 ROW Curb Preparation		201.00	LF	8.00	1,608.00
80 Final Grade	5,030 SF (ROW)	7,776.00	SF	0.97	7,542.72
90 Site Export		2,250.00	TON	2.39	5,377.50
130 Storm Sewer		1.00	LS	32,189.42	32,189.42
GRAND TOTAL					\$101,926.08

Exclusions:

Asphalt
 Concrete
 Compaction testing
 Site staking

Clarifications:

This estimate includes installing two boulder pits.

Final grade includes importing and placing approximately 6" of topsoil in the landscape areas that receive grass.

Any change made to the design of the structure or performance of this bid outside of the scope of work known to us on the date of this document is subject to a change in bid price in the form of a change order. We reserve the right to stop work until any such issues related to the change are resolved.

We reserve the right to assess a finance charge in the amount of 1.5% per month for any and all late payments.

Estimate is good for 30 days.



Contract

Date	Estimate #
1/6/2016	3831

Name / Address
EEC

Project	
1711 N 6th	

Item	Description	Sq. Ft.	Unit	Total
Mobilization	Mobilization of equipment and employees.	1	200.00	200.00
Pave	Parking Lot-Haul, place and compact 3" type B hot-mix asphalt.	6633	1.78	11,806.00
Pave	ROW-Haul, place and compact 4" type B hot-mix asphalt.	1725	3.05	5,261.00
Striping	Layout and stripe all lines, handicaps and hashmarks.			460.00
Note	Price good till June of 2016 Price doe not include prep Unit price will govern if footage varies ~~~~~ CHANGE ORDER ~~~~~ January 18, 2016 > Decreased price of Pave from \$26,518.00 to \$11,806.00. Changed description of Pave. (-\$14,712.00) > Added 1 Pave. (+\$5,261.00) > Changed description of Note. (+) Total change to estimate -\$9,451.00 ~~~~~			
If any ?'s call Ron @ 406-861-0304		Total		\$17,727.00

Quote is good for 15 days. All material and workmanship carries a 1 year warranty. Work must fit into current working schedule. No guarantee on water drainage on a less than a 2% grade. No guarantee against the growth of vegetation. Not responsible for damage to concrete caused from equipment. Customer agrees to pay all legal fees in the event that it becomes necessary from default of payment of this contract. Customer agrees to pay upon completion of job unless otherwise specified. A \$20.00 late fee will be charged every month account is past due. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified.

Signature _____

Date _____

3962 PA Hollow Trail Billings Mt 59106 P: 406-254-9571 F: 406-254-9572
 WhartonAsphalt@netzero.net WhartonAsphalt.com



M.R. Concrete, Inc.
Matthew Roberts
535 Tumbleweed Drive
Billings, Mt 59105
(406) 861-1634

Concrete Bid

January 14, 2016

EEC: Attn. Scott Swanson

Property: 1711 6th Ave. N - Remodel

5 1/2" Interior Concrete Sidewalk w/ Rebar – 798 SF @ \$5/SF

Curb & Gutter – Interior – 293 LF @ \$21/LF

Vertical Curb – 86 LF @ \$21/LF

Subtotal: \$11,949.00

4" ROW Sidewalk w/out Rebar – 1,785 SF @ \$4/SF

6" ADA Ramps – 3 EA @ \$1,255/EA

30' Concrete Approach – 3 EA @ \$2,010/EA

24' Concrete Approach – 1 EA @ \$1,620/EA

Curb & Gutter in ROW – 111 LF @ \$21/LF

Subtotal: \$20,886.00

Bid includes:

- Concrete & Rebar

Bid Excludes:

- Hauling off dirt/concrete from property
- Removal of curb/concrete sidewalk
- Prep for grade

**Please contact M.R. Concrete, Inc. with any questions you may have
Thank you, Matthew Roberts**



Date: January 25, 2016

From: Jason Albaugh
River Ridge Landscape Company

Re: 1711 6th Ave. North Remodel

Below is our price for the landscaping and sprinkler system at the 1711 6th Ave. Remodel. Our price includes supplying and installing, concrete curbing, weed barrier, 1-1/2" Rock, sod, and the irrigation system as shown on sheet L101 of the construction documents.

Our price assumes the site contractor or others will bring the grade to within plus or minus one inch of all finish grades using suitable topsoil for plant growth. Our price assumes we will be provided with a water source for our sprinklers by others and the projects electrician would provide us power for our controller.

Item	Ont. Private	Bid Private
Sod/Irrigation	2,141 sf	\$4,960.00
Landscape Fabric & 1-1/2" Washed Rock	888 sf	\$1,695.00
Karl Foerster Feather Reed Grass	Ont. 6	\$180.00
Concrete Curbing	34 lf	\$325.00
2" Caliper Trees	Ont. 5	\$2,250.00
Total.....		\$9,410.00

Item	Ont. R.O.W	Bid R.O.W
Sod/Irrigation	5,030 sf	\$5,525.00
Landscape Fabric & 1-1/2" Washed Rock	1,502 sf	\$2,710.00
Karl Foerster Feather Reed Grass	Ont. 30	\$900.00
Concrete Curbing	183 lf	\$1,300.00
2" Caliper Trees	Ont. 11	\$4,950.00
Total.....		\$15,385.00

Handicap Parking Sign Mounted to the building.....\$80.00

Please let me know if I can answer any further questions.

Sincerely,

Jason Albaugh
jason@riverridgelandscap.com
406-628-7317