

VII. Bid Cover Sheet

MINNESOTA AVENUE PROPERTY- BID OFFER

BID DEADLINE: May 13, 2016 at 5:00pm (MST)

Property Description	Bid Price
2600 Block Minnesota Avenue Billings, Montana;	\$18,375.00
Block 189, Lot 17	

BIDDER INFORMATION

Printed Name:	R. Russell Plath and Susan L. Plath
Organization:	Russ Plath Law, LLC
Mailing Address:	PO Box 1337
City, State, Zip:	Billings, MT 59103
Phone:	406-534-4177
Email:	russ@russplathlaw.com



REQUIRED ATTACHMENTS

Did you attach a complete Project Description?

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

Yes No

SIGNATURE

Signature:	 
Date:	May 11, 2016

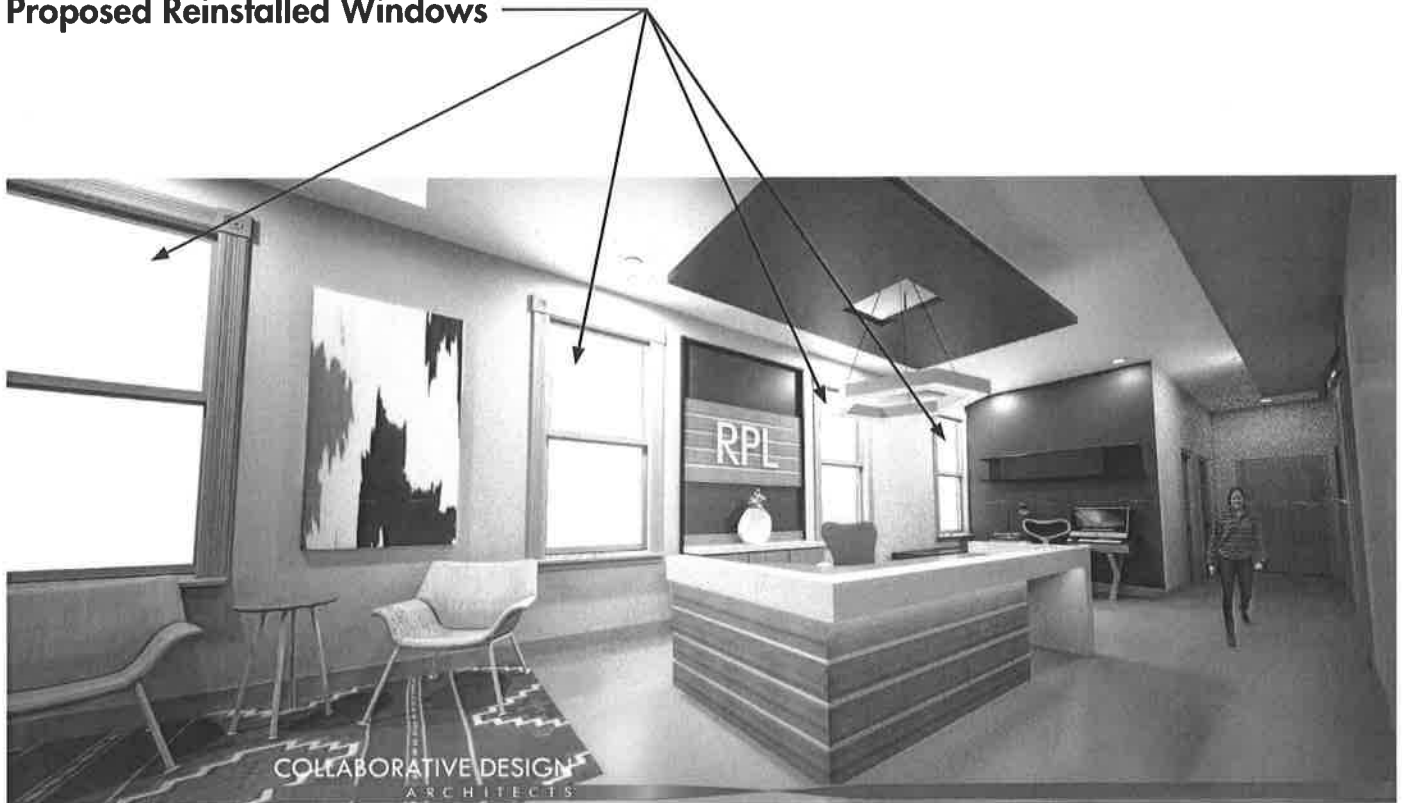
**Submit bids and other required information to the
City of Billings - Office of the City Clerk at 210 North 27th Street, Billings, MT 59101
in a sealed envelope marked Minnesota Avenue Property. Late bids may not be accepted or reviewed.**

Project Discription

There is currently an on going remodel of the historic L&L building; which is listed on the National Register of Historic Places. The L&L building is located in Billings "Old Town Historic District". The renovation involves an interior remodel of the 2nd floor and basement levels of the building as well a renovation of the ADA ramp and access on the south-side of the building. As part of the renovation we hope to reinstall windows in their original openings on the East-side of the building. The windows on the East-side were removed during the buildings 2005 renovation, because of conflict with the IBC (International Building Code). The East wall of the L&L building is built on the East property line of Block 189, Lot 18. The IBC does not allow openings in a wall on a zero lot line. The purchase of Lot 17 would allow the re-instillation of windows on the East-side of the L&L Building, provide parking for the L&L, and allow for the construction of a secure dumpster enclosure, where the current dumpster is located.

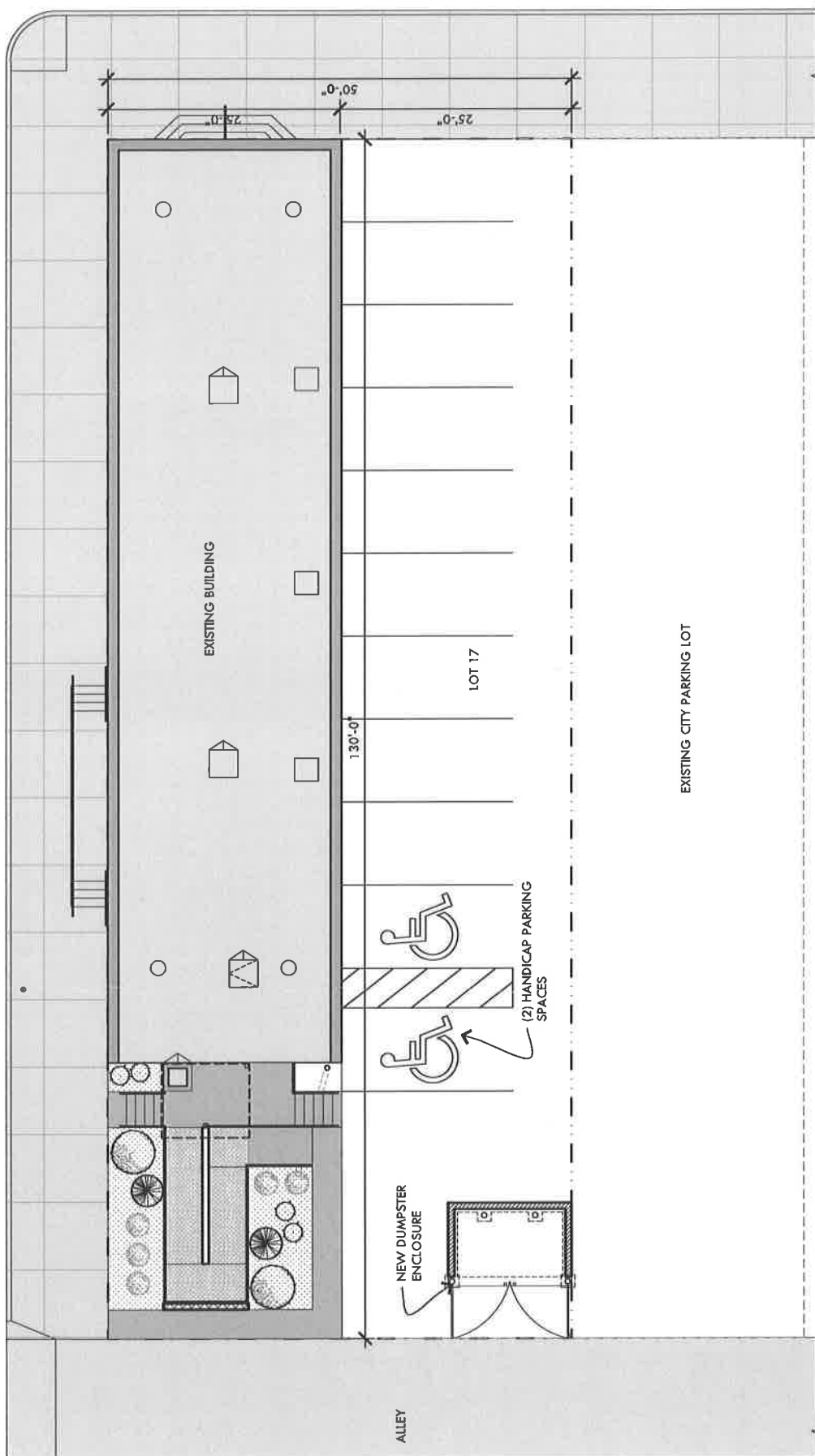
The Re-instillation of Windows on the East side of the L&L building would be a benefit both to the L&L building & the surrounding neighborhood. The windows would greatly improve the interior space of the L&L building as the rendering below indicates. The re-instillation of windows would also help to further restore the historic quality of the L&L building which would be a benefit not only to the L&L building , but also to the "Old Town Historic District" in which the L&L Building is a contributing member.

Proposed Reinstalled Windows



Conceptual image of on going interior remodel

S. 27TH ST.



PROPOSED SITE PLAN



Conceptual image of on going interior remodel



Conceptual image of renovated ADA accessible ramp with view of existing dumpster

**Proposed openings for
Reinstalled Windows**



East-side of L&L building