
Development Committee Recommendation

From March 9, 2016

TITLE: Hart Albin Parking Garage
COMMITTEE: Development Committee
PRESENTED BY: Development Director

Assistance Request: The Hart Albin Parking Garage is a privately owned parking structure servicing the Hart Albin Building. It is open to the public after 5pm on weekdays and all day Saturday and Sunday. It has become very important to the weekend retail market as well as the night time economy. Because the City of Billings controls the market regarding parking pricing, this structure, like those belonging to the city, suffers from an inability to generate enough revenue to fund a major make-over. The current revenue of the structure at 100% leased spaces would generate a capacity to fund about \$250,000 or less in improvements. The structure is old but quite solid. However, without significant intervention to abate current decay, the structure has a very limited life span. If downtown Billings lost the parking capacity (229 spaces) of this structure the cost to replace those spaces would fall onto the City of Billings at a cost of over \$30,000 per space requiring \$6,870,000. The owners are seeking TIF assistance that would enable them to complete about \$1,000,000.00 in improvements.

Since this is PARKING it qualifies for up to 100% in TIF assistance under Montana Code as well as our Urban Renewal Plans. DBP staff suggests that we approve a 1 to 1 match and set aside \$250,000 a year for 2 fiscal years (FY17 and FY18)

FINANCIAL IMPACT: Fund 203 TIFD Downtown has the ability to allocate \$250K per year for two years.



Probable Cost Scenario

Hart-Albin Garage Capital Improvements & New Roof Canopy
Billings, Montana

Date: 7/15/2015

	QTY/Unit	Cost/Unit	Subtotal	Totals
1. Phase 1 (Levels 10 & 11) Improvements				
A. General Conditions	1 LS		\$30,300.00	
B. Concrete, Repair, & Deck Membranes At Ramps	1 LS		\$41,089.00	
C. New Steel Canopy Frame & Roofing	1 LS		\$153,114.00	
Sand Blast & Re-Paint (8) Steel Buckets				
D. New Fascia, Gutters & Downspouts	1 LS		\$19,130.00	
E. New Built-up Asphalt Roof At Stair Tower	1 LS		\$10,000.00	
F. Power Wash, Prep & Paint Levels 10-11 Interiors & Paint New Steel canopy	1 LS		\$28,989.00	
G. Electrical (Including Demolition Of Existing Poles)	1 LS		\$16,000.00	
H. Parking Stall Striping, Signage & Graphics	1 LS		\$4,880.00	
Subtotal:				\$303,502.00
Profit & Overhead (10%)				\$30,350.20
Misc. Wayfinding Signage & Graphics				\$10,000.00
Total Construction Cost:				\$343,852.20
Architectural & Engineering Fee (7%)				\$24,069.65
Total Other Costs:				\$24,069.65
Total Probable Cost - Phase 1				\$367,921.85

	QTY/Unit	Cost/Unit	Subtotal	Totals
2. Phase 2 (Levels 8 & 9) Improvements				
A. General Conditions	1 LS		\$5,200.00	
B. Sand Blast & Re-Paint (7) Steel Buckets	1 LS		\$6,800.00	
C. Install (7) New Steel Buckets O/ Existing	1 LS		\$9,990.00	
D. Power Wash, Prep & Paint Levels 6-7 Interiors	1 LS		\$16,400.00	
E. Parking Stall Striping, Signage & Graphics	1 LS		\$4,880.00	
F. Electrical (Lighting Retrofit)	1 LS		\$18,000.00	
Subtotal:				\$61,270.00
Profit & Overhead (10%)				\$6,127.00
Misc. Wayfinding Signage & Graphics				\$10,000.00
Subtotal Construction Cost:				\$77,397.00
Inflation Factor (3%)				\$2,321.91
Total Construction Cost:				\$79,718.91
Architectural & Engineering Fee (7%)				\$5,580.32
Total Other Costs:				\$5,580.32
Total Probable Cost - Phase 2				\$85,299.23

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	QTY/Unit	Cost/Unit	Subtotal	Totals
3. Phase 3 (Levels 6 & 7) Improvements				
A. General Conditions	1 LS		\$5,800.00	
B. Sand Blast & Re-Paint (16) Steel Buckets	1 LS		\$10,125.00	
C. Install (16) New Steel Buckets O/ Existing	1 LS		\$11,396.00	
D. Power Wash, Prep & Paint Levels 6-7 Interiors	1 LS		\$16,400.00	
E. Parking Stall Striping, Signage & Graphics	1 LS		\$4,880.00	
F. Electrical (Lighting Retrofit)	1 LS		\$18,000.00	
Subtotal:				\$68,601.00
Profit & Overhead (10%)				\$6,660.10
Misc. Wayfinding Signage & Graphics				\$10,000.00
Subtotal Construction Cost:				\$83,261.10
Inflation Factor (6%)				\$4,995.67
Total Construction Cost:				\$88,256.77
Architectural & Engineering Fee (7%)				\$6,177.97
Total Other Costs:				\$6,177.97
Total Probable Cost - Phase 3				\$94,434.74

	QTY/Unit	Cost/Unit	Subtotal	Totals
4. Phase 4 (Levels 2 thru 5) Improvements				
A. General Conditions	1 LS		\$5,300.00	
B. Sand Blast & Re-Paint (60) Steel Buckets	1 LS		\$9,000.00	
C. Power Wash, Prep & Paint Levels 2-5 Interiors	1 LS		\$23,475.00	
D. Parking Stall Striping, Signage & Graphics	1 LS		\$6,960.00	
E. Electrical (Lighting Retrofit)	1 LS		\$36,000.00	
Subtotal:				\$80,735.00
Profit & Overhead (10%)				\$8,073.50
Misc. Wayfinding Signage & Graphics				\$20,000.00
Subtotal Construction Cost:				\$108,808.50
Inflation Factor (9%)				\$9,792.77
Total Construction Cost:				\$118,601.27
Architectural & Engineering Fee (7%)				\$8,302.09
Total Other Costs:				\$8,302.09
Total Probable Cost - Phase 4				\$126,903.35

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	QTY/Unit	Cost/Unit	Subtotal	Totals
5. Phase 5 (Level 1) Improvements				
A. General Conditions	1 LS		\$4,200.00	
B. Power Wash, Prep & Paint Level 1 Interior	1 LS		\$9,300.00	
C. Power Wash, Prep & Paint Garage Exterior	1 LS		\$42,741.00	
D. New Deck Membrane Above Basement	1 LS		\$75,000.00	
E. Parking Stall Striping, Signage & Graphics	1 LS		\$2,800.00	
F. Electrical (Lighting Retrofit)	1 LS		\$18,000.00	
Subtotal:				\$152,041.00
Profit & Overhead (10%)				\$15,204.10
Misc. Wayfinding Signage & Graphics				\$10,000.00
Subtotal Construction Cost:				\$177,245.10
Inflation Factor (12%)				\$21,269.41
Total Construction Cost:				\$198,514.51
Architectural & Engineering Fee (7%)				\$13,896.02
Total Other Costs:				\$13,896.02
Total Probable Cost - Phase 5				\$212,410.53

Total Probable Cost - All Phases Combined	\$886,969.71
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DBP Board Minutes of Friday, April 22, 2016 @ 7:30 a.m.
(GW Building)(1st Floor)

Greg Krueger
Jim Reno
Phil Nelson
Joni Harman
Kim Olsen
Jock West

Sam Merrick
Lisa Harmon
Tina Volek
Randy Hafer
Steve Arveschoug
Ryan Sullivan

Ray Porrello
David Fishbaugh
Maisie Sulser
Norman Miller
William Wood

1. Call to order, Introductions, Courtesies, Public Comment: Mr. West called the meeting to order at 7:30 a.m. A quorum was present.

2. Regular Business:

- a) **Approval of minutes, March 2016:** Mr. Krueger presented the minutes from March. Ms. Olsen moved to approve. Mr. Merrick seconded. Vote: approved.
- b) **Financial Report:** Mr. Krueger presented the most recent financial spreadsheet showing the cash flow of Fund 203.
- c) **Director's Report:** Mr. Krueger explained the current state of fund 203 and helped the Board understand the possibilities of funding the current funding requests.

3. Old Business/Executive Committee Recommendations

- a) **Parking Garages/TIFD Assistance Plan:** The DBP would like to allocate \$522,125 for parking annually, encumbering \$250,000 for the Hart Albin garage. Mr. Reno moved to approve. Mr. Arveschoug seconded. Ms. Volek abstained. Vote: approved.
- b) **Montdevco MOU/Property Acquisition:** Mr. Krueger explained the project on 1st and 29th downtown, and the next steps request for the DBP to acquire a property in pursuit of the project. Discussion ensued. The request is for \$850,000 to acquire the property. Mr. Krueger asked for a motion. Mr. Arveschoug made a motion to approve the MOU, asking for an option to acquire the land across from the property as well. Mr. Hafer seconded. Mr. Miller disapproved. Mr. Nelson abstained. Ms. Volek abstained. Mr. Sullivan was not present and is non-voting. Vote: approved.
- c) **TIFD Assistance/St. Vincencnt de Paul build-out:** Tabled until the next meeting.

4. Development Committee Recommendations:

- a) **City Loft Apartments, LLC:** Mr. Krueger presented the request for reimbursement on the City Loft Apartments.
- b) **Rebel River:** Mr. Krueger presented the project request from Rebel River Marketing Firm.
- c) **Wild Ginger Patio:** Mr. Krueger presented the request from Wild Ginger for reimbursement for their patio build-out.
- d) **Doc Harper Patio and Parklet:** Mr. Krueger presented the request for reimbursement and approval for a parklet to create outdoor patio space.
- e) **Stacked vents:** Mr. Krueger explained the issues being experienced at Stacked with their smoke vents in the alley and expenses related to that. Discussion ensued.

5. Board Vote on items 4 above:

a) City Loft Apartments, LLC: Ms. Volek moved to approve up to \$30,000 in assistance. Mr. Miller seconded. Vote: approved.

b) Rebel River: Mr. Hafer moved to approve. Mr. Nelson seconded. Vote: approved.

c) Wild Ginger Patio: Mr. Wood moved to approve. Mr. Reno seconded. Vote: approved.

d) Doc Harper Patio and Parklet: The request is for 50% of up to \$12,913. Mr. Miller moved to approve the requests. Ms. Volek seconded. Vote: approved.

e) Stacked: The request is for 100% of the cost up to \$41,000 for fixing the vent system. Ms. Volek moved to approve. Mr. Nelson seconded. Vote: approved.

6. Partner Reports:

Cultural partners: Mr. Wood shared details from an event for discussing granting procedures from the State of Montana.

DBA: Ms. Harmon thanked the board for their work in approving needed request and announced the 40 proposals from the most recent business plan competition.

School Board: N/A

Property Owners: N/A

County Report: N/A

City Report: Ms. Volek shared that they are working on the Babcock Theater transition to a City-owned theater, budget adjustments for police and fire, and parking discussions.

Big Sky EDA: N/A

Parking Division: Mr. Fishbaugh announced plans to increase rates for parking downtown. They are exploring various implementation plans.

Meeting adjourned at 8:55 a.m.