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St. Vincent DePaul Buildout

Approved by DBP Board on May 27, 2016

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TITLE: St. Vincent DePaul – Buildout Assistance  
COMMITTEE: Executive Committee  
PRESENTED BY: Development Director

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**Assistance Request:** St. Vincent DePaul is attempting to purchase the Crane Building on 1<sup>st</sup> Ave. S and S. 30<sup>th</sup> in order to relocate their Charity Office operations. In doing so, they intend to keep their thrift store operation on the corner of N. 27<sup>th</sup> and Montana Ave., sell their current Charity Office to a Developer, and sell their Grand Ave property as well. They also plan on doing a \$250,000 fund raising campaign in order to raise all monies needed to purchase the Crane for \$1,000,000. That is slightly lower than the appraised value. **If they are successful** in the purchase of the building they will need to do considerable build out and improvements to the Crane Building and are asking for up to \$350,000.00 in TIFD reimbursement for work done. **This will not be paid to them, if approved, until they have completed the planned improvements to the building and received a certificate of occupancy from the City.**

**FINANCIAL IMPACT:** We currently have sufficient funds in the account however, if approved, The City will need to amend their FY16-17 TIFD Budget. Budget amendments are typically done after the City receives its first half tax payment funds.

If St. Vincent DePaul purchases the Crane, it will no longer be taxed. In contrast, the property on Montana Ave will be developed into a taxable value that could be equal or better than the base loss. In addition, the City of Billings will get the Grand Ave. property back onto the general tax rolls. The net change in increment for the district will be about -\$4000.00 annually.

**DBP Board Recommendation:** Approval of up to \$350,000 in reimbursement to St. Vincent DePaul upon their acquisition of the property, sale of the Montana Ave. property and completion of the build-out in the Crane Building.

**DBA Board Minutes of May 27, 2016, 7:30 a.m.**  
2905 Montana Ave Conference Room

<i>Amanda Lechner</i>	<i>Lisa Harmon</i>	<i>Biff Hagstrom</i>	<i>Joe Stout</i>
<i>Greg Krueger</i>	<i>Ray Porrello</i>	<i>Maisie Sulser</i>	<i>Ziggy Ziegler</i>
<i>Kim Jestrab</i>	<i>Janine Mix</i>	<i>Rudi Marten</i>	<i>Natasha Potratz</i>
<i>Andy Patten</i>	<i>Phil Nelson</i>	<i>Sam Merrick</i>	<i>Joni Harman</i>
<i>Mike Tuss</i>	<i>William Wood</i>	<i>Scott Turner</i>	<i>Randy Hafer</i>
<i>Tina Volek</i>	<i>Ryan Sullivan</i>	<i>Sean Lynch</i>	<i>Jock West</i>
<i>Travis Dimond</i>	<i>Jeremy Morgret</i>	<i>Kristi Drake- guest</i>	<i>Kevin Nemoth- guest</i>

**1. Call to Order/Introductions/Courtesies:** Lisa Harmon welcomed everyone and allowed for introductions. A DBP Board quorum was present, as well as the DBA Board.

**2. Presentation:**

**a. Bike Pedestrian Advisory Committee:** Ms. Drake presented on the work of Billings Trailnet and partners to move toward a more bike-friendly community, including new bike parking in the parks and work to adjust streets to allow for more safe bike travel and parking. Discussion ensued around citywide projects, converting streets to 2-way, and other large initiatives for future growth.

**3. Consent Agenda Business:**

**a. Minutes:** It was agreed to bring the minutes to each of next individual board meetings.

**b. ALLIANCE (all 3 boards) Individual and Combined Action Items:**

**i. DBP Action- St. Vincent de Paul:** Mr. Krueger presented the request for funding to help St. Vincent de Paul build out a new building, if purchased, up to \$350,000. Discussion ensued. Ms. Volek suggested putting a timeframe on the project, if passed. Mr. West made a motion to approve funding up to \$350,000 provided the buildout/ownership of the building happens by the end of calendar year 2016. Mr. Wood seconded. Discussion ensued. Vote: approved. Ms. Volek abstained.

**ii. DBP Action- Arthouse Cinema Technical Assistance:** Mr. Krueger presented the request for technical assistance for building use at Arthouse Cinema. The study would also be property of the DBP for future use. Ms. Volek moved to approve up to \$10,150 in reimbursement. Mr. Hafer seconded. Vote: approved.

**iii. DBP Action- B-Town Grill signage:** Mr. Krueger presented the request for reimbursement on signage and exterior work for B-Town Grill, up to \$13,300. Mr. Morgret moved to approve. Ms. Harman seconded. Vote: approved.

**iv. Alliance Action- Strategic Plan RFQ:** Ms. Harmon discussed strategy for moving forward and suggested a Request for Qualifications for embarking on a new strategic planning initiative for all major leaders of Billings. She asked for approval to initiate the call and begin steps to move forward towards the goal of issuing a fully funded RFP, select a planning firm and embark on the planning process. Mr.

Hafer agreed and supported the idea to once again work towards a collective plan. Discussion ensued. Mr. Morgret made a motion to approve the RFQ. Mr. Hafer seconded. Ms. Sulser also approved and commented on the importance of this process. Vote – ALL BOARDS: approved without dissent and no abstentions.

**c. Director & Staff Reports:** Mr. Krueger discussed new board officer elections for the DBP Board that are needing to be addressed. He then shared some details on the large “Project X” development that he’s been assisting with. They are going to begin calling it “One Big Sky Center,” and Mr. Krueger shared details of the project in order to move forward. Mr. Krueger then presented a plaque for Mr. Wood in gratitude of his service as board member of the DBA, DBP and the Cultural Partners.

Ms. Harmon announced plans to bring the leaders from San Diego who helped launch Community Innovations back to Billings for updates and plans to move forward. They will arrive on June 27<sup>th</sup> and plan to attend the City Council Meeting that evening in order to be recognized by the Mayor and Council. She also updated the boards on the progress of the Battle of the Plans and the applicants who have moved forward, inviting the boards to attend upcoming training sessions. She shared details from her recent trip to Las Vegas for the ICSC conference, and exciting plans to begin, now. Imagine yourself in Downtown Billings.

#### **4. Discussion:**

**a.Q&A, Public Comment:** Ms. Drake mentioned we are likely to win the “Outside Magazine” best cities contest.

**Meeting was adjourned at 9:02 a.m.**



Ed Zabrocki  
St. Vincent DePaul  
2610 Montana Ave  
Billings, MT 59101

May 31, 2016

Dear Applicant:

On 5/27/2016 the Board of Directors of the Downtown Billings Partnership, Inc., reviewed your application for Tax Increment assistance for Build out improvements in the Crane Building. Therefore, the Downtown Billings Partnership is pleased to inform you that your assistance request, in the amount of up to \$350,000 will be sent to the Billings City Council, with a DO APPROVE Recommendation, as soon as we have a signed copy of this letter and a current W9 form along with a list of potential dates into the next two months (Mondays) that will work for you. **We will inform you what the date of the Regular City Council Meeting where this request will appear on the agenda. You and any of your key supporters are requested to attend this Council Meeting.**

This award amount is the maximum that can be received pending satisfactory submission of all paid invoices showing the completion and lien-free status of all expenditures related to this project, especially noting the TIF reimbursement qualified components (see your application document). These qualified reimbursements are subject to the unencumbered availability of FY 17 Fund 203 (City of Billings) cash available. If there isn't a sufficient balance, your reimbursement may be carried over into the following Fiscal Year.

Please sign and date a copy of this letter and return it to our office. (email: [gregk@downtownbillings.com](mailto:gregk@downtownbillings.com) - fax: 406-294-5060) as confirmation that you agree and understand the terms of this potential award. In addition, a completed copy of the enclosed IRS W9 form must accompany the signed letter. Failure to return this document and the W9 may result in revocation of grant approval.

*"I, Edward J. Zaboron understand that my project (Build out improvements) has been approved (pending FY16 Fund 203 availability of funds. In addition, I understand that the Downtown Billings Partnership (DBP) can only make recommendations to the City of Billings on all uses of Expanded North 27th Street Tax Increment Funds. I understand that in order to receive grant fund payments, I must complete the project substantially as defined by the application and development documents, as presented to and approved by the DBP. Further, I understand that after I accept and receive this reimbursement assistance any future applications for assistance will take into consideration this reimbursement and potential total funds received for the life of this Tax Increment District.*

Edward J. Zaboron  
Signature of Developer/Applicant

6/7/16  
Date

Regards,  
Greg A. Knueger  
Greg A. Knueger, Development Director, Downtown Billings Alliance

Current Status	Tax ID	Assessed Value	2015 Taxes
Crane Building	A31251	\$ 1,176,100.00	\$ 19,918.98
Grand Ave Building	A05935	\$ 104,062.00	\$ 516.78
Grand Ave Building	A05936	\$ 458,200.00	\$ 516.94
St. VDP Charity Office	I00263	\$ 628,030.00	\$ 150.00
			<b>\$ 21,102.70</b>
Estimated Future Status			
Crane Building	A31251	\$ 1,176,100.00	\$ 150.00
Grand Ave Building	A05935	\$ 104,062.00	\$ 2,000.00
Grand Ave Building	A05936	\$ 458,200.00	\$ 6,200.00
St. VDP Charity Office	I00263	\$ 628,030.00	\$ 9,200.00
			<b>\$ 17,550.00</b>
Estimated Net Change In TIFD			\$ (3,552.70)

## St. VDP Remodel and Improvements

Sources		
	Sale of Charity office only	
Sale of Grand Ave Property	\$ 400,500.00	
Sale of Charity Office I00263	\$ 417,000.00	
Capital Campaign/Building Reserve Funds	\$ 250,000.00	
Construction Loan	\$ 350,000.00	<b>Paid off by TIFD Reimbursement</b>
<b>Total Sources</b>	<b>\$ 1,417,500.00</b>	
Uses		
Purchase of Crane Building	\$ (1,000,000.00)	
Remodel Crane	\$ (350,000.00)	
Contingency	\$ (67,500.00)	5%
<b>Total Uses</b>	<b>\$ (1,417,500.00)</b>	
<b>Balance</b>	<b>\$</b>	





720 Elm Street, Billings, MT 59106  
Phone: 406.253.9151 Fax: 406.253.9150

PROJECT: St. Vincent DePaul (Crane Bldg.) 11/23/2015  
LOCATION: 3003 1st Ave South  
SITE SF:  
BUILDING SF: 7945

1.0 GENERAL							
ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	SUBCONTRACTOR COST	EC TOTAL LABOR	TOTAL MATERIAL & LABOR
Permit & fees	1	LS	\$7,842.00	\$0.00	\$7,842.00	\$0.00	\$7,842.00
Engineering & Design	1	LS	\$35,700.00	\$0.00	\$35,700.00	\$0.00	\$35,700.00
Project Management	1	LS	\$0.00	\$0.00	\$0.00	\$14,700.00	\$14,700.00
Elevator Inspection	1	LS	\$550.00	\$0.00	\$550.00	\$0.00	\$550.00
Deliver Roll Off Dumpster	1	EA	\$60.50	\$0.00	\$60.50	\$0.00	\$60.50
Dumpster Rental per day	60	Days	\$7.80	\$0.00	\$1188.00	\$0.00	\$1188.00
Haul off Dumpster	2	EA	\$166.00	\$0.00	\$332.00	\$0.00	\$332.00
Landfill Dump Charge	20	Tons	\$17.79	\$0.00	\$177.87	\$0.00	\$177.87
Routine & Final Construction Cleaning	1	LS	\$3,300.00	\$0.00	\$3,300.00	\$0.00	\$3,300.00
<b>Division 1 - General - Grand Totals</b>				<b>\$0.00</b>	<b>\$42,649.57</b>	<b>\$14,700.00</b>	<b>\$57,349.57</b>

2.0 DEMO							
ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	SUBCONTRACTOR COST	EC TOTAL LABOR	TOTAL MATERIAL & LABOR
Demo Wood Flooring in Kitchen Area	1	LS	\$1,760.00	\$0.00	\$1,760.00	\$0.00	\$1,760.00
Demo Existing Kitchenette	1	LS	\$661.00	\$1.00	\$660.00	\$0.00	\$661.00
<b>Division 2 - Demo - Grand Totals</b>				<b>\$1.00</b>	<b>\$2,420.00</b>	<b>\$0.00</b>	<b>\$2,421.00</b>

4.0 MASONRY							
ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	SUBCONTRACTOR COST	EC TOTAL LABOR	TOTAL MATERIAL & LABOR
Patch Windows in Kitchen & Scullery	2	EA	\$1,370.00	\$2,640.00	\$0.00	\$0.00	\$2,640.00
Misc. Patching around Openings as required	1	LS	\$2,200.00	\$2,200.00	\$1.00	\$0.00	\$2,201.00
<b>Division 4 - Masonry - Grand Totals</b>				<b>\$4,840.00</b>	<b>\$1.00</b>	<b>\$0.00</b>	<b>\$4,841.00</b>

5.0 METAL							
ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	SUBCONTRACTOR COST	EST. TOTAL LABOR	TOTAL MATERIAL & LABOR
<b>STEEL STUDS</b>							
18 Ga. Steel Stud Walls in Kitchen	600	LF	\$1.60	\$960.00	\$0.00	\$0.00	\$960.00
Track Demising Wall	150	LF	\$0.99	\$148.50	\$0.00	\$0.00	\$148.50
Steel Stud Framing Labor	1	LS	\$0.00	\$0.00	\$0.00	\$2,200.00	\$2,200.00
<b>RAILING</b>							
New Powder Coated Railing Along Dock to Meet Code	120	LF	\$110.00	\$13,200.00	\$13,200.00	\$0.00	\$13,200.00
<b>Division 5 - Metals - Grand Totals</b>				<b>\$15,108.50</b>	<b>\$13,200.00</b>	<b>\$2,200.00</b>	<b>\$16,208.50</b>

6.0 WOOD							
ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	SUBCONTRACTOR COST	EST. TOTAL LABOR	TOTAL MATERIAL & LABOR
<b>FRAMING MATERIALS</b>							
Sill Plate	18	EA	\$12.24	\$220.32	\$0.00	\$0.00	\$220.32
DBL Top Plate	35	EA	\$12.24	\$428.40	\$0.00	\$0.00	\$428.40
1" Studs	240	EA	\$7.01	\$1,682.40	\$0.00	\$0.00	\$1,682.40
Headers	6	EA	\$12.24	\$73.44	\$0.00	\$0.00	\$73.44
Framing Labor	1	LS	\$0.00	\$0.00	\$0.00	\$4,400.00	\$4,400.00
Misc. Fasteners & hardware	1	LS	\$385.00	\$385.00	\$0.00	\$0.00	\$385.00
<b>INTERIOR TRIM</b>							
2x2-1/2" Base Trim @ Brick	8	EA	\$18.80	\$150.40	\$0.00	\$0.00	\$150.40
Maple Base	460	LF	\$1.30	\$598.00	\$0.00	\$0.00	\$598.00
Maple Door Casing	400	LF	\$1.30	\$520.00	\$0.00	\$0.00	\$520.00
Install Trim	1	LS	\$0.00	\$0.00	\$0.00	\$3,300.00	\$3,300.00
<b>Division 6 - Wood - Grand Totals</b>				<b>\$5,492.94</b>	<b>\$0.00</b>	<b>\$7,700.00</b>	<b>\$13,502.94</b>

7.0 THERMAL/MOISTURE PROTECTION							
ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	SUBCONTRACTOR COST	EST. TOTAL LABOR	TOTAL MATERIAL & LABOR
<b>INSULATION</b>							
R-13 Sound Insulation- New Interior Walls	3000	SF	\$0.83	\$2,490.00	\$2,475.00	\$0.00	\$2,475.00
Mineral Wool Insulation in Kitchen	600	SF	\$2.20	\$1,320.00	\$1,320.00	\$0.00	\$1,320.00
<b>Division 7 - Thermal/Moisture - Grand Totals</b>				<b>\$3,810.00</b>	<b>\$3,795.00</b>	<b>\$0.00</b>	<b>\$7,795.00</b>

**8.0 DOORS & WINDOWS**

ITEM DESCRIPTION	QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	LABOR/TRACTOR COST	NET TOTAL LABOR	TOTAL MATERIAL & LABOR
<b>INTERIOR DOORS</b>							
Interior Wood Doors & Hardware	8	EA	\$495.00	\$0.00	\$3,960.00	\$0.00	\$3,960.00
Interior Doors to Kitchen & Scullery	3	EA	\$1,980.00	\$0.00	\$5,940.00	\$0.00	\$5,940.00
<b>INTERIOR WINDOWS</b>							
Interior office Windows - Trim & Install	7	EA	\$1,320.00	\$0.00	\$9,240.00	\$0.00	\$9,240.00
<b>Division 8 - Doors &amp; Windows - Grand Totals</b>				<b>\$0.00</b>	<b>\$19,140.00</b>	<b>\$0.00</b>	<b>\$19,140.00</b>

**9.0 DRYWALL/PAINT/FLOORING**

ITEM DESCRIPTION	QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	LABOR/TRACTOR COST	NET TOTAL LABOR	TOTAL MATERIAL & LABOR
<b>DRYWALL MATERIALS</b>							
4x12-5/8" Interior Wall	85	EA	\$19.54	\$1,660.90	\$0.00	\$0.00	\$1,660.90
4x8-3/8" Green Board in Scullery	24	EA	\$20.00	\$480.00	\$0.00	\$0.00	\$480.00
<b>DRYWALL HANGING &amp; FINISHING</b>							
Hang Interior drywall	4848	SF	\$0.33	\$0.00	\$1,599.84	\$0.00	\$1,599.84
Tape, Texture, & Pre-Prime	4848	SF	\$0.55	\$0.00	\$2,666.40	\$0.00	\$2,666.40
Corner Beads & Flat Trim	1	LS	\$1,650.00	\$0.00	\$1,650.00	\$0.00	\$1,650.00
Atac. Dry Wall Patches & Tapers	1	LS	\$1,340.00	\$0.00	\$1,340.00	\$0.00	\$1,340.00
Mask Floors	1	LS	\$580.00	\$0.00	\$580.00	\$0.00	\$580.00
<b>ACUSTICAL CEILING</b>							
Acoustical Ceiling tiles Through out first floor	7000	SF	\$1.38	\$9,625.00	\$0.00	\$0.00	\$9,625.00
Modification to Existing Grid @ new Offices	1	LS	\$2,300.00	\$2,300.00	\$0.00	\$0.00	\$2,300.00
New ACT Grid & Vinyl Tiles in Kitchen & Scullery	800	SF	\$3.30	\$2,640.00	\$0.00	\$0.00	\$2,640.00
<b>FRP</b>							
FRP in Scullery & Kitchen	2000	SF	\$1.54	\$3,080.00	\$0.00	\$5,560.00	\$8,580.00
FRP Trims	80	EA	\$4.40	\$352.00	\$0.00	\$0.00	\$352.00
FRP Glue	10	EA	\$52.80	\$528.00	\$0.00	\$0.00	\$528.00
<b>INTERIOR PAINTING &amp; STAINING</b>							
Prime & Paint Drywall	4848	SF	\$0.99	\$0.00	\$4,799.52	\$0.00	\$4,799.52
Stain Doors	17	EA	\$110.00	\$0.00	\$1,870.00	\$0.00	\$1,870.00
Stain Trim	986	LF	\$1.38	\$0.00	\$1,358.50	\$0.00	\$1,358.50
Stain Interior Windows	7	EA	\$165.00	\$0.00	\$1,155.00	\$0.00	\$1,155.00
<b>FLOORING</b>							
Quarry Tile in Kitchen & Scullery w. O.T. Base	1	LS	\$8,855.00	\$0.00	\$8,855.00	\$0.00	\$8,855.00
Subfloor & Install	800	SF	\$2.75	\$0.00	\$2,200.00	\$0.00	\$2,200.00
<b>Division 9 - Drywall/Paint/Flooring - Grand Totals</b>				<b>\$20,567.90</b>	<b>\$28,024.20</b>	<b>\$5,560.00</b>	<b>\$54,021.67</b>

### 10.0 SPECIALTIES

ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	LABOR/FACTORY COST	THE TOTAL LABOR	TOTAL MATERIAL & LABOR
<b>FIRE EXTINGUISHERS</b>							
Re-Certify & New Fire Extinguishers	1	LS	\$660.00	\$660.00	\$0.00	\$0.00	\$660.00
<b>Division 10 - Specialties - Grand Totals</b>				<b>\$660.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$660.00</b>

### 11.0 EQUIPMENT

ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	LABOR/FACTORY COST	THE TOTAL LABOR	TOTAL MATERIAL & LABOR
<b>KITCHEN EQUIPMENT</b>							
Walk In Cooler Box & Equipment	1	LS	\$16,500.00	\$0.00	\$16,500.00	\$0.00	\$16,500.00
Walk In Freezer & Equipment	1	LS	\$19,800.00	\$0.00	\$19,800.00	\$0.00	\$19,800.00
Kitchen Hood	1	LS	\$5,500.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00
Stainless Steel Behind Hood	1	LS	\$2,200.00	\$0.00	\$2,200.00	\$0.00	\$2,200.00
Hood Fire Suppression System	1	LS	\$3,300.00	\$0.00	\$3,300.00	\$0.00	\$3,300.00
Hand Sinks	2	EA	\$220.00	\$0.00	\$440.00	\$0.00	\$440.00
Prep Sink	1	EA	\$660.00	\$0.00	\$660.00	\$0.00	\$660.00
3 Compartment Sink	1	EA	\$1,980.00	\$0.00	\$1,980.00	\$0.00	\$1,980.00
Pre-Rinse Unit	1	EA	\$440.00	\$0.00	\$440.00	\$0.00	\$440.00
Low Temp Dishwasher	1	EA	\$4,400.00	\$0.00	\$4,400.00	\$0.00	\$4,400.00
Fryer & Gas Connector Kit	1	EA	\$1,595.00	\$0.00	\$1,595.00	\$0.00	\$1,595.00
22"x30" Stainless Steel Table	1	EA	\$880.00	\$0.00	\$880.00	\$0.00	\$880.00
36"x132" Stainless Steel Table	3	EA	\$1,760.00	\$0.00	\$5,280.00	\$0.00	\$5,280.00
Stainless Steel Dish Table	1	EA	\$1,100.00	\$0.00	\$1,100.00	\$0.00	\$1,100.00
48" Gas Griddle & Gas Connector Kit	1	EA	\$3,190.00	\$0.00	\$3,190.00	\$0.00	\$3,190.00
25" Hotplate	1	EA	\$1,815.00	\$0.00	\$1,815.00	\$0.00	\$1,815.00
Stainless Steel Hot Plate Stand	1	EA	\$440.00	\$0.00	\$440.00	\$0.00	\$440.00
Reach In Refrigerator	1	LS	\$4,125.00	\$0.00	\$4,125.00	\$0.00	\$4,125.00
Burn-O-Matic Coffee Brewer	1	EA	\$660.00	\$0.00	\$660.00	\$0.00	\$660.00
Food Slicer	1	EA	\$3,960.00	\$0.00	\$3,960.00	\$0.00	\$3,960.00
Microwave	1	EA	\$308.00	\$0.00	\$308.00	\$0.00	\$308.00
55 Microwave Shelf	1	EA	\$198.00	\$0.00	\$198.00	\$0.00	\$198.00
55 Overhead (60"x12")	4	EA	\$192.50	\$0.00	\$770.00	\$0.00	\$770.00
Turbo Air 2 Door Freezer	1	EA	\$4,400.00	\$0.00	\$4,400.00	\$0.00	\$4,400.00
Convection Oven & Gas Connector Kit	1	EA	\$4,015.00	\$0.00	\$4,015.00	\$0.00	\$4,015.00
Can Storage Rack	1	EA	\$770.00	\$0.00	\$770.00	\$0.00	\$770.00
Wire Racks	1	LS	\$2,750.00	\$0.00	\$2,750.00	\$0.00	\$2,750.00
Misc. Kitchen Equipment	1	LS	\$5,500.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00
Labor to Install Kitchen Equipment	2	LS	\$16,500.00	\$0.00	\$16,500.00	\$0.00	\$16,500.00
<b>Division 11 - Equipment - Grand Totals</b>				<b>\$0.00</b>	<b>\$113,476.00</b>	<b>\$0.00</b>	<b>\$113,476.00</b>

**21.0 FIRE SPRINKLERS**

ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	SUBCONTRACTOR COST	EST. TOTAL LABOR	TOTAL MATERIAL & LABOR
Fire Sprinkler System Modifications for ACT Ceiling	23835	SF	\$2.48	\$59,109.80	\$58,991.63	\$0.00	\$58,991.63
Relocated Dry System Pressure Tank	1	LS	\$2,200.00	\$2,200.00	\$2,200.00	\$0.00	\$2,200.00
<b>Division 21 - Fire Sprinklers - Grand Totals</b>				<b>\$61,309.80</b>	<b>\$61,191.63</b>	<b>\$0.00</b>	<b>\$61,191.63</b>

**22.0 PLUMBING**

ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	SUBCONTRACTOR COST	EST. TOTAL LABOR	TOTAL MATERIAL & LABOR
Plumbing for Kitchen	1	LS	\$27,500.00	\$27,500.00	\$27,500.00	\$0.00	\$27,500.00
<b>Division 22 - Plumbing - Grand Totals</b>				<b>\$27,500.00</b>	<b>\$27,500.00</b>	<b>\$0.00</b>	<b>\$27,500.00</b>

**23.0 HVAC**

ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	SUBCONTRACTOR COST	EST. TOTAL LABOR	TOTAL MATERIAL & LABOR
Hood Install, Exhaust Fan, Make-Up Air, & Ducting	1	LS	\$33,000.00	\$33,000.00	\$33,000.00	\$0.00	\$33,000.00
Modifications to Existing HVAC System for Offices & Kitchen	1	LS	\$6,875.00	\$6,875.00	\$0.00	\$0.00	\$6,875.00
<b>Division 23 - HVAC - Grand Totals</b>				<b>\$39,875.00</b>	<b>\$33,000.00</b>	<b>\$0.00</b>	<b>\$39,875.00</b>

**26.0 ELECTRICAL**

ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	SUBCONTRACTOR COST	EST. TOTAL LABOR	TOTAL MATERIAL & LABOR
Electrical for Kitchen & Equipment	1	LS	\$27,500.00	\$27,500.00	\$27,500.00	\$0.00	\$27,500.00
Electrical for New Offices	1	LS	\$11,550.00	\$11,550.00	\$11,550.00	\$0.00	\$11,550.00
<b>Division 26 - Electrical - Grand Totals</b>				<b>\$39,050.00</b>	<b>\$39,050.00</b>	<b>\$0.00</b>	<b>\$39,050.00</b>

**27.0 AUDIO/VISUAL**

ITEM DESCRIPTION	MATERIAL QUANTITY	UNITS	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	SUBCONTRACTOR COST	EST. TOTAL LABOR	TOTAL MATERIAL & LABOR
Communications - Voice/Data for New Offices	1	LS	\$7,700.00	\$7,700.00	\$7,700.00	\$0.00	\$7,700.00
<b>Division 27 - Audio/Visual - Grand Totals</b>				<b>\$7,700.00</b>	<b>\$7,700.00</b>	<b>\$0.00</b>	<b>\$7,700.00</b>

**33.0 WATER/SEWER/UTILITIES**

ITEM DESCRIPTION	MATERIAL QUANTITY	UNIT	MATERIAL COST PER UNIT	TOTAL MATERIAL COST	SUBCONTRACTOR COST	FEES TOTAL LABOR	TOTAL MATERIAL & LABOR
<b>UTILITIES</b>							
Replace Electric Service Mast w/ Transformer & UG Power	1	LS	\$8,800.00	\$8,800.00	\$0.00	\$0.00	\$8,800.00
<b>Division 33 - Water/Sewer/Utilities - Grand Totals</b>				<b>\$8,800.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,800.00</b>

**BUILDING CONSTRUCTION COST**

Total Material Cost	Subcontractor Cost	Total Labor Cost	TOTAL MATERIAL & LABOR
\$48,354.80	\$391,147.46	\$30,100.00	\$469,602.26