



# DOWNTOWN URBAN RENEWAL ASSISTANCE

## APPLICATION FORM FOR GRANTS AND REVOLVING LOAN FUND LOANS

BUSINESS CONTACT INFORMATION			
Contact Name	Shawna Bonini	Date business commenced:	12/1/2014
Title	Owner	Number of Employees:	1
Company name	704 Properties, LLC.	<input type="checkbox"/> Sole proprietorship	
Phone/#		<input type="checkbox"/> Partnership	
E-mail		<input type="checkbox"/> Corporation	
Company mailing address		<input checked="" type="checkbox"/> Other	
City, State ZIP Code		EIN or Soc. S # _____	

### CHECK THE MAP ON THE LINKS PAGE (4) BEFORE CONTINUING

Check all that apply:  I am a property owner inside the District  I own and operate a business within the District  
 I plan to purchase property in District  I plan to move a business into the District

*If your proposed project has a different physical address than the mailing address, please fill in the street address, below:*

Street Address: 3024 2nd Ave North, 59101

Check all that apply:  I am interested in a **low rate loan**  I am interested in a **reimbursement grant (RG)**

What is the total cost of the project, including property acquisition, if applicable?  <sup>1</sup>

How much are you wanting to borrow from the Loan Fund (RLF)?  <sup>2</sup>

A Minimum of 20% Equity investment is required and all loans are capped at 20% or less of the total cost (box 1) up to \$250,000

How much do you need to make the project "pencil out" (RG and/or RLF)?  <sup>3</sup>

**Briefly describe your proposed project:**

Convert Good Earth Market (mercantile use) to a building for that will fit the expansion of Wise Wonders Children's museum (change to assembly use)

**Wise Wonders Pro Forma Budget (source: WW Feasibility Study)**

Item REVENUE	Rate (Variables)	Comments Revised 7/1/2019	Year One (12 Months)		Year Two (12 Months)		Year Three (12 Months)	
			Attendance	Revenue	Attendance	Revenue	Attendance	Revenue
			100%		75%		85%	
<b>Total Museum Annual Attendance</b>		Total Estimated family, member, school, groups, and birthday parties attendance		<b>26,000</b>		<b>19,500</b>		<b>22,100</b>
General (Family) Admissions	\$5.00	Average adult and child admission price Family attendance/ revenue	20,800	\$104,000.00	15,600	\$78,000.00	17,680	\$88,400.00
Unpaid General (Family) Admissions	\$0.00	Assumes free admission children 0-1	780	\$0.00	585	\$0.00	663	\$0.00
School Group Admissions	\$3.00	Ave school group child admission price. Teachers and chaperones free. School Attendance/ Revenue	2,600	\$7,800.00	1,950	\$5,850.00	2,210	\$6,630.00
Day Care and Other Group Admission	\$3.00	Day care group admission price. Teachers and Chaperones free. Total attendance/ Revenue	1,820	\$5,460.00	1,365	\$4,095.00	1,547	\$4,641.00
<b>Programs</b>								
Birthday Parties	\$9.00	Ave net revenue per child @ \$12 ea. Total attendance @ ave of 10 children per party	500	\$4,500.00	500	\$4,500.00	500	\$4,500.00
Other Program Revenue		PLACED HOLDER TBD				\$0.00		\$0.00
<b>Total Admission and Program Revenue</b>								
Membership Sales	\$75.00	membership rates/ sales/ revenue. Assumes 12 persons visit per year	500	\$37,500.00	500	\$37,500.00	500	\$37,500.00
Gift Shop	\$0.45	Gift shop ave net sale per cap		\$11,700.00		\$0.00		\$0.00
Café Revenue		POTENTIAL		\$0.00		\$0.00		\$6,000.00
Facility Rental		POTENTIAL		\$0.00		\$0.00		\$3,000.00
<b>Total Earned Income</b>				<b>\$170,960.00</b>		<b>\$129,945.00</b>		<b>\$150,671.00</b>
<b>Corporate Membership, Sponsorships, &amp; Donations</b>								
Special Fundraising Events		fundraising net after expenses		\$50,000.00		\$50,000.00		\$50,000.00
In-Kind Contributions		value of in-kind donations		\$15,000.00		\$15,000.00		\$15,000.00
Endowment Earnings				\$0.00		\$0.00		\$0.00
Foundation and Government Grants		POTENTIAL		\$0.00		\$0.00		\$0.00
<b>Total Unearned Income</b>				<b>\$65,000.00</b>		<b>\$65,000.00</b>		<b>\$65,000.00</b>
<b>Total Revenue</b>				<b>\$235,960.00</b>		<b>\$194,945.00</b>		<b>\$215,671.00</b>

Wise Wonders Pro Forma Budget (source: WW Feasibility Study)

Item EXPENSES	Rate (Variables)	Comments Revised 7/1/2019	Year One (12 Months)		Year Two (12 Months)		Year Three (12 Months)	
				Expenses		Expenses		Expenses
Administrative, volunteer, office costs								
Building Mortgage or Rent		3024 2nd Ave North Rate		\$67,373.16		\$73,018.56		\$78,661.56
General Liability Insurance								
All Risk Insurance				\$1,250.00		\$1,250.00		\$1,250.00
Building Utilities Gas		included in lease		\$0.00		\$0.00		\$0.00
Building Utilities Electric		included in lease		\$0.00		\$0.00		\$0.00
Building Utilities Water and Sewer		included in lease		\$0.00		\$0.00		\$0.00
Building Cleaning		staff cleaned		\$0.00		\$0.00		\$0.00
Exhibit and Building Maintenance				\$8,000.00		\$8,000.00		\$8,000.00
Exhibit and Program Supplies				\$5,000.00		\$3,750.00		\$4,250.00
<b>Total Building Rent, Maintenance and Utilities</b>				<b>\$81,623.16</b>		<b>\$86,018.56</b>		<b>\$92,161.56</b>
Staff Payroll and Salaries	4.00	FTE @ \$30K ave	4.0	\$120,000.00	3.2	\$96,000.00	3.6	\$108,000.00
Benefits	\$0.00	Based no staff payroll estimates		\$0.00		\$0.00		\$0.00
Workers Compensation		Placeholder Total TBD						
<b>Total Building Rent, Maintenance and Utilities</b>				<b>\$120,000.00</b>		<b>\$96,000.00</b>		<b>\$108,000.00</b>
Café Expenses		Placeholder Total TBD		\$0.00		\$0.00		\$0.00
Landscaping and Snow Removal		included in lease		\$5,000.00		\$5,000.00		\$5,000.00
Advertising and Donor Recognition		Placeholder Total TBD		\$5,000.00		\$5,000.00		\$5,000.00
Brochures, newsletters, copies		promotional materials		\$5,000.00		\$5,000.00		\$5,000.00
Accounting and Legal Fees		Placeholder Total TBD		\$5,000.00		\$5,000.00		\$5,000.00
Special Exhibits and Festivals		Traveling exhibits		\$0.00		\$0.00		\$0.00
Long range capital Maintenance		Placeholder Total TBD		\$0.00		\$0.00		\$0.00
Capital Improvements and Refreshment		Placeholder Total TBD		\$0.00		\$0.00		\$0.00
Other Expenses and Contingency		Placeholder Total TBD		\$5,000.00		\$5,000.00		\$5,000.00
<b>Total Other Expenses</b>				<b>\$25,000.00</b>		<b>\$25,000.00</b>		<b>\$25,000.00</b>
Depreciation exhibits and contents		Placeholder TBD		\$0.00		\$0.00		\$0.00
<b>TOTAL EXPENSES</b>				<b>\$226,623.16</b>		<b>\$207,018.56</b>		<b>\$225,161.56</b>
<b>Surplus/ Deficit</b>				<b>\$9,336.84</b>		<b>\$6,701.44</b>		<b>\$20,454.44</b>
<b>Cost per visitor</b>				<b>\$8.72</b>		<b>\$10.62</b>		<b>\$10.19</b>

Current Estimates in hand for 3024 2nd Ave North Work

Notes

Item	Cost	Complete	Notes	TIF
Painting	\$ 9,800.00	Yes		N
Painting Labor	\$ 5,200.00	Yes		N
Carpet	\$ 6,240.00	Yes		N
Carpet Install	\$ 8,750.00	Yes		N
Concrete Barrier	\$ 540.00	Yes		N
Misc materials	\$ 790.00	Yes		N
Café countertops and cabinets	\$ 6,400.00	Yes		N
Classroom safety adds, etc.	\$ 12,150.00	Yes		N
HVAC Repairs/ Upgrades/ Install	\$ 24,333.40	Yes		Y
Electrical/ LED	\$ 1,200.00	Yes		Y
New Windows, door hardware	\$ 7,010.00	Yes		Y
Electrical Labor	\$ 4,695.00	Yes		Y
Sprinklers (Fire Suppression)	\$ 89,904.00	Yes	Costs higher than expected due to city requirements	Y
Fire monitoring system	\$ 23,907.73	Yes	Costs higher than expected due to city requirements	Y
FRP	\$ 2,500.00	Yes		Y
Building Purchase	\$ 700,000.00	Yes	Closing scheduled for Dec 13	N
Parking System (Public Access)	\$ 43,707.00	No	Reduce loitering from Alternatives	Y
Signage	\$ 6,375.00	No	Street and building	Y
Metal façade	\$ 1,100.00	No	Cosmetics on building	Y
Roof	\$ 51,000.00	No	Roof is original, beyond useful life	Y
Bathrooms	\$ 10,000.00	No	Bathrooms to allow, public & museum bathrooms	Y
Total	\$ 1,015,602.13			

qualify for TIF and hasn't commenced yet  
 qualify for TIF and hasn't commenced yet  
 qualify for TIF and hasn't commenced yet  
 qualify for TIF and hasn't commenced yet  
 qualify for TIF and hasn't commenced yet

Bonini Construction/ 704 Properties paid expenditures to date:

\$ 203,420.13



# 1 HARDWARE GROUP SPECIFICATIONS

AO.1 N/A

MANUFACTURERS AND THEIR ABBREVIATIONS USED IN THIS SCHEDULE:

ADA ADAMS RITE  
BOMBOMMER INDUSTRIES  
IVE H. B. IVES  
NSP NATIONAL GUARD PRODUCTS  
LGN LGN CLOSERS  
SCH SCHLAGE LOCK COMPANY  
VON VON DUPRIN

**GROUP\_001**

EACH TO HAVE:  
1 EA (B/O) ALL HARDWARE BY DOOR MFG.

**GROUP\_002**

EACH TO HAVE:  
HINGE 3 (BOM)BB5000-450N VERIFY 626  
DEADLOCK 1 (ADA)MS1050S 626  
MORTISE CYLINDER 1 (SCH) 20-001/IV AR CAM 626  
1 EA (B/O) ALL HARDWARE BY DOOR MFG.

**GROUP\_003**

EACH TO HAVE:  
HINGE 3 (BOM)BB5000-450N 626  
POWVER TRANSFER 1 (VON)EPT2626  
PANIC HARDWARE 1 (VON)G4826 626  
MORTISE CYLINDER 1 (SCH) 20-001 (KEY SWITCH) 626  
SURFACE CLOSER 1 (LGN) 4111 ED4626  
WALL BUMPER 1 (IVE)NS401CCV 626  
WEATHERSTRIP 1 (NSP) 127NA (HEAD & JAMBS)626  
DOOR SWEEP 1 (NSP) 200NA (WIDTH OF DOOR) 626  
THRESHOLD 1 (NSP) 613 (WIDTH OF OPENING) AL  
INTERFACE BOX 1 (VON)JBT59RY  
POWVER SUPPLY 1 (VON)P53735RY

**GROUP\_004**

EACH TO HAVE:  
HINGE 6 (BOM)BB5000-450N 626  
MANUAL BOLT HW 2 (IVE)FB483N 626  
DUST PROOF STRIKE 1 (IVE)DP2 626  
STOREROOM LOCK 1 (SCH) L9450P LLL X 06A 626  
ASTRAGAL 1 (NSP) 9600 626  
SURFACE CLOSER 2 (LGN) 4011-3044 626  
WEATHERSTRIP 1 (NSP) 127NA (HEAD & JAMBS)626  
DOOR SWEEP 2 (NSP) 200NA (WIDTH OF DOOR) 626  
THRESHOLD 1 (NSP) 613 (WIDTH OF OPENING) AL

**GROUP\_005**

EACH TO HAVE:  
HINGE 3 (BOM)BB5000-450N 626  
STOREROOM LOCK 1 (SCH) L9450P LLL X 06A 626  
SURFACE CLOSER 1 (LGN) 4011-3044 626  
WALL BUMPER 1 (IVE)NS401CCV 626  
WEATHERSTRIP 1 (NSP) 127NA (HEAD & JAMBS)626  
DOOR SWEEP 1 (NSP) 200NA (WIDTH OF DOOR) 626  
THRESHOLD 1 (NSP) 613 (WIDTH OF OPENING) AL

**GROUP\_006**

EACH TO HAVE:  
HINGE 2 (BOM)BB5000-450 626  
CLASSROOM LOCK 1 (SCH) ND10PD SPA 626  
WALL BUMPER 1 (IVE)NS401CCV 626  
SILENCER 3 (IVE)SR64 GRV

**GROUP\_007**

EACH TO HAVE:  
HINGE 3 (BOM)BB5000-450 626  
ENTRANCE LOCK 1 (SCH) ND59PD SPA 626  
WALL BUMPER 1 (IVE)NS401CCV 626  
SILENCER 3 (IVE)SR64 GRV

**GROUP\_008**

EACH TO HAVE:  
HINGE 3 (BOM)BB5000-450 626  
CLASSROOM LOCK 1 (SCH) ND10PD SPA 626  
WALL BUMPER 1 (IVE)NS401CCV 626  
SILENCER 3 (IVE)SR64 GRV

**GROUP\_009**

EACH TO HAVE:  
HINGE 3 (BOM)BB5000-450 626  
PASSAGE SET 1 (SCH) ND10S SPA 626  
KICK PLATE 1 (IVE)B400 10 X 2 LDW 630  
WALL BUMPER 1 (IVE)NS401CCV 626  
SILENCER 3 (IVE)SR64 GRV

SECTION 1012.0.1 AND SHALL HAVE ALL OF THE FOLLOWING ACCESSIBLE FEATURES:  
1. AT LEAST ONE ACCESSIBLE BUILDING ENTRANCE.  
2. AT LEAST ONE ACCESSIBLE ROUTE FROM AN ACCESSIBLE BUILDING ENTRANCE TO PRIMARY FUNCTION AREAS.  
3. SIGNAGE COMPLYING WITH SECTION 1110 OF IBC.  
4. ACCESSIBLE PARKING, WHERE PROVIDED.  
5. AT LEAST ONE ACCESSIBLE PASSENGER LOADING ZONE, WHERE LOADING ZONES ARE PROVIDED.  
6. AT LEAST ONE ACCESSIBLE ROUTE CONNECTING ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES TO AN ACCESSIBLE ENTRANCE.

WHERE TECHNICALLY INFEASIBLE TO COMPLY WITH THE NEW CONSTRUCTION STANDARDS FOR ANY OF THESE REQUIREMENTS FOR A CHANGE OF GROUP OR OCCUPANCY, THE ABOVE ITEMS SHALL CONFORM TO THE REQUIREMENTS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.

PROVIDED: THE BUILDING IS UNDERGOING A COMPLETE CHANGE OF OCCUPANCY, AND FEATURES AN ACCESSIBLE BUILDING ENTRANCE, ACCESSIBLE ROUTE, ACCESSIBLE PARKING AND LOADING, AND SIGNAGE COMPLYING WITH IBC SECTION 1110.

**III. BUILDING CODE (INTERNATIONAL BUILDING CODE-2012)**

- OCCUPANCY GROUPS (CHAPTER 3); PROPOSED BUILDING: FIRST FLOOR, AND PORTION OF MEZZANINE BEING DESIGNED TO ACCOMMODATE A-3 OCCUPANCIES WITH OFFICE SPACE ON THE MEZZANINE.

	EXISTING OCCUPANCIES	PROPOSED OCCUPANCIES
FIRST FLOOR	M (RETAIL)	A-3 (MUSEUM, ACCESSORY STORAGE)
MEZZANINE	M (RETAIL, OFFICES, EQUIPMENT ROOM)	A-3 (MUSEUM) B (OFFICES)

- ALLOWABLE HEIGHT AND BUILDING AREAS - TYPE III-B (TABLE 503):

EXISTING BUILDING: 9,100 SF ON MAIN FLOOR, 3,022 SF ON MAIN FLOOR MEZZANINE; HEIGHT: 25 FEET.

STORY	OCC.	ALLOWABLE AREA PER STORY	ACTUAL AREA		ALLOWABLE STORIES
			TABLE 503	W/506.3 SPRINKLER INCREASE	
MAIN FLOOR	A-3	9,500	20,500	7,662	3
MAIN FLOOR	S-1	17,500	52,500	1,430	3
MEZZ	B	-	500	N/A (MEZZ.)	
MEZZ	A-3	-	1,703	N/A (MEZZ.)	
MEZZ	S-1	-	140	N/A (MEZZ.)	

ALLOWABLE HEIGHT: 55 FEET (75 FEET WITH 504.2)

- AUTOMATIC SPRINKLER SYSTEM INCREASE (504.2); WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903, THE VALUE SPECIFIED IN TABLE 503 FOR MAX. BUILDING HEIGHT IS INCREASED BY 20 FEET AND THE MAX. NUMBER OF STORIES IS INCREASED BY ONE. THESE INCREASES ARE PERMITTED IN ADDITION TO THE BUILDING AREA INCREASE IN ACCORDANCE WITH SECTIONS 506.2 AND 506.3.

PROVIDED: THE PERMITTED SPRINKLER INCREASES FROM SECTIONS 504.2 AND 506.3 ARE REFLECTED IN THE TABLE PROVIDED IN WITH ITEM 2.

- MEZZANINES (505.2); A MEZZANINE SHALL BE CONSIDERED A PORTION OF THE STORY BELOW. SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES AS REGULATED BY TABLE 503. THE AREA OF THE MEZZANINE SHALL BE INCLUDED IN DETERMINING THE FIRE AREA. THE CLEAR HEIGHT SHALL NOT BE LESS THAN 7 FEET.

PROVIDED: THE MEZZANINE IS INCLUDED IN THE FIRE AREA OF THE MAIN AND HAS A 0'-10" CLEAR HEIGHT.

- MEZZANINE AREA LIMITATION (505.2.1); THE AGGREGATE AREA OF A MEZZANINE WITHIN A ROOM SHALL BE NOT GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED. THE ENCLOSED PORTION OF A ROOM SHALL NOT BE INCLUDED IN A DETERMINATION OF THE FLOOR AREA OF THE ROOM IN WHICH THE MEZZANINE IS LOCATED. IN DETERMINING THE ALLOWABLE MEZZANINE AREA, THE AREA OF THE MEZZANINE SHALL NOT BE INCLUDED IN THE FLOOR AREA OF THE ROOM.

PROVIDED: THE MEZZANINE, AT 2,475 SF, IS LESS THAN 1/3 OF THE MAIN FLOOR AREA (1/3 OF UNENCLOSED 7,662 SF = 2,554 SF).

- MEZZANINE MEANS OF EGRESS (505.2.3); THE MEANS OF EGRESS FOR MEZZANINES SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 10.

PROVIDED: THE MEZZANINE HAS TWO EXIT ACCESS STAIRWAYS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 10.

- MEZZANINE OPENNESS (505.2.3); A MEZZANINE SHALL BE OPEN AND UNOBSTRUCTED TO THE ROOM IN WHICH SUCH MEZZANINE IS LOCATED EXCEPT FOR WALLS NOT MORE THAN 42 INCHES (1067 MM) IN HEIGHT, COLUMNS AND POSTS.

EXCEPTIONS:  
1. MEZZANINES OR PORTIONS THEREOF ARE NOT REQUIRED TO BE OPEN TO THE ROOM IN WHICH THE MEZZANINES ARE LOCATED. PROVIDED THAT THE OCCUPANT LOAD OF THE AGGREGATE AREA OF THE ENCLOSED SPACE IS NOT GREATER THAN 10.

PROVIDED: ENCLOSED OFFICE AND BREAK AREAS OF THE MEZZANINE HAVE AN OCCUPANCY OF 5. MECHANICAL AREAS OF THE MEZZANINE HAVE AN OCCUPANCY OF 1 RESPECTIVELY. THESE PORTIONS OF THE EXISTING MEZZANINE ARE THEREFORE PERMITTED TO BE ENCLOSED PER EXCEPTION 1.

- AUTOMATIC SPRINKLER SYSTEM INCREASE (506.3); WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, THE VALUE IN TABLE 503 IS PERMITTED TO BE INCREASED BY 300 PERCENT FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE.

PROVIDED: SEE THE TABLE PROVIDED IN ITEM 2.

- NONSEPARATED OCCUPANCIES - OCCUPANCY CLASSIFICATION (508.3.1); NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 WHICH APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.

PROVIDED: THE B OCCUPANCY ON THE MEZZANINE IS NOT SEPARATED FROM THE MAIN, A-3 OCCUPANCY OF THE BUILDING. THE ENTIRE BUILDING COMPLIES WITH THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 (BASED ON GROUP A-3).

- NONSEPARATED OCCUPANCIES - ALLOWABLE BLDG AREA & HEIGHT (508.3.2); THE ALLOWABLE BUILDING AREA AND HEIGHT OF THE BUILDING OR PORTION THEREOF SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION FOR THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH TABLE 503.

PROVIDED: BECAUSE THE HEIGHT AND AREA MODIFICATIONS IN SECTIONS 504.2 AND 506.3, THE ALLOWABLE AREA FAR EXCEEDS THE ACTUAL AREA FOR ALL OCCUPANCIES.

- CONSTRUCTION TYPE III-B (602.3); TYPE III CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THIS CODE. FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2309.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS.

- FIRE RESISTIVE REQUIREMENTS FOR TYPE III-B (TABLES 601 & 602):

a. STRUCTURAL FRAME -	REQUIRED: 0	PROVIDED: 0
d. BEARING WALLS, EXTERIOR -	REQUIRED: 2	PROVIDED: 2
c. BEARING WALLS, INTERIOR -	REQUIRED: 0	PROVIDED: 0
d. NON-BEARING WALLS, EXTERIOR -	REQUIRED: 0	N/A: ALL EXTERIOR WALLS BEARING
e. NON-BEARING PARTITIONS -	REQUIRED: 0	PROVIDED: 0
f. FLOOR CONSTRUCTION -	REQUIRED: 0	PROVIDED: 0
g. ROOF CONSTRUCTION -	REQUIRED: 0	PROVIDED: 0

- SPRINKLERS, GROUP A-3 (903.2.1.3); AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED FOR GROUP A-3 OCCUPANCIES WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

- THE FIRE AREA EXCEEDS 12,000 SQUARE FEET (1115 M2);
- THE FIRE AREA HAS AN OCCUPANT LOAD OF 300 OR MORE;
- THE FIRE AREA IS LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES.

PROVIDED: DUE TO THE PRESENCE OF A-3 (MUSEUM) SPACE ON THE MEZZANINE AND THE NON-SEPARATED MULTI-PURPOSE USE OF THE BUILDING, AN AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT, IN KEEPING WITH THE REQUIREMENTS FOR THE MOST RESTRICTIVE USE.

- MANUAL FIRE ALARM SYSTEMS - GROUP A-3 (907.2.1); A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP A OCCUPANCIES WHERE THE OCCUPANT LOAD DUE TO THE ASSEMBLY OCCUPANCY IS 300 OR MORE. GROUP A OCCUPANCIES NOT SEPARATED FROM ONE ANOTHER IN ACCORDANCE WITH SECTION 1013.10 SHALL BE CONSIDERED AS A SINGLE OCCUPANCY FOR THE PURPOSES OF APPLYING THIS SECTION. PORTIONS OF GROUP E OCCUPANCIES OCCUPIED FOR ASSEMBLY PURPOSES SHALL BE PROVIDED

WITH A FIRE ALARM SYSTEM AS REQUIRED FOR THE GROUP E OCCUPANCY.

EXCEPTION: MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATERFLOW.

PROVIDED: NO MANUAL FIRE ALARM SYSTEM REQUIRED, NONE PROVIDED.

- OCCUPANT LOAD CALCULATIONS (TABLE 1004.1.1):

FLOOR	OCC. TYPE	OCC. CLASSIFICATION	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
FIRST	A-3	MUSEUM	6,341*	30 NET	215*
FIRST	S-1	STORAGE	1,430	300 GROSS	5
MEZZANINE	A-3	MUSEUM	1,602*	30 NET	54*
MEZZANINE	B	OFFICE	502	100 GROSS	5
MEZZANINE	S	MECHANICAL EQUIPMENT	140	300 GROSS	1
TOTAL					276

\*IBC CHAPTER 2 DEFINITION, FLOOR AREA, NET: "THE ACTUAL OCCUPIED AREA NOT INCLUDING UNOCCUPIED ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS." FLOOR AREAS AND OCCUPANT LOADS FOR A-3 MUSEUM FLOOR SPACE IS CALCULATED MINUS PERMANENT EXHIBIT FURNISHINGS.

- ADJACENT LEVELS (1004.1.1.2); THE OCCUPANT LOAD OF A MEZZANINE OR STORY WITH EGRESS THROUGH A ROOM, AREA OR SPACE ON AN ADJACENT LEVEL SHALL BE ADDED TO THE OCCUPANT LOAD OF THAT ROOM, AREA OR SPACE.

PROVIDED: THE OCCUPANT LOAD OF THE MEZZANINE (62) IS DIVIDED BETWEEN THE TWO EXIT ACCESS STAIRWAYS FROM THE MEZZANINE AND

ADDED TO THE OCCUPANT LOAD OF THE MUSEUM MAIN FLOOR AND S-1 STORAGE AREA, RESPECTIVELY.

- MINIMUM REQUIRED EGRESS WIDTH (1005.3.1 AND 1005.3.2):  
a. STAIRWAYS: 0.3 X 60 (MEZZANINE OCCUPANCY) = 18'; 36" MIN. PER 1009.1. PROVIDED: STAIRWAY ONE STAIRWAY IS 52" WIDE IS 36" WIDE.  
b. OTHER EGRESS COMPONENTS: 0.15 X 270 = 41'; PROVIDED: THE CORRIDOR BETWEEN THE MUSEUM FLOOR AND STORAGE AREA IS 7'-2".

- MEANS OF EGRESS ILLUMINATION (1006.2); THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL.

PROVIDED: EMERGENCY ILLUMINATION IS PROVIDED ALONG THE ROUTE OF EGRESS AND AT EACH EXTERIOR EXIT.

- ACCESSIBLE MEANS OF EGRESS (1007.1); ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THIS SECTION. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS, WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1015.1 OR 1021.1 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

EXCEPTION 1: ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO EXISTING BUILDINGS.

PROVIDED: ALTHOUGH NOT REQUIRED, AN ACCESSIBLE MEANS OF EGRESS IS PROVIDED (EXISTING) FROM THE MAIN FLOOR.

- DOOR SWING (1009.1.2); DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL (WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS).

PROVIDED: THE COMBINED HALF-OCCUPANCY OF THE MEZZANINE (SERVED BY TWO STAIRWAYS) AND THE S-1 STORAGE AREA IS LESS THAN 50. THEREFORE, THE EAST (ALLEY) DOOR IS PERMITTED TO SWING IN.

- STAIRWAY WIDTH (1009.4); THE WIDTH OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES (1118 MM). SEE SECTION 1007.3 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS.

EXCEPTION 1: STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

- COMMON PATH OF EGRESS TRAVEL (1014.3); ACCORDING TO TABLE 1014.3, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET FOR A-3 OCCUPANCIES IN A SPRINKLED BUILDING, AND 100 FEET FOR B AND S OCCUPANCIES IN A SPRINKLED BUILDING.

PROVIDED: THE COMMON PATH OF EGRESS TRAVEL FROM EACH SPACE IN THE BUILDING DOES NOT EXCEED 75 FEET.

- EXITS OR EXIT DOORWAYS FROM SPACES (1015.1); TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHEN OCCUPANT LOAD EXCEEDS ONE OF THE VALUES IN TABLE 1015.1.

PROVIDED: TWO EXITS OR EXIT ACCESS DOORWAYS, OR MORE, ARE PROVIDED THROUGHOUT THE BUILDING.

- TWO EXITS OR EXIT ACCESS DOORWAYS (1015.2.1); WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIST DOORS OR EXIT ACCESS DOORWAYS. EXCEPTION 2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH SPRINKLERS, THE SEPARATION DISTANCE BETWEEN EXITS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

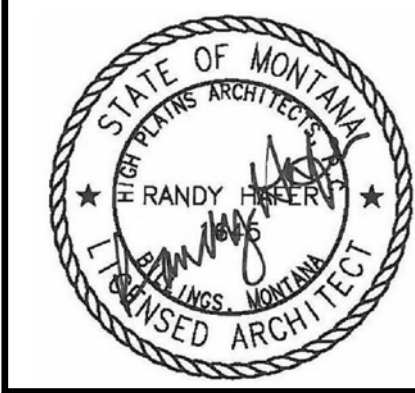
PROVIDED: EXIT ACCESS DOORWAYS (AND STAIRWAYS) ARE PLACED SUCH THAT THE DISTANCE BETWEEN THEM IS GREATER THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM DIAGONAL DIMENSION OF THE AREA SERVED.

25. EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.1); THE EXIT ACCESS TRAVEL DISTANCE FOR A AND S-1 OCCUPANCIES IN SPRINKLED BUILDINGS IS 250 FEET, AND IS 300 FEET FOR B OCCUPANCIES IN SPRINKLED BUILDINGS.

PROVIDED: NO EXIT ACCESS TRAVEL DISTANCE EXCEEDS 250 FEET.

- PLUMBING REQUIREMENTS (TABLE 2902.1, ARM 24.301.351):

OCC.	OCC. LOAD	WATER CLOSETS (AND URINALS WHICH CAN MAKE UP TO 50% OF MALE WC)			LAVATORIES		
		M RATIO	F RATIO	F RATIO	M RATIO	M	F
A-3	261	1/125	1.0	1.70	1/2 WC	1	1
B	10	1/25	0.2	0.2	1/2 WC	1	1
TOTAL REQ.			1.20	1.90		2	2
PROVD			2	2		2	2



STATE OF MONTANA  
SHAWANNA BONINI  
LICENSED ARCHITECT

CODE INFORMATION CONT. #  
SPECIFICATIONS  
SHAWANNA BONINI  
CHANGE OF OCCUPANCY PERMIT SET

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DRAWN BY: EKS  
PROJECT#: 21904  
DATE: 06/20/12

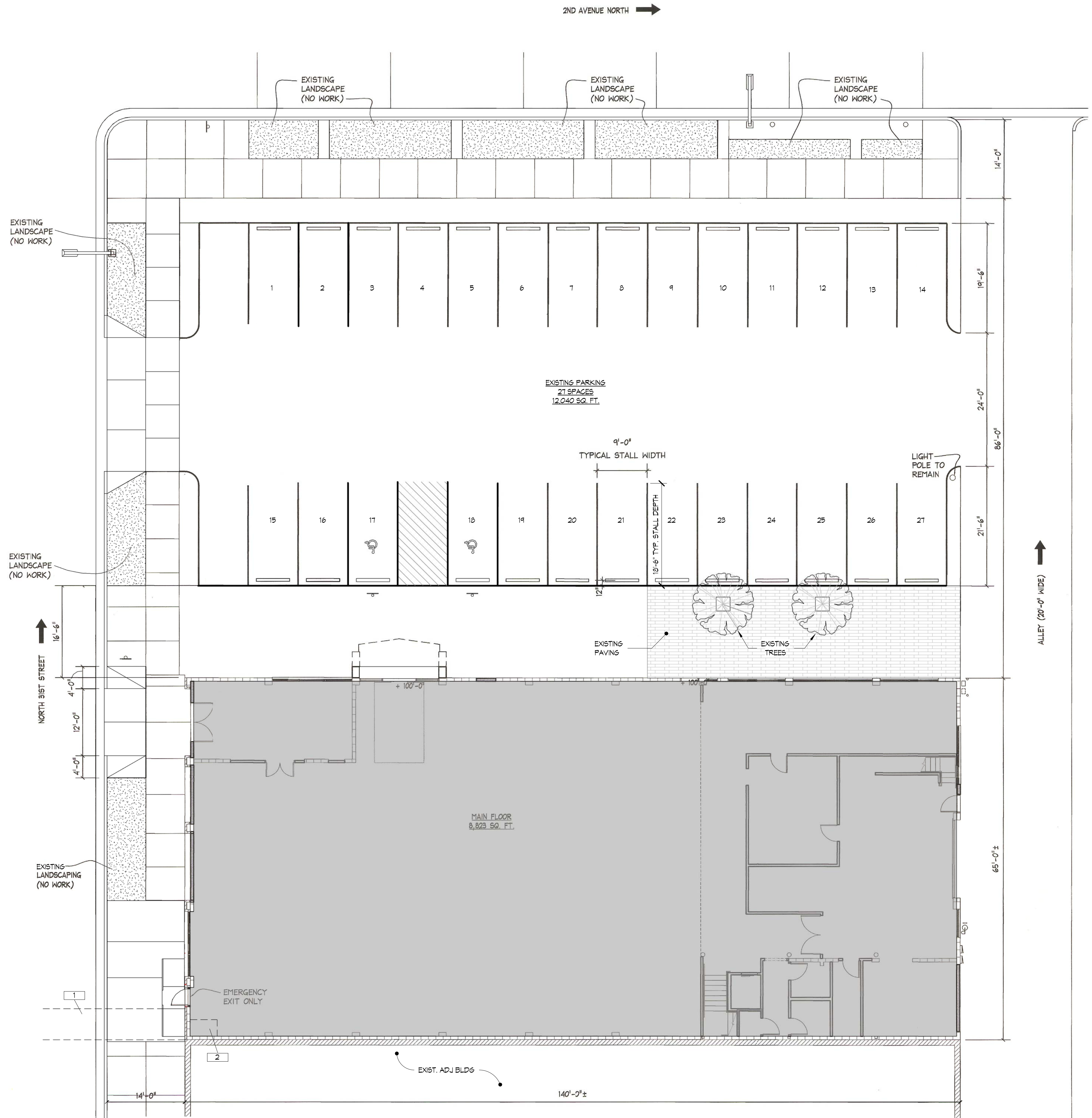
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### GENERAL DEMO NOTES:

- A. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE FACILITY & THOROUGHLY FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS.
- B. SCHEDULE DEMOLITION WORK WITH THE OWNER TO MINIMIZE DISRUPTION OF SERVICES & PROVIDE FOR THE UNINTERRUPTED FUNCTIONING OF THE FACILITY.
- C. THE CONTRACTOR SHALL PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW & RENOVATION CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED, INCLUDING, BUT NOT LIMITED TO, ALL OTHER WORK THAT MIGHT REASONABLY BE REQUIRED TO BE REMOVED IN PREPARATION FOR SPECIFIED FINISHES. DEMOLITION SHALL BE PERFORMED IN A MANNER THAT WILL NOT DAMAGE ANY SERVICES INDICATED TO REMAIN. SERVICES SHALL BE PATCHED IF NECESSARY TO PROVIDE A SUITABLE SUB-STRATA FOR NEW FINISHES.
- D. REMOVE ALL ITEMS SHOWN AS "DASHED".
- E. THE CONTRACTOR SHALL CONSTRUCT DUST BARRIER PARTITIONS AS REQUIRED TO SEPARATE CONSTRUCTION AREAS FROM OCCUPIED AREAS. EXIT PATHS SHALL BE MAINTAINED CLEAR OF EQUIPMENT, MATERIAL & DEBRIS-SEE PHASING PLANS.
- F. DEBRIS SHALL BE PROMPTLY REMOVED FROM THE BUILDING & THE SITE & DISPOSED OF IN A LEGAL MANNER. SURFACES IN THE CONSTRUCTION AREA SHALL BE MAINTAINED IN A BROOM CLEAN CONDITION AT THE END OF EACH WORK DAY.
- G. PORTIONS OF OCCUPIED AREAS WILL REMAIN IN OPERATION AT ALL TIMES. SECURITY MUST BE MAINTAINED AT ALL TIMES. REVIEW SECURITY PROCEDURES WITH THE OWNER PRIOR TO THE START OF WORK.
- H. THE CONTRACTOR SHALL MAINTAIN & ADHERE TO ALL CURRENT LIFE-SAFETY & INTERIM LIFE-SAFETY RULES & REGULATIONS THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.
- I. THE CONTRACTOR SHALL PATCH &/OR REPAIR ANY & ALL SURFACES DAMAGED OR REMOVED DURING DEMOLITION TO MATCH EXISTING SURFACES UNLESS SURFACES ARE TO RECEIVE NEW FINISHES OR UNLESS NOTED OTHERWISE. REFER TO & COORDINATE WITH STRUCTURAL.
- J. ALL BUILDING SERVICES, INCLUDING MECHANICAL, PLUMBING & ELECTRICAL SHALL NOT BE DISRUPTED FOR ANY LENGTH OF TIME NO MATTER HOW MINIMAL, UNLESS COORDINATED & APPROVED BY THE GENERAL CONTRACTOR & THE OWNER.
- K. CONTRACTOR SHALL INSPECT EXISTING CONDITIONS PRIOR TO WORK. PRIOR TO SUBSTANTIAL COMPLETION THE CONTRACTOR WILL REPAIR OR CLEAN DAMAGED OR DIRTY SURFACES ADJACENT TO PROJECT WORK AREAS (CAUSED BY CONSTRUCTION ACTIVITIES) TO MATCH ORIGINAL CONDITION.



- 1 SELECTIVE DEMOLITION OF STREET PAVING, CURB & GUTTER, SIDEWALK, PORTION OF RAMP AS NECESSARY FOR INSTALLATION OF NEW FIRE SPRINKLER SERVICE - REPAIR AND REPLACE SIDEWALK, CURB, AND STREET TO MATCH ADJACENT PER CITY OF BILLINGS ENGINEERING DIVISION STANDARD MODIFICATIONS.
- 2 SELECTIVE DEMOLITION OF INTERIOR CONCRETE FLOOR AS NECESSARY TO ACCOMMODATE NEW FIRE SPRINKLER SERVICE RISER - REPAIR AND REPLACE SURFACES TO MATCH ADJACENT

### DEMOLITION NOTES

**18** SITE PLAN  
A1.1 1" = 10'-0"

**SITE PLAN**  
**SHAWNA BONINI**  
**CHANGE OF OCCUPANCY PERMIT SET**

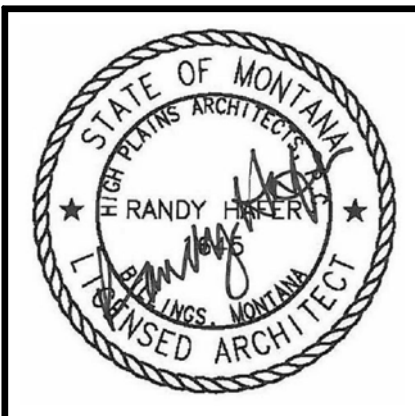
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**A1.1**

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**MAIN FLOOR & MEZZANINE REMODEL PLANS**  
**SHAWNA BONINI**  
**CHANGE OF OCCUPANCY PERMIT SET**

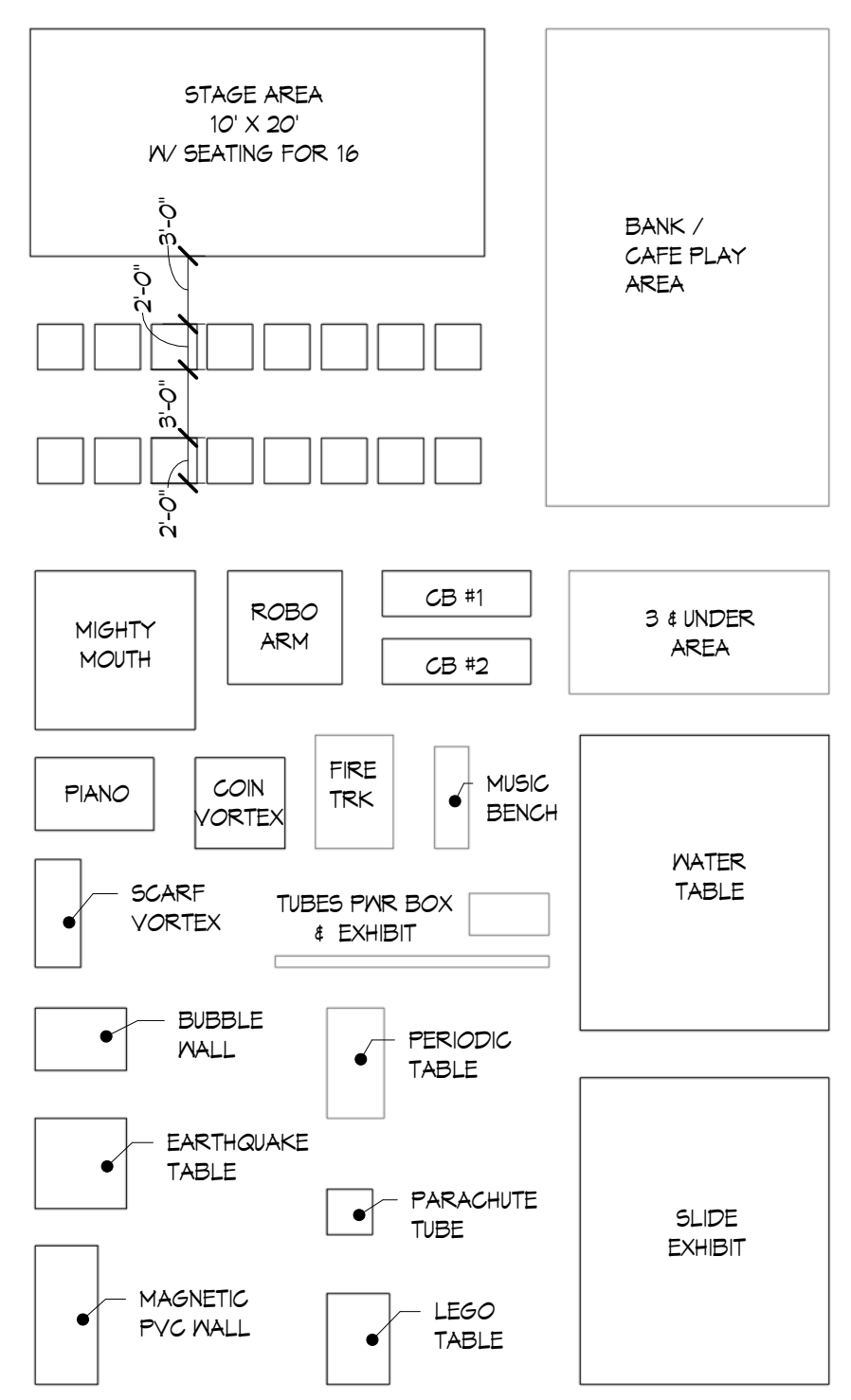
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A2.1

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**6 EXHIBITS LEGEND**  
A2.1 1/8" = 1'-0"

ELECTRICAL LEGEND	
SYMBOL	FIXTURE
	EXIST. WALL MOUNTED EXIT SIGN WITH EMERGENCY LIGHTING
	WALL MOUNTED EXIT SIGN WITH EMERGENCY LIGHTING
	EXIST. WALL MOUNTED EXTERIOR EXIT LIGHTING
	WALL MOUNTED EXTERIOR EXIT LIGHTING
	EXIST. CEILING MOUNTED EXHAUST FAN
	CEILING MOUNTED EXHAUST FAN
	EXIST. FIRE EXTINGUISHER

**ELECTRICAL NOTES:**  
 1. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING.  
 2. ALL EXTERIOR OUTLETS & FIXTURES TO BE NF.  
 3. ALL BATHROOMS TO HAVE MIN 50 CFM FAN.

**2 ELECTRICAL LEGEND**  
A2.1 1/4" = 1'-0"

DOOR HARDWARE SCHEDULE			
GROUP NO.	OPERABILITY	LOCATION	NEW (N) / EXIST. (E)
01	AUTO SLIDING / PANIC BREAKAWAY	MAIN ENTRANCE	E
02	PUSH BAR	NORTH EXIT	E
03	RIM EXIT DEVICE	WEST EXIT	E
04	STOREROOM (LEVER, MORTISE)	CLASSROOM DELIVERY	E
05	STOREROOM (LEVER)	EAST (ALLEY) EXIT	E
06	CLASSROOM (LEVER)	MEGH. ROOM, JANITOR	E
07	ENTRANCE (LEVER)	OFFICES	E
08	CLASSROOM (LEVER)	KITCHEN DOORS	E
09	PASSAGE (LEVER)	RESTROOMS, RECEPTION	E + (3)N
10	DUAL FREE SWING: NO LATCH	CLASSROOM, STORAGE	E

**NOTES:**  
 1. REFER TO SHEET A0.1 FOR HARDWARE GROUP SPECIFICATIONS  
 2. HARDWARE GROUPS NOTED ON PLANS [ XX ]

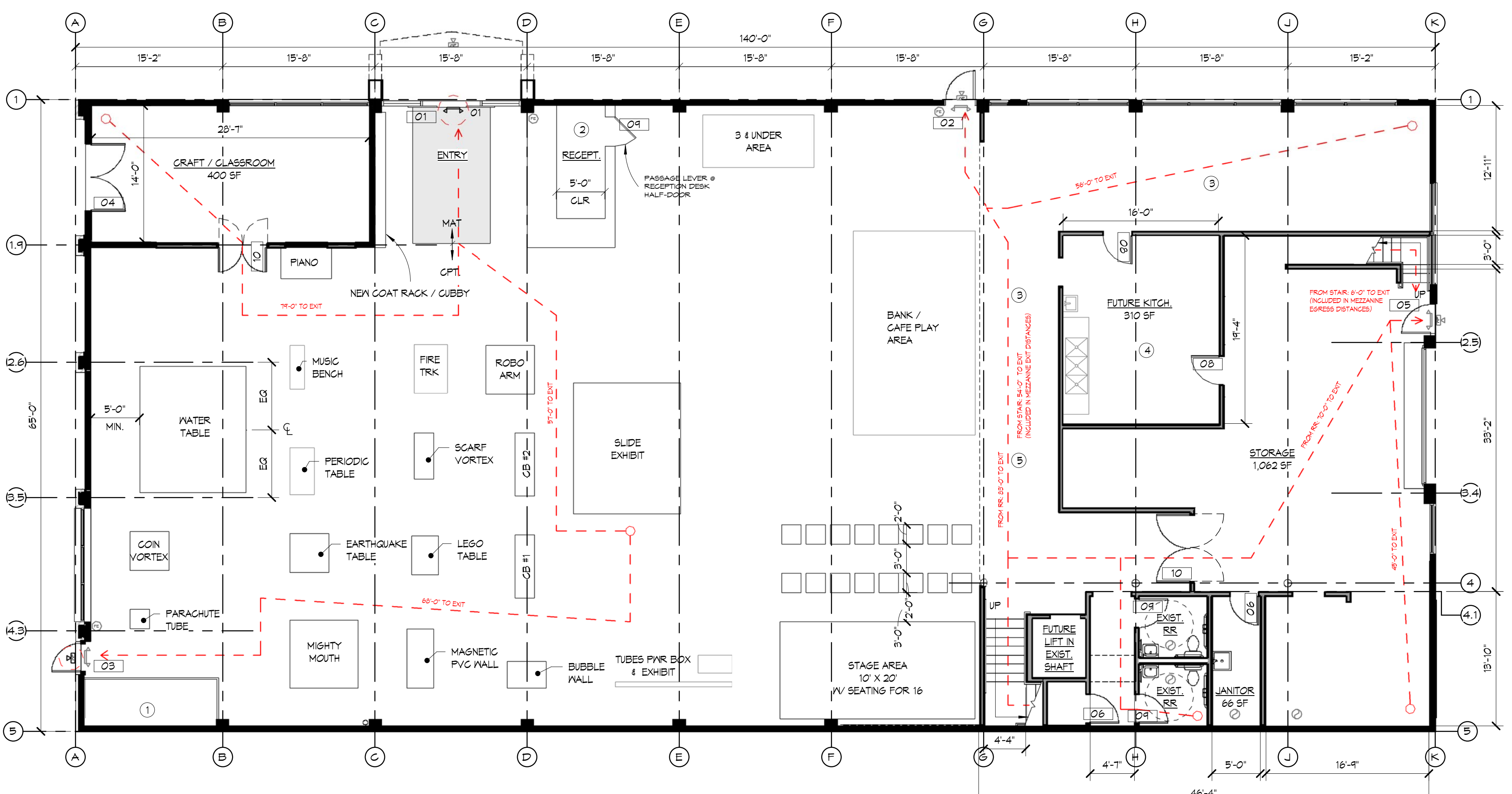
**7 DOOR HARDWARE SCHEDULE**  
A2.1 N/A

- ① NEW FIRE SPRINKLER SERVICE (V) GUARD - MAINTAIN 3'-0" MINIMUM ACCESS CLEARANCE FOR MAINTENANCE
- ② NEW RECEPTION / FRONT DESK
- ③ PROPOSED FUTURE COFFEE / SNACK BAR
- ④ PROPOSED FUTURE KITCHEN @ SAME LOCATION OF PREVIOUSLY EXISTING KITCHEN - NEW 3 BASIN SINK, HAND WASH SINK TO SERVE COFFEE / SNACK BAR
- ⑤ PROPOSED FUTURE GIFT SHOP
- ⑥ NEW MENS & WOMENS RESTROOMS @ MEZZANINE

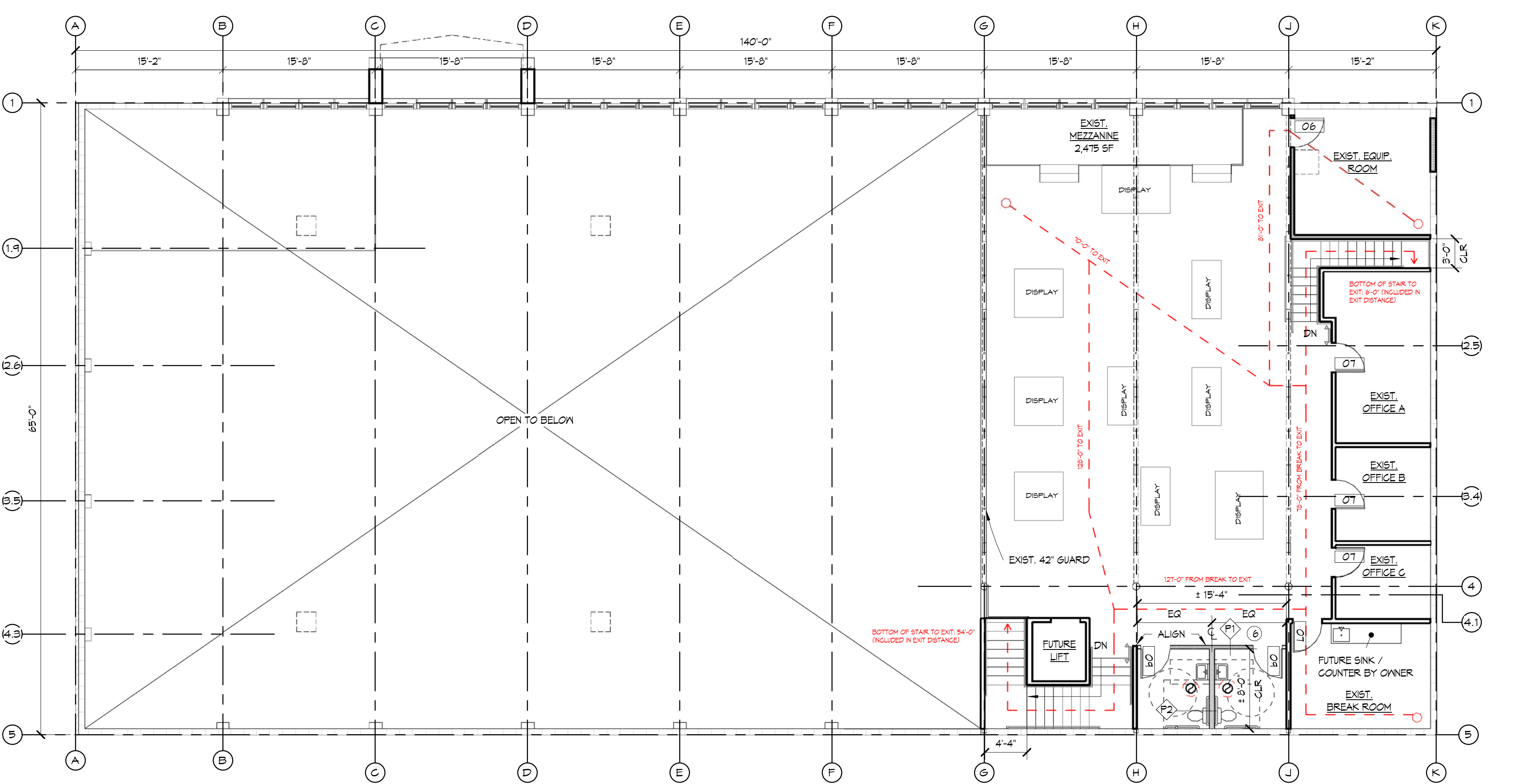
**11 REMODEL NOTES**  
A2.1 3/4" = 1'-0"

	EXIST. EXT. WALLS CMU
	EXIST. INT. PARTITIONS TYP.: - 5/8" TYPE 'X' GB - 24 GA. 3 1/2" MTL. STUDS @ 16" O.C. - 5/8" TYPE 'X' GB
	RESTROOM PARTITION 1: - 5/8" TYPE 'X' GB - 2x4 MD STUDS @ 16" O.C. - SOUND BATT INSUL. - 5/8" TYPE 'X' GB
	RESTROOM PARTITION 2: - 5/8" TYPE 'X' GB - 2x6 MD STUDS @ 16" O.C. - SOUND BATT INSUL. - 5/8" TYPE 'X' GB

**17 WALL TYPES**  
A2.1 3/4" = 1'-0"



**8 FIRST FLOOR - REMODEL PLAN**  
A2.1 1/8" = 1'-0"



**18 MEZZANINE REMODEL PLAN**  
A2.1 1/8" = 1'-0"

Meeting Date: Friday, January 24, 2020, 7:30 am

Location: GW Building, 2722 3rd Ave N

*RE: Good Earth Market to Wise Wonders TIFD Assistance*

---

**Proposal:**

704 Properties, LLC, the current owner of what was Good Earth Market, currently leased to Wise Wonders Children's Museum and a 2nd branch of Ebon Coffee Collective, is requesting TIFD assistance in the amount of \$100,000 dollars. This TIFD assistance request shall be used to refurbish the interior and exterior of the building to fit the needs of its tenants. These infrastructure upgrades and improvements would include exterior signage and facade, roof, bathrooms, and parking system. These upgrades will help retention efforts of those two establishments, which will raise the taxable value of the building in the future.

The building buy-sell was signed in March of 2019 as a contract for deed. The purchase was being self funded through the contingency to close on December 13, 2019. The owners of 704 Properties also own Bonini Construction Inc. and have already completed several interior improvements including HVAC repairs, installations, upgrades; electrical improvements and labor, windows and door improvements, fire suppression sprinklers, and fire monitoring system.

If approved, the TIFD reimbursement grant will be subject to available Fund 203 cash and will be applied to qualified expenditures such as signage on the building and street, metal facade on the building, repairing the roof, which is original and beyond useful life, parking system accessible to the public, and public bathrooms.

**Financials**

If approved, reimbursement funds are available for reimbursement in FY21 at best and FY22 in the worst-case scenario based on completion of improvements. The owners intend to own it for at least ten years and have invested heavily in the building with improvements that will increase its value as well as benefit any other future tenants. One of the owners is also a member of the Board of Directors for Wise Wonders and the board intends to keep the museum downtown making sure it's a destination for members of the community.

DBP staff and Development Committee recommend approval of this project by the Board of Directors with the following contingencies:

1. Fund 203 will encumber up to \$100,000.00, reimbursed beginning in FY21.
2. DBP and 704 Properties, LLC must sign a development agreement or award letter within 60 days of Council approval.
3. This TIFD reimbursement is the maximum that can be received pending satisfactory submission of all paid invoices showing the completion of expenditures related to this project.
4. If project is not completed by June 30, 2020 or funds are not available, reimbursement will be carried over into FY22.