

Detail of Costs Eligible for Tax Increment Financing- 239 Hallowell Lane
 Title 7. Local Government
 Chapter 15. Housing & Construction
 Part 42. Urban Renewal

Section 7-15-4288 (1): Land acquisition

Section 7-15-4288 (4): The acquisition, construction and improvement of public improvements or infrastructure, including streets, roads, curbs, gutter, sidewalks, pedestrian malls, alleys, parking lots and offstreet parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water treatment facilities, natural gas lines, electrical lines, telecommunication lines, rail lines, rail spurs, bridges, publicly owned buildings and any public improvements authorized by 7-12-41 to 45, 7-13-42 to 43 and 7-14-47.

Section 7-15-4233 (i): ... to improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area.

TASK	FIXED COST	Montana Code		
		Section 4288 (1)	Section 4288 (4)	Section 4233 (i)
GENERAL REQUIREMENTS				
Plans & Specifications	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
Plan Review	352.00	-	-	352.00
Permits: Zoning, Building, Environmental, Other	2,400.00	-	-	2,400.00
Financing Costs	5,800.00	-	-	-
Engineering Fees	1,000.00	-	-	1,000.00
Other	1,000.00	-	-	-
Land	45,000.00	45,000.00	-	-
Estimated Closing Costs	353.00	-	-	-
	<u>57,405.00</u>	<u>45,000.00</u>	<u>-</u>	<u>5,252.00</u>
SITE PREP				
Dust control, Surface Protection	350.00	-	-	-
Dumpster & Removal	500.00	-	-	-
Clear Lot	200.00	-	-	200.00
Portable Toilet	250.00	-	-	-
Temporary Power	500.00	-	-	-
Tool/Equipment Rental	500.00	-	-	-
Other	-	-	-	-
	<u>2,300.00</u>	<u>-</u>	<u>-</u>	<u>200.00</u>
ON-SITE WATER/SEWER				
Soil & Perc Tests	500.00	-	-	500.00
Other	-	-	-	-
	<u>500.00</u>	<u>-</u>	<u>-</u>	<u>500.00</u>
UTILITIES				
Town Water: Tap Fees & Hookup	650.00	-	650.00	-
Gas: Permit, Connection Fee, Installation	500.00	-	500.00	-
Other	-	-	-	-
	<u>1,150.00</u>	<u>-</u>	<u>1,150.00</u>	<u>-</u>
EXCAVATION & EARTHWORK				
Removal of Stone/Dirt	3,500.00	-	-	3,500.00
Foundation Excavation	13,500.00	-	-	-
Foundation Footing Drains	2,000.00	-	-	-
Backfill	3,500.00	-	-	-

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Compaction	500.00	-	-	500.00
Finish Grading	500.00	-	-	500.00
Other	-	-	-	-
	<u>23,500.00</u>	-	-	<u>4,500.00</u>
FOUNDATION				
Footings/Pads	1,813.00	-	-	-
Foundation walls/stem walls/grade beams	2,338.00	-	-	-
Slabs - Foundation, Basement, Garage	12,728.00	-	-	-
Steel Reinforcing	1,200.00	-	-	-
Anchor Bolts, Hold Downs	501.00	-	-	-
Sub-Slab Vapor Barrier	900.00	-	-	-
Crawlspace Vapor Barrier	450.00	-	-	-
Damproofing, Water-proofing	600.00	-	-	-
Foundation Insulation	1,050.00	-	-	-
Sidewalk /Curb & Gutter	10,990.00	-	-	10,990.00
Other	-	-	-	-
	<u>32,570.00</u>	-	-	<u>10,990.00</u>
OTHER MASONRY/PAVING				
Other	-	-	-	-
	<u>-</u>	-	-	<u>-</u>
ROUGH FRAMING				
Sill & Seal	200.00	-	-	-
Floor Framing	3,310.40	-	-	-
Exterior & Interior Walls, Rough Stairs	13,200.00	-	-	-
Roof Framing/Trusses	3,600.00	-	-	-
Rough Framing - Labor Only	16,800.00	-	-	-
Other	-	-	-	-
	<u>37,110.40</u>	-	-	<u>-</u>
EXTERIOR				
Weather Barrier (Tyvek, etc.)	450.00	-	-	-
Membrane & Flashing	690.00	-	-	-
Vinyl or Composite Siding	17,100.00	-	-	-
Soffit/Gable Vents	1,100.00	-	-	-

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Asphalt Roofing	4,260.00	-	-	-
Exterior Paint, Stain, Caulk	7,200.00	-	-	-
Other		-	-	-
	30,800.00	-	-	-
WINDOWS/EXTERIOR DOORS				
Exterior doors, prehung	3,200.00	-	-	-
Locksets, knobs, door hardware	290.00	-	-	-
Windows	2,880.00	-	-	-
Garage Doors & Opener	3,500.00	-	-	-
Other		-	-	-
	9,870.00	-	-	-
PLUMBING				
Drain/Waste/Vent	13,965.00	-	-	-
Water Heater	2,500.00	-	-	-
Fixtures: Toilets, Tubs, Sinks, Showers	6,700.00	-	-	-
Disposal	300.00	-	-	-
Other		-	-	-
	23,465.00	-	-	-
ELECTRICAL				
Service, Panel, Sub-Panels	14,400.00	-	-	-
Lighting Fixtures	1,100.00	-	-	-
Other		-	-	-
	15,500.00	-	-	-
HVAC				
Furnace/Heat Pump	17,500.00	-	-	-
HVAC Controls	450.00	-	-	-
Other		-	-	-
	17,950.00	-	-	-
INSULATION & AIR-SEALING				
Roof/Attic Insulation	2,200.00	-	-	-
Wall Cavity Insulation	3,840.00	-	-	-
Energy Diagnostics (Blower Door, Infrared)	300.00	-	-	-

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Other	6,340.00	-	-	-
DRYWALL/PLASTER				
Walls	4,850.00	-	-	-
Drywall Labor Only	4,850.00	-	-	-
Other	9,700.00	-	-	-
INTERIOR FINISH				
Interior Doors, prehung	3,600.00	-	-	-
Door knobs, hardware	450.00	-	-	-
Chair Rail, Other	320.00	-	-	-
Built-in Shelving, Cabinets	950.00	-	-	-
Interior Painting, Staining	7,200.00	-	-	-
Carpeting	9,600.00	-	-	-
Trim	3,000.00	-	-	-
Interior Carpentry Labor Only	25,120.00	-	-	-
KITCHEN & BATH				
Kitchen Cabinets	3,200.00	-	-	-
Bath Cabinets	2,000.00	-	-	-
Cabinet Pulls, Hardware	300.00	-	-	-
Countertop, Backsplash	3,200.00	-	-	-
Mirrors	300.00	-	-	-
Towel hangers, toilet paper holders, accessories	200.00	-	-	-
Other	9,200.00	-	-	-
PORCHES & DECKS				
Open Porch	4,500.00	-	-	-
Fencing	3,750.00	-	-	-
Landscaping	23,150.00	-	-	23,150.00
Other	31,400.00	-	-	23,150.00

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APPLIANCES				
Other	6,000.00	-	-	-
	6,000.00	-	-	-
TOTAL PRIVATE INVESTMENT	\$ 339,880.40	\$ 45,000.00	\$ 1,150.00	\$ 44,592.00
MAXIMUM PUBLIC ASSISTANCE (20%)	\$ 67,976.08			
ELIGIBLE COSTS	\$ 90,742.00			