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SOUTH BILLINGS BOULEVARD TAX INCREMENT FINANCING ASSISTANCE APPLICATION

Project Name: 3218 S Frontage Road, Billings, MT 59101 Date Submitted: 8/13/21

APPLICANT INFORMATION

- 1. Name: Tim Compton (Developer), submitted by owner's agent Ethan Kanning (Broker/Principal at NAI Business Properties)
- 2. Address: PO Box 80601, Billings, MT 59108
- 3. Telephone Number: 406-259-9175

PROJECT INFORMATION

- 1. Building Address: 3218 S Frontage Road, Billings, MT 59101 (currently land only)
- 2. Legal Description: S15, T01 S, R26 E, C.O.S. 1596, PARCEL 1, & COS 1591 TR 1 (17)
- 3. Ownership: KSKC PROPERTIES LLC
- 4. Address: PO BOX 80601
BILLINGS, MT 59108-0601
- 5. If property is not owned by the Applicant, list leasehold interests (Attach evidentiary materials.)

Lessor's Name: _____

Lessor's Address: _____

- 6. Existing/Proposed Businesses: Mobile-Stor
New proposed site: 17 AC total, lots 5/6 (4.6 AC total) to be use for Office/Storage Headquarters, Company is a portable building manufacturer, Leases portable storage and office buildings for
- 7. Business Description: construction sites
- 8. Employment: Existing FTE jobs 5
- 9. New Permanent FTE jobs created by project 2 Construction FTE jobs 20
- 10. Architectural Firm: per KE Construction

Address: _____

Ⓐ See pages 18+19

Ⓐ

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Representative: Bryce Kirschenmann

8. Description of Project: (Attach narrative explanation.) See attached PDF description and Project Economics worksheet
9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.) See site plans/quotes exhibit package
10. Project Schedule: (Attach time line or schedule through completion.) see attached schedule

CRITERIA FOR REVIEW

Materials contained in TIF Assistance applications are used to assess the merits of projects in relation to the goals and objectives of the South Billings Urban Renewal Master Plan and in relation to other District development and urban renewal projects. Projects will be evaluated based on the following criteria.

1. **Relevance to the South Billings Urban Renewal Master Plan** – This document is available on SBURA’s website (www.southbillings.org).
2. **Economic Stimulus** – The amount of economic activity to be generated by the project.
3. **Tax Generation** – The increase in taxable value due to new construction/rehabilitation as estimated by the County Assessor’s office.
4. **Employment Generation** – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.
5. **Elimination of Blight** – The project’s direct and indirect impact on the physical and fiscal condition within the District.
6. **Special or Unique Opportunities** – The extent to which the project represents a unique opportunity, meets a special need, or addresses community goals. The provision of public space or workforce housing are examples of special and unique opportunities.
7. **Impact Assessment** – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.
8. **Financial Assistance** – Other forms of financing available to the Applicant i.e. lender participation and state and federal grant monies,
9. **Project Feasibility** – Demonstration of market demand for the project
10. **Developer’s Ability to Perform** – Applicant’s capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.

11. Timely Completion – The feasibility of completing the project according to the Applicant’s project schedule.

PROJECT COSTS

Land and Site Improvements (Itemized)

1. Equity in Land and Buildings	\$ <u>575,000 – Land</u>
2.	\$ _____
3.	\$ _____
4.	\$ _____
Subtotal	\$ <u>575,000</u>

Construction/Rehabilitation Costs (or attach separate statement)

1.	\$ <u>See worksheet</u>
2.	\$ _____
3.	\$ _____
4.	\$ _____
5.	\$ _____
6.	\$ _____
7.	\$ _____
8.	\$ _____
Subtotal	\$ _____

Fees

1. Architectural design/Supervision	\$ <u>See worksheet</u>
2. Permits _____	\$ _____

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3. Other fees _____ \$ _____

Subtotal \$ _____

Total Project Development Costs \$ See worksheet

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

Developer Equity

Cash Invested \$ 1,800,000

Land & Buildings \$ 575,000

Other (Specify) _____ \$ _____

_____ \$ _____

Subtotal \$ 2,375,000

Lender Commitments (Attach evidence i.e. Letters of Credit or other documentation.)

Loan Amount	Interest	Term	Payment/Period
<u>50% of project costs</u>	<u>4.25%</u> %	<u>20</u> yrs	\$ <u>Pending</u> /Month
_____	_____ %	_____ yrs	\$ _____ /Month
Total Loan Amount			\$ _____

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- 2. Has the applicant or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten years?
 No Yes _____ If yes, give date, place, and under what name:

- 3. Has the applicant or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years?
 No Yes _____ If yes, give date, charge, place, court and action taken for each case.

CONSTRUCTION CONTRACTOR

- 1. Identify the construction contractor or builder who will undertake this project.

Name: KE Construction

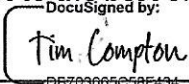
Address: 9824 Anglers Way, Billings, MT

- 2. Has such contractor or builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?
 No Yes _____ If yes, explain.

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CERTIFICATION

I (we), Tim Compton of KSKC Properties LLC (please print),
certify that the statements and estimates within this Application as well as any and all
documentation submitted as attachments to this Application or under separate cover are true
and correct to the best of my (our) knowledge and belief.

Signature  _____
06703065C58F434...

Signature _____

Title Manager, KSK Properties LLC _____

Title _____

Address _____

Address _____

Date 8/13/2021 _____

Date _____

Mobile-Stor Inc.				
Tax Increment Application Analysis-Summary				
		Allowability		
		MT Code	MT Code	Total
		7-15-4233	7-15-4288	
Land Purchase	\$ 575,000.00	\$ -	\$ -	\$ -
Site Preparation (\$3/sq ft x 50% of 740,540 sq ft)	1,110,780.00			-
Utilities Access	75,000.00			-
Approaches/Roads	160,974.00		160,974.00	160,974.00
Water Main, Approaches/Rds - Geotechnical Report	12,322.71		12,322.71	12,322.71
Water Main, Approaches/Rds - Fees	23,090.75		23,090.75	23,090.75
Water, Sewer, Storm to Site	307,351.20			-
Water, Sewer, Storm to Site - Fees	6,849.00			-
Meshing /Piers (per PEC estimates)	100,000.00		100,000.00	100,000.00
Master Site Plan Review Fee	1,431.00	1,431.00		1,431.00
Multi-Use Trail	66,138.00		66,138.00	66,138.00
City Planning Application Fee	5,303.00	5,303.00		5,303.00
Building Permit	4,625.00	4,625.00		4,625.00
City Hookup Fee	20,210.00	20,210.00		20,210.00
Contractor Fees	23,811.00			-
Soft Costs (Sanderson Stewart Bill)	77,550.00			-
Building (\$110/sqft x 12,000 sq ft)	1,320,000.00			-
	\$ 3,890,435.66	\$ 31,569.00	\$ 362,525.46	\$ 394,094.46
Total Project Cost	\$ 3,890,435.66			
Maximum TIF Assistance (16.67%)	\$ 648,536.00			
Recommended TIF Assistance	\$ 362,525.46			
Payback Period:				
Expected Increase in Taxable Value (80% of Project Cost)	\$ 3,112,349.00			
Commercial Tax Rate (1.89%)	\$ 58,823.00			
Annual Tax Increment (69 mills)	\$ 40,587.87			
Payback Period (years)	8.93			

Tim Compton - Developer					
Tax Increment Application Analysis-Allowable Expenses					
		Allowability			Application Page
		MT Code 7-15-4233	MT Code 7-15-4288	Total	
Approaches/Roads	\$ 196,387.46	\$ -	\$ 196,387.46	\$ 196,387.46	12
Meshing /Piers	100,000.00	-	100,000.00	100,000.00	
Multi-Use Trail	66,138.00	-	66,138.00	66,138.00	18
Master Site Plan Review Fee	1,431.00	1,431.00	-	1,431.00	13
City Planning Application Fee	5,303.00	5,303.00	-	5,303.00	14
Building Permit	4,625.00	4,625.00	-	4,625.00	16
City Hookup Fee	20,210.00	20,210.00	-	20,210.00	17
	\$ 394,094.46	\$ 31,569.00	\$ 362,525.46	\$ 394,094.46	
Total Project Cost	\$ 3,890,435.66				
Maximum TIF Assistance (16.67% of Project Costs)	\$ 648,536.00				
Recommended TIF Assistance	\$ 362,525.46				
Payback Period:					
Expected Increase in Taxable Value (80% of Project Cost)	\$ 3,112,349.00				
Commercial Tax Rate (1.89%)	\$ 58,823.00				
Annual Tax Increment (69 mills)	\$ 40,587.87				
Payback Period (years)	8.93				

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Date: July 22, 2021
Project No.: 08099.03



Engineer's Opinion of Probable Cost
for
South Frontage Road Water Main Extension
Providing Street, Storm Drain, Sanitary Sewer, and Water Improvements

A&B

Schedule I: Utilities

ITEM NO.	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
101	1	LS	Mobilization and Insurance	\$16,261.38 / LS =	\$16,261.38
102	1	LS	Traffic Control	\$50,000.00 / LS =	\$50,000.00
103	1	LS	Builders Risk and OCP Insurance	\$3,000.00 / LS =	\$3,000.00
104	1	LS	Payment and Performance Bonds	\$6,400.00 / LS =	\$6,400.00
105	1	LS	Dewatering	\$5,000.00 / LS =	\$5,000.00
106	1	EA	Tapping Tee and Valve on Existing 12-inch Water Main	\$6,000.00 / EA =	\$6,000.00
107	1,416	JF	12-inch Water Main <i>WAS "A" 86' LF + "B" 789' = 1650 LF</i>	\$60.00 / JF =	\$84,960.00
108	52	LF	12-inch Restraint Joint Water Main	\$114.00 / LF =	\$5,928.00
109	115	JF	8-inch Restraint Joint Water Main	\$105.00 / JF =	\$12,075.00
110	92	LF	8-inch Water Main	\$45.00 / LF =	\$4,140.00
111	4	EA	12-inch Gate Valve	\$3,200.00 / EA =	\$12,800.00
112	2	EA	8-inch Gate Valve	\$2,000.00 / EA =	\$4,000.00
113	2	EA	12x12x8-inch Service Tee	\$950.00 / EA =	\$1,900.00
114	1	EA	12-inch Plug & Thrust Block	\$900.00 / EA =	\$900.00
115	2.00	EA	8-inch Plug & Thrust Block	\$600.00 / EA =	\$1,200.00
116	2	EA	12-inch Vertical Bend	\$1,260.00 / EA =	\$2,520.00
117	2	EA	8-inch Vertical Bend	\$1,000.00 / EA =	\$2,000.00
118	3	EA	12-inch Horizontal Bend	\$1,000.00 / EA =	\$3,000.00
119	3	EA	12x6-inch Hydrant Tee	\$750.00 / EA =	\$2,250.00
120	1	EA	8x6-inch Blow Off Tee	\$750.00 / EA =	\$750.00
121	3	EA	Fire Hydrant Assembly	\$5,000.00 / EA =	\$15,000.00
122	1	EA	Blow Off Assembly	\$2,500.00 / EA =	\$2,500.00
123	195	LF	Watermain Insulation	\$25.00 / LF =	\$4,875.00
124	20	LF	Flowable Fill	\$100.00 / LF =	\$2,000.00
125	50	LF	Flowable Fill (Transverse Trenches per MDT)	\$170.00 / LF =	\$8,500.00
126	2	EA	8-inch Service on Existing Sanitary Sewer Main	\$2,200.00 / EA =	\$4,400.00
127	165	LF	8-inch Sanitary Sewer Pipe	\$45.00 / LF =	\$7,425.00
128	2	EA	8-inch Sanitary Sewer Cap	\$200.00 / EA =	\$400.00
129	1	EA	48-inch Sanitary Sewer Manhole	\$3,400.00 / EA =	\$3,400.00
130	12.0	VF	Extra Depth 48-inch Sewer Manhole	\$150.00 / VF =	\$1,800.00
131	1	EA	Connet to Existing Storm Drain Main	\$1,700.00 / EA =	\$1,700.00
132	66	LF	12-inch Storm Drain Pipe	\$45.00 / LF =	\$2,970.00
133	1	EA	12-inch Storm Drain Cap	\$550.00 / EA =	\$550.00
134	1	EA	48-inch Storm Drain Manhole	\$3,800.00 / EA =	\$3,800.00
135	6.2	VF	Extra Depth 48-inch Storm Manhole	\$150.00 / VF =	\$930.00
136	3	EA	Utility Crossing (12-inch and Under)	\$500.00 / EA =	\$1,500.00
137	1	EA	Pothole Existing Utilities	\$175.00 / EA =	\$175.00
138	1	EA	Pothole Existing Pipeline (WBI and Phillips66)	\$275.00 / EA =	\$275.00
Total Price for Schedule I =					\$287,284.38



✓ Allowable TIF expenditure

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Schedule I Additive Alternate: Utilities

C

ITEM NO.	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
ADD-101	652	LF	12-inch Water Main	\$60.00 / LF =	\$39,120.00
ADD-102	115	LF	8-inch Restraint Joint Water Main	\$105.00 / LF =	\$12,075.00
ADD-103	3	EA	12-inch Gate Valve	\$3,200.00 / EA =	\$9,600.00
ADD-104	2	EA	8-inch Gate Valve	\$2,000.00 / EA =	\$4,000.00
ADD-105	4	EA	8-inch Vertical Bend	\$1,000.00 / EA =	\$4,000.00
ADD-106	3	EA	12x6-inch Hydrant Tee	\$750.00 / EA =	\$2,250.00
ADD-107	1	EA	8x6-inch Blow Off Tee	\$750.00 / EA =	\$750.00
ADD-108	3	EA	Fire Hydrant Assembly	\$5,000.00 / EA =	\$15,000.00
ADD-109	1	EA	Blow Off Assembly	\$2,500.00 / EA =	\$2,500.00
ADD-110	1	EA	12x12x8-inch Service Tee	\$950.00 / EA =	\$950.00
ADD-111	57	LF	Watermain Insulation	\$25.00 / LF =	\$1,425.00
ADD-112	1	EA	8-inch Service on Existing Sanitary Sewer Main	\$2,200.00 / EA =	\$2,200.00
ADD-113	96	LF	8-inch Sanitary Sewer Pipe	\$45.00 / LF =	\$4,320.00
ADD-114	1	EA	8-inch Sanitary Sewer Cap	\$200.00 / EA =	\$200.00
ADD-115	1	EA	48-inch Sanitary Sewer Manhole	\$3,400.00 / EA =	\$3,400.00
ADD-116	11.5	VF	Extra Depth 48-inch Sewer Manhole	\$150.00 / VF =	\$1,725.00
ADD-117	1	EA	Conner to Existing Storm Drain Main	\$1,700.00 / EA =	\$1,700.00
ADD-118	65	LF	12-inch Storm Drain Pipe	\$45.00 / LF =	\$2,925.00
ADD-119	1	EA	12-inch Storm Drain Cap	\$550.00 / EA =	\$550.00
ADD-120	1	EA	48-inch Storm Drain Manhole	\$3,800.00 / EA =	\$3,800.00
ADD-121	5.9	VF	Extra Depth 48-inch Storm Manhole	\$150.00 / VF =	\$885.00
ADD-122	14	LF	Flowable Fill	\$100.00 / LF =	\$1,400.00
ADD-123	50	LF	Flowable Fill (Transverse Trenches per MDT)	\$170.00 / LF =	\$8,500.00
ADD-124	1	EA	Utility Crossing (12-inch and Under)	\$500.00 / EA =	\$500.00
ADD-125	14	LF	Pothole Existing Utilities	\$175.00 / EA =	\$2,450.00
ADD-126	1	EA	Pothole Existing Pipeline (XBI and Phillips66)	\$275.00 / EA =	\$275.00
Total Price for Schedule I Additive Alternate =					\$126,500.00

✓

Schedule II: Streets

Approaches S. Frontage Road 'B'

ITEM NO.	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
201	1	LS	Mobilization and Insurance	\$4,864.38 / LS =	\$4,864.38
202	1	LS	Traffic Control	\$5,000.00 / LS =	\$5,000.00
203	1	LS	Builders Risk and OPC Insurance	\$1,200.00 / LS =	\$1,200.00
204	1	LS	Payment and Performance Bonds	\$1,200.00 / LS =	\$1,200.00
205	1	LS	Storm Water Management and Exrosion Control	\$15,000.00 / LS =	\$15,000.00
206	325	CY	Stripping, Stockpile & Spreading Topsoil (6-inches)	\$28.00 / CY =	\$9,100.00
207	725	CY	Unclassified Excavation	\$35.00 / CY =	\$25,375.00
208	314	SY	Asphalt Surface Course (3-inch Section)	\$26.00 / SY =	\$8,164.00
209	120	CY	1 1/2-inch Base Course Gravel (12-inch Thick)	\$29.00 / CY =	\$3,480.00
210	314	SY	Tensar BX1100 Geogrid	\$3.50 / SY =	\$1,099.00
211	128	SY	Remove and Replace Existing Asphalt in S. Frontage Road	\$55.00 / SY =	\$7,040.00
212	1	LS	Remove Existing Approach	\$2,000.00 / LS =	\$2,000.00
213	0.61	AC	Seeding	\$1,500.00 / AC =	\$915.00
214	1	LS	Remove Existing Fence at Approach	\$1,500.00 / LS =	\$1,500.00
Total Price for Schedule II =					\$85,937.38

✓

✓ Allowable TIF expenditure

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Schedule II: Additive Alternate - Streets

Approach "C"

ITEM NO.	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
ADD-201	350	CY	Stripping, Stockpile & Spreading Topsoil (6-inches)	\$28.00 / CY =	\$9,800.00
ADD-202	750	CY	Unclassified Excavation	\$35.00 / CY =	\$26,250.00
ADD-203	315	SY	Asphalt Surface Course (3-inch Section)	\$26.00 / SY =	\$8,190.00
ADD-204	121	CY	1 1/2-inch Base Course Gravel (12-inch Thick)	\$29.00 / CY =	\$3,509.00
ADD-205	315	SY	Tensar BX1100 Geogrid	\$3.50 / SY =	\$1,102.50
ADD-206	139	SY	Remove and Replace Existing Asphalt in S. Frontage Road	\$55.00 / SY =	\$7,645.00
ADD-207	1	LS	Remove Existing Approach	\$2,000.00 / LS =	\$2,000.00
ADD-208	0.27	AC	Seeding	\$1,500.00 / AC =	\$405.00
ADD-209	1	LS	Remove Existing Fence at Approach	\$1,500.00 / LS =	\$1,500.00
Total Price for Schedule II Additive Alternate =					\$60,401.50

Total - Sum of Schedules I, II, I Additive Alternate, and II Additive Alternate	=	\$560,123.26
Construction Contingency (10%)	=	\$56,012.33
Total Price of Improvements - Schedule I, II, and Additive Alternates	=	\$616,135.59

Geotechnical Fees

Geotech Report	=	By Client
Geotechnical Services and Materials Testing Estimated 2.0%	=	\$12,322.71
Total Administrative Costs	=	\$12,322.71

Administrative Fees

Water and Sewer Extension Applications	=	\$360.00
City 3.5% Private Contract Fee	=	\$21,564.75
DEQ Review Fees	=	\$1,166.00
Total Administrative Fees	=	\$23,090.75

Notes:

Costs based on Sanderson Stewart design drawings

Mobilization and Insurance based on percentage of total schedule cost

Construction contingency

All items are complete and in place.

Sanderson Stewart cannot warrant that any opinions of probable cost provided by Sanderson Stewart will not vary from actual costs incurred by the client. Sanderson Stewart has no control over the cost or availability of labor, equipment, materials, or over market conditions or the Contractor's method of pricing. Sanderson Stewart makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Sanderson Stewart's opinion of probable cost.

* Estimate Does Not Include:

Private Utilities (Power, Phone, Natural Gas, Television, Communications)

New Fence/Gates

✓ Allowable TIF expenditure

8.33	%
10	%

Street, Storm Drain, Water Recap:

Page 8	\$287,284.38
Page 9	126,500.00
	<u>411,784.38</u>
Contingency 10%	41,378.44
	<u>\$455,162.82</u>

Approach Recap:

Page 11	\$85,937.38
Page 12	60,401.50
	<u>146,338.88</u>
Contingency 10%	14,633.89
	<u>160,972.77</u>
Page 12	12,322.71
Page 12	23,090.75
	<u>\$196,386.23</u>

FY2021 City Planning Application Fees

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PLANNING APPLICATION AND PERMIT REVIEW FEES		Proposed FY21 Fees
Annexations	Residential/Commercial	\$1,307
Deannexation	Residential/Commercial	\$1,307
Deposit for annexation application posting signs (to be refunded after sign is returned)		\$125
Limits of Annexation Map Amendment Urban Planning Study		\$817
Zone Change	Residential	\$1,062
	Commercial	\$1,470
Land Use Contrary to Zoning		\$121
Administrative Appeal of Zoning Interpretation		\$182
Special Review	Residential	\$1,062
	Commercial	\$1,470
Variance	Residential	\$531
	Commercial	\$653
Planned Unit Development	<5 acres	\$1,223
	>5 acres	\$1,960
Deposit for zoning application posting signs (refunded after sign returned)		\$125
Medical Corridor Review (City Only)		\$979
Temporary Use Permit	Initial review	\$247
	Annual review	\$163
	Bond	\$1,650
Temporary Sign Permits		\$16
Zoning Clarification (includes condo document review)	Written	\$77
	On-site visit	\$155
Zoning Compliance Review Residential	Residential	\$77
Zoning Compliance Review Commercial	Commercial	\$115
* Planning Master Site Plan Review		\$1,431
*Includes \$357 Eng. Rev. Fee		
Signs*		\$3.00 /sq.ft.
City (calculate two sides of sign in fee)		(\$2.00 /sq.ft. with application, remaining at permit issuance)
Sign - Change of Face Only		\$28
Fence Permit (For Replacement and New Construction)		\$30
For all Zone Change applications resubmitted within 1 year of a withdrawal request made after the legal advertising		\$817
For all Special Review applications resubmitted within 1 year of a withdrawal request made after the legal advertising		\$817
For all Variance applications resubmitted within 1 year of a withdrawal request made after the legal advertising		\$817
TAS/TIS Review		\$680
TAS/TIS Update Review		\$364
TAS/Traffic and Queing mitigation		\$135

✓ Allowable TIF expenditure

FY2021 City Planning Application Fees

		Total Fee - Planning and Engineering*
SUBDIVISION APPLICATION REVIEW FEES		
* Pre-Application Meetings	(City Only)	\$702
Preliminary Major Plat	6 to 40 lots	\$4,359
	41 to 200 lots	\$7,090
	Over 200 lots	\$7,090
Preliminary Minor Plat		\$2,763
* Preliminary Subsequent Minor Plat		\$2,763
Subdivision Variances (Processed with Subdivision Applications)	Residential	\$511
	Commercial	\$628
Phased Subdivision Opening		\$1,732
Final Major Plat (Fee at Check Print)	6 to 40 lots	\$1,987
	41 to 200 lots	\$3,299
	Over 200 lots	\$3,299
Final Minor Plat(Fee at Check Print)		\$1,838
* Final Subsequent Minor Plat		\$1,838
Expedited Plat (Fee at Check Print)		\$1,835
**Exempt Plat (Fee at Check Print)		\$200
Corrections or Vacations of Recorded Final subdivision plats or		\$309
Corrections or Adjustments to Plats, Conditions, and supporting		\$309
Minor Adjustments		\$309
Major Adjustments	Major subdivisions affecting:	
	6 to 40 lots	\$1,540
	41 to 200 lots	\$4,621
	Over 200 lots	\$6,161
	Minor subdivisions	\$616
TAS/TIS Review		\$680
TAS/TIS Update Review		\$364

(A) ✓

(A) ✓

(A) ✓

$\Sigma(A) = \$5,303$

*Engineering charges for certain subdivision reviews in the City.

**Fee Set by State Law

NOTE: Fees are rounded to the nearest whole number

✓ Allowable TIF expenditure

Residential & Commercial Building Permit Fees (July 1, 2011)

(P.R fee is 65% Plan review Fee Which is added to all Commercial & Multi-Family)

*Valuation based on the higher of total bid price or table in Building Safety Magazine.

Go to the City's Website to "Downloadable Forms" for Residential & Commercial valuation documents

VALUATION*	PERMIT FEE	65% P.R. FEE	TOTAL
1-1000	\$30.00	\$19.50	\$49.50
1001-2000	\$45.00	\$29.25	\$74.25
2001-3000	\$54.25	\$35.26	\$89.51
3001-4000	\$63.50	\$41.28	\$104.78
4001-5000	\$72.75	\$47.29	\$120.04
5001-6000	\$82.00	\$53.30	\$135.30
6001-7000	\$91.25	\$59.31	\$150.56
7001-8000	\$100.50	\$65.33	\$165.83
8001-9000	\$109.75	\$71.34	\$181.09
9001-10000	\$119.00	\$77.35	\$196.35
10001-11000	\$128.25	\$83.36	\$211.61
11001-12000	\$137.50	\$89.38	\$226.88
12001-13000	\$146.75	\$95.39	\$242.14
13001-14000	\$156.00	\$101.40	\$257.40
14001-15000	\$165.25	\$107.41	\$272.66
15001-16000	\$174.50	\$113.43	\$287.93
16001-17000	\$183.75	\$119.44	\$303.19
17001-18000	\$193.00	\$125.45	\$318.45
18001-19000	\$202.25	\$131.46	\$333.71
19001-20000	\$211.50	\$137.48	\$348.98
20001-21000	\$220.75	\$143.49	\$364.24
21001-22000	\$230.00	\$149.50	\$379.50
22001-23000	\$239.25	\$155.51	\$394.76
23001-24000	\$248.50	\$161.53	\$410.03
24001-25000	\$257.75	\$167.54	\$425.29
25001-26000	\$267.00	\$173.55	\$440.55
26001-27000	\$276.25	\$179.56	\$455.81
27001-28000	\$285.50	\$185.57	\$471.07
28001-29000	\$294.75	\$191.58	\$486.33
29001-30000	\$304.00	\$197.59	\$501.59
30001-31000	\$313.25	\$203.60	\$516.85
31001-32000	\$322.50	\$209.61	\$532.11
32001-33000	\$331.75	\$215.62	\$547.37
33001-34000	\$341.00	\$221.63	\$562.63
34001-35000	\$350.25	\$227.64	\$577.89
35001-36000	\$359.50	\$233.65	\$593.15
36001-37000	\$368.75	\$239.66	\$608.41
37001-38000	\$378.00	\$245.67	\$623.67
38001-39000	\$387.25	\$251.68	\$638.93
39001-40000	\$396.50	\$257.69	\$654.19
40001-41000	\$405.75	\$263.70	\$669.45
41001-42000	\$415.00	\$269.71	\$684.71
42001-43000	\$424.25	\$275.72	\$700.00
43001-44000	\$433.50	\$281.73	\$715.26
44001-45000	\$442.75	\$287.74	\$730.52
45001-46000	\$452.00	\$293.75	\$745.78
46001-47000	\$461.25	\$299.76	\$761.04
47001-48000	\$470.50	\$305.77	\$776.29
48001-49000	\$479.75	\$311.78	\$791.55
49001-50000	\$489.00	\$317.79	\$806.79
50001-51000	\$498.25	\$323.80	\$822.05
51001-52000	\$507.50	\$329.81	\$837.31
52001-53000	\$516.75	\$335.82	\$852.57
53001-54000	\$526.00	\$341.83	\$867.83
54001-55000	\$535.25	\$347.84	\$883.09
55001-56000	\$544.50	\$353.85	\$898.35
56001-57000	\$553.75	\$359.86	\$913.61
57001-58000	\$563.00	\$365.87	\$928.87
58001-59000	\$572.25	\$371.88	\$944.13
59001-60000	\$581.50	\$377.89	\$959.39
60001-61000	\$590.75	\$383.90	\$974.65
61001-62000	\$599.00	\$389.91	\$989.91
62001-63000	\$608.25	\$395.92	\$1005.17

VALUATION*	PERMIT FEE	65% P.R. FEE	TOTAL
63001-64000	\$487.15	\$316.65	\$803.80
64001-65000	\$491.75	\$319.64	\$811.39
65001-66000	\$496.35	\$322.63	\$818.98
66001-67000	\$500.95	\$325.62	\$826.57
67001-68000	\$505.55	\$328.61	\$834.16
68001-69000	\$510.15	\$331.60	\$841.75
69001-70000	\$514.75	\$334.59	\$849.34
70001-71000	\$519.35	\$337.58	\$856.93
71001-72000	\$523.95	\$340.57	\$864.52
72001-73000	\$528.55	\$343.56	\$872.11
73001-74000	\$533.15	\$346.55	\$879.70
74001-75000	\$537.75	\$349.54	\$887.29
75001-76000	\$542.35	\$352.53	\$894.88
76001-77000	\$546.95	\$355.52	\$902.47
77001-78000	\$551.55	\$358.51	\$910.06
78001-79000	\$556.15	\$361.50	\$917.65
79001-80000	\$560.75	\$364.49	\$925.24
80001-81000	\$565.35	\$367.48	\$932.83
81001-82000	\$569.95	\$370.47	\$940.42
82001-83000	\$574.55	\$373.46	\$948.01
83001-84000	\$579.15	\$376.45	\$955.60
84001-85000	\$583.75	\$379.44	\$963.19
85001-86000	\$588.35	\$382.43	\$970.78
86001-87000	\$592.95	\$385.42	\$978.37
87001-88000	\$597.55	\$388.41	\$985.96
88001-89000	\$602.15	\$391.40	\$993.55
89001-90000	\$606.75	\$394.39	\$1,001.14
90001-91000	\$611.35	\$397.38	\$1,008.73
91001-92000	\$615.95	\$400.37	\$1,016.32
92001-93000	\$620.55	\$403.36	\$1,023.91
93001-94000	\$625.15	\$406.35	\$1,031.50
94001-95000	\$629.75	\$409.34	\$1,039.09
95001-96000	\$634.35	\$412.33	\$1,046.68
96001-97000	\$638.95	\$415.32	\$1,054.27
97001-98000	\$643.55	\$418.31	\$1,061.86
98001-99000	\$648.15	\$421.30	\$1,069.45
99001-100000	\$652.75	\$424.29	\$1,077.04
100001-101000	\$656.30	\$426.60	\$1,082.90
101001-102000	\$659.85	\$428.90	\$1,088.75
102001-103000	\$663.40	\$431.21	\$1,094.61
103001-104000	\$666.95	\$433.52	\$1,100.47
104001-105000	\$670.50	\$435.83	\$1,106.33
105001-106000	\$674.05	\$438.13	\$1,112.18
106001-107000	\$677.60	\$440.44	\$1,118.04
107001-108000	\$681.15	\$442.75	\$1,123.90
108001-109000	\$684.70	\$445.06	\$1,129.76
109001-110000	\$688.25	\$447.36	\$1,135.61
110001-111000	\$691.80	\$449.67	\$1,141.47
111001-112000	\$695.35	\$451.98	\$1,147.33
112001-113000	\$698.90	\$454.29	\$1,153.19
113001-114000	\$702.45	\$456.59	\$1,159.04
114001-115000	\$706.00	\$458.90	\$1,164.90
115001-116000	\$709.55	\$461.21	\$1,170.76
116001-117000	\$713.10	\$463.52	\$1,176.62
117001-118000	\$716.65	\$465.82	\$1,182.47
118001-119000	\$720.20	\$468.13	\$1,188.33
119001-120000	\$723.75	\$470.44	\$1,194.19
120001-121000	\$727.30	\$472.75	\$1,200.05
121001-122000	\$730.85	\$475.05	\$1,205.90
122001-123000	\$734.40	\$477.36	\$1,211.76
123001-124000	\$737.95	\$479.67	\$1,217.62
124001-125000	\$741.50	\$481.98	\$1,223.48
125001-126000	\$745.05	\$484.28	\$1,229.33

10)

System Development Fees-Residential

Water	
Meter Size	SDF Fee
3/4"	2,850.00
1"	2,850.00
1.5"	2,850.00
2"	2,850.00
3"	2,850.00
4"	2,850.00

Water		Total Water/Sewer
Meter Size	SDF Fee	
3/4"	1,890.00	\$4,740.00
1"	5,800.00	\$8,650.00
1.5"	16,845.00	\$19,695.00
2"	29,080.00	\$31,930.00
3"	75,455.00	\$78,305.00
4"	176,645.00	\$179,495.00

System Development Fees-Commercial

Water	
Meter Size	SDF Fee
3/4"	8,495.00
1"	14,410.00
1.5"	28,805.00
2"	46,095.00
3"	92,195.00
4"	144,055.00

Water		Total Water/Sewer
Meter Size	SDF Fee	
3/4"	1,890.00	\$10,385.00
1"	5,800.00	\$20,210.00
1.5"	16,845.00	\$45,650.00
2"	29,080.00	\$75,175.00
3"	75,455.00	\$167,650.00
4"	176,645.00	\$320,700.00



System Development Fees-Irrigation

Meter	
Size	SDF Fee
3/4"	10,335.00
1"	17,525.00
1.5"	35,060.00
2"	56,100.00
3"	112,160.00
4"	175,250.00

✓ Allowable TIF expenditure

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Date: August 9, 2021
 Project No.: 08099.03



Engineer's Opinion of Probable Cost
 for
COS 1591 Multi-Use Trail
Providing Trail Improvements

Schedule I: Trail

ITEM NO.	FST. QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
201	1	LS	Mobilization and Insurance	\$3,119.70 / LS =	\$3,119.70
202	1	LS	Traffic Control	\$1,500.00 / LS =	\$1,500.00
203	1	LS	Builders Risk and OPC Insurance	\$1,200.00 / LS =	\$1,200.00
204	1	LS	Payment and Performance Bonds	\$1,200.00 / LS =	\$1,200.00
205	1	LS	Storm Water Management and Erosion Control	\$5,000.00 / LS =	\$5,000.00
206	130	CY	Stripping, Stockpile & Spreading Topsoil (6-inches)	\$28.00 / CY =	\$3,640.00
207	260	CY	Unclassified Excavation	\$35.00 / CY =	\$9,100.00
207	765	SY	Asphalt Surface Course (3-inch Section)	\$26.00 / SY =	\$19,890.00
207	100	SF	Concrete Ramp	\$10.50 / SF =	\$1,050.00
207	5	EA	Truncated Domes	\$250.00 / EA =	\$1,250.00
207	260	CY	1 1/2-inch Base Course Gravel (12-inch Thick)	\$29.00 / CY =	\$7,540.00
207	50	SY	Tensar BX1100 Geogrid	\$3.50 / SY =	\$175.00
207	0.30	AC	Seeding	\$1,500.00 / AC =	\$450.00
Total Price for Schedule I					= \$55,114.70
Design Contingency (10%)					= \$5,511.47
Construction Contingency (10%)					= \$5,511.47
Total Price of Improvements					= \$66,137.64

Geotechnical Fees

Geotech Report	=	By Client
Geotechnical Services and Materials Testing Estimated 2.0%	=	\$1,322.75
Total Administrative Costs	=	\$1,322.75

Notes:

Costs based on Sanderson Stewart design drawings

Mobilization and Insurance based on percentage of total schedule cost

Construction contingency

All items are complete and in place.

Sanderson Stewart cannot warrant that any opinions of probable cost provided by Sanderson Stewart will not vary from actual costs incurred by the client. Sanderson Stewart has no control over the cost or availability of labor, equipment, materials, or over market conditions or the Contractor's method of pricing. Sanderson Stewart makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Sanderson Stewart's opinion of probable cost.

* Estimate Does Not Include:

Private Utilities (Power, Phone, Natural Gas, Television, Communications)

New Fence/Gates

✓ Allowable TIF expenditure



Project Goals

- Annex site in SBURA TIF District
- Secure TIF funds for infrastructure costs
- Develop/sell lots to industrial users - Fall of 2021/Spring of 2022
- Enhance the I-90 corridor
- Create Class A lots for Billings or MT-based businesses to be successful

Site Notes

- 7 Lots
- Lots 5/6 Reserved for Owner Building Project
- CX Heavy Commercial zoning

Proposed Plat Map
(lot notes below)



STATUS	LOT #	SUB-TYPE	SIZE
Available	81	Industrial	2.48 Acres
Available	82	Industrial	2.52 Acres
Available	83	Industrial	2.57 Acres
Available	84	Industrial	3.32 Acres
Unavailable	85/6 Split	Industrial	4.83 Acres
Available	87	Industrial	1.3 Acres

