



City of Billings South Billings Boulevard  
Urban Renewal District

**Tax Increment Finance Assistance  
Application**  
For Public/Private Development Projects

# Information & Application

Please return to:  
South Billings Urban Renewal Association  
PO Box 21271  
Billings, MT 59104

## Tax Increment Finance (TIF) assistance application process for public infrastructure assistance

IMPORTANT: The material below outlines the Tax Increment Finance Assistance application process and the responsibilities of the Applicant and the South Billings Urban Renewal Association, Inc. (SBURA). Please review this information carefully before submitting the application or finalizing your development plans.

Failure to receive approval of a completed application **BEFORE** construction begins may affect the Applicant's eligibility for Public Infrastructure Tax Increment Financing assistance from the City of Billings.

### INTRODUCTION

In May 2019, City of Billings and the SBURA executed a Memorandum of Understanding pertaining to SBURA's management of the South Billings Boulevard District ("the District"), pursuant to Montana Urban Renewal Law Title 7 Chapter 15 Part 42 Montana Code Annotated, (MCA) "Urban Renewal.". This Memorandum of Understanding is incorporated by reference to this application. Tax Increment Financing (TIF) is an important element in facilitating public urban renewal activities that assist and enhance private development opportunities within the District. A TIF program operates by first establishing a base year taxable value for all properties within the urban renewal district. Property taxes continue to be paid to all taxing jurisdictions based on the base year valuation. All increases in property taxes above this base valuation due to new development or reappraisals are assigned to the TIF District. These funds are then used for district revitalization activities.

The SBURA offers tax increment financing assistance for public infrastructure components of projects developed within the boundaries of the South Billings Boulevard TIFD.

## **TAX INCREMENT FINANCING ASSISTANCE PARAMETERS**

Each project is unique. TIF assistance shall be based upon criteria outlined in the Criteria for Review section. TIF assistance may be awarded for eligible costs as defined in 2019 Montana Code Annotated Title 7, Chapter 15, Part 42. Generally, awards are limited to 20% of eligible costs (see Memorandum of Understanding) which reflects a 5 to 1 private-to-public dollar matching ratio.

## **ELIGIBLE ACTIVITIES**

As specified by 2019 Montana Code Annotated Title 7, Chapter 15, Part 42, TIF funds may be used to complete certain urban renewal activities. The SBURA will place special emphasis on those projects that implement the South Billings Boulevard Urban Renewal Plan, particularly mixed-use developments.

## **APPLICATION PROCESS AND TIMELINE**

Anyone seeking TIF assistance from the SBURA must submit a written application for each TIF-assisted project. The following procedure has been developed to expedite the review of TIF funding requests.

1. Initial Contact. Contact the SBURA Representative, Jim Tevlin at 406-670-5883 or via email at [jtev1960@gmail.com](mailto:jtev1960@gmail.com), to discuss the project and determine preliminary eligibility for TIF assistance.
2. Prepare a Written Application. The Applicant must prepare a written application for each project assistance request. For all TIF requests, the Applicant must complete a "Developer's Statement of Qualification and Financial Responsibility" which includes submittal of personal financial statements.
3. SBURA Staff Review. Upon submittal of all necessary information, SBURA staff will review the project and the need for funding. At any point in the review process the staff may request more information of the Applicant or solicit comment on the project from other public agencies. Items included in personal financial statements will not be subject to public review or presentation to or comment by other public entities.
4. SBURA Board Review. The SBURA Board will review the application and staff recommendations. The Board reserves the right to seek additional project review from other public agencies. The Board will issue preliminary approval/disapproval of the assistance request or any part thereof and will make a recommendation to the City Council.

5. City Council Review. Projects receiving approval by the SBURA Board will be forwarded to the Billings City Council through the City of Billings Planning and Community Services Department for final approval and consideration of a Development Agreement that will clearly describe the public investment required to be applied towards public infrastructure and/or development improvements within the public right of way. City Council approval is required before the City will enter a Development Agreement with the Applicant.
6. Development Agreement. The City and the Applicant must execute a mutual agreeable legally binding Development Agreement which establishes the terms and conditions of TIF assistance. Sample Development Agreements are available at the City/County Planning Division office for reference. The Development Agreement may include, but is not limited to, the following:
  - Complete architectural design specifications and site plan
  - Time frame for project development, construction and completion
  - Specifications for release of funds related to public infrastructure
  - Cash flow and pro forma statements for a minimum of five years of the development
  - Terms and conditions of the various financings
  - Commitment letters and loan documents related to the various financings
  - Ownership of completed development
  - Events of default; remedies
  - Zoning approval
  - Tenant commitments
  - Non-liability of city officials
  - Cause for termination
7. Timing. SBURA staff will expedite processing of fully completed applications when received.

## **COMMITMENT OF FUNDS**

Upon City Council approval of a project, the approved funds will be budgeted. Budgeted funds will be encumbered for a grace period of 180 days, by which time construction must have commenced. Commencement of construction means the date on which the first building permit is issued. Projects that have not commenced construction within 180 days are at risk for losing the committed funds.

Funds will be released as specified by the Development Agreement. Depending on the nature of each individual project, funds may be released as a lump sum payment or multiple payments made over subsequent fiscal years. The Development Agreement will specify the payment terms. Funds may be released according to one of the following methods.

1. Release of funds following project completion. Funds will be released upon the project's receipt of a Certificate of Occupancy from the City of Billings' Building

Division. If necessary, the City will encumber funds for additional fiscal years to accommodate construction schedules.

2. Release of funds over a multi-year repayment schedule. Prior to a project receiving a TIF assistance payment, a Certificate of Occupancy shall be provided to the project by the City of Billings Building Division. Subject to payment amounts and funding availability, multiple payments may be required. TIF assistance payments may be made according to an agreed upon payment schedule. This schedule will be contained within the Development Agreement.

Funds will be released only if the project is developed and constructed essentially as presented in the Development Agreement.

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**SOUTH BILLINGS BOULEVARD TAX INCREMENT FINANCING ASSISTANCE  
APPLICATION**

Project Name: WOODSPRING SUITES Date Submitted: \_\_\_\_\_

**APPLICANT INFORMATION**

1. Name: RIMROCK HOSPITALITY BILLINGS, LLC
2. Address: 343 NW COLE TERRACE, SUITE 201 LAKE CITY, FL 32055
3. Telephone Number: (904) 240-1388

**PROJECT INFORMATION**

1. Building Address: 4750 KING AVE. E BILLINGS, MT
2. Legal Description: LOT 1, BLOCK 1, MILLER CROSSING SUBDIV. 4TH FILING
3. Ownership: RIMROCK HOSPITALITY BILLINGS, LLC
4. Address: 343 NW COLE TERRACE, SUITE 201 LAKE CITY, FL 32055
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: HOTEL (122 ROOMS)
7. Business Description: HOSPITALITY
8. Employment: Existing FTE jobs 0
9. New Permanent FTE jobs created by project 10 Construction FTE jobs 75
10. Architectural Firm: BRR ARCHITECTURE  
  
Address: 8131 METCALF AVE. OVERLAND PARK, KS 66204

Representative: CULIN THOMPSON

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8. Description of Project: (Attach narrative explanation.)
9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.)
10. Project Schedule: (Attach time line or schedule through completion.)

### 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](http://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>974,313</u>
2.	\$ _____
3.	\$ _____
4.	\$ _____
Subtotal	\$ <u>974,313</u>

**Construction/Rehabilitation Costs (or attach separate statement)**

1.	\$ <u>10,687,337</u>
2.	\$ _____
3.	\$ _____
4.	\$ _____
5.	\$ _____
6.	\$ _____
7.	\$ _____
8.	\$ _____
Subtotal	\$ <u>10,687,337</u>

Fees

1. Architectural design/Supervision	\$ <u>250,000</u>
2. Permits <u>Building &amp; Site</u>	\$ <u>280,000</u>

3. Other fees <u>Impact Fees</u>	\$ <u>107,450</u>
Subtotal	\$ <u>637,450</u>
Total Project Development Costs	\$ <u>12,299,100</u>

**PROJECT FINANCING**

Please complete Sources of Funds detail and summarize below.

Developer Equity

Cash Invested	\$ <u>4,961,962</u>
Land & Buildings	\$ _____
Other (Specify) _____	\$ _____
_____	\$ _____
Subtotal	\$ <u>4,961,962</u>

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

Lender Payment/Period	Loan Amount	Interest	Term	
<u>Stockman Bank</u>	\$ <u>10,600,000</u>	<u>6.77</u> %	<u>20</u> yrs	\$ <u>60,000</u> /Month
_____	\$ _____	_____%	____yrs	\$ _____/Month
Total Loan Amount				\$ _____

**DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY**

Applicant

1. Name: RIMROCK HOSPITALITY BILLINGS, LLC  
Address: 343 NW COLE TERRACE, SUITE 201 LAKE CITY, FL 32055

2. If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of \_\_\_\_\_.

3. The applicant is:  
\_\_\_\_\_ A corporation.  
\_\_\_\_\_ A nonprofit or charitable institution or corporation  
\_\_\_\_\_ A partnership known as \_\_\_\_\_  
 \_\_\_\_\_ Other (explain): LIMITED LIABILITY COMPANY

Date of organization: \_\_\_\_\_

4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the applicant.

<u>Name and Address</u>	<u>Nature and Extent of Interest</u>
<u>MICAH LINTON</u>	<u>MANAGING MEMBER</u>
_____	_____
_____	_____
_____	_____

Financial Condition

1. Provide a current financial statement for each private entity involved in the project. Documentation of financial capacity may include net worth statements, balance sheets, or profit and loss statements.

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: \_\_\_\_\_

Address: \_\_\_\_\_

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.

\_\_\_\_\_

**CERTIFICATION**

I (we), \_\_\_\_\_ (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 \_\_\_\_\_

Signature \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

JOB NAME: Woodspring Suites  
 LOCATION: Billings, MT  
 BID DATE:

Bldg SF: 48,660

ITEM	QTY	LABOR	MAT	LABOR	MAT	SALES TAX	SUB	OTHER	TOTAL	DIV. TOTALS
<b>DIVISION 1 - GENERAL CONDITIONS:</b>										\$ 598,583
<b>GENERAL CONDITIONS</b>										
project supervision	-			\$ -	\$ -		\$ -	\$ -	\$ 598,583	
temporary facilities and utilities	-			\$ -	\$ -		\$ -	\$ -	\$ -	
material handling	-			\$ -	\$ -		\$ -	\$ -	\$ -	
misc tool + expendables	-			\$ -	\$ -		\$ -	\$ -	\$ -	
dumpsters	-			\$ -	\$ -		\$ -	\$ -	\$ -	
progress cleaning	-			\$ -	\$ -		\$ -	\$ -	\$ -	
final cleaning	-			\$ -	\$ -		\$ -	\$ -	\$ -	
warranty	-			\$ -	\$ -		\$ -	\$ -	\$ -	
printing + postage	-			\$ -	\$ -		\$ -	\$ -	\$ -	
aerial progress photos	-			\$ -	\$ -		\$ -	\$ -	\$ -	
safety + signage	-			\$ -	\$ -		\$ -	\$ -	\$ -	
on-site job progress camera	-			\$ -	\$ -		\$ -	\$ -	\$ -	
procure project management software	-			\$ -	\$ -		\$ -	\$ -	\$ -	
<b>DIVISION 2 - SITEWORK:</b>										\$ 1,133,673
Survey	-			\$ -	\$ -		\$ -	\$ 7,500	\$ 7,500	
<b>SITEWORK</b>										
paving	-			\$ -	\$ -		\$ 879,075	\$ -	\$ 879,075	
wheel stops	-			\$ -	\$ -		\$ -	\$ 1,200	\$ 1,200	
transformer pad	-			\$ -	\$ -		\$ -	\$ -	\$ -	
<b>Subsurface Remediation</b>										
Pier Surveying	-			\$ -	\$ -		\$ 64,000	\$ -	\$ 64,000	
Pier Spoils	-			\$ -	\$ -		\$ -	\$ 5,000	\$ 5,000	
<b>SITE CONCRETE</b>										
Dumpster Enclosure	-			\$ -	\$ -		\$ -	\$ 2,500	\$ 2,500	
Bike Rack	-			\$ -	\$ -		incl below	\$ -	\$ -	
Landscaping	-			\$ -	\$ -		\$ 174,398	\$ -	\$ 174,398	
<b>DIVISION 3 - CONCRETE:</b>										\$ 215,829
<b>CONCRETE</b>										
foundation and slab	-			\$ -	\$ -		\$ 199,829	\$ -	\$ 199,829	
perimeter insulation	-			\$ -	\$ -		\$ -	\$ -	\$ -	
6 mil vapor barrier + WWM	-			\$ -	\$ -		\$ -	\$ 15,000	\$ 15,000	
elevator pit	-			\$ -	\$ -		\$ -	\$ -	\$ -	
j-bolts @ 4' OC for walls	-			\$ -	\$ -		\$ -	\$ 1,000	\$ 1,000	
sawcuts as scheduled	-			\$ -	\$ -		\$ -	\$ -	\$ -	
rebar and accessories as required	-			\$ -	\$ -		\$ -	\$ -	\$ -	
depressed slab for roll-in showers	-			\$ -	\$ -		\$ -	\$ -	\$ -	
equipment pads in MEP 107	-			\$ -	\$ -		\$ -	\$ -	\$ -	
waterproofing at elevator	-			\$ -	\$ -		\$ -	\$ -	\$ -	
<b>TESTING BY OWNER</b>										
SOIL POISONING	-			\$ -	\$ -		excluded	\$ -	\$ -	
<b>DIVISION 4 - MASONRY:</b>										\$ 60,340
<b>MASONRY</b>										
foundation block	-			\$ -	\$ -		\$ 56,840	\$ -	\$ 56,840	
elevator block	-			\$ -	\$ -		\$ -	\$ -	\$ -	
rebar	-			\$ -	\$ 3,500		\$ -	\$ -	\$ 3,500	
bond beams as req'd on elevator shaft	-			\$ -	\$ -		\$ -	\$ -	\$ -	
#5 @ 2'8" OC grouted solid	-			\$ -	\$ -		\$ -	\$ -	\$ -	
reduce from 8" to 6" at top of stem wall	-			\$ -	\$ -		\$ -	\$ -	\$ -	
exterior brick	-			\$ -	\$ -		\$ -	\$ -	\$ -	
6" wedge anchors 2' OC for 2x10 ledger	-			\$ -	\$ -		\$ -	\$ -	\$ -	
dumpster enclosure	-			\$ -	\$ -		incl above	\$ -	\$ -	
stone veneer cap	-			\$ -	\$ -		\$ -	\$ -	\$ -	
<b>DIVISION 5 - METALS:</b>										\$ 41,690
<b>STRUCTURAL STEEL</b>										
installation	-			\$ -	\$ -		\$ 40,190	\$ -	\$ 40,190	
structural steel	-			\$ -	\$ -		\$ -	\$ 1,500	\$ 1,500	
bollards - material (8 included in sub price)	-			\$ -	\$ -		\$ -	\$ -	\$ -	
lintels at elevator openings (W8x24 w/ bearing plate)	-			\$ -	\$ -		\$ -	\$ -	\$ -	
roof ladder	-			\$ -	\$ -		\$ -	\$ -	\$ -	
parapet pipe bracing	-			\$ -	\$ -		\$ -	\$ -	\$ -	
stair handrails	-			\$ -	\$ -		\$ -	\$ -	\$ -	
hoist beam at elevator - supply only	-			\$ -	\$ -		\$ -	\$ -	\$ -	
elevator pit ladder	-			\$ -	\$ -		\$ -	\$ -	\$ -	
dumpster gates	-			\$ -	\$ -		\$ -	\$ -	\$ -	
<b>DIVISION 6 - WOOD &amp; PLASTICS:</b>										\$ 1,386,984
<b>ROUGH CARPENTRY</b>										
lumber package	-			\$ -	\$ 361,063		\$ -	\$ -	\$ 361,063	
wood stair treads in lumber package	-			\$ -	\$ -		\$ -	\$ -	\$ -	
wood i-joists	-			\$ -	\$ -		\$ -	incl above	\$ -	
truss package	-			\$ -	\$ 45,200		\$ -	\$ -	\$ 45,200	
all sheathing, incl walls, roof and exterior gyp at ext ceilings	-			\$ -	\$ -		\$ -	\$ -	\$ -	
post-installed anchors in concrete for wood framing	-			\$ -	\$ -		\$ -	\$ -	\$ -	
threaded rod or post-tension system for load bearing walls	-			\$ -	\$ 18,832		\$ -	\$ 5,000	\$ 23,832	
powder coated connectors	-			\$ -	\$ -		\$ -	\$ 5,000	\$ 5,000	
all framing connectors / acc simpson ties, wall strapping	-			\$ -	\$ -		\$ -	\$ -	\$ -	
wood columns and beams	-			\$ -	\$ -		\$ -	\$ -	\$ -	
fasteners	-			\$ -	\$ -		\$ -	\$ -	\$ -	
cement backer board at all exterior stone (NEED TAKEOFF HERE)	-			\$ -	\$ -		\$ -	\$ -	\$ -	
C-H studs and shaft liner at laundry chute shaft	-			\$ -	\$ -		\$ -	\$ -	\$ -	
densglass takeoff at sandwiched drywall areas in fire rated walls	-			\$ -	\$ -		\$ -	\$ -	\$ -	
framing labor	-			\$ -	\$ -		\$ 588,000	\$ -	\$ 588,000	
winter months framing adder	-			\$ -	\$ -		\$ 25,000	\$ -	\$ 25,000	
framing equipment	-			\$ -	\$ -		\$ -	\$ -	\$ -	
install windows	-			\$ -	\$ -		\$ -	\$ 25,000	\$ 25,000	
install cable system	-			\$ -	\$ -		\$ -	\$ -	\$ -	
<b>FINISH/ROUGH CARPENTRY</b>										
white pvc window sills	-			\$ -	\$ -		\$ -	\$ -	\$ -	
WP-001 ceiling wood panels	-			\$ -	\$ -		\$ -	\$ -	\$ -	
accent trim in quest corridors	-			\$ -	\$ -		\$ -	\$ -	\$ -	

lobby archways	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T+G behind reception desk	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CABINETS + COUNTERTOPS</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
cabinets	-		\$ -	\$ 165,409	\$ -	\$ -	\$ -	\$ 165,409
MillEx Freight Estimate	-		\$ -	\$ 34,500	\$ -	\$ -	\$ -	\$ 34,500
caulk at cabinets to wall if gap >1/8" 39/G002	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
quartz countertop	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLAM countertops	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
cabinet install	-		\$ -	\$ -	\$ 103,980	\$ 10,000	\$ -	\$ 113,980
<b>DIVISION 7 - THERMAL &amp; MOISTURE PROTECTION:</b>								\$ 333,147
<b>CAULKING</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
applied waterproofing to elevator pit walls	-		\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ 4,500
<b>INSULATION</b>			\$ -	\$ -	\$ 125,425	\$ -	\$ -	\$ 125,425
batt insulation, w/ "Tiger Teeth" as required (7/A060)	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
foam sealing at walls, windows, outlets before batt insulation	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
fill truss cavity per "HA2" - 3/A501	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
cellulosic insulation blown full in "attic"	-		\$ -	\$ -	\$ (16,975)	\$ -	\$ -	\$ (16,975)
<b>ROOFING</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TPO - fully adhered 60 mil	-		\$ -	\$ -	\$ 156,842	\$ -	\$ -	\$ 156,842
flashing at all top pipe penetrations - water heater flues, mech curbs, etc.	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
roofing insulation	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
scuppers, collectors and downspouts	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
drip edge at elevator	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
includes roofing and downspouts of wood framed canopies	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
pre-finished metal coping + gravel stops	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>GYPSUM UNDERLAYMENT</b>			\$ -	\$ -	\$ 59,855	\$ -	\$ -	\$ 59,855
gypsum underlayment	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
acoustical mat at all hard surfaces	-		\$ -	\$ -	excluded	\$ -	\$ -	\$ -
waterproofing membrane over gypcrete @ rr floors	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2nd mobilization for tub pour first	-		\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ 3,500
<b>MOISTURE + MOLD</b>			\$ -	\$ -	excluded	\$ -	\$ -	\$ -
moisture consultant inspections	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
mold prevention application and testing	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DIVISION 8 - DOORS &amp; WINDOWS:</b>								\$ 402,166
<b>HM DOORS/FRAMES/FINISH HARDWARE</b>			\$ -	\$ 173,289	\$ -	\$ -	\$ -	\$ 173,289
hollow metal doors + frames	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
int door frames pre-finished	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
finish hardware	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
make sure thresholds, sweeps + gaskets are scheduled	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
keying of doors	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2" jamb extension on reception door	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
mag door hold opens	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DOOR/HARDWARE INSTALLATION</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Door install	-		\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
Bath accessories install	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lift / Place at each floor	-		\$ -	\$ -	\$ 6,500	\$ -	\$ -	\$ 6,500
<b>OTHER DOORS</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Doors - 18x18 plumbing access doors	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Doors - 22x36 ceiling access doors	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
overhead door	-		\$ -	\$ -	\$ 22,500	\$ -	\$ -	\$ 22,500
<b>WINDOWS</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
exterior windows	-		\$ -	\$ 35,377	\$ -	\$ -	\$ -	\$ 35,377
fire rated windows at stairwell	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
broken window allowance	-		\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ 3,500
window install	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
window stops	-		\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ 2,500
<b>STOREFRONT / GLAZING</b>			\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ 80,000
mirrors in fitness	-		\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ 3,500
glass doors	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
glazing for lite kit in door type C and L	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
fire rated glazing as called out	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DIVISION 9 - FINISHES:</b>								\$ 1,520,008
<b>DRYWALL</b>			\$ -	\$ -	\$ 645,000	\$ -	\$ -	\$ 645,000
gyp, exterior sheathing	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
shaft walls	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
acoustical sealant / fire sealant as required	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
shaft wall assembly at chases	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
label / stencil of concealed spaces	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
resilient channel	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
lvl 5 in lobby	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
suspended gyp ceiling on first floor	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1/2" cement board behind all tile	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5/8" greenboard + 12" cement board in bathrooms, toilets, lockers, food service, pool/pool equipment and housekeeping	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
drywall control joints at 30' OC	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 layers of 5/8 in corridors	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
knock-down finish on all walls other than lvl 5	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
drywall work after dryer install	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
extra layer of drywall @ fitness for STC A401	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>ACT</b>			\$ -	\$ -	\$ 55,000	\$ -	\$ -	\$ 55,000
<b>FRP</b>			\$ -	\$ -	\$ 62,250	\$ -	\$ -	\$ 62,250
BOH laundry to 8" AFF	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FLOORING</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carpet, VCT, LVT	-		\$ -	\$ 211,850	\$ 73,500	\$ -	\$ -	\$ 285,350
rubber stair treads and riser	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
rubber base	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
transition strips - inclu stone transition at quest rooms	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ceramic tile + all acc / trims / schluter, etc	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
gypcrete sealing	-		\$ -	\$ 6,550	\$ 8,075	\$ -	\$ -	\$ 14,625
sealed concrete	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
cultured marble thresholds	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4x8 masonite floor protection	-		\$ -	\$ -	\$ -	\$ 8,500	\$ -	\$ 8,500
20 mil kraft paper floor protection at all LVT and other flooring	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
wall tile in public rr	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
moisture testing - EXCLUDED	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>EXCLUDE MOISTURE MITIGATION IF TOO HIGH</b>	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>PAINTING - EXTERIOR</b>	-		\$ -	\$ -	incl below	\$ -	\$ -	\$ -
caulking of fiber cement board	-		\$ -	\$ -	incl below	\$ -	\$ -	\$ -
<b>PAINTING - INTERIOR</b>	-		\$ -	\$ -	\$ 179,842	\$ -	\$ 179,842	\$ -
all painted areas, including trim, doors, etc.	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FIBER CEMENT BOARD</b>	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
fiber cement board	-		\$ -	\$ -	\$ 234,441	\$ -	\$ 234,441	\$ -
soffit included?	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>EXTERIOR</b>	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
breakmetal wrapped accent band	-		\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -
pre-finished sheetmetal flashing at bottom to below grade	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
aluminum break metal fascia at canopies	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DIVISION 10 - SPECIALTIES:</b>								\$ 56,982
<b>FIRE EXTINGUISHERS + CABINETS</b>	-		\$ -	\$ 4,063	\$ -	\$ -	\$ 4,063	\$ -
hanging FE's	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
cabinet FE's	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOILET ACCESSORIES</b>	-		\$ -	\$ 8,636	\$ -	\$ -	\$ 8,636	\$ -
Toilet Paper Holder	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Soap Dispenser	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
sanitary napkin disposal	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paper Towel Dispenser	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18" Grab Bar	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36" Grab Bar	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
42" Grab Bar	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Towel bar	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shower curtain rod	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Robe hook	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
corner guards	-		\$ -	\$ 2,898	\$ 2,400	\$ -	\$ 5,298	\$ -
chair rail	-		\$ -	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ -
toilet accessories install (includes corner guards)	-		\$ -	\$ -	\$ 36,000	\$ -	\$ 36,000	\$ -
Knox Box	-		\$ -	\$ 600	\$ -	\$ -	\$ 600	\$ -
Door Signage / interior signage	-		\$ -	\$ -	excluded	\$ -	\$ -	\$ -
window shades	-		\$ -	\$ -	excluded	\$ -	\$ -	\$ -
access panels	-		\$ -	\$ 885	\$ -	\$ -	\$ 885	\$ -
<b>CANOPIES, AWNINGS</b>	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DIVISION 11 - EQUIPMENT:</b>								\$ 388,249
<b>ELEVATOR</b>	-		\$ -	\$ -	\$ 145,000	\$ 7,500	\$ 152,500	\$ -
3500# elevator - holeless hydraulic	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
glass panels, SS wall panels, rigidized wall panels, mtl ceiling (5.6/A4.22)	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1-1/2" handrail	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>APPLIANCES</b>	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Whirlpool	-		\$ -	\$ 168,000	\$ -	\$ -	\$ 168,000	\$ -
Kenyon	-		\$ -	\$ 32,749	\$ -	\$ -	\$ 32,749	\$ -
Install	-		\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -
	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DIVISION 12 - FURNISHINGS:</b>								\$ -
<b>DIVISION 13 - SPECIAL CONSTRUCTION:</b>								\$ -
<b>DIVISION 14 - CONVEYING SYSTEMS:</b>								\$ -
<b>DIVISION 15 - MECHANICAL:</b>								\$ 2,470,500
<b>FIRE SPRINKLER</b>	-		\$ -	\$ -	\$ 180,500	\$ -	\$ 180,500	\$ -
start at flange 1' AFF	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
complete wet system of all heated space and covered areas per NFPA13	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
dry system in attic / canopies	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
coverage of interstitial areas	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
engineering and design	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
all heads concealed	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
all penetrations through rated walls to be fire caulked	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NFPA13 - fully sprinkled	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>PLUMBING</b>	-		\$ -	\$ -	\$ 1,600,000	\$ -	\$ 1,600,000	\$ -
all penetrations through rated walls to be fire caulked	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
elevator pit sump pump, recirc pumps, booster pumps	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
washer trench drain	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
grease interceptor	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
water softener	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ptac drains	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
curbs for vent stacks	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
copper u/g, cpvc above ground	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
gas piping	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
make sure showers have the pre-manned walled pieces	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>INCLUDED WET VENT SYSTEM (\$70K savings)</b>	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>HVAC - SUBCONTRACTOR</b>	-		\$ -	\$ -	\$ 690,000	\$ -	\$ 690,000	\$ -
all penetrations through rated walls to be fire caulked	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
certified test and balance	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
condensate piping/supports	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ductwork/air distribution devices	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
fire and smoke dampers	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
protection of ductwork / equipment opening during construction	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
smoke detectors in RTUs	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RTUs	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PTACs	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Split systems	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exhaust fans	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Installation of kitchen hoods at quest rooms	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mini-splits	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
dryer venting	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
water heater exhaust venting	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ptac grill to match adj surface	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DIVISION 16 - ELECTRICAL:</b>								\$ 872,184
<b>ELECTRIC</b>	-		\$ -	\$ -	\$ 830,900	\$ -	\$ 830,900	\$ -
light fixtures/lamps - incl ceiling fans, chandeliers, etc.	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
fire rated enclosure assembly in recessed lights	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
electrical switchgear	-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

