ATTENTION

The City Council meeting will be held in a hybrid format that may include both in-person AND virtual attendance via Zoom. Unless they have cause to appear virtually, Councilmembers will attend the meeting in person in Council Chambers, fifth floor of City Hall, 316 N. 26th Street. In order to honor the Right of Participation and the Right to Know in Article II, Sections 8 and 9, of the Montana Constitution, the City of Billings and City Council are making every effort to meet the requirements of the open meeting laws.

Citizens are invited to:

- Review the Agenda Packet on the City's website at: www.billingsmt.gov and click on "Your Government," "City Council," and "Agendas & Minutes".
- View the meeting:
  - On Community 7 TV - Channel 7 or Channel 507 -- Spectrum Cable. *(On evenings when there is a conflict with School District No. 2 Board meetings, the City Council meeting will be broadcast on Channel 8 - Spectrum Cable.)* Channel 7 or Channel 978 - TDS Fiber.
  - Online at www.comm7tv.com and click on the "Watch Live" icon. Community 7 also has links to their Facebook page and YouTube channel.
  - On the City's website at www.billingsmt.gov and click on "Watch Meetings Online" on the homepage.
  - In-Person.

Citizens may submit public comment via the following methods:

- Mail: City Clerk, P.O. Box 1178, Billings, MT 59103
- Email: Council@billingsmt.gov.
  - Emails received after 3:00 PM on the day of the meeting, may be posted on the Council's webpage the following day for public viewing.
- Attend the meeting in person

Please contact Denise Bohlman, City Clerk, at bohlmand@billingsmt.gov, or at 406.657.8210, with any questions.

CITY OF Billings

VISION STATEMENT:
"The Magic City: A diverse, welcoming community where people prosper and business succeeds."

REVISED 7.9.2025
Regular Agenda Item 6 added
REVISED 7.11.2025
Item 1K - 3 new attachments added

CITY COUNCIL
REGULAR BUSINESS MEETING
AGENDA

COUNCIL CHAMBERS **JULY 14, 2025** **5:30 P.M.**
316 N. 26th Street, 5th Floor

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Shaw

ROLL CALL: Councilmembers present on roll call were: ☐ Shaw, ☐ Gulick, ☐ Neese, ☐ Owen, ☐ Rogers, ☐ Kennedy, ☐ Aspenlieder, ☐ Tidswell, ☐ Boyett, ☐ Rupsis

MINUTES: June 23, 2025

COURTESIES:

PROCLAMATIONS:

COUNCIL REPORTS:

ADMINISTRATOR REPORTS - CHRIS KUKULSKI

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1, 4, 5 and 6 ONLY. Speaker sign-in required. (Comments are limited to three (3) minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium. Comments on items listed as public hearing items will be heard ONLY during the designated public hearing time for each respective item. For items not on this agenda, public comment will be taken at the end of the agenda.)

1. CONSENT AGENDA -- Separations:

   A. Bid Awards:

      1. **W.O. 19-42: West End Water Treatment Plant Transmission Main, Phase 2.** (Opened 6/17/25) Recommend COP Construction, LLC.

      2. **Fire Station 5 Interior Remodel.** (Opened 7/1/25) Recommend TW Ridley, LLC.

   B. **Change Order No. 6, W.O. 19-12: West End Reservoir Project;** Dick Anderson Construction, Inc.

   C. **Amendment No. 1, Park 1 Garage Condo Declaration** with TD Properties.

   D. **Amendment No. 4, Air Service Consulting Services** with Mead & Hunt, Inc.

   E. **Purchase** 30 Mobile Data Terminals from Insight Public Sector for the Police Department.

   F. **Disposal** of 300-gallon surplus waste containers.

   G. **Donation** to Parks and Recreation from Partners for Parks for solar lighting along Rose Park North Trail.

H. **Right-of-Way and Warranty Deed** for Certificate of Survey 2007, Amended Tract 2A-1.

I. **Recommendation** for approval of the Transportation Alternatives grant applications to the PCC.

J. **Recommendation** for approval of the FY2026 Unified Planning Work Program to the PCC.

K. **Approval and Acceptance** for US EPA Brownfields Revolving Loan Fund for abatement and demolition of 802 Yellowstone Avenue.

L. **Resolution** authorizing the sale and prescribing the form and terms for the Tax Increment bonds for the South Billings Urban Renewal District.

M. **Second/Final Reading Ordinance** for Zone Change 1066, located at 844 Grand Ave.

N. **Bills for the Weeks of:**

1. June 9, 2025
2. June 16, 2025
3. June 23, 2025

Recommended Motion: I move to approve the items of the Consent Agenda as submitted, with the exception of items moved for separation.

REGULAR AGENDA:

2. **PUBLIC HEARING AND FIRST READING ORDINANCE** amending Billings, Montana City Code (BMCC), Section 22-408, Failure to Remove Obstructions, as recommended by staff.

   Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve the First Reading Ordinance amending BMCC Section 22-408, Failure to Remove Obstructions, as recommended by staff.

3. **PUBLIC HEARING AND FIRST READING ORDINANCE** amending Billings, Montana City Code (BMCC), Section 24-601, Parking, as recommended by staff.

   Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve the First Reading Ordinance amending BMCC Section 24-601, Parking, as recommended by staff.

4. **TAX INCREMENT FINANCING ASSISTANCE** from the Downtown Urban Renewal TIF District to upgrade (4) pedestrian crossings along Montana Avenue, up to $20,000. Downtown Billings Partnership (DBP) Board recommends approval.

   Recommended Motion: I move to conditionally approve tax increment financing assistance from the Downtown Urban Renewal TIF District to upgrade (4) pedestrian crossings along Montana Avenue, up to $20,000, as recommended by DBP Board.

5. **TAX INCREMENT FINANCING ASSISTANCE** from the Downtown Urban Renewal TIF District to Masonic Temple Billings, LLC (Steve Widmyer) for redevelopment of the Masonic Temple at 2804 3rd Avenue North, as recommended by Downtown Billings Partnership (DBP) Board.

   Recommended Motion: I move to conditionally approve tax increment financing assistance from the Downtown Urban Renewal TIF District to Masonic Temple Billings, LLC (Steve Widmyer) for redevelopment of the Masonic Temple at 2804 3rd Avenue North, as recommended by DBP Board.

6. **CITY CHARTER AMENDMENT** discussion. No action necessary.

PUBLIC COMMENT on "NON-AGENDA ITEMS". Speaker Sign-in required. (*Restricted to ONLY items not on this printed agenda. Comments are limited to 3 minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium.)*

COUNCIL INITIATIVES:

ADJOURN:

Council Chambers are readily accessible to individuals with physical disabilities.

For more information or to make requests for special arrangements, please contact the City Clerk's Office at 657-8210 or e-mail bohlmand@billingsmt.gov, 72 hours prior to the meeting date.

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City Council Regular
Date: 07/14/2025
Title: W.O. 19-42: West End Water Treatment Plant Transmission Main, Phase 2
Presented by: Debi Meling
Department: Public Works
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Staff recommends that the City Council award a construction contract for the W.O. 19-42: West End Water Treatment Plant Transmission Main Project, Phase 2 to COP Construction, LLC. in the amount of $2,863,863.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The W.O. 19-42: West End Water Treatment Plant (WEWTP) Transmission Main Project, Phase 2 will deliver treated water from the future WEWTP to the City's distribution system at the intersection of King Avenue West and South 44th Street West. Construction of the water transmission main was divided into two phases. Phase 1 from King Avenue West to Hogans Slough is complete, and Phase 2 will construct the pipe from Hogans Slough south to the WEWTP, completing the pipeline from the water plant to the distribution system.

City Council approved construction of Phase 1 on September 9, 2024 which consisted of approximately 2,570 feet of 36-inch diameter ductile iron water main. Construction was completed on April 25, 2025. The remaining work in Phase 2 is now under consideration and includes approximately 3,950 feet of 36-inch diameter ductile iron water main.

This project was advertised on May 23, May 30, June 6, and June 13, 2025, in the Yellowstone County News, QuestCDN and on the City's website. Bids were opened on June 17, 2025. Four bids were received. Staff reviewed the bids, and they are under the Engineer's Estimate for the project. COP Construction, LLC. submitted the lowest, responsible bid.

ALTERNATIVES

City Council may:

- Approve W.O. 19-42: West End Water Treatment Plant Transmission Main Project, Phase 2 award to COP Construction in the amount of $2,863,863; or,
- Not approve the award of a contract. If the project is not awarded, water produced by the WEWTP will not be able to be delivered to the City's distribution system.

FISCAL EFFECTS

Contractor	Total Bid
COP Construction	$2,863,863.00
Western Municipal Construction	$2,988,895.00
Askin Construction	$3,054,489.00
Woelber Excavating	$3,407,975.00

The West End Water Treatment Plant transmission project was budgeted in FY25 using Water Funds in the amount of $5,000,000. Considering funds encumbered on Phase I in the amount of $1,936,824, there remains $3,063,176 for this phase. There are adequate funds to award the project. Remaining funds in the amount of $199,313 will be used for any change orders and materials testing.

City Council Regular
Date: 07/14/2025
Title: Fire Station 5 Interior Remodel General Contractor Services
Presented by: Tricia Mae
Department: City Hall Administration
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Staff recommends the Council approve and award a contract for interior remodel of Fire Station 5 to TW Ridley, LLC for $298,400.00.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Overview:
Fire Station 5, originally built in 1973 and totaling 6,016 square feet, is in critical need of modernization. The proposed 847 square foot interior remodel will significantly improve safety, operational efficiency, and overall quality of life for our firefighters.

With the exception of a limited-scope update in 2012, the dormitory-style sleeping quarters and bathroom facilities remain largely unchanged since their original construction. A key concern is the failure of the cast iron sanitary sewer line, which has led to ongoing wastewater backups inside the station. Additionally, the absence of a dedicated fire alarm system poses a serious safety risk to both personnel and the facility, especially in light of a nationwide rise in apparatus bay fires.

Key Health & Safety Considerations:
Firefighters face significant health risks due to demanding work conditions, which are exacerbated by the station's current outdated layout:

- Shared Sleeping Quarters: The current design consists of one large sleeping area, which does not align with modern fire station standards. This setup causes frequent sleep disruptions, increasing risks of exhaustion, cognitive impairment, and serious health conditions such as cardiovascular disease. https://www.ifsta.org/about-us/news-press/hot-topics/usfa-report-titled-safety-and-health-considerations-design-fire-and
- Limited Shower Facilities: The restroom contains only one large shower, failing to provide inclusivity, privacy, or efficiency. The lack of adequate decontamination facilities contributes to increased exposure to harmful toxins, raising long-term cancer risks. Additionally, shower tiles have deteriorated further compromising sanitation. https://www.fireandemsfund.com/dangers-of-outdated-firehouses/ https://academic.oup.com/joh/article/63/1/e12219/7249844
- Mental Health Concerns & Suicide Risk: Chronic stress, trauma exposure, and inadequate rest environments elevate rates of depression, PTSD, and anxiety. Firefighters are statistically more likely to die by suicide than in the line of duty. The current shared sleeping arrangement makes it difficult for non-responding crew members to rest undisturbed, compounding fatigue and mental strain. https://academic.oup.com/joh/article/63/1/e12219/7249844

Proposed Renovations:
The remodel will directly address these challenges through the following improvements:

- Private Sleeping Quarters: Three separate bedrooms will reduce disturbances, improve sleep quality, and support firefighter health.
- Upgraded Restroom Facilities**:** The current single-shower design will be replaced with three individual restrooms, improving privacy, inclusivity, and efficiency.
- Enhanced Sanitation & Safety Measures: Aging and failing cast iron sewer lines will be replaced with industry-standard PVC piping. Updated plumbing and HVAC systems will improve living conditions, while fire and CO? detection systems will enhance emergency preparedness.
- Improved Decontamination Capabilities: A new shower bank will allow for quicker toxin removal, reducing long-term cancer risks.
- Operational Efficiency: Fire Station 5 houses both an engine company and a squad, responding to different types of calls. Individual

sleeping rooms will minimize disruptions for non-responding crew members.
- Exterior Enhancements: Landscaping will be updated to comply with City Planning Division regulations.

This remodel aligns with modern fire station design methodologies, improving health, safety, and operational efficiency for firefighters. Investing in these upgrades will ensure a safer and more supportive environment for those who protect our community.

Facilities advertised an Invitation for Bid (IFB) on 06/13 and 06/20/2025 in *Yellowstone County News* and on the City's Website. Mandatory pre-bid meetings were held on 06/24 and 06/25/2025 and was attended by twenty-four (24) firms ranging from mechanical, electrical, plumbing and general contractors.

Bids were opened on 07/01/2025 and six (6) bids were received. Bid tabulation is provided below with TW Ridley, LLC being the successful low and responsive bidder.

Name of Bidder	Total Bid
Cucancic Construction	$362,700.00
Langlas & Associates, Inc	$327,793.00
Morgan Contractors, LLC	$327,500.00
R&R Taylor Construction, Inc.	$324,936.00
TW Ridley, LLC	$298,400.00
Yellowstone Basin Construction	$347,673.00

STAKEHOLDERS

Internal
- City Council as approving body
- Facilities Division as Project Manager
- Fire Department as Facility Operator

External
- TW Ridley, LLC as General Contractor
- Lowes as grantor

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

The project has secured $280,000 in grant funding through the Lowe's Hometowns program. In addition, the Fire Department has allocated $214,000 for the project in its FY26 budget, which received preliminary approval from the City Council on June 23, 2025.

Attachments

TW Ridley Contract

CONSTRUCTION AGREEMENT

THIS AGREEMENT is made and entered into _____, by and between the **CITY OF BILLINGS, MONTANA,** a municipal corporation organized and existing under the laws of the State of Montana, P.O. Box 1178, Billings, Montana 59103, hereinafter referred to as "**CITY**," and TW Ridley, LLC, of 609 Charles Street Billings, MT 59101 hereinafter referred to as "**CONTRACTOR**."

In consideration of the mutual covenants and agreements herein contained, the receipt and sufficiency whereof being hereby acknowledged, the parties hereto agree as follows:

1. **PURPOSE: CITY** agrees to hire **CONTRACTOR** as an independent contractor to perform the services of General Contractor Services described in the Scope of Work attached hereto as Exhibit "A" and by this reference made a part hereof.
2. **EFFECTIVE DATE:** This **AGREEMENT** is effective upon the date of its execution and will terminate on March 1, 2025. The parties may extend this **AGREEMENT**, by mutual concurrence, for ninety (90) days, in writing prior to its termination.
3. **SCOPE OF WORK:** The **CONTRACTOR** shall perform the services outlined in Exhibit "A". In performing these services, the **CONTRACTOR** shall at all times comply with all federal, state and local statutes, rules and ordinances applicable. These services and all duties incidental or necessary therefor, shall be performed diligently and completely and in accordance with professional standards of conduct and performance.
4. **INCORPORATION BY REFERENCE:** All exhibits and addenda attached hereto, as well as any bid or proposal referenced, are hereby incorporated into this **AGREEMENT** and made a part hereof. If there is any conflict between such exhibits or addenda and the terms of this **AGREEMENT**, the terms of this **AGREEMENT** shall control.
5. **PAYMENT: CITY** agrees to pay **CONTRACTOR** Two Hundred Ninety-Eight Thousand Four Hundred dollars ($298,400) for the work described in the Scope of Work in Exhibit "A". Any alteration or deviation from the described work that involves extra costs will be executed only upon written request by the **CITY** to **CONTRACTOR** and will become an extra charge over and above the contract amount. The parties must agree upon any extra charges in writing.

   Except as otherwise specified herein, the **CONTRACTOR** shall invoice the **CITY** monthly (or on such other basis as the Parties may mutually determine) for all services rendered pursuant to this **AGREEMENT**. Such invoices shall specify the

services provided to the **CITY** during the preceding month and identify the applicable fees, and shall be accompanied by reasonable documentation or other reasonable explanations supporting such charges.

Except as otherwise specified herein, the **CITY** shall pay, net of applicable withholding tax, if any, the **CONTRACTOR** for said invoice within thirty (30) days after receipt.

If partial payment is requested by **CONTRACTOR**, it shall be made upon invoice and said estimate being proportioned to the work completed by the **CONTRACTOR**. **CITY** shall deduct five percent (5%) from each pay estimate to be held until the completion of the final scope of work. The final payment shall be made only after acceptance of final invoice by the **CITY**, and determination has been made by the **CITY** that the scope of work has been satisfactorily completed.

The prices established in this **AGREEMENT** may be extended to other political subdivisions within the State of Montana solely at the **CONTRACTOR'S** discretion.

6. **LIQUIDATED DAMAGES:** If **CONTRACTOR** does not complete the work by the designated contract date(s), liquidated damages will be assessed in the form of a daily charge for each day, except Saturdays, Sundays, and legal holidays which exceed the contract date.

   The daily charge(s) are stipulated to be reasonable quantifications of the damages incurred by the **CITY**:

   - Liquidated damages for failure to meet substantial completion by November 14, 2025: $150.00 per day.
   - The charge(s) will be deducted from money due the **CONTRACTOR**.

7. **INDEPENDENT CONTRACTOR STATUS:** The parties agree that **CONTRACTOR** is an independent contractor for purposes of this **AGREEMENT** and is not to be considered an employee of the **CITY** for any purpose. **CONTRACTOR** is not subject to the terms and provisions of the **CITY**'s personnel policies handbook and may not be considered a **CITY** employee for workers' compensation or any other purpose. **CONTRACTOR** is not authorized to represent the **CITY** or otherwise bind the **CITY** in any dealings between **CONTRACTOR** and any third parties.

8. **INDEMNITY:**

The **CONTRACTOR** SHALL:

A. Indemnify, defend and save the **CITY**, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional, reckless or negligent act on the part of **CONTRACTOR** or its officers, agents or employees.

B. Not indemnify, defend, save and hold the **CITY** harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or attorneys' fees, expert fees and costs arising from wrongful, reckless or negligent acts, error or omission solely of the **CITY** occurring during the course of or as a result of the performance of the **AGREEMENT**.

C. Where claims, lawsuits or liability, including attorneys' fees, expert fees and costs arise from wrongful, reckless or negligent act of both the **CITY** and **CONTRACTOR**, **CONTRACTOR** shall indemnify, defend, save, and hold the **CITY** harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including attorneys' fees, expert fees and costs, which result from **CONTRACTOR'S** wrongful, reckless or negligent acts occurring as a result from **CONTRACTOR'S** performance pursuant to this **AGREEMENT**.

The **CITY** SHALL:

A. Indemnify, defend and save **CONTRACTOR**, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional or negligent act on the part of **CITY** or its agents or employees.

B. Not indemnify, defend, save and hold the **CONTRACTOR** harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or attorneys' fees and costs arising from wrongful, reckless or negligent acts, error or omission solely of **CONTRACTOR** occurring during the course of or as a result of the performance of the **AGREEMENT**.

C. Where claims, lawsuits or liability, including attorneys' fees and costs arise from wrongful, reckless or negligent act of both the **CONTRACTOR** and the **CITY**, the **CITY** shall indemnify, defend, save, and hold the **CONTRACTOR** harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including attorneys' fees and costs, which result from the

CITY'S or its officers, agents or employee's wrongful, reckless or negligent acts occurring as a result from the **CITY'S** performance pursuant to this **AGREEMENT**.

9. **INSURANCE:** The **CONTRACTOR** shall maintain in good standing the insurance described in this Section. Before rendering any services under this **AGREEMENT**, the **CONTRACTOR** shall furnish the **CITY** with proof of insurance in accordance with this Section.

The **CONTRACTOR** shall provide the following insurance:

1) Workers' compensation and employer's liability coverage as required by Montana law.

2) Commercial general liability, including contractual and personal injury coverage's -- $750,000 per claim and $1,500,000 per occurrence.

3) Automobile liability -- $1,500,000 per accident.

The limits required by this **AGREEMENT** can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies).

Each policy of insurance required by this Section shall provide for no less than 30 days' advance written notice to the **CITY** prior to cancellation.

The **CITY** shall be listed as an additional insured on all policies except Worker's Compensation Policies.

CONTRACTOR shall comply with the applicable requirements of the Workers' Compensation Act, Title 39, Chapter 71, MCA, and the Occupational Disease Act of Montana, Title 39, Chapter 71, MCA.

CONTRACTOR shall maintain workers' compensation insurance coverage for all members and employees of **CONTRACTOR's** business, except for those members who are exempted as independent contractors under the provisions of §39-71-401, MCA.

CONTRACTOR shall furnish **CITY** with copies showing one of the following: **(1)** a binder for workers' compensation coverage by an insurer licensed and authorized to provide workers' compensation insurance in the State of Montana; or **(2)** proof of exemption from workers' compensation granted by law for independent contractors.

CONTRACTOR shall furnish an approved Performance Bond and a Labor and Materials Payment Bond, each in the amount of one hundred percent (100%) of the contract amount.

10. **REGISTRATION: CONTRACTOR** shall furnish **CITY** with at least one of the following:

    (1) Proof of registration as a registered contractor under Title 39, Chapter 9, MCA; or,

    (2) Proof of independent contractor certification pursuant to Title 39, Chapter 71, MCA.

11. **PERMITTING AND INSPECTIONS:**

    A. **CONTRACTOR** to obtain all required inspections during construction and at final completion.

12. **EQUIPMENT AND MATERIALS CUSTODY:**

    A. **CITY** shall not be responsible for any equipment or materials until it is installed and commissioned.

    B. If materials or equipment go missing for any reason before they are installed and commissioned, they shall be replaced at no cost to **CITY**.

    C. All equipment and materials shall be secured and stored by **CONTRACTOR** in a location approved by the **CITY** or offsite.

    D. If arrangements are made to store onsite **CITY** shall not be responsible for any missing items.

    E. **CITY** will not take delivery of any equipment or materials.

    F. All equipment and materials must be brought onsite by **CONTRACTOR**.

13. **EQUIPMENT AND MATERIALS INVENTORY:**

    A. A detailed inventory list shall be provided by **CONTRACTOR** to **CITY** upon **CONTRACTOR** mobilization or project commencement.

    B. Inventory list to include material information (make, model, etc.), and quantity.

    C. When an item is installed and commissioned it shall be deducted from the inventory list.

14. **WARRANTY: CONTRACTOR** warrants that all services and work will be performed in a good workman-like manner. **CONTRACTOR** acknowledges that it will be liable for any breach of this warranty for the lesser period of one (1) year from the time services are completed or any warranty described in the Scope of Work in Exhibit “A”.

15. **COMPLIANCE WITH LAWS: CONTRACTOR** agrees to comply with all federal, state, and local laws, ordinances, rules, and regulations. **CONTRACTOR** agrees to purchase a **CITY** business license.

16. **PREVAILING WAGE RATES:** Unless superseded by federal law, Montana law requires that contractors and subcontractors give preference to the employment of Montana residents for any public works contract in excess of $25,000 for construction or nonconstruction services in accordance with sections 18-2-401 through 18-2-432, MCA, and all administrative rules adopted pursuant thereto. Unless superseded by federal law, each contractor shall ensure that at least 50% of the contractor's workers performing labor on a construction project are bona fide Montana residents. The Commissioner of the Montana Department of Labor and Industry has established the resident requirements in accordance with sections 18-2-403 and 18-2-409, MCA. Any and all questions concerning prevailing wage and Montana resident issues should be directed to the Montana Department of Labor and Industry.

In addition, unless superseded by federal law, all employees working on a public works contract shall be paid prevailing wage rates in accordance with sections 18-2-401 through 18-2-432, MCA, and all administrative rules adopted pursuant thereto. Montana law requires that all public works contracts, as defined in section 18-2-401, MCA, in which the total cost of the contract is in excess of $25,000, contain a provision stating for each job classification the standard prevailing wage rate, including fringe benefits, travel, per diem, and zone pay that the contractors, subcontractors, and employers shall pay during the public works contract.

Section 18-2-406, MCA, requires that all contractors, subcontractors, and employers who are performing work or providing services under a public works contract post in a prominent and accessible site on the project staging area or work area, no later than the first day of work and continuing for the entire duration of the contract, a legible statement of all wages and fringe benefits to be paid to the employees in compliance with section 18-2-423, MCA. Section 18-2-423, MCA, requires that employees receiving an hourly wage must be paid on a weekly basis.

Furthermore, Section 18-2-417, requires allowance for a 3% annual increase in wages for a multiyear contract. (1) Any public works contract that by the terms of the original contract calls for more than 30 months to fully perform must include a provision to adjust, as provided in subsection (2), the standard prevailing rate of wages to be paid to the workers performing the contract. (2) The standard prevailing rate of wages paid to workers under a contract subject to this section must be adjusted 12 months after the date of the award of the public works contract. The amount of the adjustment must be a 3% increase. The adjustment must be made and applied every 12 months for the term of the contract. (3) Any increase in the standard rate of prevailing wages for workers under this section is the sole responsibility of the contractor and any subcontractors and not the contracting agency.

Each contractor, subcontractor, and employer must maintain payroll records in a manner readily capable of being certified for submission under section 18-2-423,

MCA, for not less than three years after the contractor's, subcontractor's, or employer's completion of work on the public works contract.

The nature of the work performed or services provided under this contract meets the statutory definition of a "public works contract" under section 18-2-401(11)(a), MCA, The booklet is attached and may also be found at http://erd.dli.mt.gov/labor-standards/state-prevailing-wage-rates.

17. **CONTRACTORS' GROSS RECEIPTS TAX: CONTRACTOR** understands that all contractors or subcontractors working on a publicly funded construction project, including any work requiring the installation, addition, placement, replacement, or removal of any equipment, parts, structures, or materials of any kind whatsoever, are required to pay or have withheld from earnings one percent (1%) of the gross contract price if the gross contract price is Eighty Thousand Dollars ($80,000) or more.

18. **NONDISCRIMINATION:**

A. **CONTRACTOR** shall, in performance of work under this **AGREEMENT**, fully comply with all applicable federal, state, or local laws, rules, regulations, and executive orders including but not limited to, the Montana Human Rights Act, the Equal Pay Act of 1963, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. **CONTRACTOR** is the employer for the purpose of providing healthcare benefits and paying any applicable penalties, fees and taxes under the Patient Protection and Affordable Care Act [P.L. 111-148, 124 Stat. 119]. Any subletting or subcontracting by **CONTRACTOR** subjects subcontractors to the same provisions. In accordance with 49-3- 207, MCA, and Executive Order No. 04-2016. **CONTRACTOR** agrees that the hiring of persons to perform this Contract will be made on the basis of merit and qualifications and there will be no discrimination based on race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability, military service or veteran status, or marital status by the persons performing this **AGREEMENT**. **CONTRACTOR** will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and

selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

B. **CONTRACTOR** shall state, in all solicitations or advertisements for employees to work on jobs, that all qualified applicants will receive equal consideration for employment without regard to race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability, military service or veteran status, or marital status.

CONTRACTOR and subcontractor shall abide by the requirements of 41 CFR 60- 300.5(a) and 41 CFR 60-741.5(a), which prohibit discrimination against qualified protected veterans and/or qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.

CONTRACTOR and any subcontractor shall abide by the requirements of 41 CRF 60- 1.4, which states employees or applicants may not be discharged or in any other manner discriminated against because they have inquired about, discussed, or disclosed their own pay or the pay of another employee or applicant. However, employees who have access to the compensation information of other employees or applicants as a part of their essential job functions cannot disclose the pay of other employees or applicants to individuals who do not otherwise have access to compensation information, unless the disclosure is (a) in response to a formal complaint or charge, (b) in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or (c) consistent with **CONTRACTOR'S** legal duty to furnish information.

C. **CONTRACTOR** will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

D. **CONTRACTOR** shall comply with any and all reporting requirements that may apply to it that the **CITY** may establish by regulation.
CONTRACTOR will send to each labor union or representative of

workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

E. **CONTRACTOR** shall comply with all applicable federal, state, and city laws concerning the prohibition of discrimination. This includes complying with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

F. In the event of **CONTRACTOR'S** noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

G. **CONTRACTOR** shall include the provisions of Subsections A through F of this Section in every subcontract or purchase order under this **AGREEMENT**, so as to be binding upon every such subcontractor or vendor of **CONTRACTOR** under this **AGREEMENT**. **CONTRACTOR** will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

H. **CONTRACTOR** agrees to post, in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this non- discrimination clause.

19. **CONTRACTOR PERSONNEL:** A list of personnel who will be onsite for project shall be provided by **CONTRACTOR** to **CITY** within 10 business days of contract execution, including:

A. First and last name;

B. Duration onsite; and,

C. Personnel responsibilities.

20. **SAFETY PROGRAM: CONTRACTOR** to provide **CITY** with safety program within 10 business days of contract execution.

21. **MEETINGS: CONTRACTOR** shall attend a pre-construction meeting with **CITY** representatives, as well as progress meetings as requested by the **CITY**.

22. **PROJECT SCHEDULE TIMELINE:** A project schedule timeline shall be provided by **CONTRACTOR** to **CITY** within 10 business days of contract execution.

    Accepted schedule formats are Gantt chart, network diagram, critical path diagram, or sequential flow chart.

    A Phase-Based Work-Breakdown Structure (WBS) by resource shall be provided by **CONTRACTOR** to **CITY** within 10 business days of contract execution and shall include a decomposed project scope consisting of phases and deliverables, tasks, and component deadlines.

    If for any reason **CONTRACTOR** (or any subcontractors) fall behind on approved schedule, **CONTRACTOR** shall take all necessary actions to bring project back on schedule with no additional expense to the **CITY**.

23. **EXTENSION OF CONTRACT TIME DUE TO WEATHER DELAYS: CONTRACTOR** shall schedule the work to be completed within the contract time stipulated in the **AGREEMENT**. **CONTRACTOR'S** progress schedule shall include an allowance for time lost due to normal adverse weather. "Adverse weather" is defined as atmospheric conditions at a definite time and place that are unfavorable to construction activities. Adverse weather occurrences will not constitute justification for an extension of contract time unless the total time lost due to weather occurrences exceeds ten (10) percent of the contract time stipulated in the **AGREEMENT**. If the total time lost due to adverse weather exceeds the 10%, the contract time will be adjusted for each adverse weather day after the 10% is reached. **CONTRACTOR** shall, throughout the Project, record occurrences of adverse weather and resultant impacts to normally scheduled work, as well as the lingering effects of the occurrence. Adverse weather must prevent work on critical path activities for 50 percent or more of **CONTRACTOR'S** scheduled workday and actually cause a delay to the completion of the Project to be considered an adverse weather delay day. **CONTRACTOR** shall, in a timely manner, submit a written record of each adverse weather occurrence to **CITY** for approval.

24. **DEFAULT AND TERMINATION:** If either party fails to comply with any condition of this **AGREEMENT** at the time or in the manner provided for, the other party may, at its option, terminate this **AGREEMENT** and be released from all obligations if the default is not cured within ten (10) calendar days after written notice is provided to the defaulting party. Said notice shall set forth the items to be cured. Additionally, the non-defaulting party may bring suit for damages,

specific performance, and any other remedy provided by law. These remedies are cumulative and not exclusive. Use of one remedy does not preclude use of the others. Notices shall be provided in writing and hand-delivered or mailed to the parties at the addresses set forth in the first paragraph of this **AGREEMENT**.

25. **LIAISON:** The **CITY's** designated liaison for this **AGREEMENT** is Tricia Mae and the **CONTRACTOR**'s designated liaison for this **AGREEMENT** is Cody Hammel.

26. **GOVERNING LAW AND VENUE:** This **AGREEMENT** shall be construed and enforced in accordance with the laws of the State of Montana. Venue for any suit between the parties arising out of this **AGREEMENT** shall be the State of Montana Thirteenth Judicial District Court, Yellowstone County.

27. **SEVERABILITY:** Any provision or part of the **AGREEMENT** held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the **CITY** and the **CONTRACTOR**, who agree that the **AGREEMENT** shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

28. **SUCCESSORS AND ASSIGNS:** Neither the **CITY** nor the **CONTRACTOR** shall assign, transfer or encumber any rights, duties or interests accruing from this **AGREEMENT** without the written consent of the other.

29. **OWNERSHIP OF DOCUMENTS:** All documents, data, drawings, specifications, software applications and other products or materials produced by the **CONTRACTOR** in connection with the services rendered under this **AGREEMENT** shall be the property of the **CITY** whether the project for which they are made is executed or not. All such documents, products and materials shall be forwarded to the **CITY** at its request and may be used by the **CITY** as it sees fit. The **CITY** agrees that if the documents, products, and materials prepared by the **CONTRACTOR** are used for purposes other than those intended by the **AGREEMENT**, the **CITY** does so at its sole risk and agrees to hold the **CONTRACTOR** harmless for such use. All or any portions of materials, products and documents produced under this **AGREEMENT** may be used by the **CONTRACTOR** upon confirmation from the **CITY** that they are subject to disclosure under the Public Disclosure Act. All services performed under this **AGREEMENT** will be conducted solely for the benefit of the **CITY** and will not be used for any other purpose without written consent of the **CITY**. Any information relating to the services will not be released without the written permission of the **CITY**. The **CONTRACTOR** shall preserve the confidentiality of all **CITY** documents and data accessed for use in **CONTRACTOR**'s work product.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

CITY OF BILLINGS, MONTANA

_____

WILLIAM A. COLE
MAYOR

APPROVED AS TO FORM:

_____

CITY ATTORNEY'S OFFICE

ATTEST:

_____

DENISE BOHLMAN, CITY CLERK

TW RIDLEY, LLC

_____

SIGNATURE

_____

PRINT NAME

CEO

PRINT TITLE

EXHIBIT A

SCOPE OF WORK

All services to be rendered at
Site Name: Billings Fire Station #5
Site Address: 605 S 24th St W Billings, MT 59102
Tax ID: C01717

Exhibit B consisting of Seventy-four (74) pages
All work will be subject to Exhibit B Project Manual and Specifications dated 5/16/2025

Exhibit C consisting of Thirty-four (34) pages
Detailed scope of work is included in Exhibit C Architectural and MEP drawings dated 5/16/2025 and titled "FIRE STATION 5 – INTERIOR REMODEL" including all project notes outlined on drawings.

Exhibit D consisting of Eighteen (18) pages
Addendum #01 dated 6/17/25 was issued making changes to the following drawings and clarified Prior Approvals:

- G0.1 – Added a City Requirement for Owner installed Landscaping.
- G1.0 – Added a Code reference to clarify that sprinklers are not required on this project.
- G2.0 – Wall type changed to a 1hr Fire partition around the three new sleep rooms.
- D2.1 – Existing room uses clarified
- D7.1 – Ceiling demo updated to reflect 1hr fire partition extending to sheathing above.
- A2.1 – ADA clearances have been clarified. Wall types have been updated to reflect changes to the sleep room partitions. Door schedule has been updated to reflect the fire rating changes
- A2.1F – Shower curb deleted in ADA TLT 113.
- A5.1 – Section 13 updated to show 1 hr partitions at the sleep rooms extending to sheathing above. Detail 1 added.
- A5.2 – Access door rating changed to 20min.
- A6.1 – Shower curb deleted in ADA TLT 113.
- A9.1 – ADA clearances updated.
- A9.2 – Shower threshold detail for ADA TLT 113 added.
- M2.1 – Fire dampers added at rated sleeping room walls. Added Keynote 10.
- E1.0 – Added combination smoke and carbon monoxide detector to Fire Alarm Devices Legend.
- E1.1 – Modified specification item #21 – Addressable Fire Alarm systems

- E2.0 – Sleep Room 116C: Changed standard smoke detector to combination smoke and carbon monoxide detector. Added Keynote 9. Hall 116: Changed two smoke detectors to combination smoke and carbon monoxide detectors. Added on combination smoke and carbon monoxide detector outside sleep rooms 116B and 116C.

Prior Approvals: Reviewing is for conformance with the design concept of the project and compliance with the information given in the contract documents. Contractor is responsible for dimensions to be confirmed and correlated to the job site; for information that pertains solely to the fabrication processes or to techniques of construction; and for coordination of work of all trades.

Exhibit E consisting of one (1) page
Addendum #02 dated 06/17/2025 was issued to modify the language in Section C "Contract Requirements and Specifications" regarding Liquidated Damages as stated in the IFB.

Exhibit F consisting of one (1) page
Addendum #03 dated 06/18/2025 was issued to add an additional date for a Pre-Bid walk-through.

Exhibit G consisting of one (1) page was issued to correct the bid opening date on Section F "The intent to Respond Form".

Submittals to be submitted by Contractor and approved by Owner

- Project Schedule
  - Pre-Construction and then on weekly basis
- Substitution Requests

INSURANCE CERTIFICATE(S)

PREVAILING WAGE RATE BOOKLET

EXHIBIT B

BILLINGS FIRE STATION 5
MONTANA

BATHROOM REMODEL
VOLUME 1

100% CD

Billings, Montana

A&E Project #24008.00

DATE: 05/16/25

create impact

ACE INC
ASSOCIATED • CONSTRUCTION • ENGINEERING

SECTION 000110
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- B. 012000 - Price and Payment Procedures
- C. 012500A1 - CSI 13.1A substitution request form
- D. 012600A - G701-2017 Change Order 1
- E. 012600B - G709-2001 Work Change Proposal 1
- F. 012600C - G710-2017 Architectural Supplemental Instructions 1
- G. 012600D - G714-2017 Construction Change Directive 1
- H. 012900A_G702-1992 Application for Payment
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- J. 013000 - Administrative Requirements
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A. See Drawings for Specifications

2.13 DIVISION 26 -- ELECTRICAL
A. See Drawings for Specifications

END OF SECTION 000110

SECTION 011000
SUMMARY

PART 1 GENERAL

1.1 PROJECT
- A. Project Name: BILLINGS FIRE STATION 5 - BATHROOM REMODEL
- B. Architect's Name: A&E Design.
- C. The Project consists of the alteration of Toilets and sleeping areas.

1.2 CONTRACT DESCRIPTION
- A. Contract Type: A single prime contract based on a Stipulated Price as described in Document 005200 - Agreement Form.

1.3 DESCRIPTION OF ALTERATIONS WORK
- A. Scope of demolition and removal work is indicated on drawings.

1.4 OWNER OCCUPANCY
- A. Owner intends to continue to occupy adjacent portions of the existing building during the entire construction period.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.

1.5 CONTRACTOR USE OF SITE AND PREMISES
- A. Construction Operations: Limited to areas noted on Drawings.
- B. Arrange use of site and premises to allow:
  1. Owner occupancy.
- C. Provide access to and from site as required by law and by Owner:
  1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
  2. Do not obstruct roadways, sidewalks, or other public ways without permit.
- D. Existing building spaces may not be used for storage.
- E. Utility Outages and Shutdown:
  1. Do not disrupt or shut down life safety systems, including but not limited to fire sprinklers and fire alarm system, without 7 days notice to Owner and authorities having jurisdiction.
  2. Prevent accidental disruption of utility services to other facilities.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 012000
PRICE AND PAYMENT PROCEDURES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Procedures for preparation and submittal of applications for progress payments.
B. Documentation of changes in Contract Sum and Contract Time.
C. Change procedures.
D. Procedures for preparation and submittal of application for final payment.

1.2 SCHEDULE OF VALUES

A. Use Schedule of Values Form: AIA G703, edition stipulated in the Agreement.
B. Electronic media printout including equivalent information will be considered in lieu of standard form specified; submit draft to Architect for approval.
C. Forms filled out by hand will not be accepted.
D. Revise schedule to list approved Change Orders, with each Application For Payment.

1.3 APPLICATIONS FOR PROGRESS PAYMENTS

A. Payment Period: Submit at intervals stipulated in the Agreement.
B. Use Form AIA G702 and Form AIA G703, edition stipulated in the Agreement.
C. Electronic media printout including equivalent information will be considered in lieu of standard form specified; submit sample to Architect for approval.
D. Forms filled out by hand will not be accepted.
E. For each item, provide a column for listing each of the following:
    1. Item Number.
    2. Description of work.
    3. Scheduled Values.
    4. Previous Applications.
    5. Work in Place and Stored Materials under this Application.
    6. Authorized Change Orders.
    7. Total Completed and Stored to Date of Application.
    8. Percentage of Completion.
    9. Balance to Finish.
    10. Retainage.
F. Execute certification by signature of authorized officer.
G. Submit one electronic and hard-copies of each Application for Payment.
H. Include the following with the application:
    1. Transmittal letter as specified for submittals in Section 013000.
    2. Construction progress schedule, revised and current as specified in Section 013000.
    3. Partial release of liens from major subcontractors and vendors.
    4. Affidavits attesting to off-site stored products.
I. When Architect requires substantiating information, submit data justifying dollar amounts in question. Provide one copy of data with cover letter for each copy of submittal. Show application number and date, and line item by number and description.

1.4 MODIFICATION PROCEDURES

A. For minor changes not involving an adjustment to the Contract Sum or Contract Time, Architect will issue instructions directly to Contractor.

B. For other required changes, Architect will issue a document signed by Owner instructing Contractor to proceed with the change, for subsequent inclusion in a Change Order.
   1. The document will describe the required changes and will designate method of determining any change in Contract Sum or Contract Time.
   2. Promptly execute the change.

C. For changes for which advance pricing is desired, Architect will issue a document that includes a detailed description of a proposed change with supplementary or revised drawings and specifications, a change in Contract Time for executing the change with a stipulation of any overtime work required and the period of time during which the requested price will be considered valid. Contractor shall prepare and submit a fixed price quotation within 7 days.

D. Contractor may propose a change by submitting a request for change to Architect, describing the proposed change and its full effect on the work, with a statement describing the reason for the change, and the effect on the Contract Sum and Contract Time with full documentation. Document any requested substitutions in accordance with Section 016000.

E. Computation of Change in Contract Amount: As specified in the Agreement and Conditions of the Contract.
   1. For change requested by Architect for work falling under a fixed price contract, the amount will be based on Contractor's price quotation.
   2. For change requested by Contractor, the amount will be based on the Contractor's request for a Change Order as approved by Architect.

F. Substantiation of Costs: Provide full information required for evaluation.
   1. On request, provide the following data:
      a. Quantities of products, labor, and equipment.
      b. Taxes, insurance, and bonds.
      c. Overhead and profit.
      d. Justification for any change in Contract Time.
      e. Credit for deletions from Contract, similarly documented.
   2. Support each claim for additional costs with additional information:
      a. Origin and date of claim.
      b. Dates and times work was performed, and by whom.
   3. For Time and Material work, submit itemized account and supporting data after completion of change, within time limits indicated in the Conditions of the Contract.

G. Execution of Change Orders: Architect will issue Change Orders for signatures of parties as provided in the Conditions of the Contract.

H. After execution of Change Order, promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as a separate line item and adjust the Contract Sum.

I. Promptly revise progress schedules to reflect any change in Contract Time, revise sub-schedules to adjust times for other items of work affected by the change, and resubmit.

1.5 APPLICATION FOR FINAL PAYMENT

A. Prepare Application for Final Payment as specified for progress payments, identifying total adjusted Contract Sum, previous payments, and sum remaining due.

B. Application for Final Payment will not be considered until the following have been accomplished:

1. All closeout procedures specified in Section 017000.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

Advancement of Construction Technology

SUBSTITUTION REQUEST

(After the Bidding Phase)

Project: _____ Substitution Request Number: _____

_____ From: _____

To: _____ Date: _____

_____ A/E Project Number: _____

Re: _____ Contract For: _____

Specification Title: _____ Description: _____

Section: _____ Page: _____ Article/Paragraph: _____

Proposed Substitution: _____

Manufacturer: _____ Address: _____ Phone: _____

Trade Name: _____ Model No.: _____

Installer: _____ Address: _____ Phone: _____

History: ☐ New product ☐ 2-5 years old ☐ 5-10 yrs old ☐ More than 10 years old

Differences between proposed substitution and specified product: _____

_____

_____

☐ Point-by-point comparative data attached - REQUIRED BY A/E

Reason for not providing specified item: _____

_____

Similar Installation:

Project: _____ Architect: _____

Address: _____ Owner: _____

_____ Date Installed: _____

Proposed substitution affects other parts of Work: ☐ No ☐ Yes; explain _____

_____

Savings to Owner for accepting substitution: _____ ($ _____).

Proposed substitution changes Contract Time: ☐ No ☐ Yes [Add] [Deduct] _____ days.

Supporting Data Attached: ☐ Drawings ☐ Product Data ☐ Samples ☐ Tests ☐ Reports ☐ _____

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September 1996
CSI Form 13.1A

SUBSTITUTION REQUEST
(Continued)

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Cost data as stated above is complete. Claims for additional costs related to accepted substitution which may subsequently become apparent are to be waived.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.
- Coordination, installation, and changes in the Work as necessary for accepted substitution will be complete in all respects.

Submitted by: _____

Signed by: _____

Firm: _____

Address: _____

_____

Telephone: _____

Attachments: _____

_____

_____

_____

A/E's REVIEW AND ACTION

☐ Substitution approved - Make submittals in accordance with Specification Section 01330.
☐ Substitution approved as noted - Make submittals in accordance with Specification Section 01330.
☐ Substitution rejected - Use specified materials.
☐ Substitution Request received too late - Use specified materials.

Signed by: Date:

Additional Comments: ☐ Contractor ☐ Subcontractor ☐ Supplier ☐ Manufacturer ☐ A/E ☐ _____

_____

_____

_____

_____

_____

_____

_____

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Change Order

PROJECT: *(name and address)*	CONTRACT INFORMATION: Contract For: Date:	CHANGE ORDER INFORMATION: Change Order Number: Date:
OWNER: *(name and address)*	ARCHITECT: *(name and address)*	CONTRACTOR: *(name and address)*

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

The original (Contract Sum) (Guaranteed Maximum Price) was	$
The net change by previously authorized Change Orders	$
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	$
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	$
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be	$
The Contract Time will be (increased) (decreased) (unchanged) by	( ) days.
The new date of Substantial Completion will be	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Firm name)*	CONTRACTOR *(Firm name)*	OWNER *(Firm name)*
SIGNATURE	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE	DATE	DATE

Sample

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Work Changes Proposal Request

PROJECT: *(Name and address)*

PROPOSAL REQUEST NUMBER:

DATE OF ISSUANCE:

OWNER: *(Name and address)*

CONTRACT FOR:

CONTRACT DATE:

FROM ARCHITECT: *(Name and address)*

ARCHITECT'S PROJECT NUMBER:

TO CONTRACTOR: *(Name and address)*

OWNER ☐

ARCHITECT ☐

CONSULTANT ☐

CONTRACTOR ☐

FIELD ☐

OTHER ☐

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Within ( ) days, the Contractor must submit this proposal or notify the Architect, in writing, of the date on which proposal submission is anticipated.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

DESCRIPTION: *(Insert a written description of the Work.)*

ATTACHMENTS: *(List attached documents that support description.)*

REQUESTED BY THE ARCHITECT:

(Signature) *(Printed name and title)*

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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051711ACD44

Sample

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Architect's Supplemental Instructions

PROJECT: *(name and address)*	CONTRACT INFORMATION: Contract For: Date:	ASI INFORMATION: ASI Number: Date:
OWNER: *(name and address)*	ARCHITECT: *(name and address)*	CONTRACTOR: *(name and address)*

The Contractor shall carry out the Work in accordance with the following supplemental instructions without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.
(Insert a detailed description of the Architect's supplemental instructions and, if applicable, attach or reference specific exhibits.)

ISSUED BY THE ARCHITECT:

ARCHITECT *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

Sample

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AIA® Document G714™ – 2017

Construction Change Directive

PROJECT: *(name and address)*	CONTRACT INFORMATION: Contract For: Date:	CCD INFORMATION: Directive Number: Date:
OWNER: *(name and address)*	ARCHITECT: *(name and address)*	CONTRACTOR: *(name and address)*

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price:

   ☐ Lump Sum (increase) (decrease) of $

   ☐ Unit Price of $ per

   ☐ Cost, as defined below, plus the following fee:
   (Insert a definition of, or method for determining, cost)

   ☐ As follows:

2. The Contract Time is proposed to (be adjusted) (remain unchanged). The proposed adjustment, if any, is (an increase of days) (a decrease of days).

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

ARCHITECT *(Firm name)*	OWNER *(Firm name)*	CONTRACTOR *(Firm name)*
SIGNATURE	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE	DATE	DATE

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Sample

AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:	Billings Clinic 2800 10th Ave North P.O. Box 37000 Billings, MT 59107-7000	**PROJECT:**	Billings Clinic Project 2800 10th Ave North Billings, MT 59101	**APPLICATION NO:**	001
				PERIOD TO:	
				CONTRACT FOR:	General Construction
FROM CONTRACTOR:		**VIA ARCHITECT:**	A&E Architects, P.C. 124 North 29th Street Billings, MT 59101	**CONTRACT DATE:**	
				PROJECT NOS:	/ /

Distribution to:
OWNER: ☐
ARCHITECT: ☐
CONTRACTOR: ☐
FIELD: ☐
: ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	$0.00
2. NET CHANGE BY CHANGE ORDERS	$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	$0.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	$0.00
5. RETAINAGE:	
a. 0 % of Completed Work (Column D + E on G703: $0.00)=	$0.00
b. 0 % of Stored Material (Column F on G703: $0.00)=	$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	$0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	$0.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$0.00
8. CURRENT PAYMENT DUE	$0.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$0.00	$0.00
Total approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
NET CHANGES by Change Order		$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: _____

State of:
County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $0.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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User Notes:

(1379361873)

AIA® Document G703™ – 1992

Continuation Sheet

AIA Document, G702™–1992, Application and Certification for Payment, or G736™–2009, Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:	001
APPLICATION DATE:	
PERIOD TO:	
ARCHITECT'S PROJECT NO:	

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**	**0.00**	**0.00**

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User Notes:
(1631804017)

DRAFT

AIA® Document G716™ – 2004

Request for Information ("RFI")

TO:
Alan Godfrey, AIA
A&E Architects, P.C.
124 North 29th Street, Suite 100
Billings, MT 59101

FROM:

PROJECT:
Billings Clinic Project
2800 10th Ave North
Billings, MT 59101

ISSUE DATE:

RFI No. 001

REQUESTED REPLY DATE:

PROJECT NUMBERS: 17095.00 /

COPIES TO:

RFI DESCRIPTION: *(Fully describe the question or type of information requested.)*

REFERENCES/ATTACHMENTS: *(List specific documents researched when seeking the information requested.)*
SPECIFICATIONS: **DRAWINGS:** **OTHER:**

SENDER'S RECOMMENDATION: *(If RFI concerns a site or construction condition, the sender may provide a recommended solution, including cost and/or schedule considerations.)*

RECEIVER'S REPLY: *(Provide answer to RFI, including cost and/or schedule considerations.)*

BY	DATE	COPIES TO

Note: This reply is not an authorization to proceed with work involving additional cost, time or both. If any reply requires a change to the Contract Documents, a Change Order, Construction Change Directive or a Minor Change in the work must be executed in accordance with the Contract Documents.

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Advancement of Construction Technology

SUBMITTAL TRANSMITTAL

Project: _____ Date: _____

_____ A/E Project Number: _____

TRANSMITTAL A

To (Contractor): _____ Date: _____ Submittal No. _____

From (Subcontractor): _____ By: _____ ☐ Resubmission

Qty.	Reference / Number	Title / Description / Manufacturer	Spec. Section Title and Paragraph / Drawing Detail Reference

☐ Submitted for review and approval
☐ Resubmitted for review and approval
☐ Complies with contract requirements
☐ Will be available to meet construction schedule
☐ A/E review time included in construction schedule
☐ Substitution involved - Substitution request attached
☐ If substitution involved, submission includes point-by-point comparative data or preliminary details
☐ Items included in submission will be ordered immediately upon receipt of approval

Other remarks on above submission: ☐ One copy retained by sender

TRANSMITTAL B

To (A/E): _____ Attn: _____ Date Rec'd by Contractor: _____

From (Contractor): _____ By: _____ Date Trnsmt'd by Contractor: _____

☐ Approved
☐ Approved as noted
☐ Revise / Resubmit
☐ Rejected / Resubmit

Other remarks on above submission: ☐ One copy retained by sender

TRANSMITTAL C

To (Contractor): _____ Attn: _____ Date Rec'd by A/E: _____

From (A/E): _____ ☐ Other By: _____ Date Trnsmt'd by A/E: _____

☐ Approved
☐ Approved as noted
☐ Not subject to review
☐ No action required
☐ Revise / Resubmit
☐ Rejected / Resubmit
☐ Approved as noted / Resubmit
☐ Provide file copy with corrections identified
☐ Sepia copies only returned
☐ Point-by-point comparative data required to complete approval process
☐ Submission Incomplete / Resubmit

Other remarks on above submission: ☐ One copy retained by sender

TRANSMITTAL D

To (Subcontractor): _____ Attn: _____ Date Rec'd by Contractor: _____

From (Contractor): _____ By: _____ Date Trnsmt'd by Contractor: _____

Copies: ☐ Owner ☐ Consultants ☐ _____ ☐ _____ ☐ _____ ☐ One copy retained by sender

Copyright 1996, Construction Specifications Institute,
106 Madison Street, Alexandria, VA 22314-1791

Letter of Agreement for Electronic Architectural Drawing Files

Project Name: **Project Number:**

Contractor's Name: _____ **Email Address:** _____

Address: _____ **Phone Number:** _____

If requested, A&E will provide electronic files of architectural drawings for the above-named contractor's convenience and use in the preparation of shop drawings related to the referenced project subject to the following terms and conditions:

A&E makes no representation as to the compatibility of these files with the above-named contractor's computer hardware or software beyond the specified release of the referenced specifications. A&E retains its rights in the electronic files. By transmitting the electronic files, A&E does not grant to the above-named contractor an assignment of those rights; nor does A&E convey to the above-named contractor any right in the software used to generate the electronic files.

Data contained on these electronic files are part of A&E's instruments of service and shall not be used by the above-named contractor or anyone else receiving this data through or from the above-named contractor for any purpose other than as a convenience in the preparation of shop drawings for the referenced project. Any other use or reuse by the above-named contractor or by others will be at the above-named contractor's sole risk and without liability or legal exposure to A&E. The above-named contractor agrees to make no claim and hereby waive, to the fullest extent permitted by law, any claim or cause of action of any nature against A&E, its officers, directors, employees, agents, or sub-consultants which may arise out of or in connection with the above-named Contractor's use of the electronic files.

Furthermore, the above-named contractor shall, to the fullest extent permitted by law, indemnify and hold harmless A&E from all claims, damages, losses and expenses, including attorney's fees arising out of or resulting from the above-named contractor's modification to, or unlicensed use of, these electronic files.

These electronic files are not contract documents. Significant differences may exist between these electronic files and corresponding hard copy contract documents due to addenda, change orders or other revisions. A&E makes no representation regarding the accuracy or completeness of the electronic files received by the above-named contractor. In the event that a conflict arises between the signed documents prepared by A&E and electronic files, the signed contract document shall govern. The above named contractor is responsible for determining if any conflict exists. By use of these electronic files, the above-named contractor is not relieved of responsibility to fully comply with the contract documents, including and without limitation, the need to check, confirm, and coordinate all dimensions and details, take field measurements, verify field conditions, and coordinate work with that of other contractors for the project.

Because of the potential that the information presented on the electronic files can be modified, unintentionally or otherwise, A&E reserves the right to remove all indicia of its ownership and/or involvement for each electronic display.

A service fee of $50.00 per drawing file shall be remitted to A&E prior to delivery of the electronic files. A&E will furnish the above-named contractor electronic files per this request. Shall files need to be converted (i.e. Revit to AutoCAD), A&E will provide a proposal to the contractor.

Please list drawings below:

_____

_____

Under no circumstances shall delivery of the electronic files for use by the above-named contractor be deemed a sale by A&E, and A&E makes no warranties, either expressed or implied, of merchantability and fitness for any particular purpose. In no event shall A&E be liable for any loss of profit or any consequential damages.

_____

CONTRACTOR SIGNATURE **DATE**

File Type: ☐ DXF File ☐ DWF File ☐ PDF File ☐ AutoCAD Release Version: _____ ☐ Other: _____

Delivery Email Address: _____

SECTION 017000
EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 GENERAL

1.1 RELATED REQUIREMENTS

A. Section 011000 - Summary: Limitations on working in existing building; continued occupancy; work sequence; identification of salvaged and relocated materials.

B. Section 078400 - Firestopping.

1.2 COORDINATION

A. See Section 011000 for occupancy-related requirements.

B. Coordinate scheduling, submittals, and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.

C. Notify affected utility companies and comply with their requirements.

D. Verify that utility requirements and characteristics of new operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.

E. Coordinate space requirements, supports, and installation of mechanical and electrical work that are indicated diagrammatically on drawings. Follow routing indicated for pipes, ducts, and conduit, as closely as practicable; place runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

F. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.

G. Coordinate completion and clean-up of work of separate sections.

H. After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

PART 2 PRODUCTS

2.1 PATCHING MATERIALS

A. New Materials: As specified in product sections; match existing products and work for patching and extending work.

B. Type and Quality of Existing Products: Determine by inspecting and testing products where necessary, referring to existing work as a standard.

C. Product Substitution: For any proposed change in materials, submit request for substitution described in Section 016000 - Product Requirements.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.

B. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.
C. Examine and verify specific conditions described in individual specification sections.
D. Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or misfabrication.
E. Verify that utility services are available, of the correct characteristics, and in the correct locations.
F. Prior to Cutting: Examine existing conditions prior to commencing work, including elements subject to damage or movement during cutting and patching. After uncovering existing work, assess conditions affecting performance of work. Beginning of cutting or patching means acceptance of existing conditions.

3.2 PREPARATION

A. Clean substrate surfaces prior to applying next material or substance.
B. Seal cracks or openings of substrate prior to applying next material or substance.
C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.

3.3 GENERAL INSTALLATION REQUIREMENTS

A. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.
B. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.
C. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.
D. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.
E. Make neat transitions between different surfaces, maintaining texture and appearance.

3.4 ALTERATIONS

A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.
    1. Verify that construction and utility arrangements are as indicated.
    2. Report discrepancies to Architect before disturbing existing installation.
    3. Beginning of alterations work constitutes acceptance of existing conditions.
B. Remove existing work as indicated and as required to accomplish new work.
    1. Remove items indicated on drawings.
    2. Relocate items indicated on drawings.
    3. Where new surface finishes are to be applied to existing work, perform removals, patch, and prepare existing surfaces as required to receive new finish; remove existing finish if necessary for successful application of new finish.
    4. Where new surface finishes are not specified or indicated, patch holes and damaged surfaces to match adjacent finished surfaces as closely as possible.
C. Services (Including but not limited to HVAC, Plumbing, Fire Protection, Electrical, Telecommunications, and _____): Remove, relocate, and extend existing systems to accommodate new construction.
    1. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components; if necessary, modify installation to allow access or provide access panel.
    2. Where existing systems or equipment are not active and Contract Documents require reactivation, put back into operational condition; repair supply, distribution, and

equipment as required.

3. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
    a. Disable existing systems only to make switchovers and connections; minimize duration of outages.
    b. Provide temporary connections as required to maintain existing systems in service.
4. Verify that abandoned services serve only abandoned facilities.
5. Remove abandoned pipe, ducts, conduits, and equipment , including those above accessible ceilings; remove back to source of supply where possible, otherwise cap stub and tag with identification; patch holes left by removal using materials specified for new construction.

D. Protect existing work to remain.
    1. Prevent movement of structure; provide shoring and bracing if necessary.
    2. Perform cutting to accomplish removals neatly and as specified for cutting new work.
    3. Repair adjacent construction and finishes damaged during removal work.

E. Adapt existing work to fit new work: Make as neat and smooth transition as possible.

F. Patching: Where the existing surface is not indicated to be refinished, patch to match the surface finish that existed prior to cutting. Where the surface is indicated to be refinished, patch so that the substrate is ready for the new finish.

G. Refinish existing surfaces as indicated:
    1. Where rooms or spaces are indicated to be refinished, refinish all visible existing surfaces to remain to the specified condition for each material, with a neat transition to adjacent finishes.
    2. If mechanical or electrical work is exposed accidentally during the work, re-cover and refinish to match.

H. Clean existing systems and equipment.

I. Remove demolition debris and abandoned items from alterations areas and dispose of off-site; do not burn or bury.

J. Do not begin new construction in alterations areas before demolition is complete.

K. Comply with all other applicable requirements of this section.

3.5 CUTTING AND PATCHING

A. Whenever possible, execute the work by methods that avoid cutting or patching.

B. See Alterations article above for additional requirements.

C. Perform whatever cutting and patching is necessary to:
    1. Complete the work.
    2. Fit products together to integrate with other work.
    3. Provide openings for penetration of mechanical, electrical, and other services.
    4. Match work that has been cut to adjacent work.
    5. Repair areas adjacent to cuts to required condition.
    6. Repair new work damaged by subsequent work.
    7. Remove samples of installed work for testing when requested.
    8. Remove and replace defective and non-complying work.

D. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to original condition.

E. Employ original installer to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.

F. Cut rigid materials using masonry saw or core drill. Pneumatic tools not allowed without prior approval.

G. Restore work with new products in accordance with requirements of Contract Documents.

H. Fit work air tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.

I. At penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material in accordance with Section 078400, to full thickness of the penetrated element.

J. Patching:

1. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.
2. Match color, texture, and appearance.
3. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching work. If defects are due to condition of substrate, repair substrate prior to repairing finish.

3.6 PROGRESS CLEANING

A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.

B. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing the space.

C. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.

D. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

3.7 PROTECTION OF INSTALLED WORK

A. Protect installed work from damage by construction operations.

B. Provide special protection where specified in individual specification sections.

C. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.

D. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.

E. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.

F. Remove protective coverings when no longer needed; reuse or recycle coverings if possible.

3.8 ADJUSTING

A. Adjust operating products and equipment to ensure smooth and unhindered operation.

3.9 FINAL CLEANING

A. Use cleaning materials that are nonhazardous.

B. Clean interior and exterior glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.

C. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.

D. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.

E. Clean filters of operating equipment.

F. Clean debris from roofs, gutters, downspouts, scuppers, overflow drains, area drains, drainage systems, and _____.

G. Clean site; sweep paved areas, rake clean landscaped surfaces.

H. Remove waste, surplus materials, trash/rubbish, and construction facilities from the site; dispose of in legal manner; do not burn or bury.

3.10 CLOSEOUT PROCEDURES

A. Make submittals that are required by governing or other authorities.
   1. Provide copies to Architect and Owner.

B. Accompany Project Coordinator on preliminary inspection to determine items to be listed for completion or correction in the Contractor's Correction Punch List for Contractor's Notice of Substantial Completion.

C. Notify Architect when work is considered ready for Architect's Substantial Completion inspection.

D. Submit written certification containing Contractor's Correction Punch List, that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Architect's Substantial Completion inspection.

E. Owner will occupy all of the building as specified in Section 011000.

F. Conduct Substantial Completion inspection and create Final Correction Punch List containing Architect's and Contractor's comprehensive list of items identified to be completed or corrected and submit to Architect.

G. Correct items of work listed in Final Correction Punch List and comply with requirements for access to Owner-occupied areas.

H. Notify Architect when work is considered finally complete and ready for Architect's Substantial Completion final inspection.

I. Complete items of work determined by Architect listed in executed Certificate of Substantial Completion.

END OF SECTION 017000

SECTION 017800
CLOSEOUT SUBMITTALS

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Project Record Documents.
- B. Operation and Maintenance Data.
- C. Warranties and bonds.

1.2 RELATED REQUIREMENTS
- A. Section 013000 - Administrative Requirements: Submittals procedures, shop drawings, product data, and samples.
- B. Individual Product Sections: Specific requirements for operation and maintenance data.
- C. Individual Product Sections: Warranties required for specific products or Work.

1.3 SUBMITTALS
- A. Project Record Documents: Submit documents to Architect with claim for final Application for Payment.
- B. Operation and Maintenance Data:
  1. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit completed documents within ten days after acceptance.
  2. Submit one copy of completed documents 15 days prior to final inspection. This copy will be reviewed and returned after final inspection, with Architect comments. Revise content of all document sets as required prior to final submission.
  3. Submit two sets of revised final documents in final form within 10 days after final inspection.
- C. Warranties and Bonds:
  1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within 10 days after acceptance.
  2. Make other submittals within 10 days after Date of Substantial Completion, prior to final Application for Payment.
  3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing the date of acceptance as the beginning of the warranty period.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 PROJECT RECORD DOCUMENTS
- A. Maintain on site one set of the following record documents; record actual revisions to the Work:
  1. Drawings.
  2. Specifications.
  3. Addenda.
  4. Change Orders and other modifications to the Contract.
  5. Reviewed shop drawings, product data, and samples.
  6. Manufacturer's instruction for assembly, installation, and adjusting.

B. Ensure entries are complete and accurate, enabling future reference by Owner.
C. Store record documents separate from documents used for construction.
D. Record information concurrent with construction progress.
E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
   1. Product substitutions or alternates utilized.
   2. Changes made by Addenda and modifications.
F. Record Drawings and Shop Drawings: Legibly mark each item to record actual construction including:
   1. Field changes of dimension and detail.
   2. Details not on original Contract drawings.

3.2 OPERATION AND MAINTENANCE DATA

A. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.
B. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.
C. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

3.3 OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES

A. Instructions for Care and Maintenance: Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance.
B. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.

3.4 WARRANTIES AND BONDS

A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until Date of Substantial completion is determined.
B. Verify that documents are in proper form, contain full information, and are notarized.
C. Co-execute submittals when required.
D. Retain warranties and bonds until time specified for submittal.

END OF SECTION 017800

SECTION 024100
DEMOLITION

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Selective demolition of building elements for alteration purposes.

1.2 RELATED REQUIREMENTS
- A. Section 011000 - Summary: Limitations on Contractor's use of site and premises.
- B. Section 011000 - Summary: Sequencing and staging requirements.
- C. Section 011000 - Summary: Description of items to be salvaged or removed for re-use by Contractor.
- D. Section 015000 - Temporary Facilities and Controls: Site fences, security, protective barriers, and waste removal.
- E. Section 016000 - Product Requirements: Handling and storage of items removed for salvage and relocation.
- F. Section 017000 - Execution and Closeout Requirements: Project conditions; protection of bench marks, survey control points, and existing construction to remain; reinstallation of removed products; temporary bracing and shoring.

1.3 QUALITY ASSURANCE
- A. Demolition Firm Qualifications: Company specializing in the type of work required.
  1. Minimum of 5 years of documented experience.

PART 2 PRODUCTS

PART 3 EXECUTION

3.1 SCOPE
- A. Remove portions of existing buildings in the following sequence:
  1. As indicated on the drawings..
- B. Remove other items indicated, for salvage, relocation, recycling, and _____.

3.2 GENERAL PROCEDURES AND PROJECT CONDITIONS
- A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
  1. Obtain required permits.
  2. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
  3. Provide, erect, and maintain temporary barriers and security devices.
  4. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.
  5. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
  6. Do not close or obstruct roadways or sidewalks without permit.

7. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
8. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon or limit access to their property.

B. Do not begin removal until receipt of notification to proceed from Owner.

C. Minimize production of dust due to demolition operations; do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.

D. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.

3.3 EXISTING UTILITIES

A. Protect existing utilities to remain from damage.

B. Do not close, shut off, or disrupt existing life safety systems that are in use without at least 7 days prior written notification to Owner.

C. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 3 days prior written notification to Owner.

D. Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.

E. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.

3.4 SELECTIVE DEMOLITION FOR ALTERATIONS

A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.
1. Verify that construction and utility arrangements are as indicated.
2. Report discrepancies to Architect before disturbing existing installation.
3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.

B. Separate areas in which demolition is being conducted from other areas that are still occupied.

C. Remove existing work as indicated and as required to accomplish new work.
1. Remove items indicated on drawings.

D. Services (Including but not limited to HVAC, Plumbing, Fire Protection, Electrical, Telecommunications, and _____): Remove existing systems and equipment as indicated.
1. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components.

E. Protect existing work to remain.
1. Perform cutting to accomplish removals neatly and as specified for cutting new work.
2. Repair adjacent construction and finishes damaged during removal work.

3.5 DEBRIS AND WASTE REMOVAL

A. Remove debris, junk, and trash from site.

B. Leave site in clean condition, ready for subsequent work.

C. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION 024100

SECTION 033000
CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Floors and slabs on grade.

1.2 REFERENCE STANDARDS
- A. ACI 117 - Specifications for Tolerances for Concrete Construction and Materials; 2010 (Reapproved 2015).
- B. ASTM C33/C33M - Standard Specification for Concrete Aggregates; 2016, with Editorial Revision (2016).
- C. ASTM C150/C150M - Standard Specification for Portland Cement; 2018.
- D. ASTM C1059/C1059M - Standard Specification for Latex Agents for Bonding Fresh to Hardened Concrete; 2013.

1.3 SUBMITTALS
- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Mix Design: Submit proposed concrete mix design.
  1. Indicate proposed mix design complies with requirements of ACI 301, Section 4 - Concrete Mixtures.
- C. Project Record Documents: Accurately record actual locations of embedded utilities and components that will be concealed from view upon completion of concrete work.

PART 2 PRODUCTS

2.1 REINFORCEMENT MATERIALS
- A. Reinforcing Steel: ASTM A615/A615M, Grade 60 (60,000 psi).
  1. Type: Deformed billet-steel bars.
- B. Reinforcement Accessories:
  1. Tie Wire: Annealed, minimum 16 gage, 0.0508 inch.
  2. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for adequate support of reinforcement during concrete placement.
  3. Provide stainless steel, galvanized, plastic, or plastic coated steel components for placement within 1-1/2 inches of weathering surfaces.

2.2 CONCRETE MATERIALS
- A. Cement: ASTM C150/C150M, Type I - Normal Portland type.
  1. Acquire cement for entire project from same source.
- B. Fine and Coarse Aggregates: ASTM C33/C33M.
  1. Acquire aggregates for entire project from same source.
- C. Water: ASTM C1602/C1602M; clean, potable, and not detrimental to concrete.

2.3 ACCESSORY MATERIALS
- A. Underslab Vapor Retarder: Sheet material complying with ASTM E1745, Class A; stated by manufacturer as suitable for installation in contact with soil or granular fill under concrete

slabs. The use of single ply polyethylene is prohibited.

1. Installation: Comply with ASTM E1643.
2. Accessory Products: Vapor retarder manufacturer's recommended tape, adhesive, mastic, prefabricated boots, etc., for sealing seams and penetrations.
3. Manufacturers:
   a. Stego Industries, LLC; _____: www.stegoindustries.com/#sle.
   b. W. R. Meadows, Inc; PERMINATOR Class A - 15 mils (0.38 mm): www.wrmeadows.com/#sle.
   c. Substitutions: See Section 016000 - Product Requirements.

2.4 BONDING AND JOINTING PRODUCTS

A. Latex Bonding Agent: Non-redispersable acrylic latex, complying with ASTM C1059/C1059M, Type II.
   1. Manufacturers:
      a. W. R. Meadows, Inc; ACRY-LOK-: www.wrmeadows.com/#sle.

2.5 CONCRETE MIX DESIGN

A. Proportioning Normal Weight Concrete: Comply with ACI 211.1 recommendations.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify lines, levels, and dimensions before proceeding with work of this section.

3.2 PLACING CONCRETE

A. Place concrete for floor slabs in accordance with ACI 302.1R.
B. Notify Architect not less than 24 hours prior to commencement of placement operations.
C. Maintain records of concrete placement. Record date, location, quantity, air temperature, and test samples taken.
D. Ensure reinforcement, inserts, waterstops, embedded parts, and formed construction joint devices will not be disturbed during concrete placement.
E. Place concrete continuously without construction (cold) joints wherever possible; where construction joints are necessary, before next placement prepare joint surface by removing laitance and exposing the sand and sound surface mortar, by sandblasting or high-pressure water jetting.
F. Finish floors level and flat, unless otherwise indicated, within the tolerances specified below.

3.3 CONCRETE FINISHING

A. Concrete Slabs: Finish to requirements of ACI 302.1R, and as follows:
   1. Surfaces to Receive Thin Floor Coverings: "Steel trowel" as described in ACI 302.1R; thin floor coverings include carpeting, resilient flooring, seamless flooring, resinous matrix terrazzo, thin set quarry tile, and thin set ceramic tile.

3.4 PROTECTION

A. Do not permit traffic over unprotected concrete floor surface until fully cured.

END OF SECTION 033000

SECTION 064100
ARCHITECTURAL WOOD CASEWORK

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Specially fabricated cabinet units.
- B. Countertops.
- C. Hardware.

1.2 REFERENCE STANDARDS
- A. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards, 2nd Edition; 2014, with Errata (2016).
- B. AWMAC/WI (NAAWS) - North American Architectural Woodwork Standards; 2021, with Errata.

1.3 SUBMITTALS
- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Shop Drawings: Indicate materials, component profiles, fastening methods, jointing details, and accessories.
  1. Scale of Drawings: 3/8" inch to 1' foot, minimum.
- C. Product Data: Provide data for hardware accessories.

1.4 DELIVERY, STORAGE, AND HANDLING
- A. Protect units from moisture damage.

1.5 FIELD CONDITIONS
- A. During and after installation of custom cabinets, maintain temperature and humidity conditions in building spaces at same levels planned for occupancy.

PART 2 PRODUCTS

2.1 MANUFACTURERS
- A. Substitutions: See Section 016000 - Product Requirements.
- B. Single Source Responsibility: Provide and install this work from single fabricator.

2.2 CABINETS
- A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.
- B. Plastic Laminate Faced Cabinets: Custom grade.
- C. Cabinets:
  1. Cabinet Design Series: As indicated on drawings.
  2. Adjustable Shelf Loading: 50 lbs. per sq. ft.
  3. Cabinet Style: Flush overlay.
  4. Cabinet Doors and Drawer Fronts: Flush style.
  5. Drawer Side Construction: Multiple-dovetailed.
  6. Drawer Construction Technique: Dovetail joints.

2.3 LAMINATE MATERIALS

A. Manufacturers:

1. Wilsonart LLC; as indicated on drawings: www.wilsonart.com/#sle.

2.4 COUNTERTOPS

A. Soild Surface; provide Custon Quality, Corian as specified on the drawings.

1. Eased Edge 1/4" radius.

2.5 ACCESSORIES

A. Adhesive: Type recommended by fabricator to suit application.

B. Plastic Edge Banding: Extruded PVC, convex shaped; smooth finish; self locking serrated tongue; of width to match component thickness.

1. Color: As selected by Architect from manufacturer's standard range.
2. Color: As indicated on drawings.
3. Use at all exposed plywood edges.
4. Use at all exposed shelf edges.

C. Fasteners: Size and type to suit application.

D. Bolts, Nuts, Washers, Lags, Pins, and Screws: Of size and type to suit application; galvanized or chrome-plated finish in concealed locations and stainless steel or chrome-plated finish in exposed locations.

2.6 HARDWARE

A. Adjustable Shelf Supports: Standard side-mounted system using multiple holes for pin supports and coordinated self rests, polished chrome finish, for nominal 1 inch spacing adjustments.

B. Drawer and Door Pulls: "U" shaped wire pull, steel with chrome finish, 4 inch centers.

C. Hinges: European style concealed self-closing type, steel with polished finish.

2.7 FABRICATION

A. Assembly: Shop assemble cabinets for delivery to site in units easily handled and to permit passage through building openings.

B. Edging: Fit shelves, doors, and exposed edges with specified edging. Do not use more than one piece for any single length.

C. Fitting: When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide matching trim for scribing and site cutting.

D. Plastic Laminate: Apply plastic laminate finish in full uninterrupted sheets consistent with manufactured sizes. Fit corners and joints hairline; secure with concealed fasteners. Slightly bevel arises. Locate counter butt joints minimum 2 feet from sink cut-outs.

E. Provide cutouts for plumbing fixtures. Verify locations of cutouts from on-site dimensions. Prime paint cut edges.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify adequacy of backing and support framing.

B. Verify location and sizes of utility rough-in associated with work of this section.

3.2 INSTALLATION

A. Install work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS) requirements for grade indicated.

B. Set and secure custom cabinets in place, assuring that they are rigid, plumb, and level.

C. Carefully scribe casework abutting other components, with maximum gaps of 1/32 inch. Do not use additional overlay trim for this purpose.

D. Secure cabinets to floor using appropriate angles and anchorages.

3.3 ADJUSTING

A. Adjust installed work.

B. Adjust moving or operating parts to function smoothly and correctly.

3.4 CLEANING

A. Clean casework, counters, shelves, hardware, fittings, and fixtures.

END OF SECTION 064100

SECTION 070553
FIRE AND SMOKE ASSEMBLY IDENTIFICATION

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Identification markings for fire and smoke rated partitions, and fire rated walls.

1.2 RELATED REQUIREMENTS
- A. Section 099123 - Interior Painting: Paint finish.

1.3 REFERENCE STANDARDS
- A. ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.4 FIELD CONDITIONS
- A. Do not install painted markings when ambient temperature is lower than recommended by coating manufacturer.

PART 2 PRODUCTS

2.1 FIRE AND SMOKE ASSEMBLY IDENTIFICATION
- A. Regulatory Requirements: Comply with "Marking and Identification" requirements of "Fire-Resistance Ratings and Fire Tests" chapter of ICC (IBC).
- B. Applied Fire and Smoke Assembly Identification: Identification markings applied to partition with paint and a code compliant stencil. See Section 099123 for products.
- C. Languages: Provide sign markings in English.

PART 3 EXECUTION

3.1 EXAMINATION
- A. Verify that substrate surfaces are ready to receive work.

3.2 PREPARATION
- A. See Section 099123 for substrate preparation for painted markings.

3.3 INSTALLATION
- A. Locate markings as required by ICC (IBC).
- B. Install applied markings in accordance with Section 099123.
- C. Install neatly, with horizontal edges level.
- D. Protect from damage until Date of Substantial Completion; repair or replace damaged markings.

END OF SECTION 070553

SECTION 072100
THERMAL INSULATION

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Batt insulation and vapor retarder in exterior wall, ceiling, and roof construction.

1.2 REFERENCE STANDARDS
- A. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2022.
- B. ASTM E136 - Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750 Degrees C; 2024.

1.3 SUBMITTALS
- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on product characteristics, performance criteria, and product limitations.

1.4 FIELD CONDITIONS
- A. Do not install insulation adhesives when temperature or weather conditions are detrimental to successful installation.

PART 2 PRODUCTS

2.1 APPLICATIONS
- A. Insulation in Wood Framed Walls: Batt insulation with separate vapor retarder.

2.2 BATT INSULATION MATERIALS
- A. Glass Fiber Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C665; friction fit.
  1. Flame Spread Index: 75 or less, when tested in accordance with ASTM E84.
  2. Smoke Developed Index: 450 or less, when tested in accordance with ASTM E84.
  3. Combustibility: Non-combustible, when tested in accordance with ASTM E136, except for facing, if any.
  4. Thickness: Full cavity thickness.
- B. Mineral Fiber Batt Insulation: Flexible or semi-rigid preformed batt or blanket, complying with ASTM C665; friction fit; unfaced flame spread index of 0 (zero) when tested in accordance with ASTM E84.
  1. Flame Spread Index: 25 or less, when tested in accordance with ASTM E84.
  2. Smoke Developed Index: 0 (zero), when tested in accordance with ASTM E84.
  3. Thickness: Full cavity thickness.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that substrate, adjacent materials, and insulation materials are dry and that substrates are ready to receive insulation.

B. Verify substrate surfaces are flat, free of honeycomb, fins, irregularities, or materials or substances that may impede adhesive bond.

3.2 BATT INSTALLATION

A. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids.

B. Fit insulation tightly in cavities and tightly to exterior side of mechanical and electrical services within the plane of the insulation.

3.3 PROTECTION

A. Do not permit installed insulation to be damaged prior to its concealment.

END OF SECTION 072100

SECTION 079200
JOINT SEALANTS

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Nonsag gunnable joint sealants.

1.2 REFERENCE STANDARDS
- A. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018.
- B. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016 (Reapproved 2023).
- C. ASTM C1248 - Standard Test Method for Staining of Porous Substrate by Joint Sealants; 2022.

1.3 SUBMITTALS
- A. Product Data for Sealants: Submit manufacturer's technical data sheets for each product to be used, that includes the following.

PART 2 PRODUCTS

2.1 MANUFACTURERS
- A. Non-Sag Sealants: Permits application in joints on vertical surfaces without sagging or slumping.
  1. Dow Chemical Company; _____: consumer.dow.com/en-us/industry/ind-building-construction.html/#sle.
  2. Hilti, Inc; _____: www.us.hilti.com/#sle.
  3. Master Builders Solutions by BASF; _____: www.master-builders-solutions.basf.us/en-us/#sle.
  4. Sherwin-Williams Company; _____: www.sherwin-williams.com/#sle.
  5. Sika Corporation; _____: www.usa-sika.com/#sle.
  6. Tremco Commercial Sealants & Waterproofing; _____: www.tremcosealants.com/#sle.
  7. W.R. Meadows, Inc; _____: www.wrmeadows.com/#sle.

2.2 JOINT SEALANT APPLICATIONS
- A. Scope:
  1. Interior Joints: Do not seal interior joints unless specifically indicated to be sealed. Interior joints to be sealed include, but are not limited to, the following items.
     a. Joints between door, window, and other frames and adjacent construction.
     b. Other joints indicated below.
  2. Do not seal the following types of joints.
     a. Intentional weepholes in masonry.
     b. Joints indicated to be treated with manufactured expansion joint cover or some other type of sealing device.
     c. Joints where sealant is specified to be provided by manufacturer of product to be sealed.
     d. Joints where installation of sealant is specified in another section.
     e. Joints between suspended panel ceilings/grid and walls.
- B. Interior Wet Areas: Bathrooms, restrooms, and kitchens; fixtures in wet areas include plumbing fixtures, countertops, cabinets, and other similar items.

2.3 NONSAG JOINT SEALANTS

A. Non-Staining Silicone Sealant: ASTM C920, Grade NS, Uses M and A; not expected to withstand continuous water immersion or traffic.
   1. Movement Capability: Plus and minus 25 percent, minimum.
   2. Non-Staining To Porous Stone: Non-staining to light-colored natural stone when tested in accordance with ASTM C1248.
   3. Dirt Pick-Up: Reduced dirt pick-up compared to other silicone sealants.
   4. Color: Match adjacent finished surfaces.
   5. Color: To be selected by Architect from manufacturer's standard range.

B. Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multi-component; not expected to withstand continuous water immersion or traffic.
   1. Movement Capability: Plus and minus _____ percent, minimum.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that joints are ready to receive work.
B. Verify that backing materials are compatible with sealants.

3.2 PREPARATION

A. Remove loose materials and foreign matter that could impair adhesion of sealant.
B. Clean joints, and prime as necessary, in accordance with manufacturer's instructions.
C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.
D. Mask elements and surfaces adjacent to joints from damage and disfigurement due to sealant work; be aware that sealant drips and smears may not be completely removable.

3.3 INSTALLATION

A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
B. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.
C. Do not install sealant when ambient temperature is outside manufacturer's recommended temperature range, or will be outside that range during the entire curing period, unless manufacturer's approval is obtained and instructions are followed.
D. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

3.4 POST-OCCUPANCY

A. Post-Occupancy Inspection: Perform visual inspection of entire length of project sealant joints at a time that joints have opened to their greatest width; i.e. at low temperature in thermal cycle. Report failures immediately and repair.

END OF SECTION 079200

SECTION 081113
HOLLOW METAL DOORS AND FRAMES

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Non-fire-rated hollow metal doors and frames.
- B. Hollow metal frames for wood doors.
- C. Fire-rated hollow metal doors and frames.

1.2 RELATED REQUIREMENTS
- A. Section 087100 - Door Hardware.
- B. Section 099123 - Interior Painting: Field painting.

1.3 REFERENCE STANDARDS
- A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.
- B. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames and Frame Anchors; 2024.
- C. ANSI/SDI A250.8 - Specifications for Standard Steel Doors and Frames (SDI-100); 2023.
- D. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames; 2020.
- E. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2018.
- F. ASTM A1008/A1008M - Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, Required Hardness, Solution Hardened, and Bake Hardenable; 2023, with Editorial Revision.
- G. ASTM A1011/A1011M - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength; 2023.
- H. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2022.
- I. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.
- J. ITS (DIR) - Directory of Listed Products; Current Edition.
- K. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2025.
- L. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; 2022.
- M. UL (DIR) - Online Certifications Directory; Current Edition.
- N. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies; Current Edition, Including All Revisions.

1.4 SUBMITTALS
- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods, and finishes; and one copy of referenced standards/guidelines.
- C. Shop Drawings: Details of each opening, showing elevations, glazing, frame profiles, and any indicated finish requirements.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.

B. Maintain at project site copies of reference standards relating to installation of products specified.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Hollow Metal Doors and Frames:

1. Ceco Door, an Assa Abloy Group company; _____: www.assaabloydss.com/#sle.
2. Curries, an Assa Abloy Group company; _____: www.assaabloydss.com/#sle.

2.2 PERFORMANCE REQUIREMENTS

A. Requirements for Hollow Metal Doors and Frames:

1. Steel Sheet: Comply with one or more of the following requirements; galvannealed steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.
2. Accessibility: Comply with ICC A117.1 and ADA Standards.

B. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.

2.3 HOLLOW METAL DOORS

A. Door Finish: Factory primed and field finished.

B. Interior Doors, Non-Fire-Rated:

1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
    a. Level 1 - Standard-duty.
    b. Physical Performance Level C, 250,000 cycles; in accordance with ANSI/SDI A250.4.
    c. Model 1 - Full Flush.

C. Fire-Rated Doors:

1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
    a. Level 1 - Standard-duty.
    b. Physical Performance Level C, 250,000 cycles; in accordance with ANSI/SDI A250.4.
    c. Model 1 - Full Flush.
2. Fire Rating: As indicated on Door Schedule, tested in accordance with UL 10C and NFPA 252 ("positive pressure fire tests").
3. Temperature-Rise Rating (TRR) Across Door Thickness: In accordance with local building code and authorities having jurisdiction.
4. Provide units listed and labeled by UL (DIR) or ITS (DIR).
    a. Attach fire rating label to each fire rated unit.

2.4 HOLLOW METAL FRAMES

A. Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.

B. Frame Finish: Factory primed and field finished.

C. Interior Door Frames, Non-Fire Rated: Full profile/continuously welded type.

1. Frame Metal Thickness: 16 gage, 0.053 inch, minimum.
2. Frame Finish: Factory primed and field finished.

D. Door Frames, Fire-Rated: Full profile/continuously welded type.

1. Fire Rating: Same as door, labeled.
2. Frame Metal Thickness: 16 gage, 0.053 inch, minimum.
3. Frame Finish: Factory primed and field finished.

E. Frames for Wood Doors: Comply with frame requirements in accordance with corresponding door.

2.5 FINISHES

A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.

2.6 ACCESSORIES

A. Silencers: Resilient rubber, fitted into drilled hole; provide three on strike side of single door, three on center mullion of pairs, and two on head of pairs without center mullions.

B. Temporary Frame Spreaders: Provide for factory- or shop-assembled frames.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify existing conditions before starting work.

B. Verify that opening sizes and tolerances are acceptable.

C. Verify that finished walls are in plane to ensure proper door alignment.

3.2 INSTALLATION

A. Install doors and frames in accordance with manufacturer's instructions and related requirements of specified door and frame standards or custom guidelines indicated.

B. Install fire rated units in accordance with NFPA 80.

C. Coordinate frame anchor placement with wall construction.

D. Install door hardware as specified in Section 087100.

3.3 ADJUSTING

A. Adjust for smooth and balanced door movement.

3.4 SCHEDULE

A. Refer to Door and Frame Schedule on the drawings.

END OF SECTION 081113

SECTION 081416
FLUSH WOOD DOORS

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Flush wood doors; flush configuration; non-rated.

1.2 RELATED REQUIREMENTS
- A. Section 081113 - Hollow Metal Doors and Frames.
- B. Section 087100 - Door Hardware.
- C. Section 099123 - Interior Painting: Field finishing of doors.

1.3 REFERENCE STANDARDS
- A. ASTM E2112 - Standard Practice for Installation of Exterior Windows, Doors and Skylights; 2023.
- B. AWI (QCP) - Quality Certification Program; Current Edition.
- C. ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- D. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2025.

1.4 SUBMITTALS
- A. Product Data: Indicate door core materials and construction; veneer species, type and characteristics.
- B. Shop Drawings: Show doors and frames, elevations, sizes, types, swings, undercuts, beveling, blocking for hardware, factory machining, factory finishing, cutouts for glazing and other details.
- C. Manufacturer's Installation Instructions: Indicate special installation instructions.

1.5 QUALITY ASSURANCE
- A. Installer Qualifications: Company specializing in performing work of the type specified in this section, with not less than three years of documented experience.

1.6 DELIVERY, STORAGE, AND HANDLING
- A. Package, deliver and store doors in accordance with specified quality standard.
- B. Accept doors on site in manufacturer's packaging. Inspect for damage.
- C. Protect doors with resilient packaging sealed with heat shrunk plastic. Do not store in damp or wet areas; or in areas where sunlight might bleach veneer. Seal top and bottom edges with tinted sealer if stored more than one week. Break seal on site to permit ventilation.

1.7 WARRANTY
- A. See Section 017800 - Closeout Submittals, for additional warranty requirements.
- B. Interior Doors: Provide manufacturer's warranty for the life of the installation.

PART 2 PRODUCTS

2.1 MANUFACTURERS
- A. Wood Veneer Faced Doors:
  1. Construction Specialties, Inc; Acrovyn Flush Doors: www.c-sgroup.com/#sle.
  2. Eggers Industries; _____: www.eggersindustries.com/#sle.

2.2 DOORS
- A. Doors: Refer to drawings for locations and additional requirements.
  1. Quality Standard: Custom Grade, Heavy Duty performance, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.
  2. Wood Veneer Faced Doors: 5-ply unless otherwise indicated.
- B. Interior Doors: 1-3/4 inches thick unless otherwise indicated; flush construction.
  1. Provide solid core doors at each location.
  2. Wood veneer facing for field opaque finish as indicated on drawings.

2.3 DOOR AND PANEL CORES
- A. Non-Rated Solid Core and 20 Minute Rated Doors: Type particleboard core (PC), plies and faces as indicated.

2.4 DOOR FACINGS
- A. Veneer Facing for Opaque Finish: Medium density overlay (MDO), in compliance with indicated quality standard.

2.5 DOOR CONSTRUCTION
- A. Fabricate doors in accordance with door quality standard specified.
- B. Cores Constructed with stiles and rails:
  1. Provide solid blocks at lock edge for hardware reinforcement.
  2. Provide solid blocking for other throughbolted hardware.
- C. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.
- D. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.
  1. Exception: Doors to be field finished.
- E. Provide edge clearances in accordance with the quality standard specified.

PART 3 EXECUTION

3.1 EXAMINATION
- A. Verify existing conditions before starting work.
- B. Verify that opening sizes and tolerances are acceptable.
- C. Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.

3.2 INSTALLATION
- A. Install doors in accordance with manufacturer's instructions and specified quality standard.
  1. Install fire-rated doors in accordance with NFPA 80 requirements.

B. Factory-Finished Doors: Do not field cut or trim; if fit or clearance is not correct, replace door.
C. Use machine tools to cut or drill for hardware.
D. Coordinate installation of doors with installation of frames and hardware.

3.3 TOLERANCES
A. Comply with specified quality standard for fit and clearance tolerances.
B. Comply with specified quality standard for telegraphing, warp, and squareness.

3.4 ADJUSTING
A. Adjust doors for smooth and balanced door movement.
B. Adjust closers for full closure.

END OF SECTION 081416

SECTION 083100
ACCESS DOORS AND PANELS

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Wall access door and frame units.

1.2 SUBMITTALS
- A. Product Data: Provide sizes, types, finishes, hardware, scheduled locations, and details of adjoining work.
- B. Shop Drawings: Indicate exact position of each access door and/or panel unit.

PART 2 PRODUCTS

2.1 ACCESS DOORS AND PANELS ASSEMBLIES
- A. Wall-Mounted Units:
  1. Location: As indicated on drawings.
  2. Material: Steel.
  3. Size: 30 inch by 36 inch.
  4. Door/Panel: Hinged, standard duty, with tool-operated spring or cam lock and handle.
  5. Wall Mounting Criteria: Provide surface-mounted face frame and door surface flush with frame surface.
- B. Ceiling-Mounted Units:
  1. Location: As indicated on drawings.
  2. Material: Steel.
  3. Size - Other Ceilings: 12 inch by 12 inch.
  4. Door/Panel: Hinged, standard duty, with tool-operated spring or cam lock and no handle.
  5. Paint to match ceiling.

2.2 WALL AND CEILING MOUNTED UNITS
- A. Manufacturers:
  1. ACUDOR Products Inc: www.acudor.com/#sle.
  2. Babcock-Davis; _____: www.babcockdavis.com/#sle.
  3. Nystrom, Inc; _____: www.nystrom.com/#sle.

PART 3 EXECUTION

3.1 EXAMINATION
- A. Verify that rough openings are correctly sized and located.
- B. Begin installation only after substrates have been properly prepared, and if the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION
- A. Clean surfaces thoroughly prior to proceeding with this work.

B. Prepare surfaces using methods recommended by manufacturer for applicable substrates in accordance with project conditions.

3.3 INSTALLATION

A. Install units in accordance with manufacturer's instructions.

B. Install frames plumb and level in openings, and secure units rigidly in place.

C. Position units to provide convenient access to concealed equipment when necessary.

END OF SECTION 083100

SECTION 087100
DOOR HARDWARE

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Hardware for wood and hollow metal doors.
B. Hardware for fire-rated doors.

1.2 REFERENCE STANDARDS

A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.
B. BHMA A156.1 - Standard for Butts and Hinges; 2021.
C. BHMA A156.2 - Bored and Preassembled Locks and Latches; 2022.
D. BHMA A156.4 - Door Closers and Pivots; 2024.
E. BHMA A156.8 - Door Controls - Overhead Stops and Holders; 2021.
F. BHMA A156.16 - Standard for Auxiliary Hardware; 2023.
G. BHMA A156.28 - Standard for Recommended Practices for Mechanical Keying Systems; 2023.
H. DHI (H&S) - Sequence and Format for the Hardware Schedule; 2019.
I. DHI (KSN) - Keying Systems and Nomenclature; 2019.
J. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.
K. ITS (DIR) - Directory of Listed Products; Current Edition.
L. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2025.
M. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; 2022.
N. UL (DIR) - Online Certifications Directory; Current Edition.
O. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies; Current Edition, Including All Revisions.

1.3 ADMINISTRATIVE REQUIREMENTS

A. Coordinate the manufacture, fabrication, and installation of products that door hardware is installed on.

1.4 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.
B. Product Data: Manufacturer's catalog literature for each type of hardware, marked to clearly show products to be furnished for this project, and includes construction details, material descriptions, finishes, and dimensions and profiles of individual components.
C. Shop Drawings - Door Hardware Schedule: Submit detailed listing that includes each item of hardware to be installed on each door. Use door numbering scheme as included in Contract Documents.
    1. Prepared by or under supervision of Architectural Hardware Consultant (AHC).
    2. Comply with DHI (H&S) using door numbers and hardware set numbers as indicated in construction documents.
    3. List groups and suffixes in proper sequence.
    4. Provide complete description for each door listed.
    5. Provide manufacturer's and product names, and catalog numbers; include functions, types, styles, sizes and finishes of each item.

D. Shop Drawings - Electrified Door Hardware: Submit diagrams for power, signal, and control wiring for electrified door hardware that include details of interface with building safety and security systems. Provide elevations and diagrams for each electrified door opening as follows:
   1. Prepared by or under supervision of Architectural Hardware Consultant (AHC) and Electrified Hardware Consultant (EHC).
   2. Elevations: Submit front and back elevations of each door opening showing electrified devices with connections installed and an operations narrative describing how opening operates from either side at any given time.
   3. Diagrams: Submit point-to-point wiring diagram that shows each device in door opening system with related colored wire connections to each device.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing work of the type specified for commercial door hardware with at least three years of documented experience.

B. Supplier Qualifications: Company with certified Architectural Hardware Consultant (AHC) and Electrified Hardware Consultant (EHC) to assist in work of this section.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Package hardware items individually; label and identify each package with door opening code to match door hardware schedule.

1.7 WARRANTY

A. Warranty against defects in material and workmanship for period indicated, from Date of Substantial Completion.
   1. Closers: Five years, minimum.
   2. Exit Devices: Three years, minimum.
   3. Locksets and Cylinders: Three years, minimum.
   4. Other Hardware: Two years, minimum.

PART 2 PRODUCTS

2.1 DESIGN AND PERFORMANCE CRITERIA

A. Provide specified door hardware as required to make doors fully functional, compliant with applicable codes, and secure to extent indicated.

B. Provide individual items of single type, of same model, and by same manufacturer.

C. Provide door hardware products that comply with the following requirements:
   1. Applicable provisions of federal, state, and local codes.
   2. Accessibility: ADA Standards and ICC A117.1.
   3. Fire-Rated Doors: NFPA 80, listed and labeled by qualified testing agency for fire protection ratings indicated, based on testing at positive pressure in accordance with NFPA 252 or UL 10C.
   4. Hardware on Fire-Rated Doors: Listed and classified by UL (DIR), ITS (DIR), testing firm acceptable to authorities having jurisdiction, or _____ as suitable for application indicated.

2.2 HINGES

A. Manufacturers:
   1. Basis of Design: Stanley FBB.

B. Hinges: Comply with BHMA A156.1, Grade 1.
   1. Provide hinges on every swinging door.

2. Provide following quantity of butt hinges for each door:
   a. Doors up to 24 inches wide: Three hinges.
   b. Doors From 24" inches Wide up to 36" inches Wide: Three hinges.

2.3 LOCK CYLINDERS

A. Manufacturers:

1. Basis of Design: Corbin Russwin.

B. Lock Cylinders: Provide key access on outside of each lock, unless otherwise indicated.

1. Provide cylinders from same manufacturer as locking device.
2. Provide cams and/or tailpieces as required for locking devices.

2.4 CYLINDRICAL LOCKS

A. Manufacturers:

1. Basis of Design: Corbin Russwin CLX 3300 series.

B. Cylindrical Locks (Bored): Comply with BHMA A156.2, Grade 1, 4000 Series.

1. Bored Hole: 2-1/8 inch diameter.
2. Backset: 2-3/4 inch unless otherwise indicated.
3. Strikes: Provide manufacturer's standard strike for each latchset or lockset with strike box and curved lip extending to protect frame in compliance with indicated requirements.
   a. Finish: To match lock or latch.

2.5 CLOSERS

A. Manufacturers; Surface Mounted:

1. Basis of Design: Norton 8500 series.

B. Closers: Comply with BHMA A156.4, Grade 1.

1. Type: Surface mounted to door.
2. Provide door closer on each fire-rated and smoke-rated door.

2.6 OVERHEAD STOPS AND HOLDERS

A. Manufacturers:

1. Basis of Design: GLYNN / JOHNSON 904F -US26D (OVERHEAD FRICTION STOP.

B. Overhead Stops and Holders (Door Checks): Comply with BHMA A156.8, Grade 1.

1. Provide stop for every swinging door, unless otherwise indicated.

2.7 WALL STOPS

A. Manufacturers:

1. Basis of Design: HAGER -234W -WALL STOP.

B. Wall Stops: Comply with BHMA A156.16, Grade 1 and Resilient Material Retention Test as described in this standard.

1. Type: Bumper, concave, wall stop.
2. Material: Aluminum housing with rubber insert.

2.8 COAT HOOKS

A. Manufacturers:

1. Basis of Design: Bobrick.

B. Coat Hooks: Provide Two on room side of door, screw fastened. At each Toilet

2.9 KEY CONTROL SYSTEMS

A. Manufacturers:

1. Basis of Design: Match owners existing system.

B. Key Control Systems: Comply with guidelines of BHMA A156.28.
   1. Provide keying information in compliance with DHI (KSN) standards.
   2. Keying: Grand master keyed.
   3. Supply keys in following quantities:
      a. 4 each Master keys.
      b. 1 each Grand Master keys.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that doors and frames are ready to receive this work; labeled, fire-rated doors and frames are properly installed, and dimensions are as indicated on shop drawings.

3.2 INSTALLATION

A. Install hardware in accordance with manufacturer's instructions and applicable codes.

B. Install hardware on fire-rated doors and frames in accordance with applicable codes and NFPA 80.

C. Use templates provided by hardware item manufacturer.

D. Door Hardware Mounting Heights: Distance from finished floor to center line of hardware item. As indicated on the drawings .

E. Set exterior door thresholds with full-width bead of elastomeric sealant at each point of contact with floor providing a continuous weather seal; anchor thresholds with stainless steel countersunk screws.

3.3 ADJUSTING

A. Adjust work under provisions of Section 017000 - Execution and Closeout Requirements.

B. Adjust hardware for smooth operation.

C. Adjust gasketing for complete, continuous seal; replace if unable to make complete seal.

3.4 CLEANING

A. Clean finished hardware in accordance with manufacturer's written instructions after final adjustments have been made.

B. Clean adjacent surfaces soiled by hardware installation.

3.5 PROTECTION

A. Protect finished Work under provisions of Section 017000 - Execution and Closeout Requirements.

B. Do not permit adjacent work to damage hardware or finish.

3.6 SCHEDULE

A. **HARDWARE GROUP 1 - (Toilets, Sleep Rooms)**
   1. Hinges - STANLEY - FBB 179 - 4 1/2 X 4 1/2 - 1 1/2 PAIR - US26D
   2. CORBIN / RUSSWIN-CLX3320-NZD-US26D - (LEVER CYLINDRICAL PRIVACY)
   3. HAGER -234W -US26D -WALL STOP
   4. PEMKO S88D -SMOKE SEAL – (for acoustics)

B. **HARDWARE GROUP 2 – (Double Doors) Fire Rated**
   1. Hinges - STANLEY - FBB 179 - 4 1/2 X 4 1/2 - 1 1/2 PAIR - US26D

2. CORBIN / RUSSWIN-CLX3310-NZD-US26D - (LEVER CYLINDRICAL PASSAGE) ACTIVE LEAF
3. FLUSH BOLT TOP ONLY INACTIVE LEAF
4. ASTRAGAL – METAL
5. NORTON 8501-ALUM - (FULL FEATURE CLOSER) FIRE RATED
6. PEMKO S88D -SMOKE SEAL

C. **HARDWARE GROUP 3 – (Office Door) Fire Rated**

1. Hinges - STANLEY - FBB 179 - 4 1/2 X 4 1/2 - 1 1/2 PAIR - US26D
2. CORBIN / RUSSWIN-CLX3310-NZD-US26D - (LEVER CYLINDRICAL PASSAGE)
3. NORTON 8501-ALUM - (FULL FEATURE CLOSER) FIRE RATED
4. PEMKO S88D -SMOKE SEAL

END OF SECTION 087100

SECTION 092116
GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Metal stud wall framing.
- B. Metal channel ceiling framing.
- C. Gypsum wallboard.

1.2 REFERENCE STANDARDS
- A. ASTM C754 - Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products; 2020.
- B. ASTM C840 - Standard Specification for Application and Finishing of Gypsum Board; 2020.
- C. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2017.
- D. GA-216 - Application and Finishing of Gypsum Panel Products; 2021.

1.3 SUBMITTALS
- A. Shop Drawings: Indicate special details associated with fireproofing and acoustic seals.
- B. Product Data: Provide data on metal framing, gypsum board, accessories, and joint finishing system.

1.4 QUALITY ASSURANCE
- A. Installer Qualifications: Company specializing in performing gypsum board installation and finishing, with minimum 5 years of experience.

PART 2 PRODUCTS

2.1 GYPSUM BOARD ASSEMBLIES
- A. Provide completed assemblies complying with ASTM C840 and GA-216.
- B. Interior Partitions: Provide completed assemblies with the following characteristics:
- C. Fire Rated Assemblies: Provide completed assemblies with the following characteristics:
  1. Fire Rated Area Separation Walls: _____; 2 hour rating.
  2. UL Assembly Numbers: Provide construction equivalent to that listed for the particular assembly in the current UL (FRD).

2.2 METAL FRAMING MATERIALS
- A. Manufacturers - Metal Framing, Connectors, and Accessories:
  1. ClarkDietrich; _____: www.clarkdietrich.com/#sle.
  2. Jaimes Industries; _____: www.jaimesind.com/#sle.
  3. R-stud, LLC; _____: www.rstud.com/#sle.
  4. SCAFCO Corporation; _____: www.scafco.com/#sle.
  5. Steel Construction Systems; _____: www.steelconsystems.com/#sle.
  6. Substitutions: See Section 016000 - Product Requirements.
- B. Area Separation Wall Studs and Accessories: ASTM C645; galvanized sheet steel, of size and properties necessary to comply with specified performance requirements.
- C. Preformed Top Track Firestop Seal:

1. Provide components UL-listed for use in UL-listed fire-rated head of partition joint systems indicated on drawings.

D. Non-Loadbearing Framing Accessories:

1. Ceiling Hangers: Type and size as specified in ASTM C754 for spacing required.

2.3 BOARD MATERIALS

A. Manufacturers - Gypsum-Based Board:

1. American Gypsum Company; _____: www.americangypsum.com/#sle.
2. CertainTeed Corporation; _____: www.certainteed.com/#sle.
3. Georgia-Pacific Gypsum; _____: www.gpgypsum.com/#sle.
4. USG Corporation; _____: www.usg.com/#sle.
5. Substitutions: See Section 016000 - Product Requirements.

B. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

1. Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
2. Thickness:
   a. Vertical Surfaces: 5/8 inch.
   b. Ceilings: 1/2 inch.

C. Backing Board For Wet Areas:

1. Application: Surfaces behind tile in wet areas including tub and shower surrounds, shower ceilings, and Toilet Rooms.

2.4 GYPSUM WALLBOARD ACCESSORIES

A. Acoustic Insulation: ASTM C665; preformed glass fiber, friction fit type, unfaced. Thickness: Full.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that project conditions are appropriate for work of this section to commence.

3.2 FRAMING INSTALLATION

A. Metal Framing: Install in accordance with ASTM C754 and manufacturer's instructions.

B. Suspended Ceilings and Soffits: Space framing and furring members as indicated.

1. Level ceiling system to a tolerance of 1/1200.
2. Laterally brace entire suspension system.

C. Studs: Space studs at 16 inches on center.

1. Extend partition framing to structure where indicated and to ceiling in other locations.
2. Partitions Terminating at Ceiling: Attach ceiling runner securely to ceiling track in accordance with manufacturer's instructions.

3.3 BOARD INSTALLATION

A. Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.

B. Fire-Rated Construction: Install gypsum board in strict compliance with requirements of assembly listing.

3.4 INSTALLATION OF TRIM AND ACCESSORIES

A. Control Joints: Place control joints consistent with lines of building spaces and as indicated.

1. Not more than 30 feet apart on walls and ceilings over 50 feet long.

B. Corner Beads: Install at external corners, using longest practical lengths.

C. Moisture Guard Trim: Install on bottom edge of gypsum board according to manufacturer's instructions and in locations indicated on drawings.

3.5 JOINT TREATMENT

A. Paper Faced Gypsum Board: Use paper joint tape, embed with drying type joint compound and finish with drying type joint compound.

B. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:

1. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
2. Level 1: Fire rated wall areas above finished ceilings, whether or not accessible in the completed construction.

C. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.

1. Feather coats of joint compound so that camber is maximum 1/32 inch.

3.6 TOLERANCES

A. Maximum Variation of Finished Gypsum Board Surface from True Flatness: 1/8 inch in 10 feet in any direction.

END OF SECTION 092116

SECTION 093000
TILING

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Tile for floor applications.
- B. Tile for wall applications.

1.2 REFERENCE STANDARDS
- A. ANSI A108/A118/A136 - American National Standard Specifications for the Installation of Ceramic Tile (Compendium); 2019.
- B. ANSI A108.1a - American National Standard Specifications for Installation of Ceramic Tile in the Wet-Set Method, with Portland Cement Mortar; 2017.
- C. ANSI A108.10 - American National Standard Specifications for Installation of Grout in Tilework; 2017 (Reaffirmed 2022).
- D. ANSI A108.11 - American National Standard Specifications for Interior Installation of Cementitious Backer Units; 2018.
- E. ANSI A118.3 - American National Standard Specifications for Chemical Resistant, Water Cleanable Tile-Setting and -Grouting Epoxy and Water Cleanable Tile-Setting Epoxy Adhesive; 2021.
- F. ANSI A118.6 - American National Standard Specifications for Standard Cement Grouts for Tile Installation; 2019.
- G. ANSI A118.10 - American National Standard Specifications for Load Bearing, Bonded, Waterproof Membranes for Thin-Set Ceramic Tile and Dimension Stone; 2014 (Reaffirmed 2019).
- H. ANSI A118.12 - American National Standard Specifications for Crack Isolation Membranes for Thin-Set Ceramic Tile and Dimension Stone Installation; 2014 (Reaffirmed 2019).
- I. ANSI A137.1 - American National Standard Specifications for Ceramic Tile; 2022.
- J. ASTM C1178/C1178M - Standard Specification for Coated Glass Mat Water-Resistant Gypsum Backing Panel; 2018.
- K. TCNA (HB) - Handbook for Ceramic, Glass, and Stone Tile Installation; 2022.

1.3 SUBMITTALS
- A. Product Data: Provide manufacturers' data sheets on tile, mortar, grout, and accessories. Include instructions for using grouts and adhesives.
- B. Maintenance Data: Include recommended cleaning methods, cleaning materials, and stain removal methods.
- C. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
  1. See Section 016000 - Product Requirements, for additional provisions.
  2. Extra Tile: 1 percent of each size, color, and surface finish combination, but not less than 2 of each type.

1.4 MOCK-UP
- A. Construct tile mock-up where indicated on drawings, incorporating all components specified for the location.
  1. Approved mock-up may remain as part of the Work.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Protect adhesives from freezing or overheating in accordance with manufacturer's instructions.

1.6 FIELD CONDITIONS

A. Do not install solvent-based products in an unventilated environment.

B. Maintain ambient and substrate temperature of 50 degrees F during installation of mortar materials.

PART 2 PRODUCTS

2.1 TILE

A. Manufacturers: All products by the same manufacturer.

1. As listed on finish drawings.

B. Porcelain Tile, Type TILE-1: ANSI A137.1 standard grade.

1. Size: 12" by 24" inch, nominal.
2. Color(s): DALTILE - MODERN OASIS.
3. Pattern: STRAIGHT SET.

C. Porcelain Tile, Type[TILE-2]: ANSI A137.1standard grade.

1. Size: [2" by 2"] inch, Sheet Mosaic.
2. Color(s): [DALTILE - MODERN OASIS].

D. Wall Tile Accent, Type[TILE-3]: ANSI A137.1standard grade.

1. Color(s): [MARAZZI - ILLUSIONIST MYSTIFING].

2.2 SETTING MATERIALS

A. Manufacturers:

1. ARDEX Engineered Cements; _____: www.ardexamericas.com/#sle.
2. LATICRETE International, Inc; _____: www.laticrete.com/#sle.
3. MAPEI.
4. Substitutions: See Section 016000 - Product Requirements.

2.3 GROUTS

A. Standard Grout: ANSI A118.6 standard cement grout.

1. Applications: Use this type of grout where indicated and where no other type of grout is indicated.

B. Epoxy Grout: ANSI A118.3 chemical resistant and water-cleanable epoxy grout.

1. Applications: tile floors.
2. Color(s): As indicated on drawings.
3. Products:
   a. MAPEI.
   b. Substitutions: See Section 016000 - Product Requirements.

2.4 MAINTENANCE MATERIALS

A. Tile Sealant: Gunnable, silicone, siliconized acrylic, or urethane sealant; moisture and mildew resistant type.

1. Applications: Between tile and plumbing fixtures.

B. Grout Sealer: Liquid-applied, moisture and stain protection for existing or new Portland cement grout.

1. Composition: Water-based colorless silicone.
2. Color(s): As selected by Architect from manufacturer's full line.
3. Color(s): As indicated on drawings.

2.5 ACCESSORY MATERIALS

A. Concrete Floor Slab Crack Isolation Membrane: Material complying with ANSI A118.12; not intended as waterproofing.
   1. Products:
      a. Schluter®-DITRA & DITRA-XL Uncoupling and waterproofing membrane.

B. Waterproofing Membrane at all tile floors and walls of showers: Specifically designed for bonding to cementitious substrate under thick mortar bed or thin-set tile; complying with ANSI A118.10.
   1. Trowel Applied Type:
      a. Material: Material: Polyethylene sheet membrane with non-woven fabric laminated to both sides, 20 to 30 mils thick, nominal..
      b. Thickness: 25 mils, minimum, dry film thickness.
      c. Products:
         1) Schluter®-KERDI Bonded waterproofing and vapor-retardant membrane.
         2) Schluter®-KERDI-DRAIN, bonded flange drain.
         3) Substitutions: See Section 016000 - Product Requirements.

C. Backer Board: Coated glass mat type complying with ASTM C1178/C1178M; inorganic fiberglass mat on both surfaces and integral acrylic coating vapor retarder.
   1. Products:
      a. Schluter®-KERDI-BOARD Waterproof, multifunctional tile substrate and building panel.
      b. DensShield® Tile Backer.
      c. Substitutions: See Section 016000 - Product Requirements.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that sub-floor surfaces are smooth and flat within the tolerances specified for that type of work and are ready to receive tile.

B. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive tile.

C. Verify that sub-floor surfaces are dust-free and free of substances that could impair bonding of setting materials to sub-floor surfaces.

D. Verify that concrete sub-floor surfaces are ready for tile installation by testing for moisture emission rate and alkalinity; obtain instructions if test results are not within limits recommended by tile manufacturer and setting materials manufacturer.

E. Verify that concrete sub-floor surfaces are ready for tile installation by testing for moisture emission rate and alkalinity; obtain instructions if test results are not within the following limits:

F. Verify that required floor-mounted utilities are in correct location.

3.2 PREPARATION

A. Protect surrounding work from damage.

B. Vacuum clean surfaces and damp clean.

C. Seal substrate surface cracks with filler. Level existing substrate surfaces to acceptable flatness tolerances.

D. Install backer board in accordance with ANSI A108.11 and board manufacturer's instructions. Tape joints and corners, cover with skim coat of setting material to a feather edge.

E. Prepare substrate surfaces for adhesive installation in accordance with adhesive manufacturer's instructions.

3.3 INSTALLATION - GENERAL

A. Lay tile to pattern indicated. Do not interrupt tile pattern through openings.

B. Cut and fit tile to penetrations through tile, leaving sealant joint space. Form corners and bases neatly. Align floor joints.

C. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make grout joints without voids, cracks, excess mortar or excess grout, or too little grout.

D. Form internal angles square and external angles bullnosed.

E. Sound tile after setting. Replace hollow sounding units.

F. Keep control and expansion joints free of mortar, grout, and adhesive.

G. Prior to grouting, allow installation to completely cure; minimum of 48 hours.

H. Grout tile joints unless otherwise indicated. _____ .

I. At changes in plane and tile-to-tile control joints, use tile sealant instead of grout, with either bond breaker tape or backer rod as appropriate to prevent three-sided bonding.

3.4 INSTALLATION - FLOORS - THIN-SET METHODS

A. Over interior concrete substrates, install in accordance with TCNA (HB) Method F113, dry-set or latex-Portland cement bond coat, with standard grout, unless otherwise indicated.

1. Use uncoupling membrane under all tile unless other underlayment is indicated.
2. Where waterproofing membrane is indicated, install in accordance with TCNA (HB) Method F122, with latex-Portland cement grout.
3. Where epoxy bond coat and grout are indicated, install in accordance with TCNA (HB) Method F131.

3.5 INSTALLATION - SHOWERS AND BATHTUB WALLS

A. At tiled shower receptors install in accordance with TCNA (HB) Method B420, mortar bed floor, and W245, thin-set over coated glass mat backer board walls.

B. Grout with standard grout as specified above.

3.6 INSTALLATION - WALL TILE

A. Over coated glass mat backer board on studs, install in accordance with TCNA (HB) Method W245.

3.7 CLEANING

A. Clean tile and grout surfaces.

3.8 PROTECTION

A. Do not permit traffic over finished floor surface for 4 days after installation.

END OF SECTION 093000

SECTION 095100
ACOUSTICAL CEILINGS

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Suspended metal grid ceiling system.
- B. Acoustical units.

1.2 REFERENCE STANDARDS

1.3 ADMINISTRATIVE REQUIREMENTS
- A. Sequence work to ensure acoustical ceilings are not installed until building is enclosed, sufficient heat is provided, dust generating activities have terminated, and overhead work is completed, tested, and approved.
- B. Do not install acoustical units until after interior wet work is dry.

1.4 SUBMITTALS
- A. Product Data: Provide data on suspension system components.
- B. Manufacturer's Installation Instructions: Indicate special procedures.
- C. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
  1. See Section 016000 - Product Requirements, for additional provisions.
  2. Extra Acoustical Units: 40 sq ft of each type and size.

1.5 FIELD CONDITIONS
- A. Maintain uniform temperature of minimum 60 degrees F, and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

PART 2 PRODUCTS

2.1 MANUFACTURERS
- A. Acoustic Tiles/Panels:
  1. Armstrong World Industries, Inc; _____: www.armstrong.com/#sle.

2.2 ACOUSTICAL UNITS
- A. Acoustical Tile Type ACT-1: Painted mineral fiber, ASTM E1264 Type III, with the following characteristics:
  1. Size: 24" by 24" inches.
  2. Thickness: 3/4" inches.
  3. Density: 1 lb/cu ft.
  4. NRC Range: .70 to .75, determined in accordance with ASTM E1264.
  5. Edge: Square tegular.
  6. Surface Color: White.
  7. Products:
     - a. ARMSTRONG ULTIMA WHITE.
     - b. Substitutions: See Section 016000 - Product Requirements.

2.3 SUSPENSION SYSTEM(S)

A. Metal Suspension Systems - General: Complying with ASTM C635/C635M; die cut and interlocking components, with stabilizer bars, clips, splices, perimeter moldings, and hold down clips as required.

B. Exposed Steel Suspension System: Formed steel, commercial quality cold rolled; heavy-duty.

1. Profile: Tee; 15/16 inch wide face.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify existing conditions before starting work.

B. Verify that layout of hangers will not interfere with other work.

3.2 INSTALLATION - SUSPENSION SYSTEM

A. Rigidly secure system, including integral mechanical and electrical components, for maximum deflection of 1:360.

B. Lay out system to a balanced grid design with edge units no less than 50 percent of acoustical unit size.

C. Locate system on room axis according to reflected plan.

D. Install after major above-ceiling work is complete. Coordinate the location of hangers with other work.

E. Hang suspension system independent of walls, columns, ducts, pipes and conduit. Where carrying members are spliced, avoid visible displacement of face plane of adjacent members.

F. Where ducts or other equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers and related carrying channels to span the extra distance.

G. Do not support components on main runners or cross runners if weight causes total dead load to exceed deflection capability.

H. Do not eccentrically load system or induce rotation of runners.

I. Perimeter Molding: Install at intersection of ceiling and vertical surfaces and at junctions with other interruptions.

1. Use longest practical lengths.
2. Overlap and rivet corners.

3.3 INSTALLATION - ACOUSTICAL UNITS

A. Install acoustical units in accordance with manufacturer's instructions.

B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.

C. Fit border trim neatly against abutting surfaces.

D. Install acoustical units level, in uniform plane, and free from twist, warp, and dents.

E. Cutting Acoustical Units:

1. Make field cut edges of same profile as factory edges.
2. Double cut and field paint exposed reveal edges.

3.4 TOLERANCES

A. Maximum Variation from Flat and Level Surface: 1/8 inch in 10 feet.

B. Maximum Variation from Plumb of Grid Members Caused by Eccentric Loads: 2 degrees.

END OF SECTION 095100

SECTION 096500
RESILIENT FLOORING

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Resilient tile flooring.
- B. Resilient base.

1.2 REFERENCE STANDARDS
- A. ASTM F710 - Standard Practice for Preparing Concrete Floors to Receive Resilient Flooring; 2021.
- B. ASTM F1700 - Standard Specification for Solid Vinyl Floor Tile; 2020.
- C. RFCI (RWP) - Recommended Work Practices for Removal of Resilient Floor Coverings; 2018.

1.3 SUBMITTALS
- A. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.
- B. Verification Samples: Submit two samples, ____ by ____ inch in size illustrating color and pattern for each resilient flooring product specified.

1.4 DELIVERY, STORAGE, AND HANDLING
- A. Upon receipt, immediately remove any shrink-wrap and check materials for damage and the correct style, color, quantity and run numbers.
- B. Store all materials off of the floor in an acclimatized, weather-tight space.
- C. Maintain temperature in storage area between 55 degrees F and 90 degrees F.
- D. Protect roll materials from damage by storing on end.
- E. Do not double stack pallets.

1.5 FIELD CONDITIONS
- A. Store materials for not less than 48 hours prior to installation in area of installation at a temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.

PART 2 PRODUCTS

2.1 TILE FLOORING
- A. Vinyl Tile - Type LVT-1: Printed film type, with transparent or translucent wear layer.
  1. Manufacturers:
     - a. PATCRAFT.
     - b. Substitutions: See Section 016000 - Product Requirements.
  2. Plank Tile Size: 5.96" by 48" inch.
  3. Wear Layer Thickness: 0.020 inch.
  4. Color: As indicated on drawings.

2.2 RESILIENT BASE

A. Resilient Base - Type RB-1: ASTM F1861, Type TS rubber, vulcanized thermoset; top set Style B, Cove.
   1. Manufacturers:
      a. TARKETT.
   2. Height: 4 inch.
   3. Color: BURNT UMBER.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.
B. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive resilient base.
C. Cementitious Sub-floor Surfaces: Verify that substrates are dry enough and ready for resilient flooring installation by testing for moisture and pH.

3.2 PREPARATION

A. Remove existing resilient flooring and flooring adhesives; follow the recommendations of RFCI (RWP).
B. Prepare floor substrates as recommended by flooring and adhesive manufacturers.
C. Remove sub-floor ridges and bumps. Fill minor low spots, cracks, joints, holes, and other defects with sub-floor filler to achieve smooth, flat, hard surface.
D. Prohibit traffic until filler is fully cured.
E. Clean substrate.

3.3 INSTALLATION - GENERAL

A. Starting installation constitutes acceptance of sub-floor conditions.
B. Install in accordance with manufacturer's written instructions.
C. Where type of floor finish, pattern, or color are different on opposite sides of door, terminate flooring under centerline of door.
D. Install edge strips at unprotected or exposed edges, where flooring terminates, and where indicated.
   1. Resilient Strips: Attach to substrate using adhesive.
E. Scribe flooring to walls, columns, cabinets, floor outlets, and other appurtenances to produce tight joints.

3.4 INSTALLATION - RESILIENT BASE

A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches between joints.
B. Install base on solid backing. Bond tightly to wall and floor surfaces.

END OF SECTION 096500

SECTION 099123
INTERIOR PAINTING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Surface preparation.

B. Field application of paints.

C. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.

D. Do Not Paint or Finish the Following Items:

1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
2. Items indicated to receive other finishes.
3. Items indicated to remain unfinished.
4. Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
5. Floors, unless specifically indicated.
6. Glass.

1.2 REFERENCE STANDARDS

A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; current edition.

B. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.

C. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).

1.3 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide complete list of products to be used, with the following information for each:

1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
2. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
3. Manufacturer's installation instructions.
4. If proposal of substitutions is allowed under submittal procedures, explanation of substitutions proposed.

C. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches in size, illustrating range of colors available for each finishing product specified.

1. Where sheen is specified, submit samples in only that sheen.

D. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.

1. See Section 016000 - Product Requirements, for additional provisions.
2. Extra Paint and Finish Materials: 1 gallon of each color; from the same product run, store where directed.
3. Label each container with color in addition to the manufacturer's label.

1.4 QUALITY ASSURANCE

A. Applicator Qualifications: Company specializing in performing the type of work specified with minimum 5 years experience and approved by manufacturer.

1.5 MOCK-UP

A. See Section 014000 - Quality Requirements, for general requirements for mock-up.
B. Mock-up may remain as part of the work.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
C. Paint Materials: Store at minimum ambient temperature of 45 degrees F and a maximum of 90 degrees F, in ventilated area, and as required by manufacturer's instructions.

1.7 FIELD CONDITIONS

A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
C. Do not apply materials when relative humidity exceeds 85 percent; at temperatures less than 5 degrees F above the dew point; or to damp or wet surfaces.
D. Minimum Application Temperatures for Paints: 50 degrees F for interiors unless required otherwise by manufacturer's instructions.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Provide paints and finishes used in any individual system from the same manufacturer; no exceptions.
B. Provide paints and finishes from the same manufacturer to the greatest extent possible.
   1. In the event that a single manufacturer cannot provide specified products, minor exceptions will be permitted provided approval by Architect is obtained using the specified procedures for substitutions.
C. Paints:
   1. Sherwin-Williams Company: www.sherwin-williams.com/#sle.
D. Primer Sealers: Same manufacturer as top coats.
E. Substitutions: See Section 016000 - Product Requirements.

2.2 PAINTS AND FINISHES - GENERAL

A. Paints and Finishes: Ready mixed, unless intended to be a field-catalyzed paint.
   1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
   2. Supply each paint material in quantity required to complete entire project's work from a single production run.

3. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.

B. Volatile Organic Compound (VOC) Content:
1. Provide paints and finishes that comply with the most stringent requirements specified in the following:
a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.

C. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line.

D. Colors: As indicated on drawings.

2.3 PAINT SYSTEMS - INTERIOR

A. PT-1 Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board.
1. Two top coats and one coat primer.
2. Top Coat(s): Institutional Low Odor/VOC Interior Latex; MPI #143, 144, 145, 146, 147, or 148.
a. Products:
1) Sherwin-Williams Harmony Interior Acrylic Latex, Eg-Shel. (MPI #144)
2) Sherwin-Williams ProMar 200 HP Series, Eg-Shel. (MPI #145)
3. Top Coat Sheen:
a. Eggshell: MPI gloss level 3; use this sheen at all locations.

B. PT-3 Medium Duty Door/Trim: For surfaces subject to frequent contact by occupants, including metals and wood:
1. Medium duty applications include doors and door frames.
2. Two top coats and one coat primer.
3. Top Coat(s): Interior Epoxy-Modified Latex; MPI #115 or 215.
a. Products:
1) Sherwin-Williams Waterbased Catalyzed Epoxy, Semi-Gloss.

C. PT-2 Medium Duty Vertical and Overhead: Including gypsum board, plaster, concrete, concrete masonry units, uncoated steel, shop primed steel, galvanized steel, and aluminum.
1. Two top coats and one coat primer.
2. Top Coat(s): Institutional Low Odor/VOC Interior Latex; MPI #143, 144, 145, 146, 147, or 148.
a. Products:
1) Sherwin-Williams Harmony Interior Acrylic Latex, Eg-Shel. (MPI #144)
2) Substitutions: Section 016000 - Product Requirements.

D. PT-4 Wood Doors -Wood, Opaque, Alkyd, 3 Coat:
1. One coat alkyd primer sealer.
2. Semi-gloss: Two coats of alkyd enamel; _____.

2.4 ACCESSORY MATERIALS

A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.

B. Patching Material: Latex filler.

C. Fastener Head Cover Material: Latex filler.

PART 3 EXECUTION

3.1 EXAMINATION

A. Do not begin application of paints and finishes until substrates have been properly prepared.
B. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
C. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially effect proper application.
D. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
E. Test shop-applied primer for compatibility with subsequent cover materials.

3.2 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
C. Remove or repair existing paints or finishes that exhibit surface defects.
D. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
E. Seal surfaces that might cause bleed through or staining of topcoat.
F. Gypsum Board: Fill minor defects with filler compound. Spot prime defects after repair.
G. Ferrous Metal:
    1. Solvent clean according to SSPC-SP 1.
H. Wood Doors to be Field-Finished: Seal wood door top and bottom edge surfaces with clear sealer.

3.3 APPLICATION

A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".
B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
C. Apply each coat to uniform appearance in thicknesses specified by manufacturer.
D. Dark Colors and Deep Clear Colors: Regardless of number of coats specified, apply as many coats as necessary for complete hide.
E. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
F. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

3.4 FIELD QUALITY CONTROL

A. Owner will provide field inspection.

3.5 CLEANING

A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

3.6 PROTECTION

A. Protect finishes until completion of project.

B. Touch-up damaged finishes after Substantial Completion.

END OF SECTION 099123

SECTION 102800
TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Commercial toilet accessories.
- B. Commercial shower and bath accessories.

1.2 REFERENCE STANDARDS
- A. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2015.

1.3 ADMINISTRATIVE REQUIREMENTS
- A. Coordinate the work with the placement of internal wall reinforcement, concealed ceiling supports, and reinforcement of toilet partitions to receive anchor attachments.

1.4 SUBMITTALS
- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Submit data on accessories describing size, finish, details of function, and attachment methods.
- C. Manufacturer's Installation Instructions: Indicate special procedures and conditions requiring special attention.

PART 2 PRODUCTS

2.1 MANUFACTURERS
- A. Provide products of each category type by single manufacturer.

2.2 MATERIALS
- A. Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.
- B. Stainless Steel Sheet: ASTM A666, Type 304.
- C. Fasteners, Screws, and Bolts: Hot dip galvanized; tamper-proof; security type.

2.3 FINISHES
- A. Stainless Steel: Satin finish, unless otherwise noted.

2.4 COMMERCIAL TOILET ACCESSORIES
- A. Grab Bars: Stainless steel, smooth surface.
  1. Standard Duty Grab Bars:
     - a. Push/Pull Point Load: 250 pound-force, minimum.
     - b. Dimensions: 1-1/4 inch outside diameter, minimum 0.05 inch wall thickness, exposed flange mounting, 1-1/2 inch clearance between wall and inside of grab bar.
     - c. Finish: Satin.
     - d. Length and Configuration: As indicated on drawings.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify existing conditions before starting work.
B. Verify exact location of accessories for installation.
C. Verify that field measurements are as indicated on drawings.

3.2 PREPARATION

A. Deliver inserts and rough-in frames to site for timely installation.
B. Provide templates and rough-in measurements as required.

3.3 INSTALLATION

A. Install accessories in accordance with manufacturers' instructions in locations indicated on drawings.
B. Install plumb and level, securely and rigidly anchored to substrate.
C. Mounting Heights: As required by accessibility regulations, unless otherwise indicated.
    1. Grab Bars: As indicated on drawings.
    2. Other Accessories: As indicated on drawings.

3.4 PROTECTION

A. Protect installed accessories from damage due to subsequent construction operations.

END OF SECTION 102800

SECTION 123600
COUNTERTOPS

PART 1 GENERAL

1.1 SECTION INCLUDES
- A. Countertops for architectural cabinet work.

1.2 REFERENCE STANDARDS
- A. ISFA 2-01 - Classification and Standards for Solid Surfacing Material; 2013.
- B. NEMA LD 3 - High-Pressure Decorative Laminates; 2005.
- C. PS 1 - Structural Plywood; 2009.

1.3 SUBMITTALS
- A. Product Data: Manufacturer's data sheets on each product to be used, including:
  1. Preparation instructions and recommendations.
  2. Storage and handling requirements and recommendations.
  3. Specimen warranty.
- B. Shop Drawings: Complete details of materials and installation ; combine with shop drawings of cabinets and casework specified in other sections.
- C. Verification Samples: For each finish product specified, minimum size ____ inches square, representing actual product, color, and patterns.
- D. Test Reports: Chemical resistance testing, showing compliance with specified requirements.
- E. Maintenance Data: Manufacturer's instructions and recommendations for maintenance and repair of countertop surfaces.

1.4 DELIVERY, STORAGE, AND HANDLING
- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.5 FIELD CONDITIONS
- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

PART 2 PRODUCTS

2.1 COUNTERTOPS
- A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.
- B. Solid Surfacing Countertops: Solid surfacing sheet or plastic resin casting over continuous substrate.
  1. Flat Sheet Thickness: 1/2 inch, minimum.
  2. Solid Surfacing Sheet and Plastic Resin Castings: Complying with ISFA 2-01 and NEMA LD 3; acrylic or polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface

coating; color and pattern consistent throughout thickness.

a. Manufacturers:

1) LIVINGSTONE.

b. Finish on Exposed Surfaces: Matte, gloss rating of 5 to 20.

c. Color and Pattern: As indicated on drawings.

3. Other Components Thickness: 1/2 inch, minimum.

4. Exposed Edge Treatment: Built up to minimum 1-1/4 inch thick; radiused edge.

5. Back and End Splashes: Same sheet material, square top; minimum 4 inches high.

2.2 MATERIALS

A. Plywood for Supporting Substrate: PS 1 Exterior Grade, A-C veneer grade, minimum 5-ply; minimum 3/4 inch thick; join lengths using metal splines.

B. Adhesives: Chemical resistant waterproof adhesive as recommended by manufacturer of materials being joined.

C. Joint Sealant: Mildew-resistant silicone sealant, clear.

2.3 FABRICATION

A. Fabricate tops and splashes in the largest sections practicable, with top surface of joints flush.

1. Join lengths of tops using best method recommended by manufacturer.

2. Fabricate to overhang fronts and ends of cabinets 1 inch except where top butts against cabinet or wall.

3. Prepare all cutouts accurately to size; replace tops having improperly dimensioned or unnecessary cutouts or fixture holes.

B. Provide back/end splash wherever counter edge abuts vertical surface unless otherwise indicated.

1. Secure to countertop with concealed fasteners and with contact surfaces set in waterproof glue.

2. Height: 4 inches, unless otherwise indicated.

PART 3 EXECUTION

3.1 EXAMINATION

A. Do not begin installation until substrates have been properly prepared.

B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

C. Verify that wall surfaces have been finished and mechanical and electrical services and outlets are installed in proper locations.

3.2 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

A. Securely attach countertops to cabinets using concealed fasteners. Make flat surfaces level; shim where required.

B. Seal joint between back/end splashes and vertical surfaces.

3.4 TOLERANCES

A. Variation From Horizontal: 1/8 inch in 10 feet, maximum.
B. Offset From Wall, Countertops: 1/8 inch maximum; 1/16 inch minimum.
C. Field Joints: 1/8 inch wide, maximum.

3.5 CLEANING

A. Clean countertops surfaces thoroughly.

3.6 PROTECTION

A. Protect installed products until completion of project.
B. Touch-up, repair or replace damaged products before Date of Substantial Completion.

END OF SECTION 123600

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FIRE STATION 5 - INTERIOR REMODEL

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ISSUE DATE: 05/16/25

A&E PROJECT NUMBER: 24008

5/14/2025 3:21:11 PM

STATE OF MONTANA
BILLINGS
ERIC RICHARD HELDT
2396
MONTANA
LICENSED ARCHITECT

sheet COVER SHEET
project FIRE STATION 5 - INTERIOR REMODEL
owner

project # 24008

revision date

phase
100% CONSTRUCTION DOCUMENTS

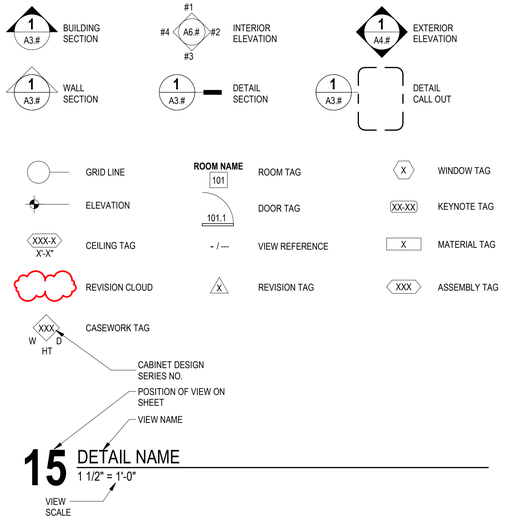
issue date
05.16.2025

G0.0

ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT(URAL)
AWN	AWNING
B/	BOTTOM OF
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM OR BENCHMARK
BRG	BEARING
BTWN	BETWEEN
BUR	BUILT-UP ROOF
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CG	CORNER GUARD
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
D	DEEP
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIM(S)	DIMENSIONS
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EC	EXISTING COLUMN
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EL	ELEVATION
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION OR EXPOSED
EXT	EXTERIOR
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FND	FOUNDATION
FP	FIRE PROTECTION
FR	FRAME
FRMG	FRAMING
FT	FEET/FOOT OR FIRE TREATED
FTG	FOOTING
FTNG	FOOTING
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE RETARDANT TREATED
GA	GAUGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HC	HANDICAP
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HTD	HEATED
HVAC	HEATING/VENTILATION & AIR CONDITIONING
ID	INSIDE DIAMETER
INFO	INFORMATION
ISO	ISOCYANURATE
INSUL	INSULATE / INSULATED / INSULATION
INT	INTERIOR
INV	INVERT
JT	JOINT
J-BOX	JUNCTION BOX
KIT	KITCHEN
L	LONG / LENGTH
LAM	LAMINATE(D)
LAV	LAVATORY
LF	LINEAR FEET
LT	LIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANIC(AL)
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OVHD	OVERHEAD
PL	PLATE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
POLY	POLYESTER OR POLYOLEFIN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED OR POINT
PVMT	PAVEMENT
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
R	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
RECY	RECYCLE(D)
REF	REFERENCE
REFRIG	REFRIGERATOR OR REFRIGERATION
REINF	REINFORCE
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SC	SOLID CORE
SCH	SCHEDULE
SCHED	SCHEDULED
SECT	SECTION
SF	SQUARE FEET
SFRM	SPRAY APPLIED FIRE RESISTIVE MATERIAL
SGL	SINGLE
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SPECS	SPECIFICATIONS
SOD	SLAB ON DECK
SOG	SLAB ON GRADE
SOH	SAME OPPOSITE HAND
SS	STAINLESS STEEL
ST	STONE TILE
STD	STANDARD
STND	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
TEMP	TEMPERED
THK	THICK
THRESH	THRESHOLD
T.O.	TOP OF
TOBM	TOP OF BEAM
T.O.B.M.	TOP OF BEAM
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T/	TOP OF
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
THK	THICK
TRANS	TRANSOM
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
VR	VAPOR RETARDER
VT	VINYL TILE
VWC	VINYL WALL COVERING
W	WIDE OR WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WG	WALL GUARD
WH	WATER HEATER
W/IN	WITHIN
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
#	NUMBER OR POUND
@	AT

EXPLANATION OF SYMBOLS



TYPICAL SHEET VIEW NUMBERING LAYOUTS

1	2	3	4	
5	6	7	8	
9	10	11	12	
13	14	15	16	

ARCH D (24"x36")

1	2	3	4	5	
6	7	8	9	10	
11	12	13	14	15	
16	17	18	19	20	

ARCH E1 (30"x42")

DISCLAIMER:

A&E DESIGN MAKES NO REPRESENTATION AS TO THE COMPLETENESS, APPROPRIATENESS, OR COORDINATION OF INFORMATION PROVIDED BY, AND IS NOT LIABLE FOR, THE WORK OF CONSULTANTS CONTRACTUALLY ENGAGED BY OTHERS.

PROJECT TEAM

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TRICIA MAE, FACILITIES SPECIALIST
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BILLINGS, MT 59103
MAET@BILLINGSMT.GOV

ARCHITECT

A&E DESIGN
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BILLINGS, MT 59101
406.248.2633

MECHANICAL ENGINEER

ASSOCIATED CONSTRUCTION ENGINEERING
2040 HARNISH BLVD
BILLINGS, MT 59101
406.245.0136

ELECTRICAL ENGINEER

ASSOCIATED CONSTRUCTION ENGINEERING
2040 HARNISH BLVD
BILLINGS, MT 59101
406.245.0136

PLUMBING ENGINEER

ASSOCIATED CONSTRUCTION ENGINEERING
2040 HARNISH BLVD
BILLINGS, MT 59101
406.245.0136

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING DEFERRED/DESIGN-BUILD SUBMITTALS:

1. FIRE SPRINKLER SYSTEM MODIFICATIONS
2. FIRE ALARM MODIFICATIONS
3. ELECTRICAL
4. HVAC
5. PLUMBING
6. SUSPENDED CEILINGS NOT MEETING THE REQUIREMENTS OF NWCB FTI 401

GENERAL DRAWINGS

SHEET NO.	SHEET NAME
G0.0	COVER SHEET
G0.1	GENERAL INFORMATION
G0.2	TYPICAL ASSEMBLIES
G0.3	TYPICAL ASSEMBLY DETAILS
G0.4	UL REFERENCE ASSEMBLIES
G1.0	CODE SUMMARY
G2.0	CODE PLANS

DEMOLITION DRAWINGS

SHEET NO.	SHEET NAME
D2.1	LEVEL 1 DEMOLITION PLAN
D7.1	LEVEL 1 REFLECTED CEILING PLAN DEMOLITION

ARCHITECTURAL DRAWINGS

SHEET NO.	SHEET NAME
A2.1	LEVEL 1 FLOOR PLAN
A2.1F	LEVEL 1 FINISH PLAN
A5.1	BUILDING SECTIONS
A5.2	WALL SECTIONS & DETAILS
A6.1	INTERIOR ELEVATIONS
A7.1	LEVEL 1 REFLECTED CEILING PLAN
A9.1	DETAILS AND FINISH SCHEDULE
A9.2	DETAILS

MECHANICAL DRAWINGS

SHEET NO.	SHEET NAME
M1.0	MECHANICAL COVER
MD2.1	MECHANICAL HVAC DEMOLITION PLAN - LEVEL 1
M2.1	MECHANICAL HVAC RENOVATION PLAN - LEVEL 1
M3.0	MECHANICAL SECTIONS
M5.0	MECHANICAL DETAILS

PLUMBING DRAWINGS

SHEET NO.	SHEET NAME
P1.0	PLUMBING COVER
PD2.1	DRAIN WASTE AND VENT DEMOLITION PLAN - LEVEL 1
PD3.1	DOMESTIC WATER DEMOLITION PLAN - LEVEL 1
P2.1	DRAIN WASTE AND VENT RENOVATION PLAN - LEVEL 1
P3.1	DOMESTIC WATER RENOVATION PLAN - LEVEL 1
P5.0	PLUMBING DETAILS

ELECTRICAL DRAWINGS

SHEET NO.	SHEET NAME
E1.0	ELECTRICAL COVER
E1.1	ELECTRICAL SPECIFICATIONS
ED2.0	ELECTRICAL DEMO
E2.0	POWER & SPECIAL SYSTEMS REMODEL
E3.0	LIGHTING REMODEL
E5.0	ELECTRICAL DETAILS

STATE OF MONTANA
BILLINGS
ERIC RICHARD HELDT
21096
MONTANA
LICENSED ARCHITECT

sheet GENERAL INFORMATION
project FIRE STATION 5 - INTERIOR REMODEL
owner

project # 24008

revision date

phase
100% CONSTRUCTION DOCUMENTS

issue date
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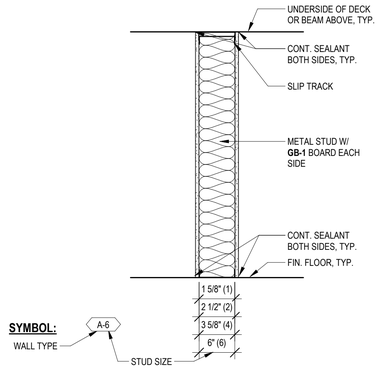
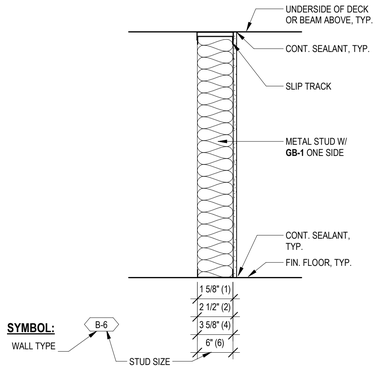


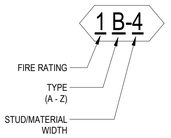
A A SERIES PARTITION

FIRE RATING NOTE:
- 1-HOUR RATED WALLS TO COMPLY WITH **UL Des U419**

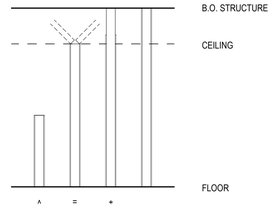


B B SERIES PARTITION

NOTE: ALL INTERIOR WALLS TO RECEIVE SOUND BATTS UNLESS SPECIFICALLY NOTED OTHERWISE



EXAMPLE: 2A-6 = TYPE 'A' WALL, WITH 6" STUDS, AND A 2-HOUR FIRE RATING (PER U.L. DESCRIPTION)



WALL HEIGHT DESIGNATIONS:

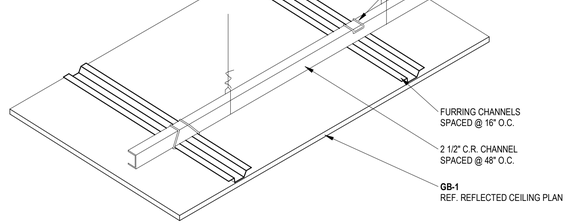
^ PARTIAL HEIGHT WALL

= TO UNDERSIDE OF CEILING. BRACE FRAMING AS REQUIRED

\+ EXTEND STUDS TO B.O. STRUCTURE ABOVE. EXTEND GYPSUM WALLBOARD 6" ABOVE CEILING MIN.

WALLS NOT TAGGED WITH THE ABOVE MODIFIERS TO EXTEND STUDS AND GYPSUM WALLBOARD TO B.O. STRUCTURE ABOVE

WALL TYPE LEGEND



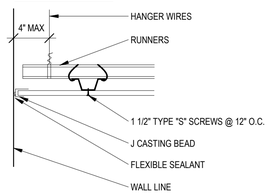
SUSPENDED CEILING NOTES:

CODE REQUIREMENTS.

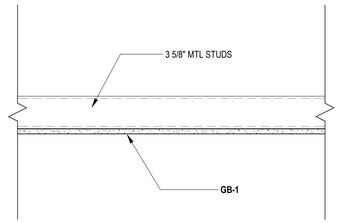
CEILING CONTRACTOR TO SUBMIT SHOP DRAWINGS OF CEILING SYSTEM TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. SUSPENDED CEILING SYSTEMS SHALL COMPLY W/ 2006 I.B.C.

PARTIAL LIST OF ITEMS ARE AS FOLLOWS: MIN. DESIGN LOADS, VERTICAL HANGERS, VERTICAL COMPRESSION STRUCTS, PERIMETER MEMBERS, LIGHT FIXTURE HANGERS AND MECHANICAL SERVICES BRACES.

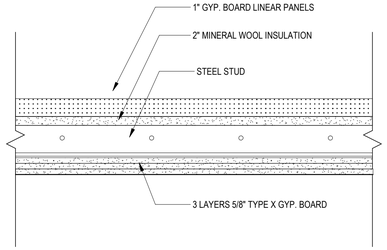
CONTROL JOINT AT WALL



GC-1 CEILING ASSEMBLY

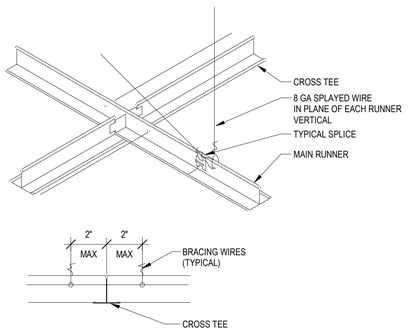


GC-2 CEILING ASSEMBLY



GC-3 2 HR FIRE RATED CEILING ASSEMBLY

* UL 263 SEE REFERENCE ASSEMBLIES



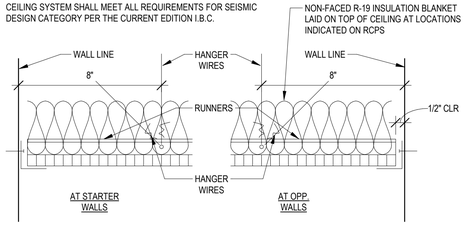
SUSPENDED CEILING NOTES:

CEILING CONTRACTOR TO SUBMIT SHOP DRAWINGS OF CEILING SYSTEM TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

PARTIAL LIST OF ITEMS ARE AS FOLLOWS: MIN. DESIGN LOADS, SEISMIC BRACING, VERTICAL HANGERS, VERTICAL COMPRESSION

STRUCTS, PERIMETER MEMBERS, LIGHT FIXTURE HANGERS AND MECHANICAL SERVICES BRACES.

CEILING SYSTEM SHALL MEET ALL REQUIREMENTS FOR SEISMIC DESIGN CATEGORY PER THE CURRENT EDITION I.B.C.



ACT ACT CEILING ASSEMBLY

STATE OF MONTANA
BILLINGS
ERIC RICHARD HELDT
21561
MONTANA
LICENSED ARCHITECT

sheet TYPICAL ASSEMBLIES

project FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

revision date

phase
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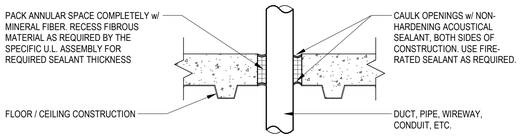
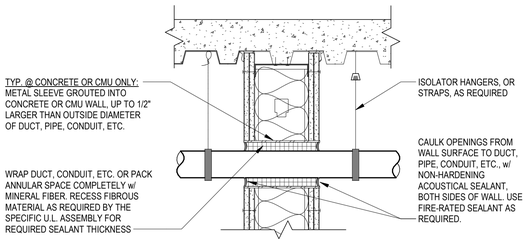
VERTICAL PENETRATION

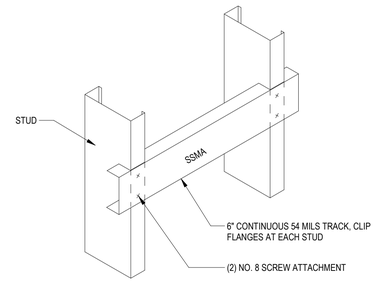


HORIZONTAL PENETRATION



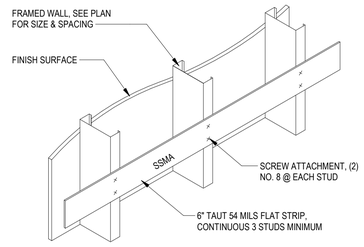
1 TYPICAL ACOUSTIC DETAIL - VERT. & HORIZ. PENETRATIONS

1 1/2" = 1'-0"



2 HEAVY WALL BLOCKING GRAB BARS, HANDRAILS, WALL HUNG CASEWORK

NOT TO SCALE



3 WALL BLOCKING - FOR WALL MOUNTED ACCESSORIES

NOT TO SCALE

STATE OF MONTANA
BILLINGS
ERIC RIC LARSEN
HELBY
2396
MONTANA
LICENSED ARCHITECT

sheet TYPICAL ASSEMBLY DETAILS

project FIRE STATION 5 - INTERIOR REMODEL

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project # 24008

revision date

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UL Product iQ®

UL Solutions

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire-resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

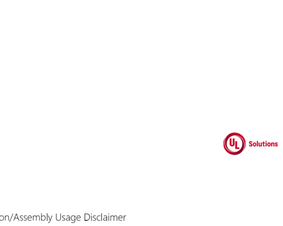
Design No. **I515**

March 19, 2025

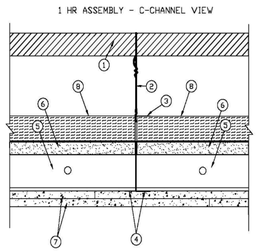
Ceiling Membrane Rating — 1 - 2 Hr.
2 Hr Rating from both sides.
Load Restriction - Limited to the Dead Weight of the Assembly
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

1 HR ASSEMBLY STUD VIEW

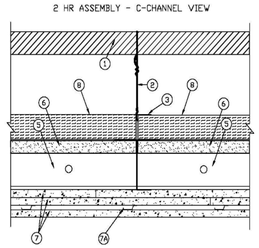
2 HR ASSEMBLY - STUD VIEW



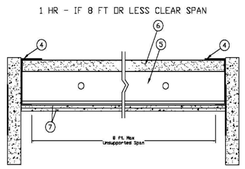
1 HR ASSEMBLY - C-CHANNEL VIEW



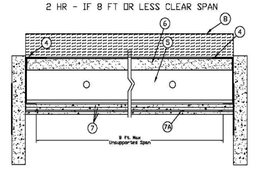
2 HR ASSEMBLY - C-CHANNEL VIEW



1 HR - IF 8 FT OR LESS CLEAR SPAN



2 HR - IF 8 FT OR LESS CLEAR SPAN



1. **Supporting Structure —** Suitable point of attachment for Hanger Wire (Item 2).

2. **Hanger Wire —** Min. 8 gauge steel wire, hung from holes punched in C-Channel (Item 3). Hanger wire spaced nominally 24 in. OC.

3. **C-Channel —** C Shaped Steel channel, min 6 in. deep. Channels fabricated from minimum No. 25 MSG (0.0179 in.) galv steel with minimum 1-1/4" legs.

4. **J-Track —** "J" shaped track fabricated from minimum No. 25 MSG (0.0179 in.) galv steel, min. 2-1/2 in. wide with unequal legs of 2 in. and 1 in. Used to support Steel Studs (Item 5). Secured to both sides of C-Channel (Item 3) and edges of adjacent wall assembly so that 2 in. leg is on top and 1 in. leg on bottom (facing finished gypsum side of ceiling), flush with bottom leg of C-Channel (Item 3). J-Track secured to C-Channel and wall assembly with 1/2 in. Type S screws spaced 24 in. OC along centerline of J-Tracks.

5. **Steel Studs —** "I", "CH," or "CT" shaped studs, nominal 1-1/2 in. wide by min 2-1/2 in. deep, fabricated from min. No. 25 MSG (0.0179 in.) galv steel. Studs fit into J-Track (Item 4) and fastened at top and bottom with 1/2 in. Type S screws. Maximum unsupported length of studs not to exceed 96 in.

6. **Gypsum Board* —** 1 in. thick gypsum wallboard liner panels, supplied in nom. 24 in. widths. Panels cut 1 in. less in length than the J-Track to J-Track (Item 4) spacing. Corners of panels secured to J-Track (Item 4) with 1-5/8 in Type S Screws.
CERTAINTEED GYPSUM INC — Type LGFCSL, Type Shaftliner

7. **Gypsum Board* —** 5/8 in. thick, 4 ft wide, applied in two layers. Base layer attached with long dimension perpendicular to direction of studs (Item 5) with 1 in. Type S screws spaced 12 in. OC, starting 1-1/2 in. from side joints. Butt joint screws 1/2 in. from joint edge. Butt joints staggered min 2 ft. OC. Face layer attached with long dimension perpendicular to direction of studs (Item 5) with side joints staggered minimum 12 in. from base layer. Face layer attached with 1-5/8 in. Type S screws 12 in. OC starting 1-1/2 in. from side joints. Butt joint screws 1/2 in. from joint edge. Butt joints staggered minimum 2 ft. OC.
CERTAINTEED GYPSUM INC — Type X-1, EGRG, GlasRoc,, GlasRoc-2

8. **Mineral Wool* —** Nominal 2 in. thick by 6 in wide pieces of mineral wool bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. Mineral wool placed on surface of Gypsum Board (Item 6) on both sides and across full length of C-Channel (Item 3).

9. **Joint Tape and Compound —** (Not shown) Face layer joints covered with 2 layers joint compound and paper or mesh tape (embedded in first layer joint compound). Screw heads covered with joint compound.

Alternate Construction - 1 Hr Rating – Rated from Both sides.

8. **Mineral Wool* —**Nominal 2 in. thick by 6 in wide pieces of mineral wool bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. Mineral wool placed over surface of C-Channel (Item 3) and Studs (Item 5) so that all visible metal surfaces are covered.

9. **Metal Plates and Washers** – When mineral wool (item 8) is installed on bottom face of assembly. Mineral wool secured to studs (Item 6) with 3 in. long Type S screws spaced 8 in. OC. Screws installed through a combination of 3 in. x 6 in., 0.057 in. thick metal plate and 2-1/2 in. round, 0.018 in. thick steel washer.

Alternate Construction - 2 Hr Rating – Rated from Both sides.

4. **J-Track —** "J" shaped track fabricated from minimum 0.033 in. galv steel, min. 2-1/2 in. wide with unequal legs of 2 in. and 1 in. Used to support Steel Studs (Item 5). Secured to both sides of C-Channel (Item 3) and edges of adjacent wall assembly so that 2 in. leg is on top and 1 in. leg on bottom (facing finished gypsum side of ceiling), flush with bottom leg of C-Channel (Item 3). J-Track secured to C-Channel and wall assembly with 1/2 in. Type S screws spaced 24 in. OC along centerline of J-Tracks.

5. **Steel Studs —** "I", "CH," or "CT" shaped studs, nominal 1-1/2 in. wide by min 2-1/2 in. deep, fabricated from min. 0.033 in. galv steel. Studs fit into J-Track (Item 4) and fastened at top and bottom with 1/2 in. Type S screws. Maximum unsupported length of studs not to exceed 96 in.

7. **Gypsum Board* —** 3 Layers - 5/8 in. thick, 4 ft wide. Base layer attached with long dimension perpendicular to direction of studs (Item 5) with 1 in. Type S screws spaced 12 in. OC, starting 1-1/2 in. from side joints. Butt joint screws 1/2 in. from joint edge. Butt joints staggered min 6 ft. OC. 2nd layer attached with long dimension perpendicular to direction of studs (Item 5) with side joints staggered minimum 12 in. from base layer. 2nd layer attached with 1-5/8 in. Type S screws 12 in. OC starting 1-1/2 in. from side joints. Butt joint screws 1/2 in. from joint edge. Butt joints staggered minimum 24 in. OC. 3rd (face) layer attached with long dimension parallel to direction of studs (Item 5). 3rd layer attached to Resilient Channels (Item 7A) with 1 in. Type S screws spaced 12 in. OC. Butt joint screws 1/2 in. from joint edge. Butt joints staggered minimum 24 in. OC. The above installation remains the same if gypsum board is installed on the top side of the assembly.
CERTAINTEED GYPSUM INC — Type C

7A. **Resilient Channels —** Formed from min 25 MSG galv steel, spaced 16 in. OC perpendicular to studs (Item 5). Channels secured to studs with 1-5/8 in. long Type S bugle head steel screws spaced 12 in. OC. Channels overlapped 4 in. at splices. Two channels, spaced 4 in. OC, oriented opposite at each gypsum panel butt joint.

8. **Mineral Wool* —** Nominal 4 in. thick by 6 in wide pieces of mineral wool bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. Mineral wool placed over surface of C-Channel (Item 3) and Studs (Item 5) so that all visible metal surfaces are covered.

9. **Metal Plates and Washers** – When mineral wool (item 8) is installed on bottom face of assembly. Mineral wool secured to studs (Item 6) with 5 in. long Type S screws spaced 8 in. OC. Screws installed through a combination of 3 in. x 6 in., 0.057 in. thick metal plate and 2-1/2 in. round, 0.018 in. thick steel washer.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2025-03-19

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sheet: UL REFERENCE ASSEMBLIES
project: FIRE STATION 5 - INTERIOR REMODEL
owner

project # 24008

revision | date

phase: 100% CONSTRUCTION DOCUMENTS

issue date: 05.16.2025

G0.4

APPLICABLE CODES AND ORDINANCES

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2021 UNIFORM PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI 117.1)

BUILDING OCCUPANCY DATA

BUSINESS GROUP B (PER IBC 304.1)

RESIDENTIAL GROUP R-2 (PER IBC 310.X)

STORAGE GROUP S-2 (PER IBC 311.X)

GENERAL BUILDING HEIGHTS AND AREAS

INCLUDES ALL CONDITIONED BUILDING AREAS INCLUDING MECHANICAL SHAFTS, ELEVATOR SHAFTS, AND STAIRWELLS
MAIN LEVEL 01 = 5680 SF
SECOND LEVEL 02 = 549 SF
TOTAL BUILDING SF = 6229 SF

PER IBC TABLES 504.3, 504.4

PRIMARY OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION	NUMBER OF STORIES / ALLOWABLE	BUILDING HEIGHT / ALLOWABLE
R	III-B	4 NS	55' NS
S-2	III-B	3 NS	55' NS
B	III-B	3 NS	55' NS

EXISTING STRUCTURE IS 2-STORIES AND THAT WILL NOT CHANGE AS A PART OF THE SCOPE OF WORK.

PER IBC TABLE 506.2

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION	AREA / ALLOWABLE
R	III-B	16,000SF NS
S-2	III-B	26,000SF NS
B	III-B	19,000SF NS

BUILDING CONSTRUCTION

CONSTRUCTION TYPE: III-B

TYPE X REQUIRED FIRE RESISTANCE PER TABLE 601:

PRIMARY STRUCTURAL FRAME:	0 HR
BEARING WALLS	
EXTERIOR:	2 HR
INTERIOR:	0 HR
NONBEARING WALLS AND PARTITIONS PER TABLE 602:	
EXTERIOR:	0 HR
NONBEARING WALLS AND PARTITIONS:	
INTERIOR:	0 HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	0 HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	0 HR

FIRE AND SMOKE PROTECTION FEATURES

VERTICAL SEPARATION OF OPENINGS (PER SECTION 705.8.5)
THIS SECTION SHALL NOT APPLY TO BUILDINGS THAT ARE THREE STORIES OF LESS ABOVE GRADE PLANE.

FIRE BARRIERS (PER SECTION 707)
REQUIRED AT SEPARATED OCCUPANCIES PER 707.3.9. FIRE BARRIERS SHALL EXTEND FROM FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF ROOF SHEATHING ABOVE PER 707.5.

VOIDS AT INTERSECTIONS OF A FIRE BARRIER (PER SECTION 707.9)
VOIDS CREATED AT THE INTERSECTION OF A FIREBARRIER AND A NONFIRE-RESISTANCE RATED ROOF ASSEMBLY OR A NONFIRE RESISTANCE RATED EXTERIOR WALL ASSEMBLY SHALL BE FILLED WITH AN APPROVED MATERIAL OR SYSTEM. THE SYSTEM SHALL BE SECURELY INSTALLED IN OR ON THE INTERSECTION FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE.

FIRE PARTITIONS (PER SECTION 708)

SHAFT ENCLOSURES (PER SECTION 713)
SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

OPENING PROTECTIVES (PER SECTION 716)
DOORS IN 2 HR FIRE BARRIERS: 1 1/2 HOUR

FIRE DOORS SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING

FIRE AND SMOKE PROTECTION FEATURES

DUCTS AND AIR TRANSFER OPENINGS (PER SECTION 717)
DUCTS THAT PENETRATE FIRE-RESISTANCE-RATE ASSEMBLIES AND ARE NOT REQUIRED BY THIS SECTION TO HAVE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 714.2 THROUGH 714.3.3. DUCTS THAT PENETRATE HORIZONTAL ASSEMBLIES NOT REQUIRED TO BE CONTAINED WITHIN A SHAFT AND NOT REQUIRED BY THIS SECTION TO HAVE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 714.4 THROUGH 714.4.2.2

DUCTS THAT PENETRATE NONFIRE-RESISTANCE-RATED ASSEMBLIES. THE SPACE AROUND A DUCT PENETRATING A NONFIRE-RESISTANCE-RATED FLOOR ASSEMBLY SHALL COMPLY WITH SECTION 717.6.3.

CONCEALED SPACES (PER SECTION 718)
FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH SECTION 718. FIREBLOCKING SHALL COMPLY WITH SECTION 718.2. DRAFTSTOPPING IN FLOOR/CEILING SPACES AND ATTIC SPACES SHALL COMPLY WITH SECTION 718.3 AND 718.4, RESPECTIVELY. THE PERMITTED USE OF COMBUSTIBLE MATERIALS IN CONCEALED SPACES OF BUILDINGS OF TYPE I OR II CONSTRUCTION SHALL BE LIMITED TO THE APPLICATIONS INDICATED IN SECTION 718.5.

PLUMBING CALCULATIONS

OCCUPANCY GROUP	OCCUPANT LOAD
R-2:	18 PERSONS
B	2 PERSONS
S-2	13 PERSONS
TOTAL:	33 PERSONS

SINGLE USER UNISEX FACILITIES WILL BE PROVIDED. (PER MT ARM 24.301.351)

	MEN/ WOMEN							
OCCUPANCY GROUP	WATER CLOSET	RATIO	LAVATORY	RATIO	DRINKING FOUNTAIN	RATIO	SHOWER	RATIO
R-2	1.8	1:10	1.8	1:10	X	1:500	2.25	1:8
B	.08	1:25 first 50, 1:50 remainder	.05	1:40 first 80, 1:80 remainder	.02	1:100		NA
S-2	.13	1:100	.13	1:100	.013	1:1000		NA
TOTAL REQUIRED:	2.01		1.98		.033		2.25	
TOTAL PROVIDED:	3		3		KITCHEN WITH WATER AVAILABLE		3	

FIRE PROTECTION SYSTEMS

FIRE ALARM SYSTEMS (420.5)
FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES PER 907.2.11.

PORTABLE FIRE EXTINGUISHERS (PER SECTION 906)
SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE FIRE CODE.
CLASS A FIRE EXTINGUISHERS TO BE PROVIDED AT 150' SEPARATION DISTANCE.

EMERGENCY RESPONDER SAFETY FEATURES (PER SECTION 914.2 AND 402.7.5)
ROOMS OR AREAS CONTAINING CONTROLS FOR AIR CONDITIONING SYSTEMS, AUTOMATIC FIRE-EXTINGUISHING SYSTEMS, AUTOMATIC SPRINKLER SYSTEMS OR OTHER DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR USE BY THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.

BUILDING EXITING - EGRESS

OCCUPANT LOAD (PER TABLE 1004.1.2)
SEE EGRESS PLANS FOR OCCUPANCY TYPE AND OCCUPANT LOAD PER AREA BASED ON TABLE 1004.1.2

MEANS OF EGRESS WIDTH (PER SECTION 1005)
STAIRWAYS: 0.3 INCHES PER OCCUPANT OTHER COMPONENTS: 0.2 PER OCCUPANT

EGRESS ILLUMINATION (PER SECTION 1006)
EMERGENCY EGRESS LIGHTING TO BE A MINIMUM OF 1 FOOT CANDLE AT WALKING SURFACE FOR A MINIMUM DURATION OF 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.

EXIT DOOR REQUIREMENTS (PER SECTION 1008)
SINGLE LEAF MINIMUM CLEAR WIDTH = 32"
PER 1008.1.2 DOORS SHALL SWING IN DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM/ OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS.

EXIT SIGNS (PER SECTION 1011)
ALL EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.

CORRIDORS (PER SECTION 1020.2)
FIRE RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN GROUPS R.

MINIMUM CORRIDOR WIDTH = 36"

OCCUPANT LOAD

LEVEL	OCCUPANCY TYPE	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
Not Placed			Not Placed		
LEVEL 1	B	TURN OUT ROOM	130 SF	150 SF	1
LEVEL 1	B	OFFICE	145 SF	150 SF	1
LEVEL 1	MECH	MECH	87 SF	300 SF	1
LEVEL 1	MECH	MECH	118 SF	300 SF	1
LEVEL 1	R-2	SLEEP UNIT	2532 SF	200 SF	13
LEVEL 1	S-2	APPARATUS BAY	2521 SF	200 SF	13
LEVEL 1	STOR/ IT	STORAGE	43 SF	300 SF	1
LEVEL 2	MECH	MECH	440 SF	300 SF	2

ACCESSIBILITY

SECTION 1103 SCOPING REQUIREMENTS - 1103.1 WHERE REQUIRED.
SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES.

EXCEPTIONS:
1103.2.3 EMPLOYEE WORK AREAS. SPACES AND ELEMENTS WITHIN EMPLOYEE WORK AREAS SHALL ONLY BE REQUIRED TO COMPLY WITH SECTION 907.5.2.3.2, 1007, AND 1104.3.1 AND SHALL BE DESIGNED AND CONSTRUCTION SO THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER, AND EXIT THE WORK AREAS.

1103.2.8 LIMITED ACCESS SPACES. NONOCCUPIABLE SPACES ACCESSED ONLY BY LADDERS, CATWALKS, CRAWLSPACES, FREIGHT ELEVATORS OR VERY NARROW PASSAGEWAYS ARE NOT REQUIRED TO BE ACCESSIBLE.

1103.2.9 EQUIPMENT SPACES. SPACES FREQUENTED ONLY BY PERSONNEL FOR MAINTENANCE, REPAIR OR MONITORING OF EQUIPMENT ARE NOT REQUIRED TO BE ACCESSIBLE.

SECTION 1104 ACCESSIBLE ROUTES - 1104.5 LOCATION.
ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH. WHERE THE CIRCULATION PATH IS INTERIOR, THE ACCESSIBLE ROUTE SHALL ALSO BE INTERIOR. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, THE ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS, OR SIMILAR SPACES.

SECTION 1110 SIGNAGE - 1110.1 SIGNS.
REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS: ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES,
ROOMS, ENTRANCES, CHECK-OUT AISLES, FAMILY OR ASSISTED-USE TOILET AND BATHING ROOMS, AREAS OF REFUGE, AND EXTERIOR AREAS. IN ADDITIONAL 1110.2 DIRECTIONAL SIGNAGE. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS STATED IN 1110.2 AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

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sheet CODE SUMMARY
project FIRE STATION 5 - INTERIOR REMODEL
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project # 24008

revision date

phase
100% CONSTRUCTION DOCUMENTS

issue date
05.16.2025

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EGRESS LEGEND

EGRESS PATH

X — EGRESS PATH AND DIRECTION

2 HR FIRE BARRIER
(EXISTING FULL HEIGHT INTERIOR HOLLOW BRICK WALLS)

X
XX OCC — OCCUPANCY TYPE
XXX — NUMBER OF OCCUPANTS
AREA

DOOR
XXX — NUMBER OF OCCUPANTS
XX XX — OCCUPANTS ALLOWED
EXIT WIDTH

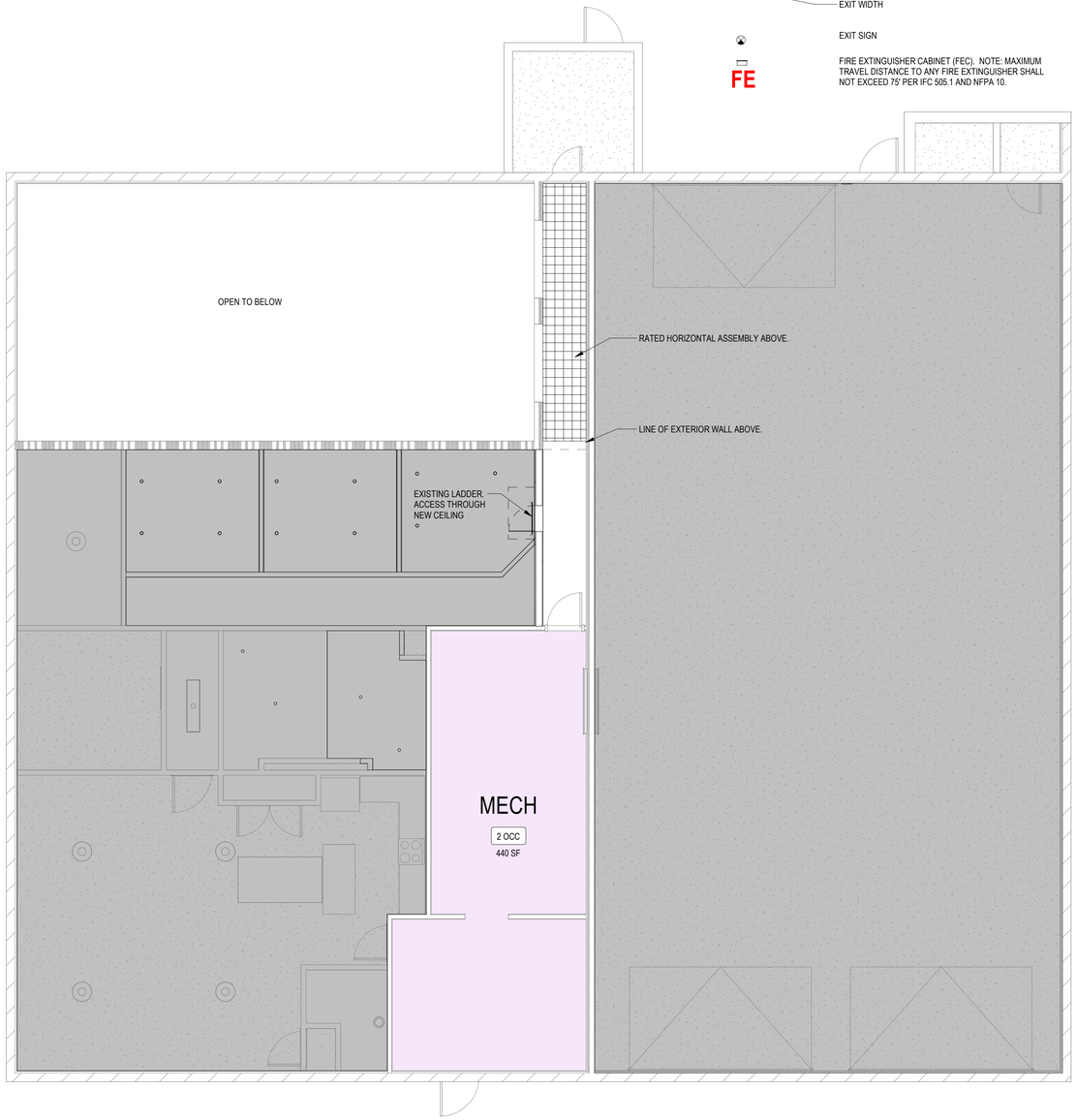
EXIT SIGN

FE — FIRE EXTINGUISHER CABINET (FEC). NOTE: MAXIMUM TRAVEL DISTANCE TO ANY FIRE EXTINGUISHER SHALL NOT EXCEED 75' PER IFC 505.1 AND NFPA 10.

13 LEVEL 1 - CODE PLAN
3/16" = 1'-0"

NORTH

8' 4' 0' 8' 16'
SCALE : 1/8" = 1'-0"



15 LEVEL 2 - CODE PLAN
3/16" = 1'-0"

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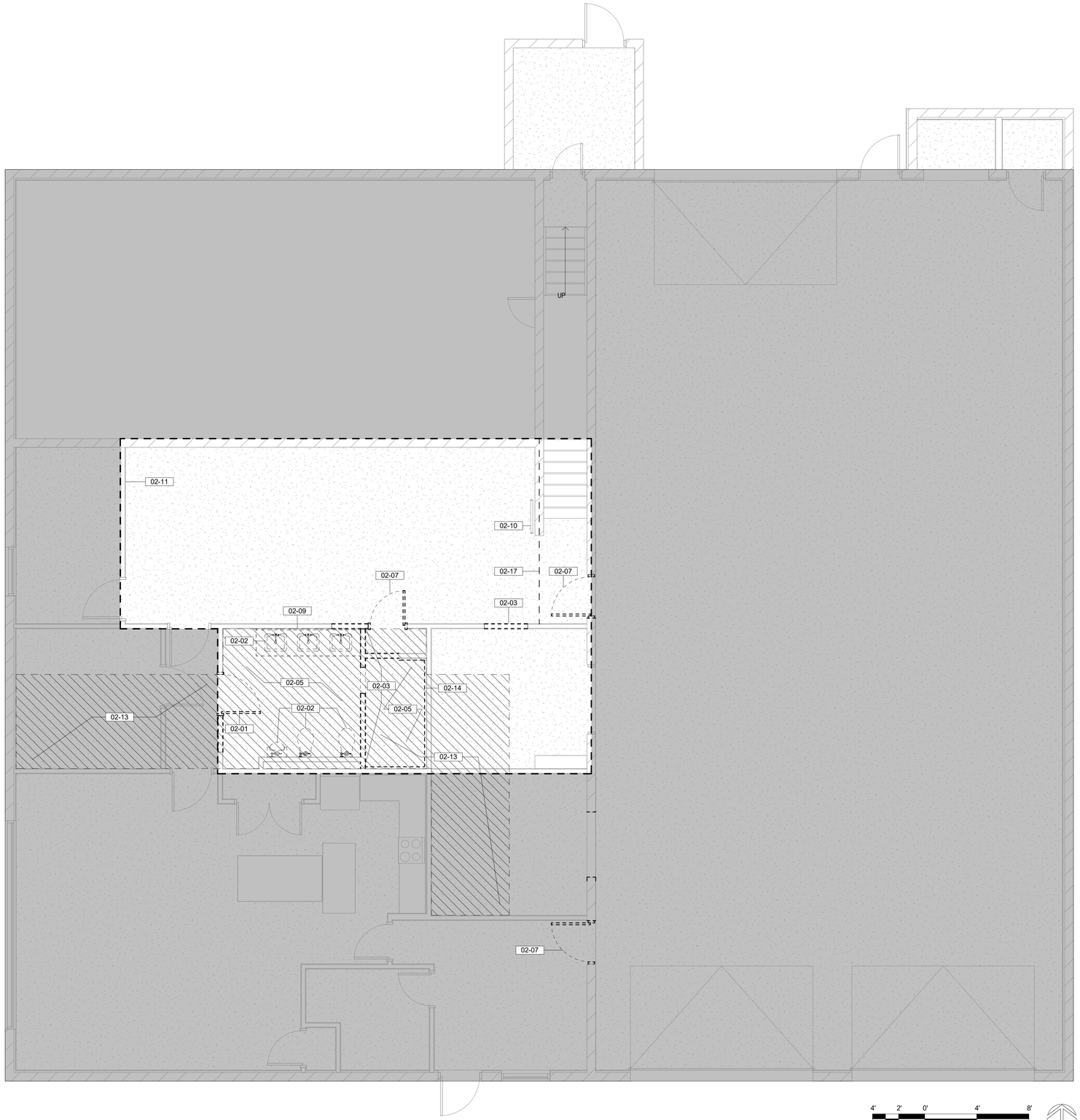

4' 2' 0' 4' 8'

SCALE : 1/4" = 1'-0"

NORTH

13 LEVEL 1 DEMO

1/4" = 1'-0"

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KEYNOTES

02-01	REMOVE (E) DOOR AND FRAME. RETAIN DOOR FOR REUSE.
02-02	REMOVE (E) PLUMBING FIXTURE.
02-03	REMOVE PORTION OF (E) WALL. COORDINATE WITH (N) WORK.
02-05	REMOVE (E) FLOOR TO CONCRETE. PREP FOR (N) WORK.
02-07	REMOVE (E) DOOR AND FRAME. RETAIN DOOR FOR OWNER.
02-09	REMOVE (E) MIRRORS.
02-10	(E) LADDER TO REMAIN. NO WORK.
02-11	REMOVE (E) EQUIPMENT. SEE MECHANICAL.
02-13	SLAB DEMOLITION. COORDINATE WITH PLUMBING. PATCH AND REPAIR.
02-14	DEMO (E) TILE WALL FINISH. PREPARE FOR (N) FINISH.
02-17	DEMO (E) RAILING ABOVE.

DEMOLITION LEGEND

- HATCH INDICATES AREA NOT IN SCOPE OF WORK
- HATCH INDICATES AREA OF REMOVAL OF GYP. CEILING
- HATCH INDICATES AREA OF SLAB DEMO
- INDICATES BUILT ITEM TO BE REMOVED
- INDICATES LIGHT FIXTURE TO BE REMOVED
- INDICATES SUPPLY AIR DIFFUSER

DEMOLITION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF/ HERSELF WITH THE SCOPE OF WORK.
2. THE DEMOLITION NOTES PROVIDE A GENERAL DESCRIPTION OF THE ITEMS AND AREAS REQUIRING REMOVAL. THE CONTRACTOR SHALL FIELD VERIFY ACTUAL QUANTITIES AND LOCATIONS OF ALL INDICATED ITEMS AS NECESSARY TO COMPLETE THE SCOPE OF WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. COORDINATE WITH OWNER FOR ANY EQUIPMENT TO BE SALVAGED. UNLESS SPECIFICALLY SCHEDULED FOR REUSE, DEMOLISHED MATERIALS SHALL BECOME THE POSSESSION OF THE CONTRACTOR AND SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
4. REMOVE MATERIALS FROM SITE AND DISPOSE OF IN A LEGAL MANNER AT NO ADDITIONAL EXPENSE TO OWNER
5. DEBRIS FROM THE DEMOLITION SHALL NOT BE ALLOWED TO ACCUMULATE WITHIN THE BUILDING OR ON THE SITE.
6. REMOVE FROM SITE ANY CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
7. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
8. CLEAN-UP: MUST MEET GOVERNING DUST CONTROL CODES.
9. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
10. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
11. CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO ANY ADJACENT OCCUPIED BUILDING OR SITE AS POSSIBLE AND WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES. MAINTAIN PROTECTED EGRESS AND ACCESS AT ALL TIMES.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DUST AND CONSTRUCTION SEPARATION WALLS AS REQUIRED TO SHIELD THE PUBLIC FROM NOISE, DUST, WEATHER, AND OTHER HAZARDS THAT MAY BE EXPOSED AS A RESULT OF THE DEMOLITION WORK.
13. PERFORM CUTTING OF EXISTING CONCRETE AND MASONRY WITH SAWS AND CORE DRILLS. DO NOT USE JACK-HAMMERS EXCEPT WHERE PERMITTED BY OWNER.
14. BREAK CONCRETE AND MASONRY INTO SECTIONS LESS THAN 3 FEET IN ANY DIMENSION.
15. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE EXISTING STRUCTURAL ELEMENTS REMAIN UNDAMAGED THROUGHOUT CONSTRUCTION, UNLESS SPECIFICALLY NOTED ON DEMOLITION PLAN. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AND PROVIDE ANY SHORING, BRACING, OR TEMPORARY STRUCTURE, AND TO COORDINATE WITH STRUCTURAL ENGINEER AS REQUIRED.
16. ALL PUBLIC UTILITIES TO REMAIN IN OPERATION THROUGHOUT CONSTRUCTION. CONTRACTOR TO COORDINATE ANY TEMPORARY SERVICES REQUIRED TO MAINTAIN BUSINESS OPERATIONS.
17. SEE ENGINEERING DRAWINGS FOR DUCTWORK, DIFFUSER, PLENUM BOX, ETC. DEMOLITION AND/OR PROTECTION. COORDINATE WITH MECHANICAL ENGINEER.
18. FIRE SAFETY MUST BE MAINTAINED FOR ALL PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC. MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT THIS EQUIPMENT. IMMEDIATELY NOTIFY BUILDING SECURITY AND BUILDING MANAGER OF DAMAGED OR DISABLED SYSTEMS AND REPAIR OR REPLACE DAMAGED SYSTEMS IMMEDIATELY. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS.
19. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE OWNER BEFORE PROCEEDING. IMMEDIATELY STOP WORK IF HAZARDOUS MATERIALS ARE FOUND AND CONTACT THE OWNER'S REPRESENTATIVE.
20. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.
21. PROVIDE FOR FIRE PROOFING REPAIR AS REQUIRED AT STRUCTURAL STEEL, TO THE ORIGINAL RATING WHERE CONSTRUCTION TRADES REMOVE EXISTING FIRE PROOFING. REPAIR ANY DAMAGE OR PENETRATIONS IN RATED ASSEMBLIES TO CONFORM TO THEIR ORIGINAL LISTING REQUIREMENTS AND TO MAINTAIN FIRE PROTECTION AND SEPARATION AS ORIGINALLY DESIGNED.
22. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM/HER OR HIS/HER SUBCONTRACTORS. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
24. FOR AREAS NOT IN DEMOLITION SCOPE OF WORK, PROTECT AS REQUIRED, ALL SURFACES, EQUIPMENT, FIXTURES AND HARDWARE DURING DEMOLITION AND/OR CONSTRUCTION.
25. PRIOR TO DEMOLITION, INVESTIGATE WALLS FOR CONCEALED PIPING AND INFORM OWNER/ARCHITECT OF ANY CONDITION NOT DOCUMENTED IN CONTRACT DRAWINGS. DEMO DESIGNATED WALL BASES, WALL FRAMING, BATT INSULATION AND GYPSUM BOARD. DEMO CONDUITS AND RECEPTACLES. REFERENCE ELECTRICAL DEMO PLAN FOR ADDITIONAL INFORMATION.
26. WHERE NOTED, REMOVE FLOORING DOWN TO TOP OF CONC. SLAB, INCLUDING ADHESIVES, TRANSITION STRIPS, AND OTHER ASSOCIATED ELEMENTS, TYP., UNLESS NOTED OTHERWISE. PREPARE REMAINING SURFACES TO RECEIVE NEW FINISHES.

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sheet LEVEL 1 DEMOLITION PLAN

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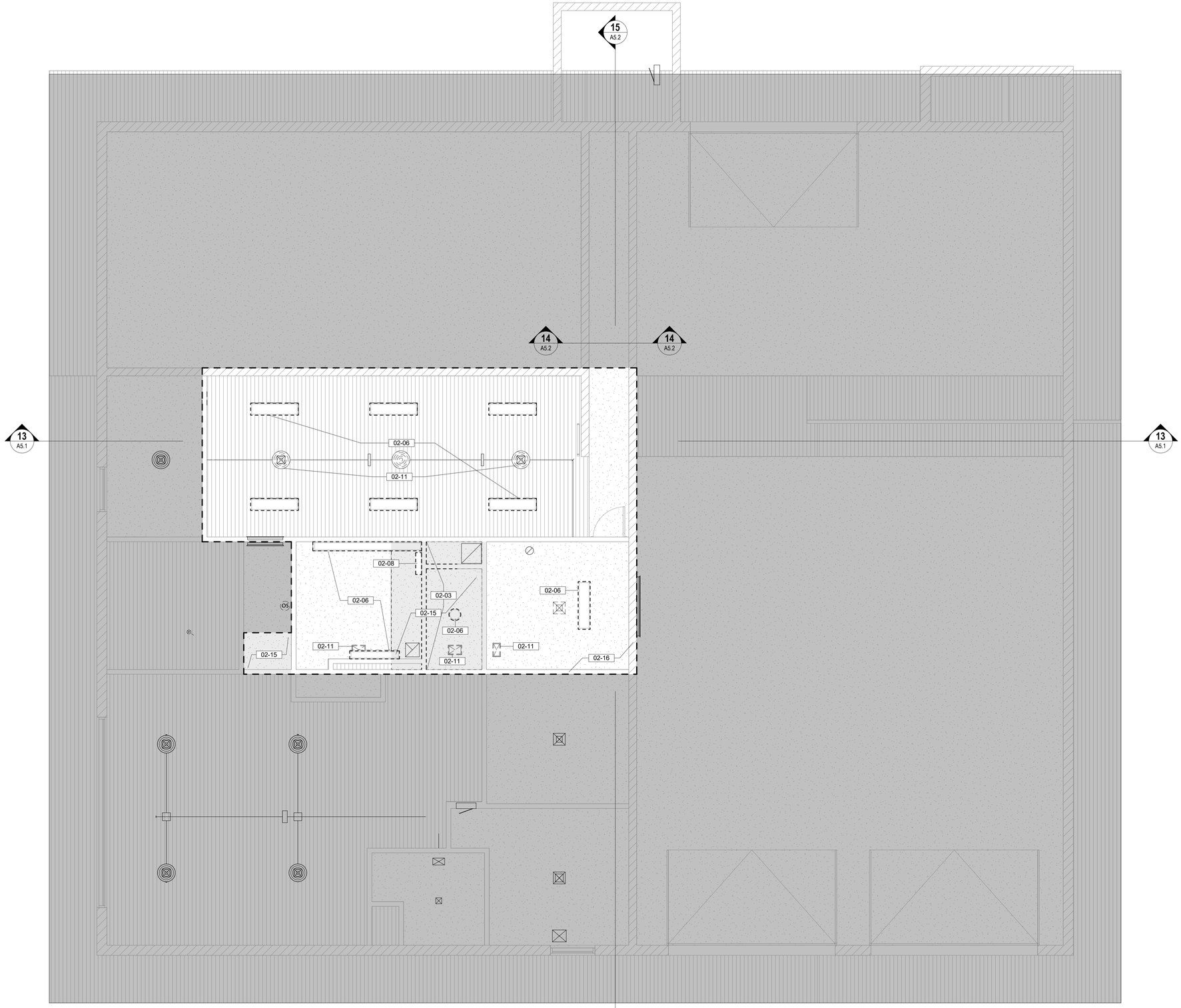

15 A5.2

4' 2' 0' 4' 8'

SCALE : 1/4" = 1'-0"

NORTH

13 LEVEL 1 EXISTING

1/4" = 1'-0"

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KEYNOTES

02-03	REMOVE PORTION OF (E) WALL. COORDINATE WITH (N) WORK.
02-06	REMOVE (E) LIGHT FIXTURE. SEE ELECTRICAL.
02-08	DE-MOUNT (E) FIRST AID STATION. PREP TO RE-INSTALL IN (N) WORK.
02-11	REMOVE (E) EQUIPMENT. SEE MECHANICAL.
02-15	DEMO PORTION OF (E) GYP. CEILING. COORDINATE WITH MECHANICAL AND PLUMBING.
02-16	(E) IT EQUIPMENT TO REMAIN. COORDINATE ANY DISTURBANCE WITH OWNER.

RCP DEMOLITION LEGEND

- HATCH INDICATES AREA NOT IN SCOPE OF WORK
- HATCH INDICATES AREA OF REMOVAL OF GYP. CEILING
- HATCH INDICATES AREA OF SLAB DEMO
- INDICATES BUILT ITEM TO BE REMOVED
- INDICATES LIGHT FIXTURE TO BE REMOVED
- INDICATES SUPPLY AIR DIFFUSER

DEMOLITION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF/ HERSELF WITH THE SCOPE OF WORK.
2. THE DEMOLITION NOTES PROVIDE A GENERAL DESCRIPTION OF THE ITEMS AND AREAS REQUIRING REMOVAL. THE CONTRACTOR SHALL FIELD VERIFY ACTUAL QUANTITIES AND LOCATIONS OF ALL INDICATED ITEMS AS NECESSARY TO COMPLETE THE SCOPE OF WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. COORDINATE WITH OWNER FOR ANY EQUIPMENT TO BE SALVAGED. UNLESS SPECIFICALLY SCHEDULED FOR REUSE, DEMOLISHED MATERIALS SHALL BECOME THE POSSESSION OF THE CONTRACTOR AND SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
4. REMOVE MATERIALS FROM SITE AND DISPOSE OF IN A LEGAL MANNER AT NO ADDITIONAL EXPENSE TO OWNER
5. DEBRIS FROM THE DEMOLITION SHALL NOT BE ALLOWED TO ACCUMULATE WITHIN THE BUILDING OR ON THE SITE.
6. REMOVE FROM SITE ANY CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
7. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
8. CLEAN-UP: MUST MEET GOVERNING DUST CONTROL CODES.
9. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
10. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
11. CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO ANY ADJACENT OCCUPIED BUILDING OR SITE AS POSSIBLE AND WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES. MAINTAIN PROTECTED EGRESS AND ACCESS AT ALL TIMES.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DUST AND CONSTRUCTION SEPARATION WALLS AS REQUIRED TO SHIELD THE PUBLIC FROM NOISE, DUST, WEATHER, AND OTHER HAZARDS THAT MAY BE EXPOSED AS A RESULT OF THE DEMOLITION WORK.
13. PERFORM CUTTING OF EXISTING CONCRETE AND MASONRY WITH SAWS AND CORE DRILLS. DO NOT USE JACK-HAMMERS EXCEPT WHERE PERMITTED BY OWNER.
14. BREAK CONCRETE AND MASONRY INTO SECTIONS LESS THAN 3 FEET IN ANY DIMENSION.
15. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE EXISTING STRUCTURAL ELEMENTS REMAIN UNDAMAGED THROUGHOUT CONSTRUCTION, UNLESS SPECIFICALLY NOTED ON DEMOLITION PLAN. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AND PROVIDE ANY SHORING, BRACING, OR TEMPORARY STRUCTURE, AND TO COORDINATE WITH STRUCTURAL ENGINEER AS REQUIRED.
16. ALL PUBLIC UTILITIES TO REMAIN IN OPERATION THROUGHOUT CONSTRUCTION. CONTRACTOR TO COORDINATE ANY TEMPORARY SERVICES REQUIRED TO MAINTAIN BUSINESS OPERATIONS.
17. SEE ENGINEERING DRAWINGS FOR DUCTWORK, DIFFUSER, PLENUM BOX, ETC. DEMOLITION AND/OR PROTECTION. COORDINATE WITH MECHANICAL ENGINEER.
18. FIRE SAFETY MUST BE MAINTAINED FOR ALL PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC. MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT THIS EQUIPMENT. IMMEDIATELY NOTIFY BUILDING SECURITY AND BUILDING MANAGER OF DAMAGED OR DISABLED SYSTEMS AND REPAIR OR REPLACE DAMAGED SYSTEMS IMMEDIATELY. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS.
19. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE OWNER BEFORE PROCEEDING. IMMEDIATELY STOP WORK IF HAZARDOUS MATERIALS ARE FOUND AND CONTACT THE OWNER'S REPRESENTATIVE.
20. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.
21. PROVIDE FOR FIRE PROOFING REPAIR AS REQUIRED AT STRUCTURAL STEEL, TO THE ORIGINAL RATING WHERE CONSTRUCTION TRADES REMOVE EXISTING FIRE PROOFING. REPAIR ANY DAMAGE OR PENETRATIONS IN RATED ASSEMBLIES TO CONFORM TO THEIR ORIGINAL LISTING REQUIREMENTS AND TO MAINTAIN FIRE PROTECTION AND SEPARATION AS ORIGINALLY DESIGNED.
22. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM/HER OR HIS/HER SUBCONTRACTORS. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
24. FOR AREAS NOT IN DEMOLITION SCOPE OF WORK, PROTECT AS REQUIRED, ALL SURFACES, EQUIPMENT, FIXTURES AND HARDWARE DURING DEMOLITION AND/OR CONSTRUCTION.
25. PRIOR TO DEMOLITION, INVESTIGATE WALLS FOR CONCEALED PIPING AND INFORM OWNER/ARCHITECT OF ANY CONDITION NOT DOCUMENTED IN CONTRACT DRAWINGS. DEMO DESIGNATED WALL BASES, WALL FRAMING, BATT INSULATION AND GYPSUM BOARD. DEMO CONDUITS AND RECEPTACLES, REFERENCE ELECTRICAL DEMO PLAN FOR ADDITIONAL INFORMATION.
26. WHERE NOTED, REMOVE FLOORING DOWN TO TOP OF CONC. SLAB, INCLUDING ADHESIVES, TRANSITION STRIPS, AND OTHER ASSOCIATED ELEMENTS. TYP., UNLESS NOTED OTHERWISE. PREPARE REMAINING SURFACES TO RECEIVE NEW FINISHES.

STATE OF MONTANA
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sheet LEVEL 1 REFLECTED CEILING PLAN DEMOLITION

project FIRE STATION 5 - INTERIOR REMODEL

owner

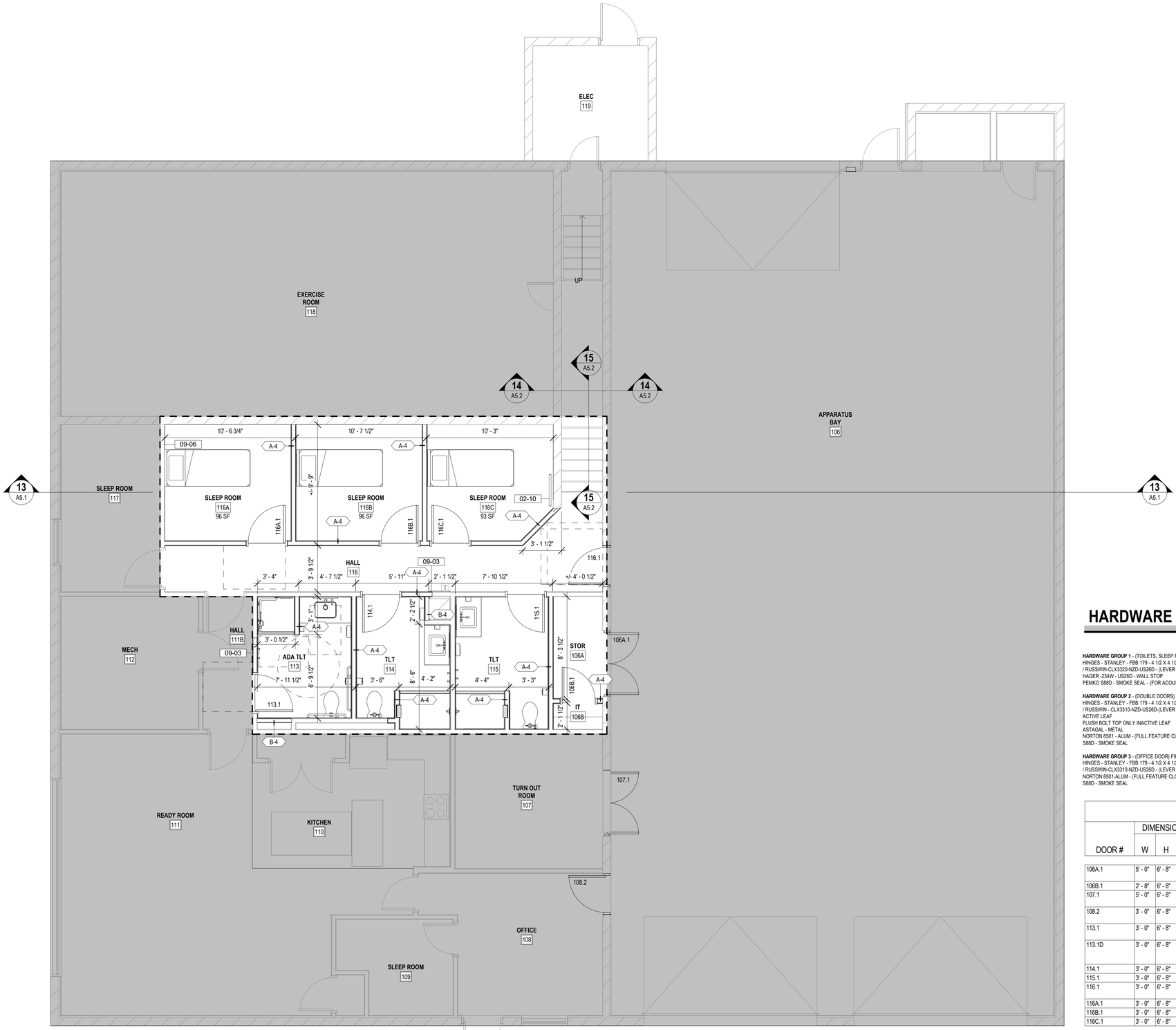
project # 24008

revision date

phase
100% CONSTRUCTION DOCUMENTS

issue date
05.16.2025

D7.1



4' 2' 0' 4' 8'

SCALE : 1/4" = 1'-0"

NORTH

13 LEVEL 1

1/4" = 1'-0"

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KEYNOTES

02-10	(E) LADDER TO REMAIN. NO WORK.
09-03	INFILL WALL TO MATCH (E).
09-06	PATCH AND REPAIR WALL TO MATCH (E) AT MECHANICAL DEMOLITION. COORDINATE WITH MECHANICAL.

FLOOR PLAN LEGEND

HATCH INDICATES AREA NOT IN SCOPE OF WORK

NEW WALL

EXISTING WALL

FLOOR PLAN NOTES

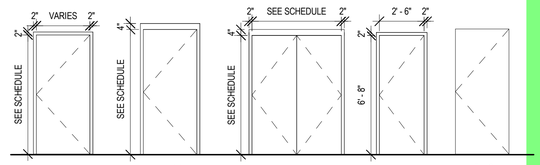
1. REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL INFORMATION REGARDING EXISTING CONDITIONS IS BASED UPON OWNER-SUPPLIED DOCUMENTS AND MAY NOT PRECISELY REFLECT FIELD CONDITIONS.
2. THE CONTRACTOR SHALL NOT CONSIDER CONSTRUCTION NOTES TO BE ALL-INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL COORDINATE ARCHITECTURAL CONSTRUCTION DRAWING AND NOTES WITH CIVIL, STRUCTURAL AND MECHANICAL, ELECTRICAL & PLUMBING NOTES AND DRAWINGS.
3. FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL FINISHES AND MATERIALS SHALL BE PROPERLY INTEGRATED TO ENSURE A UNIFORM APPEARANCE AND SEAMLESS TRANSITION.
5. PROVIDE ALL BACKING FOR MILLWORK, GRAB BARS, AND ANY AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES; COORDINATE LOCATIONS.
6. ALL DIMENSIONS ARE TO FINISH ON EXISTING WALLS AND TO FRAMING ON NEW CONSTRUCTION.
7. GENERAL CONTRACTOR SHALL COORDINATE ALL ASPECTS OF THE BUILDING CONSTRUCTION.
8. PROVIDE A SMOOTH AND LEVEL FINISH FLOOR, TYP. PATCH AND REPAIR ALL INCONSISTENCIES IN FLOOR ELEVATIONS.
9. PATCH AND REPAIR ANY / ALL WALL SURFACES AS REQUIRED TO PROVIDE SUITABLE SUBSTRATE FOR FINISHES.
10. U.L. ASSEMBLIES DESCRIBED ARE FOR REFERENCE ONLY. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY THE INSTALLATION OF THE DESCRIBED SYSTEM(S) .
11. LOCATE THE HINGE SIDE JAMB OF DOORS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
12. ASSUME ALL NEW WALLS EXTEND TO STRUCTURE ABOVE UNLESS NOTED OTHERWISE.

HARDWARE GROUPS, DOOR FRAMES, PANEL TYPES

HARDWARE GROUP 1 - (TOILETS, SLEEP ROOMS)
HINGES - STANLEY - FBB 179 - 4 1/2 X 4 1/2 - 1 1/2 PAIR - US26D CORBIN / RUSSWIN-CLX3320-NZD-US26D - (LEVER CYLINDRICAL PRIVACY)
HAGER -234W - US26D - WALL STOP
PEMKO S88D - SMOKE SEAL - (FOR ACOUSTICS)

HARDWARE GROUP 2 - (DOUBLE DOORS) FIRE RATED
HINGES - STANLEY - FBB 179 - 4 1/2 X 4 1/2 - 1 1/2 PAIR - US26D CORBIN / RUSSWIN - CLX3310-NZD-US26D-(LEVER CYLINDRICAL PASSAGE)
ACTIVE LEAF
FLUSH BOLT TOP ONLY INACTIVE LEAF
ASTAGAL - METAL
NORTON 8501 - ALUM - (FULL FEATURE CLOSER) FIRE RATED PEMKO S88D - SMOKE SEAL

HARDWARE GROUP 3 - (OFFICE DOOR) FIRE RATED
HINGES - STANLEY - FBB 179 - 4 1/2 X 4 1/2 - 1 1/2 PAIR - US26D CORBIN / RUSSWIN-CLX3310-NZD-US26D - (LEVER CYLINDRICAL PASSAGE)
NORTON 8501-ALUM - (FULL FEATURE CLOSER) FIRE RATED PEMKO S88D - SMOKE SEAL



DOOR SCHEDULE

DOOR #	DIMENSIONS W	H	T	DOOR TYPE	PANEL TYPE	MATERIAL	FINISH	PAIR	FRAME TYPE	MATERIAL	FINISH	HARDWARE	FIRE RATING	COMMENTS
106A.1	5' - 0"	6' - 8"	1 3/4"	C	FLUSH	HM	PAINTED	Yes	C	HM	PAINTED	GROUP 2	90	RATED DOOR IN (E) OPENING
106B.1	2' - 8"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 1		
107.1	5' - 0"	6' - 8"	1 3/4"	C	FLUSH	HM	PAINTED	Yes	C	HM	PAINTED	GROUP 2	90	RATED DOOR IN (E) OPENING
108.2	3' - 0"	6' - 8"	1 3/4"	B	FLUSH	HM	PAINTED		B	HM	PAINTED	GROUP 3	90	RATED DOOR IN (E) OPENING
113.1	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 1		REUSE 113.1D IN NEW LOCATION
113.1D	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED			REMOVE AND SALVAGE TO BE REUSED IN NEW WORK
114.1	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 1		
115.1	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 1		
116.1	3' - 0"	6' - 8"	1 3/4"	B	FLUSH	HM	PAINTED		B	HM	PAINTED	GROUP 3	90	RATED DOOR IN (E) OPENING
116A.1	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 1		
116B.1	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 1		
116C.1	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 1		

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sheet LEVEL 1 FLOOR PLAN

project FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

revision date

phase
100% CONSTRUCTION DOCUMENTS

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05.16.2025

A2.1

4' 2' 0' 4' 8'

SCALE : 1/4" = 1'-0"

NORTH

13 LEVEL 1 FINISH PLAN

1/4" = 1'-0"

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FINISH PLAN LEGEND

TILE-1

TILE-2

LVT-1

FINISH PLAN NOTES

1. REFERENCE THE FINISH MATERIAL LEGEND ON SHEET A9.1 FOR FINISH SPECIFICATIONS AND ADDITIONAL INFORMATION.
2. REFERENCE THE ROOM FINISH SCHEDULE ON SHEET A9.1 FOR ADDITIONAL INFORMATION.
3. REFER TO ELEVATIONS, DETAILS, FINISH PLAN AND SPECIFICATIONS FOR FURTHER CLARIFICATION AND INFORMATION.
4. REFERENCE FLOOR TRANSITION DETAILS ON SHEET A9.2 FOR ADDITIONAL INFORMATION.
5. AT ALL FLOOR TRANSITIONS THAT OCCUR AT A DOORWAY, ALIGN FLOORING TRANSITION W/ CENTERLINE OF DOOR FRAME, TYP. WHERE THERE IS NO DOOR PRESENT, FLOOR TRANSITION TO OCCUR AT THE CENTERLINE OF OPENING, U.N.O.
6. AT ALL CASEWORK NOTED AS "MOBILE" OR "MOVABLE" OR THAT IS NOT ATTACHED TO THE WALL, RUN FLOOR FINISH BELOW, TYP.
7. EXTEND FINISHES BENEATH CASEWORK, TYP.
8. FOR ALL FLOOR TILE, STARTING POINT OF FULL TILE TO OCCUR AT CENTER OF DOOR OPENING. (U.N.O.)

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sheet LEVEL 1 FINISH PLAN

project FIRE STATION 5 - INTERIOR REMODEL

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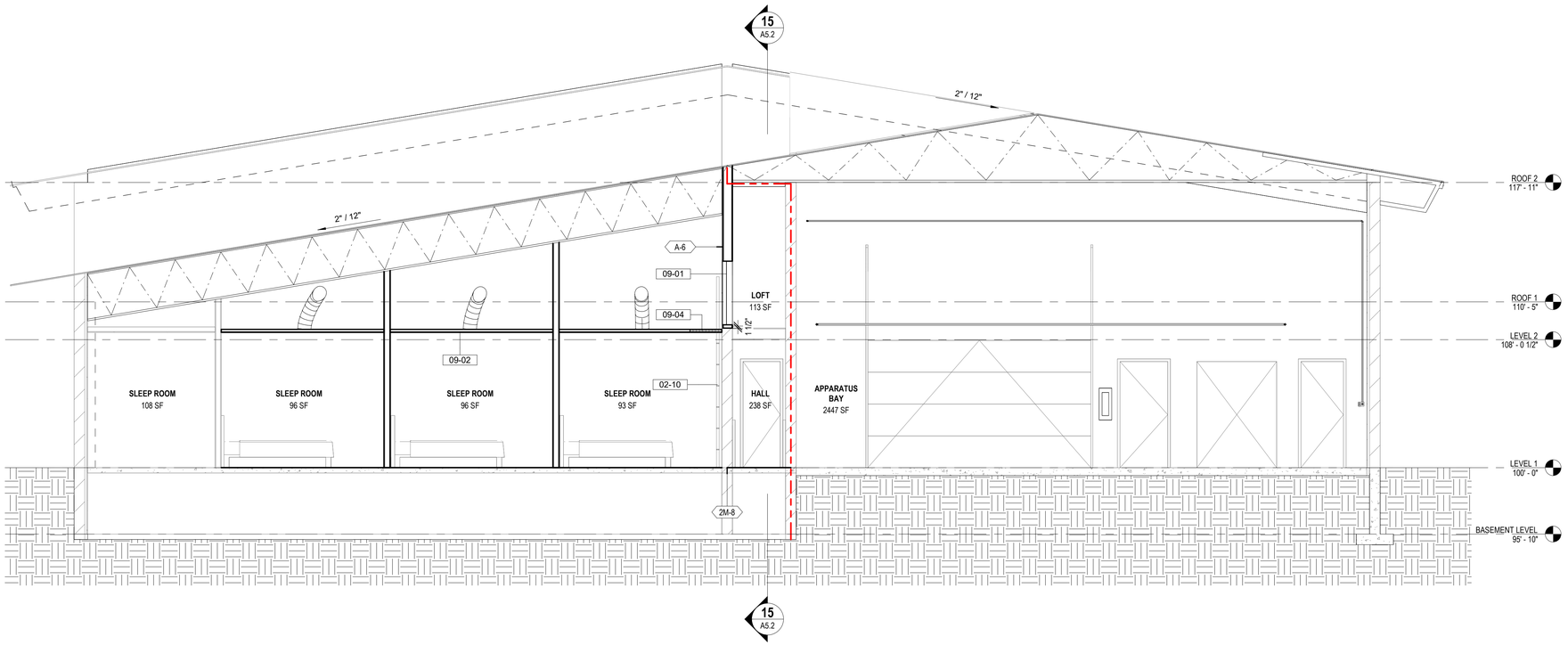
A2.1F

KEYNOTES

02-10	(E) LADDER TO REMAIN. NO WORK.
09-01	(N) 24 X 48 ACCESS DOOR.
09-02	(N) 2' X 2' ACT CEILING @ 8'-6"
09-04	(N) PLYWOOD HATCH TO ACCESS (E) LADDER. NOTCH AROUND LADDER AND PAINT WHITE TO MATCH CEILING.

LEGEND

- DASHED LINE INDICATES PATH OF CONTINUOUS FIRE-RATED WALL
- HATCH INDICATES AREA NOT IN SCOPE OF WORK
- NEW WALL
- EXISTING WALL



13 BUILDING SECTION
1/4" = 1'-0"

4' 2' 0' 4' 8'
SCALE : 1/4" = 1'-0"

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STATE OF MONTANA
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sheet: BUILDING SECTIONS
project: FIRE STATION 5 - INTERIOR REMODEL
owner

project # 24008

revision date

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A5.1

KEYNOTES

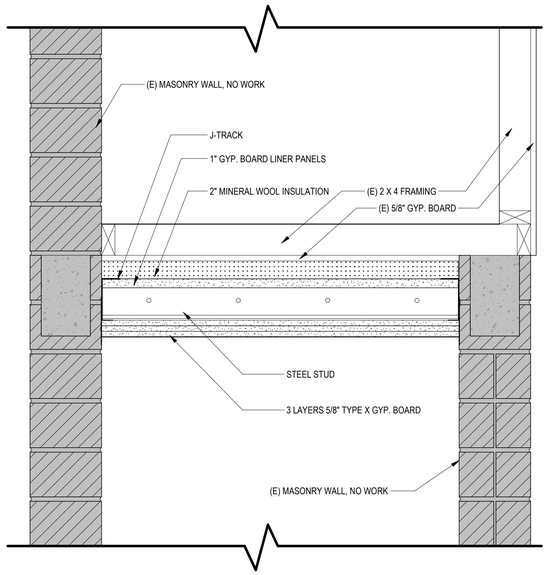
09-01 (N) 24 X 48 ACCESS DOOR.
09-07 (N) WALL TO EXTEND ENTIRE LENGTH OF (E) MEZZANINE.

LEGEND

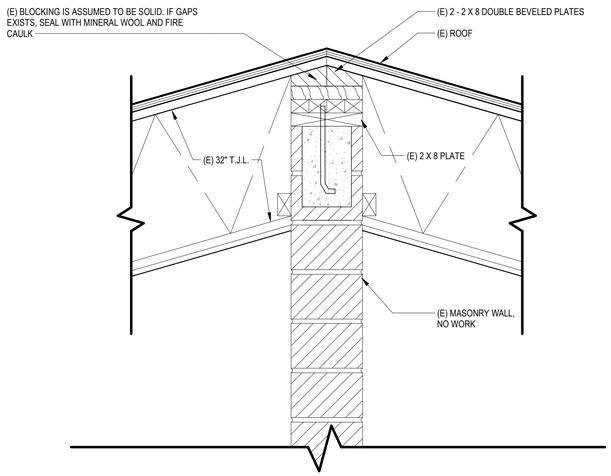
HATCH INDICATES EXISTING MASONRY WALL BEYOND

DASHED LINE INDICATES PATH OF CONTINUOUS FIRE-RATED WALL

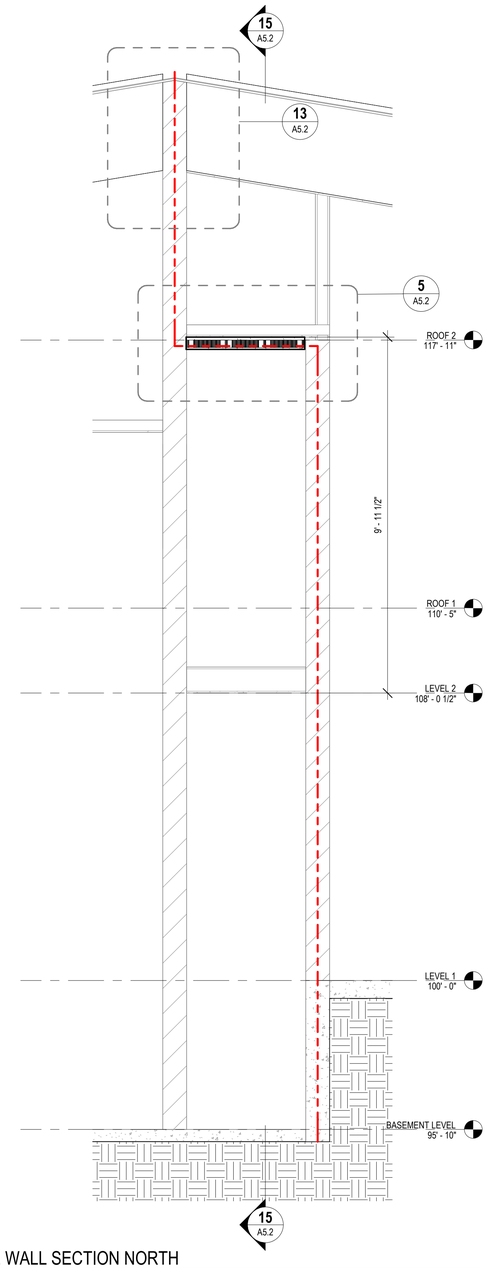
HATCH INDICATES AREA NOT IN SCOPE OF WORK



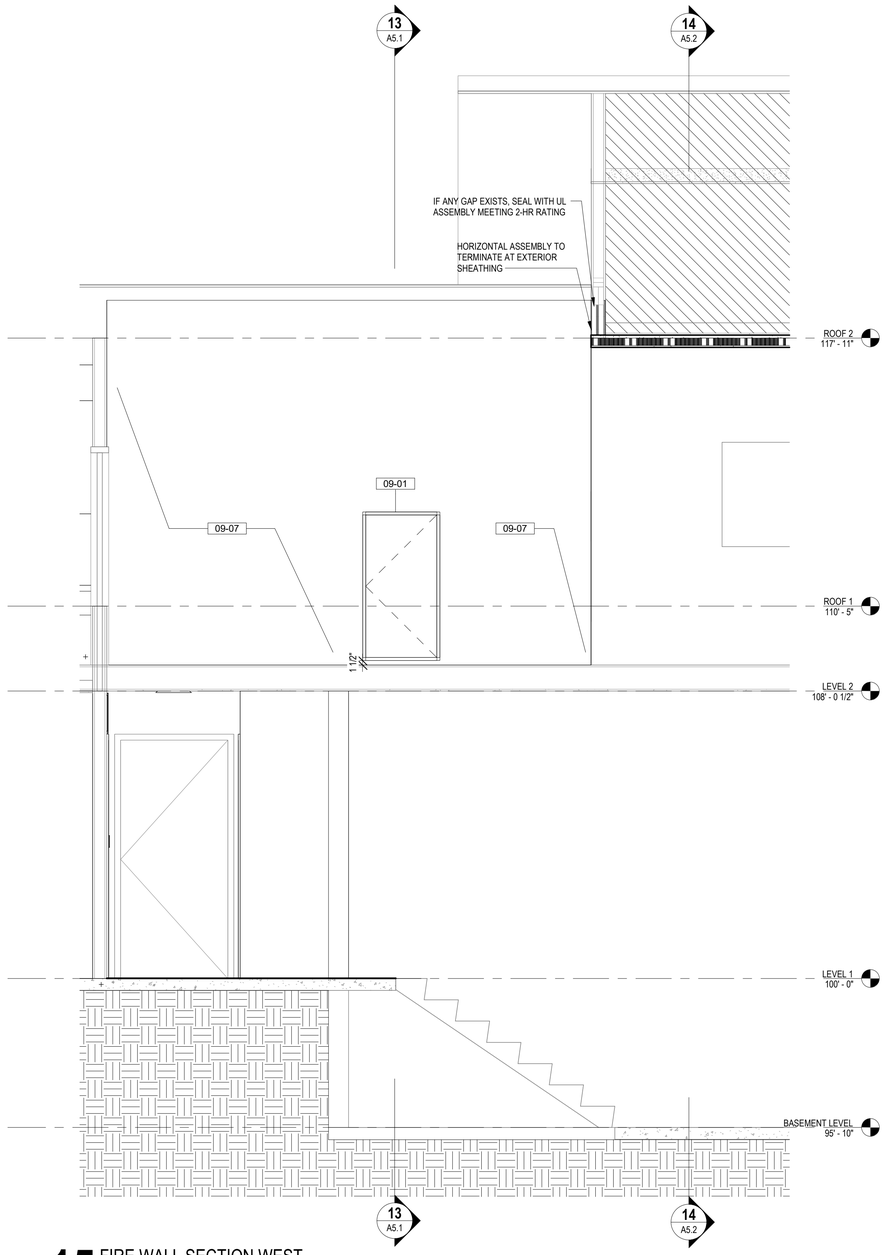
5 HORIZONTAL 2-HR FIRE ASSEMBLY DETAIL
1 1/2" = 1'-0"



13 FIRE WALL TO ROOF DETAIL
1 1/2" = 1'-0"



14 FIRE WALL SECTION NORTH
1/2" = 1'-0"



15 FIRE WALL SECTION WEST
1/2" = 1'-0"

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STATE OF MONTANA
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sheet WALL SECTIONS & DETAILS
project FIRE STATION 5 - INTERIOR REMODEL
owner

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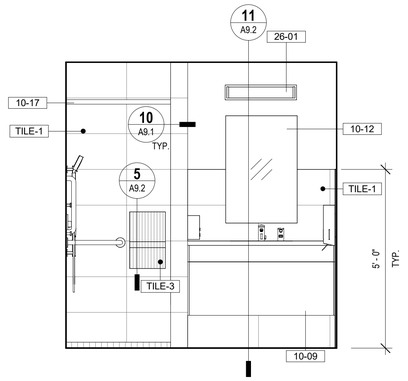
A5.2

KEYNOTES

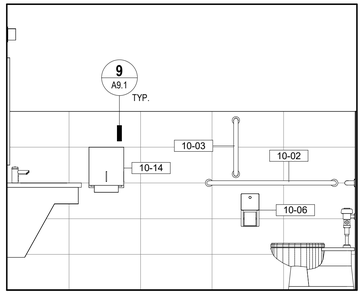
10-01	36" HORIZONTAL GRAB BAR; CSCI
10-02	42" HORIZONTAL GRAB BAR; CSCI
10-03	18" VERTICAL GRAB BAR; CSCI
10-04	TOILET; REF. PLUMBING DRAWINGS
10-05	SHOWER AND FAUCET FIXTURE
10-06	TOILET PAPER DISPENSER; OSOI
10-08	ROBE HOOK; OSOI
10-09	ADA LAVATORY
10-10	SOAP DISPENSER; OSOI
10-12	MIRROR; OSCI
10-14	PAPER TOWEL DISPENSER, OSOI
10-15	16" X 31" TWO WALL GRAB BAR; CSCI
10-17	SHOWER ROD AND CURTAIN, OSOI
26-01	(N) LIGHT FIXTURE. SEE ELECTRICAL; OSCI

INTERIOR ELEVATION GENERAL NOTES

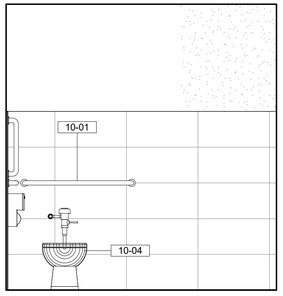
1. REFER TO A300 SERIES SHEETS FOR WALL TAGS, DOOR TAGS, WINDOW TAGS, ADDITIONAL DIMENSIONS AND OVERALL FLOOR PLANS.
2. REFER TO A9.1 SHEET FOR TYPICAL MOUNTING HEIGHTS LEGEND.
3. REFER TO THE FINISH MATERIAL LEGEND AND SPECIFICATIONS FOR MATERIAL INFORMATION.
4. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS AND TYPES.
5. REFER TO FLOOR FINISH PLANS FOR FLOOR FINISH MATERIALS.
6. FOR ANY WALL MOUNTED ITEMS NOT SHOWN ON ELEVATIONS; COORDINATE WITH ARCHITECT PRIOR TO INSTALL.
7. ALL TILED OUTSIDE CORNERS TO RECEIVE SCHLUTER SYSTEMS EDGE PROTECTION; REF. A9.2 SHEET FOR DETAILS
8. MILLWORK CONTRACTOR TO CONFIRM ALL FINISHED OPENING SIZES OF EQUIPMENT AND APPLIANCES WITH MANUFACTURER.
9. PROVIDE BLOCKING IN WALLS BEHIND ALL WALL HUNG ELEMENTS, INCLUDING BUT NOT LIMITED TO, LARGE SIGNAGE, COUNTER AND COUNTER SUPPORTS, CASEWORK, TV'S, DOOR STOPS, ETC. WHETHER PROVIDED BY CONTRACTOR OR OWNER.
10. DEVICES, EQUIPMENT, AND FIXTURES SHOWN FOR LOCATION COORDINATION. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND ALL OTHER CONSULTANT DRAWINGS FOR DETAILS AND ADDITIONAL WORK.



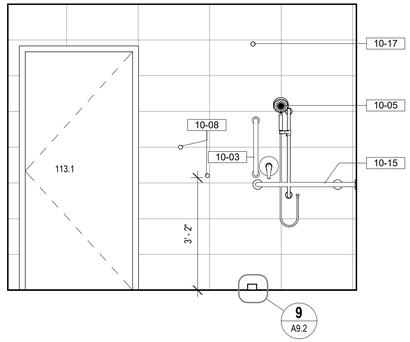
1 113 NORTH ELEVATION
1/2" = 1'-0"



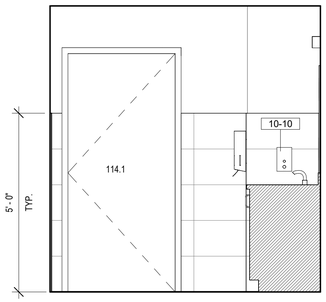
2 113 EAST ELEVATION
1/2" = 1'-0"



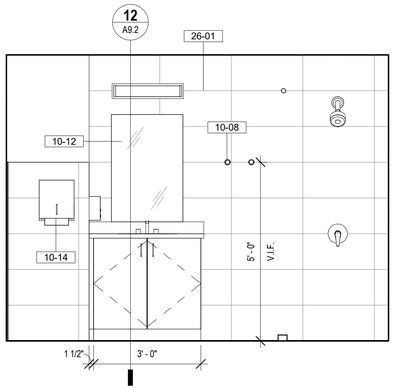
3 113 SOUTH ELEVATION
1/2" = 1'-0"



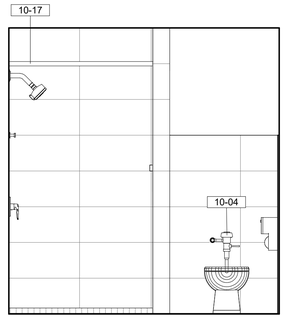
4 113 WEST ELEVATION
1/2" = 1'-0"



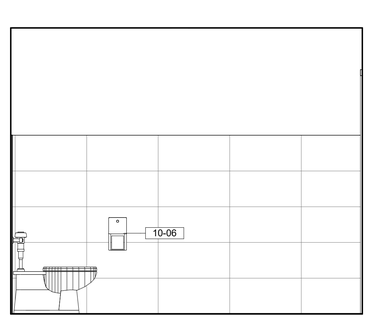
6 114 NORTH ELEVATION
1/2" = 1'-0"



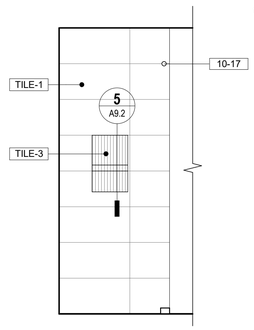
7 114 EAST ELEVATION
1/2" = 1'-0"



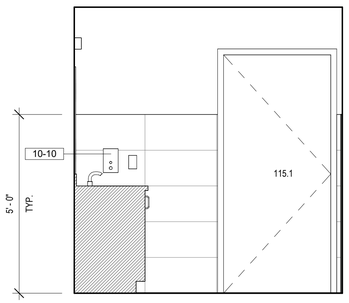
8 114 SOUTH ELEVATION
1/2" = 1'-0"



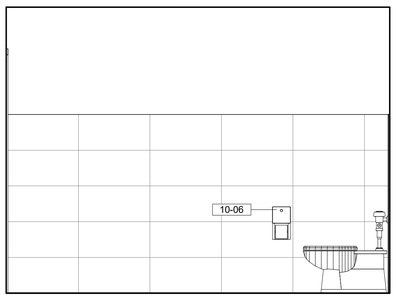
9 114 WEST ELEVATION
1/2" = 1'-0"



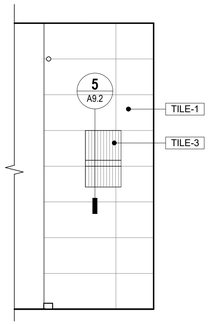
10 114 TLT - SHOWER WEST
1/2" = 1'-0"



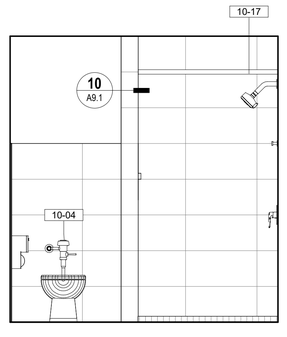
11 115 TLT - NORTH ELEVATION
1/2" = 1'-0"



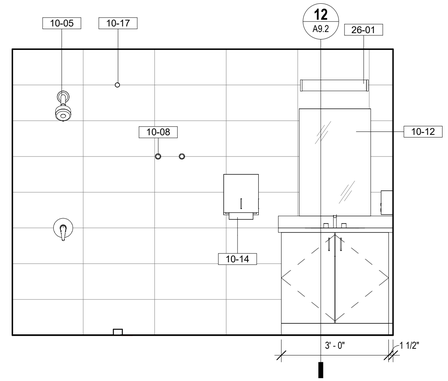
12 115 TLT - EAST ELEVATION
1/2" = 1'-0"



13 115 TLT - SHOWER EAST
1/2" = 1'-0"



14 115 TLT - SOUTH ELEVATION
1/2" = 1'-0"



15 115 TLT - WEST ELEVATION
1/2" = 1'-0"

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STATE OF MONTANA
BILLINGS
ERIC RICHARD HELDT
23961
MONTANA
LICENSED ARCHITECT

sheet INTERIOR ELEVATIONS

project FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

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KEYNOTES

02-10	(E) LADDER TO REMAIN. NO WORK.
02-12	(E) GYP. CEILING @ 8'-0" TO REMAIN. NO WORK.
09-02	(N) 2' X 2' ACT CEILING @ 8'-6"
09-04	(N) PLYWOOD HATCH TO ACCESS (E) LADDER. NOTCH AROUND LADDER AND PAINT WHITE TO MATCH CEILING.
09-05	(N) GYP. CEILING @ 8'-0". FINISH TO TIE INTO (E).
09-08	(N) FLUSH ACCESS PANEL, WHITE.
23-01	(N) EQIPMENT. SEE MECHANICAL.
26-01	(N) LIGHT FIXTURE. SEE ELECTRICAL; OSCI

RCP LEGEND

- 2x2 LIGHT FIXTURE
- 2x4 LIGHT FIXTURE
- STRIP LIGHT FIXTURE
- 6" RECESSED CAN LIGHT FIXTURE
- SUPPLY AIR DIFFUSER
- RETURN AIR VENT
- EXHAUST FAN
- GYP-1 — 5/8" GYP. BOARD CEILING AFFIXED TO 3 5/8" MTL STUDS
- ACT-1 — 2'x2' SUSPENDED ACOUSTIC CEILING TILE CEILING

RCP NOTES

1. REFER TO ELECTRICAL SHEETS FOR FIXTURE TYPES, SWITCHING, AND SPECIAL SYSTEMS.
2. REFER TO MECHANICAL SHEETS FOR DIFFUSER AND DUCTING LAYOUTS.
3. REFERENCE FINISH SCHEDULE FOR INTERIOR PAINT COLORS AND FINISH.
4. CEILING HEIGHTS ARE IN REFERENCE TO "ABOVE FINISH FLOOR" BELOW. (A.F.F.)
5. ASSUME ALL NEW WALLS EXTEND TO STRUCTURE ABOVE UNLESS NOTED OTHERWISE.

13 LEVEL 1
1/4" = 1'-0"

4' 2' 0' 4' 8'
SCALE : 1/4" = 1'-0"

NORTH

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sheet: LEVEL 1 REFLECTED CEILING PLAN
project: FIRE STATION 5 - INTERIOR REMODEL
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FINISH LEGEND

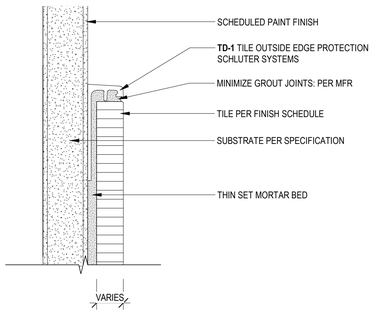
HIDE COLUMN	HIDE COLUMN	MATERIAL ID	IMAGE	MATERIAL TYPE	APPLICATION INCLUDES BUT NOT LIMITED TO	MANUFACTURER	PRODUCT STYLE / TYPE	COLOR / FINISH	DIMENSIONS	REMARKS
09 FINISHES										
9	09 FINISHES			LVT	LVT FLOORING IN SLEEPING ROOMS	PATCRAFT	LINEO 2.5MM	00159 LATTE	5.96" X 48"	BRICK INSTALLATION
9	09 FINISHES	ACT-1		ACOUSTIC CEILING TILE	SLEEPING ROOMS ACT	ARMSTRONG CEILING	ULTIMA	WHITE	24"X24"	INSTALL W/ SQUARE TEGULAR 9/16"
9	09 FINISHES	GT-1		GROUT	GROUT FOR TILE-1 & TILE-2	MAPEI		5001 ALABASTER		
9	09 FINISHES	GT-2		GROUT	GROUT FOR TILE-3	MAPEI		5107 IRON		
9	09 FINISHES	LVT-1		LVT	EXISTING FLOORING	EXISTING	-	-	-	USE ATTIC STORAGE TO PATCH AND REPAIR AREAS AS NECESSARY
9	09 FINISHES	PLAM-1		PLASTIC LAMINATE	CASEWORK PLASTIC LAMINATE	WILSON ART		4943-38 CLASSIC LINEN		
9	09 FINISHES	PT-1		PAINT	WALL PAINT	SHERWIN WILLIAMS		SW7570 EGRET WHITE	EGSHELL	
9	09 FINISHES	PT-2		PAINT	CEILING PAINT	SHERWIN WILLIAMS		SW7570 EGRET WHITE	FLAT	
9	09 FINISHES	RB-1		RUBBER BASE	TYP. RUBBER BASE THROUGHOUT	TARKETT	THERMOSET RUBBER BASE	BURNT UMBER	4" HIGH	
9	09 FINISHES	SS-1		SOLID SURFACE	VANITY COUNTERTOP	LIVINGSTONE		L707 DOGWOOD		
9	09 FINISHES	TD-1		TRANSITION DETAIL	WALL TILE TRANSITION	SCHLUTER SYSTEMS	JOLLY	STAINLESS STEEL	PER APPLICATION	
9	09 FINISHES	TD-2		TRANSITION DETAIL	OUTSIDE CORNER TRANSITION	SCHLUTER SYSTEMS	QUADEC	STAINLESS STEEL	PER APPLICATION	
9	09 FINISHES	TD-3		TRANSITION DETAIL	FLOOR TRANSITION - LVT TO TILE	TARKETT	CD-63-B	BURNT UMBER	PER APPLICATIONS	
9	09 FINISHES	TD-4		TRANSITION DETAIL	FLOOR TRANSITION - LVT TO LVT	SCHLUTER SYSTEMS	SCHIENE	STAINLESS STEEL	PER APPLICATION	
9	09 FINISHES	TILE-1		PORCELAIN TILE	BATHROOM FLOOR & WALLS	DALTILE	MODERN OASIS	12"X24"	STRAIGHT SET INSTALLATION	STRAIGHT SET INSTALLATION
9	09 FINISHES	TILE-2		PORCELAIN TILE	SHOWER FLOOR MOSAIC	DALTILE	MODERN OASIS	2" SHEET MOSAIC		
9	09 FINISHES	TILE-3		WALL TILE	BATHROOM ACCENT WALL TILE	MARAZZI	ILLUSIONIST	MYSTIFYING	STRAIGHT SET INSTALLATION	STRAIGHT SET INSTALLATION

ROOM FINISH SCHEDULE

PHASE	NUMBER	NAME	FLOOR FINISH	WALLS					CEILING FINISH
				BASE FINISH	WALL FINISH - NORTH	WALL FINISH - EAST	WALL FINISH - SOUTH	WALL FINISH - WEST	
NEW	106A	STOR	EXISTING	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2
NEW	106B	IT	EXISTING	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2
NEW	113	ADA TLT	TILE-1	-	PT-1 / TILE-1 / TILE-3	PT-1 / TILE-1	PT-1 / TILE-1	PT-1 / TILE-1	PT-2
NEW	114	TLT	TILE-1	-	PT-1 / TILE-1	PT-1 / TILE-1	PT-1 / TILE-1 / TILE-3	PT-1 / TILE-1	PT-2
NEW	115	TLT	TILE-1	-	PT-1 / TILE-1	PT-1 / TILE-1	PT-1 / TILE-1 / TILE-3	PT-1 / TILE-1	PT-2
NEW	116	HALL	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1 / PT-2
NEW	116A	SLEEP ROOM	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1
NEW	116B	SLEEP ROOM	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1
NEW	116C	SLEEP ROOM	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1

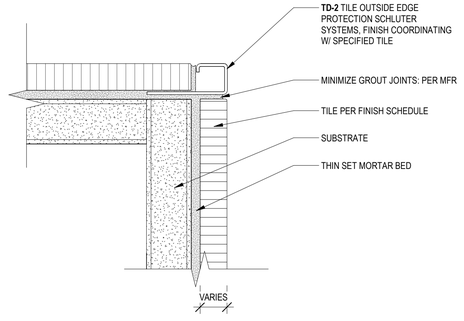
TOILET ACCESSORIES SCHEDULE

TYPE MARK1	IMAGE1	DESCRIPTION1	MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSIONS1	NOTES
TA-3		18" VERTICAL GRAB BAR	BOBRICK	B-5806X18	SATIN FINISH	18" LENGTH	PROVIDED AS BOD; VERIFY OWNER REQUIREMENTS; INSTALL PER ADA
TA-4		36" GRAB BAR	BOBRICK	B-5806X36	SATIN FINISH	36" LENGTH	PROVIDED AS BOD; VERIFY OWNER REQUIREMENTS; INSTALL PER ADA
TA-5		42" GRAB BAR	BOBRICK	B-5806X42	SATIN FINISH	42" LEGNTH	PROVIDED AS BOD; VERIFY OWNER REQUIREMENTS; INSTALL PER ADA
TA-15		SHOWER WALL BAR	BOBRICK	B-6861	SATIN FINISH	16"X31"	PROVIDED AS BOD; VERIFY OWNER REQUIREMENTS; INSTALL PER ADA



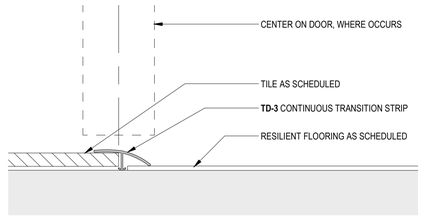
9 INTERIOR DETAIL - TILE WAINSCOT TO GYP.

12" = 1'-0"



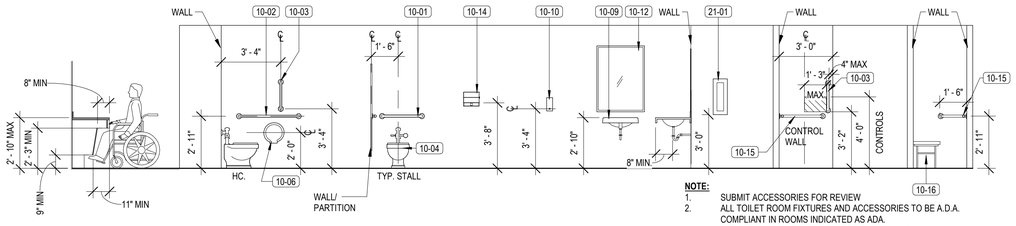
10 INTERIOR DETAIL - OUTSIDE TILE CORNER

12" = 1'-0"



11 FLOOR TRANSITION - TILE TO LVT

6" = 1'-0"



ADA CLEARANCES

NOTE:

1. SUBMIT ACCESSORIES FOR REVIEW
2. ALL TOILET ROOM FIXTURES AND ACCESSORIES TO BE A.D.A. COMPLIANT IN ROOMS INDICATED AS ADA.
3. PROVIDE BLOCKING FOR ACCESSORY MOUNTING

TOILET ACCESSORIES:

10-01	=	**TA-4** 36" HORIZONTAL GRAB BAR; CSCI
10-02	=	**TA-5** 42" HORIZONTAL GRAB BAR; CSCI
10-03	=	**TA-3** 18" VERTICAL GRAB BAR; CSCI
10-04	=	TOILET
10-05	=	**TA-5** SHOWER AND FAUCET FIXTURE
10-06	=	**TA-6** TOILET PAPER DISPENSER, OSOI
10-07	=	NOT USED
10-08	=	NOT USED
10-09	=	ADA LAVATORY
10-10	=	**TA-18** SOAP DISPENSER; OSOI
10-11	=	NOT USED
10-12	=	**TA-12** MIRROR; OSCI
10-13	=	NOT USED
10-14	=	**TA-14** PAPER TOWEL DISPENSER
10-15	=	**TA-15** 16" X 31" TWO WALL GRAB BAR
10-16	=	**TA-16** MOBILE ADA SHOWER BENCH, PROVIDED BY OWNER
21-01	=	FIRE EXTINGUISHER CABINET

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sheet: DETAILS AND FINISH SCHEDULE
project: FIRE STATION 5 - INTERIOR REMODEL
owner:

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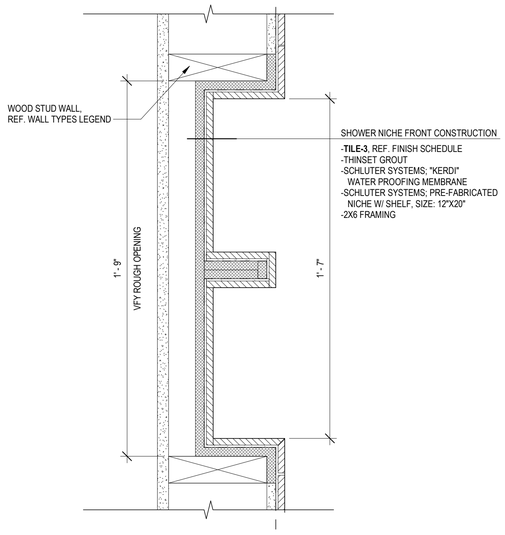
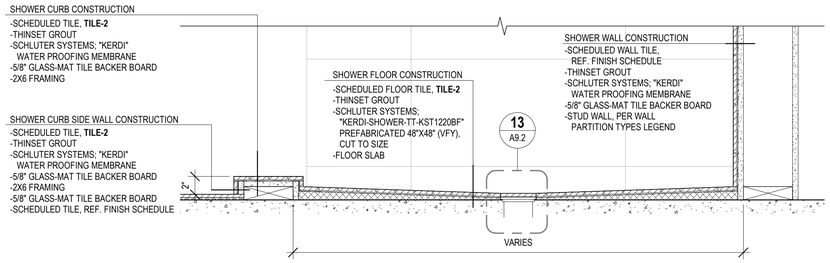


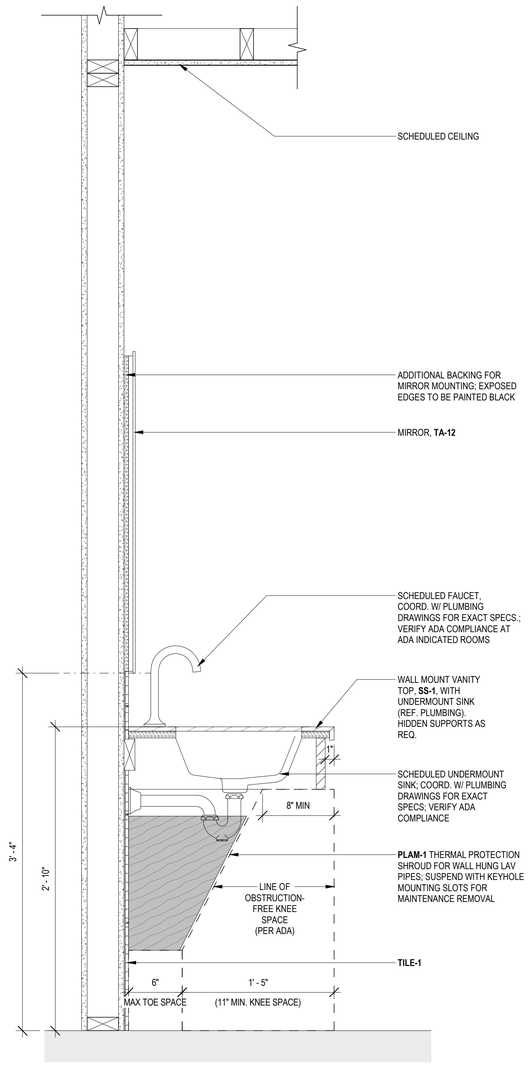
5 INTERIOR DETAIL - SHOWER NICHE

3" = 1'-0"



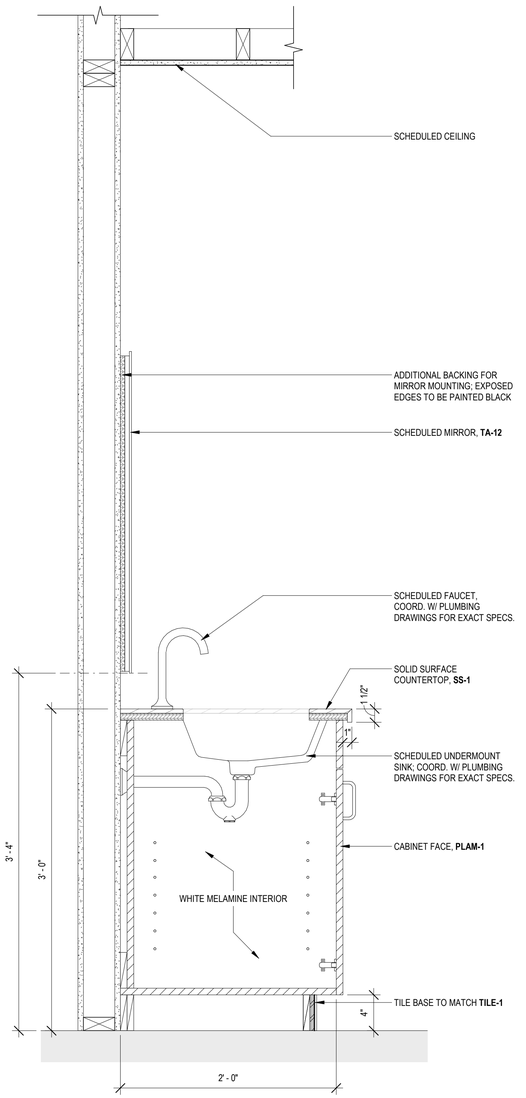
9 INTERIOR DETAIL - SHOWER CURB

1 1/2" = 1'-0"



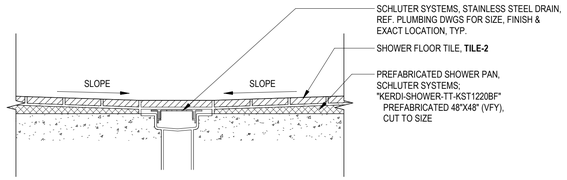
11 INTERIOR DETAIL - BATHROOM VANITY SECTION

1 1/2" = 1'-0"



12 INTERIOR DETAIL - BATHROOM VANITY CAB. SECTION

1 1/2" = 1'-0"



13 INTERIOR DETAIL - DRAIN

3" = 1'-0"

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sheet DETAILS

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EXHAUST FAN SCHEDULE (FOR REFERENCE ONLY)

PLAN CODE	MANUF.	MODEL NUMBER	CFM (OLD)	CFM (NEW)	ESP	RPM	DRIVE TYPE	ELECTRICAL DATA			CONTROL NOTES	AREA SERVED	REMARKS
								HP	VOLT	PH			
EF-X1	COOK	12UC01B1	650	600	0.25"	1150	BELT	1/6	120	1	NOTE 3	RESTROOMS, I.T.	SEE NOTES

NOTES:
1. EXISTING UNIT, SCHEDULE ABOVE FOR REFERENCE ONLY.
2. REBALANCE EXISTING FAN TO NEW AIRLFOW VALUES LISTED.
3. FAN TO RUN CONTINUOUSLY.

EXHIBIT C

GRILLE - REGISTER - DIFFUSER SCHEDULE

PLAN CODE	MANUF.	MODEL NUMBER	FUNCTION	FACE SIZE	MATERIAL	FINISH	CFM	VOLUME DAMPER	REMARKS
CD-X	PRICE	SMCD	CEILING SUPPLY	SEE SCHEDULE BELOW	STEEL	BAKED ENAMEL	SEE PLANS	IN DUCT	4-WAY THROW, MODULAR CORE
EG/RG-X	PRICE	PDDR	CEILING EXHAUST/RETURN	SEE SCHEDULE BELOW	STEEL	BAKED ENAMEL	SEE PLANS	IN DUCT	PERFORATED FACE

NOTES:
1. PROVIDE ALL DUCT TRANSITIONS TO AND FROM GRILLES/REGISTERS/DIFFUSERS AS REQUIRED. SEE DETAIL 2/M5.0.
2. ALL GRILLES AND REGISTERS TO BE OFF WHITE UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY EXACT BUILDING CONSTRUCTION AND CEILING TYPES AND PROVIDE THE CORRECT FRAMES FOR ALL AIR DIFFUSION PRODUCTS AS REQUIRED.
4. PROVIDE EXTENDED LINKAGES FROM HAND DAMPER TO A FLUSH CUP DAMPER REGULATOR IN ALL HARD LID CEILING LOCATIONS (HARD INACCESSIBLE CEILINGS). REFER TO ARCHITECTURAL CEILING PLANS FOR ALL TYPES OF CEILINGS.
5. PROVIDE MANUAL VOLUME DAMPERS FOR CONNECTION TO ALL GRD'S. SEE DETAIL 1/M5.0.
6. SEE DRAWINGS FOR FURTHER GRD REQUIREMENTS.

CEILING RETURN/EXHAUST DIFFUSER SIZING SCHEDULE

PLAN CODE	FACE SIZE	NECK SIZE	CFM RANGE
EG/RG-3	12" X 12"	8"	0-200
RG-4	14" X 14"	10"	201-350
RG-10	24" X 24"	10"	201-350

CEILING SUPPLY DIFFUSER SIZING SCHEDULE

PLAN CODE	FACE SIZE	NECK SIZE	CFM RANGE
CD-4	14" X 14"	10"	201-350
CD-10	24" X 24"	10"	201-350

TEMPERATURE CONTROL NOTES

THE MECHANICAL CONTRACTOR (MC) SHALL BE SOLELY RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF THE MECHANICAL INSTALLATION AND SYSTEMS INCLUDING CONTROLS. THE MC SHALL HIRE A TEMPERATURE CONTROL AND AN ELECTRICAL CONTRACTOR, AS NECESSARY, TO ACHIEVE THE SPECIFIED SEQUENCE OF OPERATIONS. CONTROL WIRING IS NOT SHOWN ON THE ELECTRICAL DRAWINGS. ELECTRICAL WORK REQUIRED FOR SYSTEM OPERATION BUT NOT SHOWN ON THE ELECTRICAL DRAWINGS SHALL BE INSTALLED BY THE MC; COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR RUNNING CONTROL RACEWAYS W/ PULL STRINGS.

TEST AND BALANCE NOTES

1. REFER TO ALL MECHANICAL DRAWINGS FOR ADDITIONAL NOTES AND INSTRUCTIONS.
2. REBALANCE EXISTING EQUIPMENT FOR AIR FLOWS SPECIFIED IN THE DRAWINGS.
3. BALANCE NEW GRD'S TO THE AIRFLOWS SPECIFIED IN THE DRAWINGS.
4. BALANCE NEW DOMESTIC HWRC FOR FLOWS INDICATED IN PLUMBING DRAWINGS.
5. ALL BALANCE WORK SHALL BE IN ACCORDANCE WITH NEBB STANDARDS. TEST AND BALANCE CONTRACTOR SHALL BALANCE DEVICES TO A TOLERANCE OF +/- 5%.
6. SUBMIT THE TEST AND BALANCE REPORT AT THE COMPLETION OF THE TEST AND BALANCE EFFORT.
7. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, THE FOLLOWING AGENCIES ARE APPROVED TO BID:
   A. BIG HORN CORP.; BILLINGS MT.
   B. STATERA TEST & BALANCE, LLC; BILLINGS MT.

MANUAL BALANCING DAMPERS

1. ALL MANUAL DAMPER OPERATORS LOCATED ABOVE ACCESSIBLE CEILINGS SHALL BE LOCKING QUADRANT TYPE. PROVIDE DAMPER INDEPENDENT FROM HIGH EFFICIENCY TAKEOFFS IF NEEDED TO ACCOMPLISH THIS. SEE DETAIL 1/M5.0.
2. ALL MANUAL DAMPER OPERATORS LOCATED ABOVE NON-ACCESSIBLE CEILINGS SHALL BE PROVIDED WITH EXTENDED LINKAGES FROM THE HAND DAMPER TO A FLUSH CUP DAMPER REGULATOR INSTALLED IN THE CEILING.

PROJECT NOTES

1. ALL WORK ON THE PROJECT SHALL CONFORM TO ALL LOCAL, CITY, STATE, AND NAT'L CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE N.F.P.A., N.E.C., I.B.C., I.M.C., U.P.C., I.E.C.C., AND THE LOCAL SERVING UTILITY COMPANIES.
2. THE WORK ON THIS PROJECT SHALL CONSIST OF ALL ITEMS, ARTICLES, MATERIALS, EQUIPMENT, AND LABOR ALONG WITH ALL INCIDENTAL ITEMS REQUIRED BY GOOD PRACTICE AND WORKMANSHIP TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM.
3. EXAMINE AND REFER TO ALL ARCHITECTURAL, STRUCTURAL, CIVIL, AND ELECTRICAL DRAWINGS FOR CONSTRUCTION CONDITIONS WHICH MAY AFFECT THE PLUMBING/MECHANICAL WORK. INSPECT THE EXISTING FACILITIES FOR VERIFICATION OF EXISTING CONDITIONS AND SYSTEMS.
4. THE MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR AND PAY FOR ALL FEES AND PERMITS REQUIRED FOR WORK UNDER THEIR CONTRACT AND UNDER THEIR SUPERVISION BY SUBCONTRACT.
5. MANUFACTURER TRADE NAMES AND CATALOG NUMBERS ARE LISTED TO INDICATE SPECIAL CONDITIONS AND QUALITY OF MATERIALS OR EQUIPMENT SUPPLIED. ALTERNATIVE EQUIPMENT OR MATERIALS MAY BE SUBMITTED FOR REVIEW FOR APPROVAL PRIOR TO ANY BIDDING.
6. THE DRAWINGS DO NOT NECESSARILY SHOW THE EXACT LOCATION OF ALL PIPING AND DUCTWORK. ACTUAL CONDITIONS AND LOCATIONS SHALL BE FIELD VERIFIED.
7. ALL WORK BY THE CONTRACTOR IS SUBJECT TO REVIEW AT ANY TIME BY THE ARCHITECT/ENGINEER.
8. ALL WORK TO BE PERFORMED SHALL FIRST BE SCHEDULED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ACCEPTANCE.
9. SMOKING SHALL NOT BE PERMITTED ANYWHERE IN THIS FACILITY.
10. THE CONTRACTOR SHALL BE CAREFUL NOT TO BLOCK ANY PATHS OF EGRESS WHILE PERFORMING THE WORK SPECIFIED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF ALL MATERIALS RESULTING FROM HIS/HER WORK. CLEAN-UP SHALL BE PERFORMED TO THE LEVEL OF ACCEPTANCE OF THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL AND HEREBY DOES WARRANT AND GUARANTEE THAT ALL WORK EXECUTED UNDER HIS/HER CONTRACT SHALL BE FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
13. ALL DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF SMACNA DUCTWORK CONSTRUCTION MANUALS, MINIMUM GAUGE OF 26, GALVANIZED STEEL.
14. DUCT INSULATION SHALL BE 11/2-INCH FIBERGLASS INSULATION WITH MINIMUM R-VALUE OF 5 AND A HEAVY DUTY FSK VAPOR BARRIER. ACOUSTICAL DUCT LINER SHALL BE 1-INCH FIBERGLASS WITH REINFORCED ACRYLIC COATING TO MEET ASTM C 1071 WITH MINIMUM CONDUCTIVITY (K) NOT EXCEEDING 0.24 BTU PER INCH/H-SQ FT-°F. FLEXIBLE DUCT SHALL BE THERMAFLEX-MKE. ALL INSULATION SYSTEMS SHALL NOT EXCEED THE 25/50 FLAME AND SMOKE SPREAD RATINGS AS DEFINED BY ASTM E 84.
15. ENTIRE NEW AIR SYSTEM SHALL BE COMPLETELY BALANCED TO THE SATISFACTION OF THE ENGINEER IN ACCORDANCE WITH THE STANDARDS OF THE NEBB. TEST AND BALANCE CONTRACTOR SHALL BE CERTIFIED MEMBER OF (NEBB).
16. SUBMIT ALL SHOP DRAWINGS (PDF) FOR ALL EQUIPMENT ASSOCIATED WITH THIS PROJECT TO THE ARCHITECT/ENGINEER FOR REVIEW/APPROVAL PRIOR TO ORDERING ANY EQUIPMENT.
17. UPON SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL SUBMIT (3 COPIES AND PDF) OF AN O&M MANUAL/BROCHURE OF EQUIPMENT TO THE OWNER AND PROVIDE THE NECESSARY TRAINING TO THE FACILITIES PERSONNEL REGARDING ALL EQUIPMENT ASSOCIATED WITH THIS PROJECT.
18. PROVIDE FLEX CONNECTIONS FROM ALL DUCTWORK TO EQUIPMENT CONNECTIONS ON THIS PROJECT.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A SATISFACTORY AND COMPLETE SYSTEM IN ACCORDANCE WITH DRAWINGS. PROVIDE, AT NO EXTRA COST TO THE OWNER, ALL INCIDENTAL ITEMS REQUIRED FOR A COMPLETE SYSTEM.

MECHANICAL SYMBOLS LEGEND

AIR TERMINALS, EQUIPMENT & SPECIALTIES

- NEW EQUIPMENT
- EXISTING TO REMAIN
- EXISTING EQUIP TO BE REMOVED OR RELOCATED
- SUPPLY AIR TERMINAL (NEW, EXIST., DEMO.)
- RETURN AIR TERMINAL (NEW, EXIST., DEMO.)
- EXHAUST AIR TERMINAL (NEW, EXIST., DEMO.)
- LINEAR SLOT AIR TERMINAL
- PUMP
- P.O.D.C. - POINT OF DISCONNECTION
- P.O.C. - POINT OF CONNECTION

EQUIPMENT TAG: EF — TYPE OF EQUIPMENT; EQUIPMENT NUMBER (REFER TO SCHEDULE)

DIFFUSER/GRILLE TAG: SD-1 / 220 — AIR TERMINAL NUMBER; AIR TERMINAL CFM (REFER TO SCHEDULE)

- WALL LOUVER
- SIDEWALL AIR TERMINAL
- T — T'STAT
- S — SWITCH

DUCTWORK & ACCESSORIES

- NEW DUCTWORK
- EXISTING DUCTWORK TO REMAIN
- EXISTING DUCTWORK TO BE REMOVED
- DUCT BREAK
- RISE IN DUCTWORK (UP)
- FALL IN DUCTWORK (DN)
- FD — FIRE DAMPER
- SD — SMOKE DAMPER
- F/SD — FIRE/SMOKE DAMPER
- BDD — BACKDRAFT DAMPER
- VD — MANUAL VOLUME DAMPER
- MOTORIZED DAMPER
- 18x12 — INSIDE CLEAR DUCT SIZE: FIRST FIGURE INDICATED IS SIDE OF DUCT SHOWN
- DUCTWORK END CAP
- FLEXIBLE DUCTWORK
- SQUARE ELBOW UP SUPPLY/RETURN/EXH.
- SQUARE ELBOW DN SUPPLY/RETURN/EXH.
- ROUND ELBOW UP SUPPLY/RETURN/EXH.
- ROUND ELBOW DN SUPPLY/RETURN/EXH.
- SQUARE DIFFUSERS SUPPLY/RETURN/EXH.
- ROUND DIFFUSERS FULL / HALF
- INDICATED AIR FLOW SUPPLY / RETURN
- DUCT REDUCER

DUCTWORK SHADING

- SUPPLY AIR
- RETURN AIR
- EXHAUST AIR
- OUTSIDE AIR
- EXISTING
- DEMOLITION
- NEW

THIS IS A STANDARDIZED SYMBOLS LEGEND, ALL SYMBOLS SHOWN MAY NOT APPEAR ON OR WITHIN THIS SET OF CONTRACT DOCUMENTS.

DUCTWORK CONSTRUCTION SCHEDULE

INSULATED DUCTWORK INCLUDES:
- ALL INTERIOR SUPPLY DUCTWORK
- ALL EXHAUST DUCTWORK FROM THE BACKDRAFT DAMPER TO THE BUILDING EXTERIOR.
- ALL OUTSIDE AIR DUCTWORK AND COMBUSTION AIR DUCTWORK

UNINSULATED/UNLINED DUCTWORK INCLUDES:
- ALL OTHER INTERIOR EXHAUST DUCTWORK
- ALL INTERIOR RETURN DUCTWORK

LINED DUCTWORK INCLUDES:
- ALL TRANSFER DUCTWORK

NOTE: INSULATED FLEXIBLE DUCTWORK MAY BE USED AT THE CONTRACTOR'S OPTION FOR A MAXIMUM OF 5 FT. LENGTH TO EACH DIFFUSER/REGISTER/ GRILLE.

FIRE CAULKING

FIRE CAULK/SEAL ALL PENETRATIONS THROUGH RATED WALLS AND FLOORS AS NEEDED TO PREVENT THE PASSAGE OF SMOKE. SEE M5.0 FOR DETAILS.

SITE ELEVATION NOTES

1. THE BUILDING SITE IS LOCATED IN BILLINGS, MT AND IS APPROXIMATELY AT 3,123 FEET ELEVATION ABOVE SEA LEVEL. ACCOUNT FOR THIS ELEVATION IN ALL EQUIPMENT SELECTIONS.

MECHANICAL SHEET LIST

M1.0	MECHANICAL COVER
MD2.1	MECHANICAL HVAC DEMOLITION PLAN - LEVEL 1
M2.1	MECHANICAL HVAC RENOVATION PLAN - LEVEL 1
M3.0	MECHANICAL SECTIONS
M5.0	MECHANICAL DETAILS

MONTANA — LOGAN J. GRIMSTAD — No. 72842 PE — 05.12.2025 — LICENSED PROFESSIONAL ENGINEER

sheet: MECHANICAL COVER
project: FIRE STATION 5 - INTERIOR REMODEL
owner:

project # 24008

revision | date

phase: 100% CD

a&e

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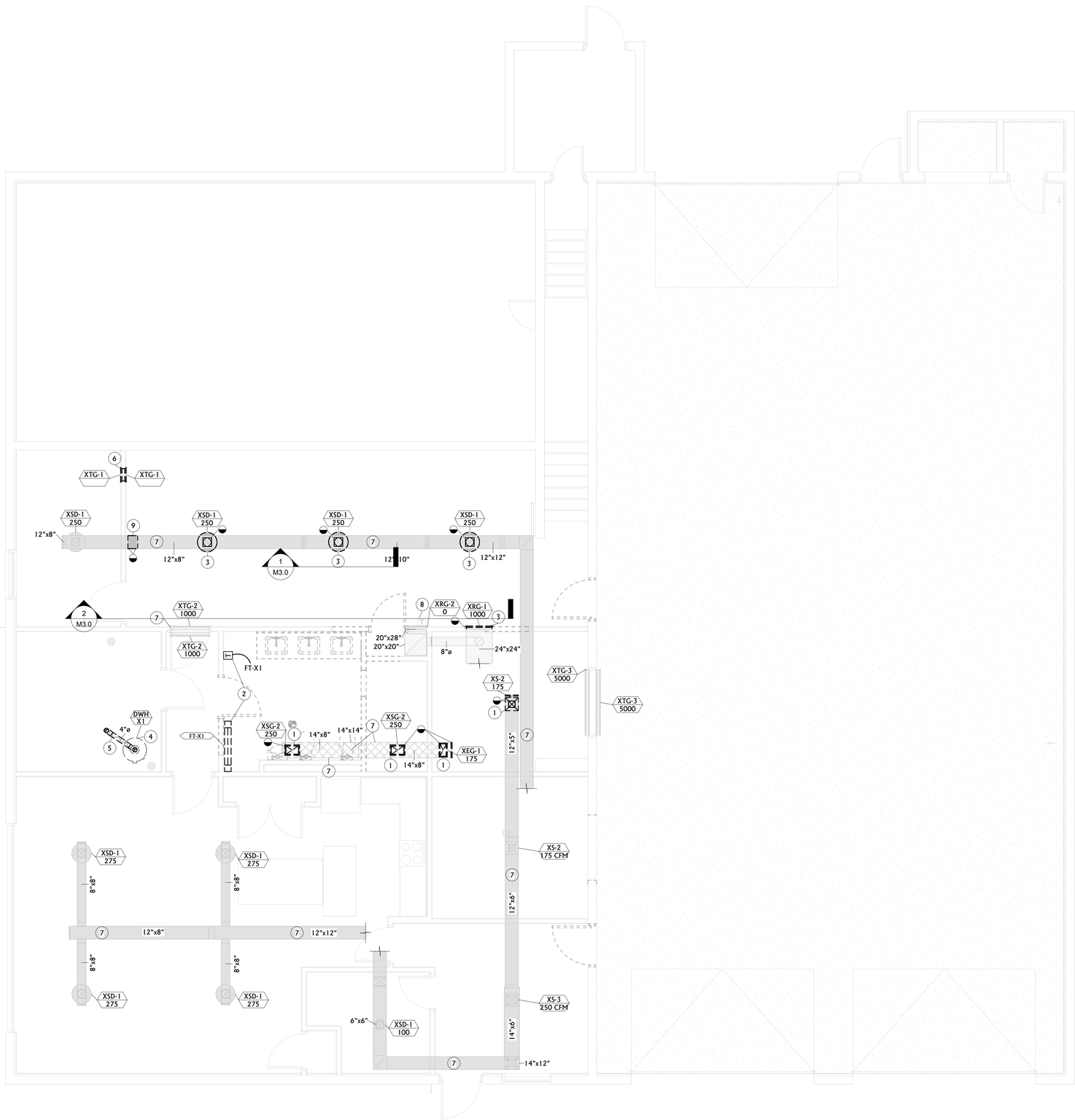
406-245-0136
ACE JOB #23BL6007

issue date: 05.16.2025

M1.0



N

1 MD2.1 MECHANICAL HVAC DEMOLITION PLAN - LEVEL 1

1/4" = 1'-0"

MECHANICAL GENERAL DEMOLITION NOTES

A	MECHANICAL CONTRACTOR SHALL CUT ALL FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO PERFORM THE WORK DEPICTED IN THESE CONTRACT DOCUMENTS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL PATCH ALL ASSOCIATED FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
B	COORDINATE HVAC AND PLUMBING EQUIPMENT WITH ALL OTHER TRADES AS REQUIRED.
C	THE INFORMATION SHOWN ON THIS DRAWING WAS OBTAINED FROM EXISTING DRAWINGS AND FIELD OBSERVATIONS. FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE DEMOLITION AS REQUIRED TO ACCOMMODATE EXISTING CONSTRUCTION.
D	NOTIFY THE OWNER OF ANY SYSTEM SHUT-DOWNS AND APPROXIMATE SHUT-DOWN TIME PRIOR TO COMMENCING WITH WORK.
E	CONTRACTOR SHALL REMOVE ALL DEMOLISHED MATERIALS FROM BUILDING, UNLESS SPECIFICALLY NOTED TO BE ABANDONED IN PLACE.
F	DRAWINGS SHOW GENERAL LOCATIONS OF MATERIALS TO BE REMOVED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXTENT OF WORK REQUIRED FOR A COMPLETE SYSTEM REMOVAL.
G	OWNER HAS FIRST RIGHT OF REFUSAL FOR ALL EQUIPMENT/MATERIAL CALLED OUT TO BE REMOVED. CONTRACTOR SHALL PRESENT ALL DEMO'D EQUIPMENT/MATERIAL TO OWNER PRIOR TO REMOVING FROM SITE.
H	DEMO ALL T-STATS AND CONTROLS ASSOCIATED WITH DEMO'D MECHANICAL EQUIPMENT.

MECHANICAL KEYNOTES

1	DEMOLISH EXISTING DIFFUSER AND ASSOCIATED DUCTWORK BACK TO MAIN AND CAP.
2	DEMOLISH EXISTING FINTUBE AND ALL ASSOCIATED PIPING AND CONTROLS. DEMOLISH BACK TO NEAREST MAIN AND CAP.
3	DEMOLISH EXISTING DIFFUSER, EXISTING BRANCH DUCTWORK TO REMAIN AND PREPARE FOR CONNECTION TO NEW DUCTWORK. SEE REMODEL PLANS FOR DETAILS.
4	EXISTING PLUMBING EQUIPMENT. SEE PLUMBING PLANS FOR NOTES AND DETAILS.
5	DEMOLISH WATER HEATER VENTING. PREPARE PENETRATION FOR NEW WATER HEATER VENTING. SEE PLUMBING PLANS FOR DETAILS.
6	DEMOLISH EXISTING SIDEWALL TRANSFER GRILLES.
7	EXISTING DUCTWORK AND CORRESPONDING GRD'S TO REMAIN, UNLESS OTHERWISE NOTED.
8	EXISTING T-STAT TO REMAIN.
9	DEMO SMALL PORTION OF DUCTWORK TO INSTALL NEW MANUAL BALANCE DAMPER. SEE REMODEL PLANS FOR DETAILS.

MONTANA
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No. 72842 PE
05.12.2025
LICENSED PROFESSIONAL ENGINEER

sheet: MECHANICAL HVAC DEMOLITION PLAN - LEVEL 1
project: FIRE STATION 5 - INTERIOR REMODEL
owner

project # 24008

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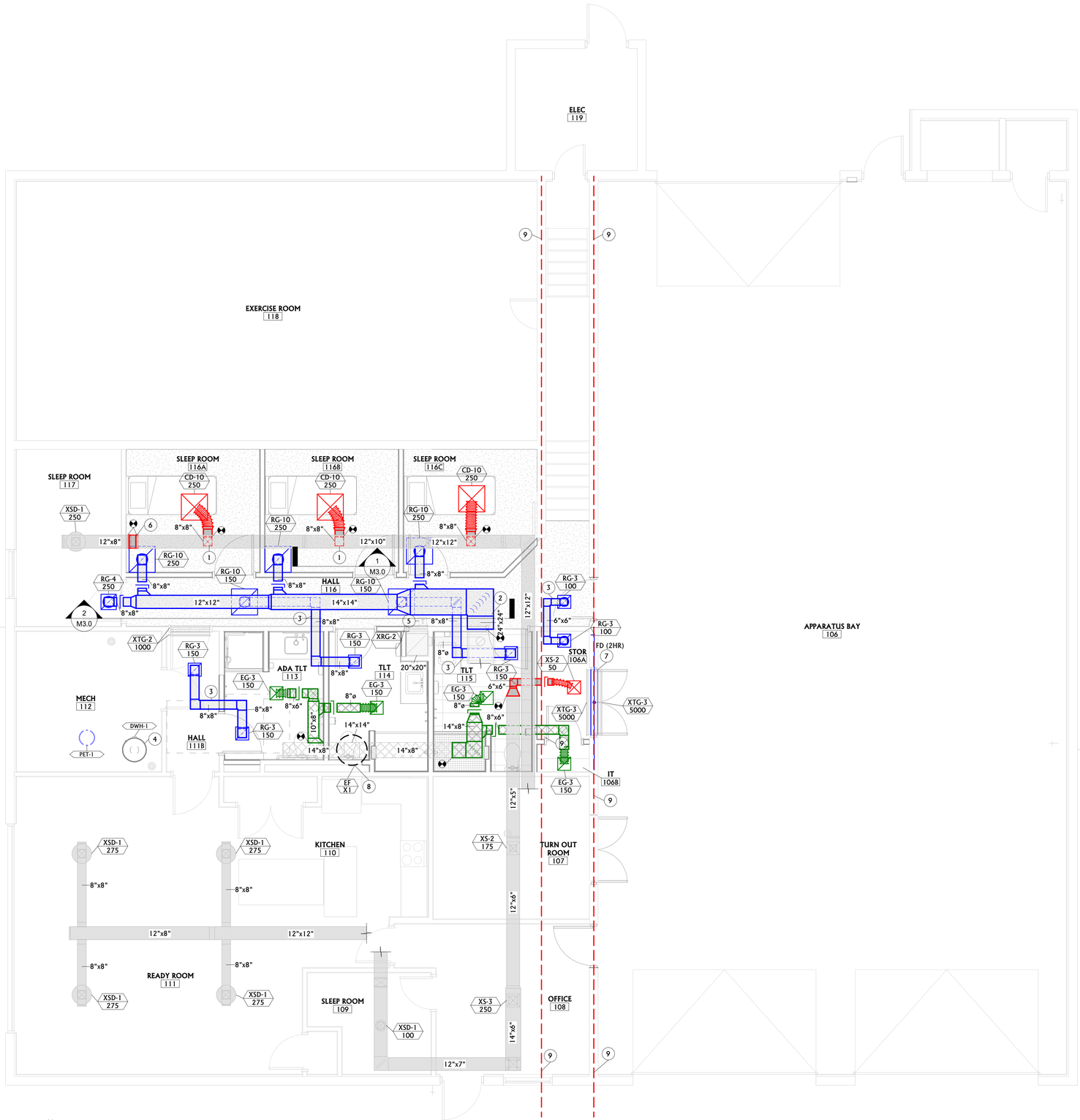
MD2.1



N

1 M2.1 MECHANICAL HVAC RENOVATION PLAN - LEVEL 1

1/4" = 1'-0"

MECHANICAL GENERAL NOTES

A	MECHANICAL CONTRACTOR SHALL CUT ALL FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO PERFORM THE WORK DEPICTED IN THESE CONTRACT DOCUMENTS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL PATCH ALL ASSOCIATED FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
B	COORDINATE EXACT LOCATION OF DIFFUSERS AND GRILLES WITH REFLECTED CEILING PLAN AND LIGHTING LAYOUT.
C	FLEX DUCT RUN OUTS SHALL BE LIMITED TO 5'-0".
D	COORDINATE HVAC AND PLUMBING EQUIPMENT WITH ALL OTHER TRADES AS REQUIRED.
E	ALL CEILING DIFFUSERS TO BE 4-WAY UNLESS OTHERWISE NOTED.
F	ALL DUCTS ABOVE CORRIDOR AREAS TO BE MINIMUM 24 GAUGE SHEET METAL.
G	PROVIDE FLUSH CLIP CONCEALED OPERATORS ON ALL HAND DAMPERS LOCATED ABOVE HARD CEILINGS.
H	ALL DUCT DIMENSIONS SHOWN ON PLANS ARE CLEAR INTERIOR DIMENSIONS.
I	PROVIDE ACCESS PANELS FOR EACH FIRE DAMPER PER IMC STANDARDS/REQUIREMENTS.
J	SEAL ALL MECHANICAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES WITH UL-APPROVED FIRE RATED SYSTEM. SEE M5.0 FOR FIRE CAULKING DETAILS.
K	MAINTAIN CODE REQUIRED CLEARANCES FROM ELECTRICAL PANELS.
L	ALL BRANCH RUNOUTS TO INDIVIDUAL SUPPLY AND EXHAUST GRILLES/REGISTER/DIFFUSERS SHALL HAVE MANUAL VOLUME DAMPERS WITH LOCKING QUADRANTS HANDLES INSTALLED. DAMPERS ON INSULATED DUCT SHALL HAVE 2" STAND-OFF BRACKET. SEE DETAIL 1/M5.0.
M	PROVIDE A 45° TRANSITION OR HIGH EFFICIENCY TAKEOFF ON ALL BRANCH TAKEOFFS FROM THE DUCT MAIN OR BRANCH MAIN. SEE DETAIL 2/M5.0.
N	INSTALL TURNING VANES IN SUPPLY, RETURN, AND EXHAUST DUCT TRANSITION FITTINGS WITH TRANSITIONS GREATER THAN 30°. TRANSFER AIR DUCT DOES NOT REQUIRE TURNING VANES.
O	CONTRACTOR SHALL REFER TO MECHANICAL DETAILS FOR ADDITIONAL WORK REQUIREMENTS.

MECHANICAL KEYNOTES

1	EXTEND DUCTWORK DOWN FROM EXISTING CONNECTION TO NEW GRD LOCATION. INSTALL MANUAL BALANCE DAMPER IN THE NEW VERTICAL DUCTWORK DROP. SEE SECTION 1/M3.0.
2	EXTEND EXISTING DUCTWORK FROM POC AT MECHANICAL ROOM ABOVE. SLOPE AS NEEDED TO MATCH EXISTING ROOF CONDITIONS. SEE SECTION 2/M3.0.
3	TRANSFER DUCTWORK. SEE DETAIL 3/M5.0.
4	NEW PLUMBING EQUIPMENT. SEE PLUMBING PLANS FOR DETAILS.
5	EXISTING T-STAT TO REMAIN.
6	INSTALL NEW MANUAL BALANCE DAMPER. SEE DETAIL 1/M5.0.
7	INSTALL NEW FIRE DAMPER AT RATED WALL.
8	REBALANCE EF-X1 ON ROOF TO AIRFLOWS SHOWN.
9	NEW 2HR FIRE BARRIER LOCATION, SEE ARCHITECTURAL PLANS FOR ELEVATIONS AND DETAILS. M.C. TO PROVIDE ADD ALTERNATE PRICING FOR (2) ADDITIONAL 12"X12" FIRE DAMPERS TO BE INSTALLED IN EXISTING DUCTWORK. M.C. TO CONFIRM FINAL QUANTITY OF FIRE DAMPERS ONE THE EXISTING CEILING DEMOLITION IS COMPLETE.

MONTANA
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No. 72842 PE
05.12.2025
LICENSED PROFESSIONAL ENGINEER

sheet MECHANICAL HVAC RENOVATION PLAN - LEVEL 1

project FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

revision	date

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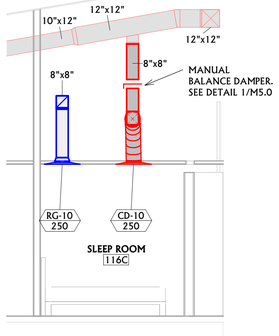
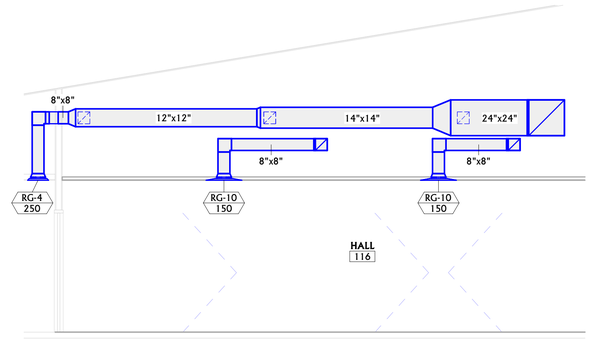
M2.1



1 M3.0 TYPICAL SUPPLY DROP

1/4" = 1'-0"



2 M3.0 HALLWAY RETURN DUCTWORK

1/4" = 1'-0"

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No. 72842 PE
05.12.2025
LICENSED PROFESSIONAL ENGINEER

sheet MECHANICAL SECTIONS

project FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

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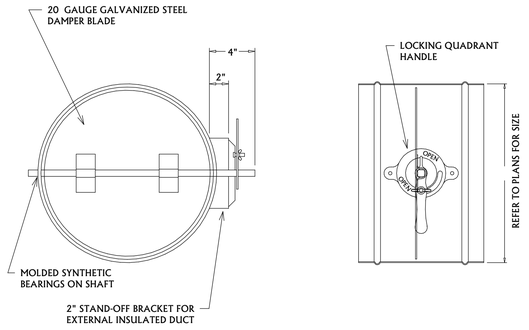
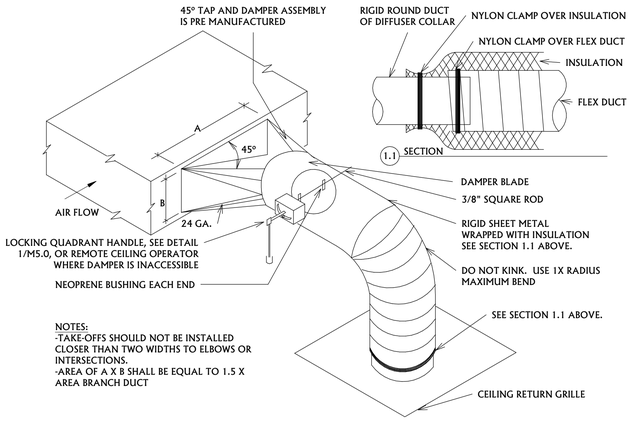
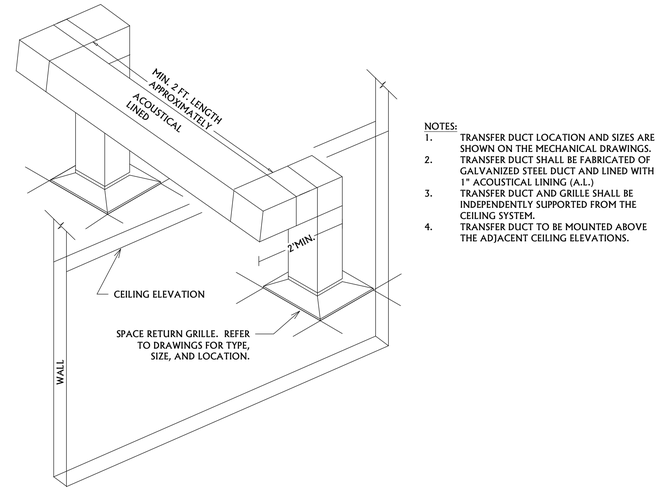
M3.0



1 MANUAL DAMPER DETAIL
NOT TO SCALE

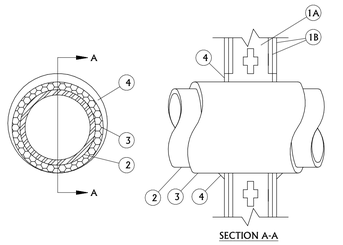


2 DUCT TAKE-OFF DETAIL
NOT TO SCALE



NOTES:
1. TRANSFER DUCT LOCATION AND SIZES ARE SHOWN ON THE MECHANICAL DRAWINGS.
2. TRANSFER DUCT SHALL BE FABRICATED OF GALVANIZED STEEL DUCT AND LINED WITH 1" ACOUSTICAL LINING (A.L.)
3. TRANSFER DUCT AND GRILLE SHALL BE INDEPENDENTLY SUPPORTED FROM THE CEILING SYSTEM.
4. TRANSFER DUCT TO BE MOUNTED ABOVE THE ADJACENT CEILING ELEVATIONS.

3 RETURN AIR TRANSFER DETAIL
NOT TO SCALE



1) WALL ASSEMBLY - THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A) STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE AND SPACED MAX 24 IN. OC.

B) GYPSUM BOARD* - NOM 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIAM OF OPENING IN WALLBOARD LAYERS IS 8-1/2 IN.

2) METALLIC PIPE - NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE OR TYPE L (OR HEAVIER) COPPER TUBE. ONE PIPE TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.

3) PIPE COVERING* - NOM 1/2 TO 2 IN. THICK HOLLOW CYLINDRICAL HEAVY DENSITY GLASS FIBER UNITS FOR 1 HR RATED ASSEMBLIES, NOM 1/2 TO 1-1/2 IN. THICK CYLINDRICAL HEAVY DENSITY GLASS FIBER UNITS FOR 2 HR RATED ASSEMBLIES, JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET. LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY-APPLIED SSL TAPE. TRANSVERSE JOINTS SECURED WITH METAL FASTENERS OR WITH BUTT TAPE SUPPLIED WITH THE PRODUCT. THE ANNULAR SPACE BETWEEN THE INSULATED PIPE AND THE EDGE OF THE THROUGH OPENING SHALL BE MIN ZERO IN. (CONTINUOUS POINT CONTACT) TO MAX 1-1/4 IN.

THE HOURLY T RATING IS 0 HR WHEN PIPE COVERING LESS THAN NOM 1-1/2 IN. THICK IS USED. WHEN 1-1/2 IN. THICK PIPE COVERING IS USED, THE HOURLY T RATING IS 1 HR WHEN INSTALLED IN 1 HR RATED WALLS. WHEN 1-1/2 IN. THICK PIPE COVERING IS USED IN 2 HR RATED WALL, THE T RATING IS 1 HR WHEN COPPER TUBE IS USED AND 1-1/2 HR WHEN STEEL PIPE IS USED.

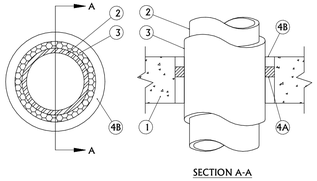
SEE PIPE AND EQUIPMENT COVERING - MATERIALS (BRGU) CATEGORY IN THE BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATION MARKING WITH A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 OR LESS MAY BE USED.

4) FILL,VOID OR CAVITY MATERIALS* - CAULK OR SEALANT - MIN 5/8 IN. THICKNESS OF CAULK APPLIED WITHIN ANNULAR SPACE FLUSH WITH EACH SURFACE OF WALL. A MIN 1/2 IN. DIAM BEAD OF CAULK SHALL BE APPLIED TO THE PIPE INSULATION/ WALLBOARD INTERFACE AT THE POINT CONTACT LOCATION ON BOTH SIDES OF WALL.

3M COMPANY - CP-25 WB+ CAULK OR FB-3000 WT SEALANT

*BEARING THE UL CLASSIFICATION MARKING

9 INSULATED PIPE THROUGH PENETRATION DETAIL - WALL
NOT TO SCALE



1) FLOOR OR WALL ASSEMBLY - MIN 2-1/2 IN. (64 MM) THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF OR 1600-2400 KG/M3) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAM OF OPENING IS 18 IN. (457 MM).

SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

1A) STEEL SLEEVE (OPTIONAL, NOT SHOWN) - NOM 10 IN. (254 MM) (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL SLEEVE CAST OR GROUTED INTO FLOOR OR WALL ASSEMBLY. SLEEVE MAY EXTEND A MAX OF 2 IN. (51 MM) ABOVE TOP OF FLOOR OR BEYOND EITHER SURFACE OF WALL.

T RATING IS 0 HR WHEN SLEEVE IS USED.

2) THROUGH PENETRANT - NOM 4 IN. (102 MM) DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER PIPE, NOM 12 IN. (305 MM) DIAM (OR SMALLER) SERVICE WEIGHT (OR HEAVIER) CAST IRON SOIL PIPE, NOM 12 IN. (305 MM) DIAM (OR SMALLER) CLASS 50 (OR HEAVIER) DUCTILE IRON PRESSURE PIPE OR NOM 12 IN. (305 MM) DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE CENTERED IN THE OPENING AND RIGIDLY SUPPORTED ON BOTH SIDES OF THE FLOOR OR WALL ASSEMBLY.

SEE PIPE AND EQUIPMENT COVERING - MATERIALS* (BRGU) CATEGORY IN BUILDING MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATION MARKING WITH A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 50 OR LESS MAY BE USED.

4) FIRESTOP SYSTEM - THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:

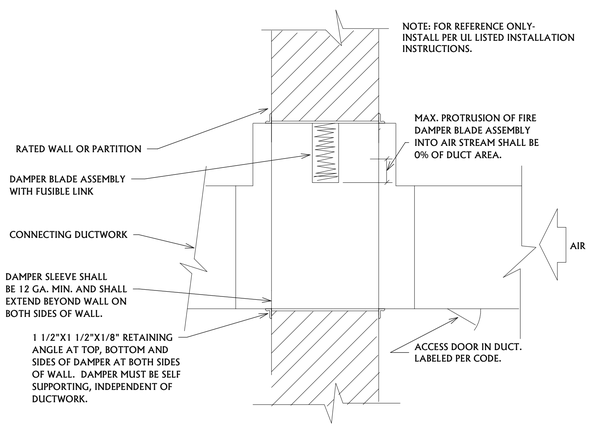
A) PACKING MATERIAL - MIN 1 IN. (25 MM) THICKNESS OF FIRMLY PACKED MINERAL WOOL BATT INSULATION USED AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR SLEEVE OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF CAULK FILL MATERIAL (ITEM B).

B) FILL,VOID OR CAVITY MATERIAL* - CAULK OR SEALANT - APPLIED TO FILL THE ANNULAR SPACE FLUSH WITH THE TOP SURFACE OF THE FLOOR OR SLEEVE OR FLUSH WITH BOTH SURFACES OF WALL. WHEN NOM PIPE COVERING THICKNESS IS 2 IN. (51 MM), MIN THICKNESS OF CAULK FILL MATERIAL IS 2 IN. (51 MM). WHEN NOM PIPE COVERING THICKNESS IS 1-1/2 IN (38 MM) OR LESS, MIN THICKNESS OF CAULK FILL MATERIAL IS 1 IN. (25 MM)

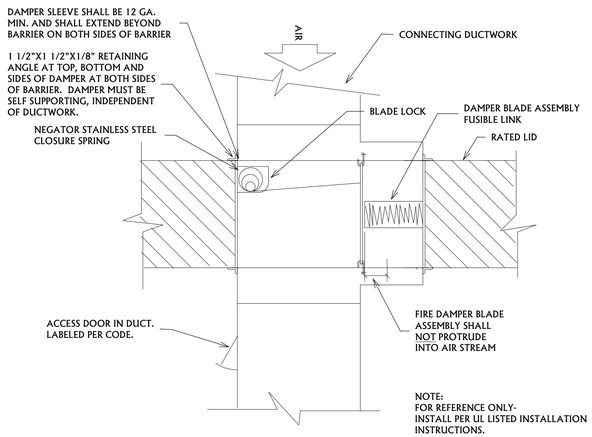
3M COMPANY - CP 25WB+ CAULK OR FB-3000 WT SEALANT.

*BEARING THE UL CLASSIFICATION MARKING

11 INSULATED PIPE THROUGH PENETRATION DETAIL - FLOOR
NOT TO SCALE



13 FIRE DAMPER DETAIL
NOT TO SCALE



14 FIRE DAMPER DETAIL - HORIZONTAL
NOT TO SCALE

MONTANA
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05.12.2025
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sheet MECHANICAL DETAILS
project FIRE STATION 5 - INTERIOR REMODEL
owner

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issue date
05.16.2025

M5.0

PLUMBING FIXTURE SCHEDULE

PLAN CODE	ITEM	COMPLY WITH A.D.A.	MANUF.	MODEL NUMBER	MATERIAL & FINISH	TRIM	ROUGH-IN SIZE				A.S.S.E. 1070 TMV	REMARKS
							CW	HW	SAN	VENT		
LAV-1	LAVATORY, UNDERMOUNT	●	KOHLER	LADENA #K-2214	VITREOUS CHINA	CHICAGO FAUCETS #420-GDT41E2805ABCP	1/2"	1/2"	2"	2"	●	INSULATE CW, HW, SAN & STOPS AS REQUIRED. MOUNT TO CONFORM TO ALL A.N.S.I. & A.D.A. REQUIREMENTS, PROVIDE FAUCET WITH 0.5 gpm FLOW. ARCHITECT TO SELECT COLOR
LAV-2	LAVATORY, UNDERMOUNT	●	KOHLER	LADENA #K-2214	VITREOUS CHINA	MOEN COMMERCIA #8552	1/2"	1/2"	2"	2"	●	INSULATE CW, HW, SAN & STOPS AS REQUIRED. MOUNT TO CONFORM TO ALL A.N.S.I. & A.D.A. REQUIREMENTS, PROVIDE SENSOR OPERATED BATTERY POWERED FAUCET WITH 0.5 gpm FLOW. ARCHITECT TO SELECT COLOR.
SH-1	SHOWER		BY OTHERS	--	--	SYMMONS ORIGINS #S-9608-PLR-XL5	1/2"	1/2"	2"	2"	●	INSULATE CW, HW, SAN & STOPS AS REQUIRED
SH-2	SHOWER	●	BY OTHERS	--	--	SYMMONS ORIGINS #S-9608-PLR-X	1/2"	1/2"	2"	2"	●	INSULATE CW, HW, SAN & STOPS AS REQUIRED. MOUNT TO CONFORM TO ALL A.N.S.I. & A.D.A. REQUIREMENTS
WC-1	F.M., F.V., H.C., WATER CLOSET		AMERICAN STANDARD	MADERA #3451.001	VITREOUS CHINA	SLOAN ROYAL #111	1-1/4"	-	4"	2"		PROVIDE WITH BEMIS 1655SSCT HEAVY DUTY OPEN FRONT TOILET SEAT. FLUSH VALVE TO BE 1.6 GPF.
WC-2	F.M., F.V., H.C., WATER CLOSET	●	AMERICAN STANDARD	MADERA #3461.001	VITREOUS CHINA	SLOAN ROAYL #111	1-1/4"	-	4"	2"		PROVIDE WITH BEMIS 1655SSCT HEAVT DUTY OPEN FRONT TOILET SEAT. FLUSH VALVE TO BE 1.6 GPF

NOTES:
1. PROVIDE ALL FIXTURES WITH APPROPRIATE COMMERCIAL CARRIERS, CAST P-TRAPS, GRID STRAINERS, QUARTER TURN BALL STOPS AND MIXING VALVES FOR A COMPLETE INSTALLATION. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS.
2. VERIFY FLOOR FINISH THICKNESS BEFORE SETTING ANY FIXTURE.
3. CONTRACTOR SHALL SET SENSITIVITY AND DURATION OF ELECTRONIC METERED DEVICES AS INSTRUCTED BY THE OWNER.
4. ALL LAVATORIES AND SINKS SHALL BE PROVIDED WITH THERMOSTATIC MIXING VALVES TO TEMPER HOT WATER TO 110°F, MIXING VALVE SHALL CONFORM TO ASSE 1070.
5. PROVIDE FLUSH MOUNTED LOCKABLE ACCESS PANELS AS NEEDED FOR PLUMBING ACCESSORY ACCESS. COORDINATE LOCATION WITH ARCHITECT AND G.C. PRIOR TO ACCESSORY AND ACCESS DOOR INSTALLATION. REFER TO ARCHITECTURAL SPECIFICATIONS FOR ACCESS DOOR REQUIREMENTS.

DOMESTIC HOT WATER HEATER SCHEDULE

PLAN CODE	MANUFACTURER	MODEL NUMBER	INPUT MBH	OUTPUT MBH	GPH RECOVERY @ 90°F	GAL CAPACITY	ELECTRICAL	PHYSICAL SIZE DIA"X HGHT"	REMARKS
DWH-1	A.O. SMITH	GPDX 50L SERIES 200	62	45	73	50	120V/1PH	22" X 68"	SEE NOTES

NOTES:
1. INTAKE AND VENTING SHALL BE OF THE SEALED-COMBUSTION DIRECT-VENT METHOD. FOLLOW THE MANUFACTURER'S INSTALLATION GUIDELINES. SEE DETAIL 2/P5.0.
2. PROVIDE AND INSTALL GAS SHUT-OFF VALVE, UNION AND 6" DIRT LEG ON THE GAS LINE SERVING WATER HEATER. SEE DETAIL 4/P5.0.
3. REFER TO DETAIL 2/P5.0 FOR ADDITIONAL INSTALLATION REQUIREMENTS.

RECIRCULATION PUMP SCHEDULE

PLAN CODE	MANUF.	MODEL NUMBER	RPM	GPM	FT OF HEAD	ELECTRICAL			REMARKS
						HP	VOLT	PH	
HRP-1	TACO	008-IFC	3250	1	10	1/25	120	1	SEE NOTES

NOTES:
1. PUMP CONSTRUCTION SHALL BE ALL BRONZE OR STAINLESS STEEL FOR DOMESTIC WATER USE (NO LEAD).
2. REFER TO DETAIL 2/P5.0 FOR PIPING INSTRUCTIONS.
3. P.C. TO PROVIDE WTH AQUASTAT/TIMER COMBINATION, 115V/1PH. WIRE PUMP TO AQUASTAT 15'-0" UPSTREAM OF THE PUMP.

POTABLE WATER EXPANSION TANK SCHEDULE

PLAN CODE	MANUF.	MODEL NUMBER	SYSTEMS VOLUME (GALS)	TOTAL VOLUME (GALS)	ACCEPTABLE VOLUME (GALS)	PRECHARGE PRESSURE (PSIG)	WEIGHT (LBS)
PET-1	TACO	PAX10-150	60	3	2	50	60

NOTES:
1. REFER TO DETAIL 2/P5.0 FOR EXPANSION TANK LOCATION.

PROJECT NOTES

1. ALL WORK ON THE PROJECT SHALL CONFORM TO ALL LOCAL, CITY, STATE, AND NAT'L CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE N.F.P.A., N.E.C., I.B.C., I.M.C., U.P.C., I.E.C.C., AND THE LOCAL SERVING UTILITY COMPANIES.
2. THE WORK ON THIS PROJECT SHALL CONSIST OF ALL ITEMS, ARTICLES, MATERIALS, EQUIPMENT, AND LABOR ALONG WITH ALL INCIDENTAL ITEMS REQUIRED BY GOOD PRACTICE AND WORKMANSHIP TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM.
3. EXAMINE AND REFER TO ALL ARCHITECTURAL, STRUCTURAL, CIVIL, AND ELECTRICAL DRAWINGS FOR CONSTRUCTION CONDITIONS WHICH MAY AFFECT THE PLUMBING/MECHANICAL WORK. INSPECT THE EXISTING FACILITIES FOR VERIFICATION OF EXISTING CONDITIONS AND SYSTEMS.
4. THE MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR AND PAY FOR ALL FEES AND PERMITS REQUIRED FOR WORK UNDER THEIR CONTRACT AND UNDER THEIR SUPERVISION BY SUBCONTRACT.
5. MANUFACTURER TRADE NAMES AND CATALOG NUMBERS ARE LISTED TO INDICATE SPECIAL CONDITIONS AND QUALITY OF MATERIALS OR EQUIPMENT SUPPLIED. ALTERNATIVE EQUIPMENT OR MATERIALS MAY BE SUBMITTED FOR REVIEW FOR APPROVAL PRIOR TO ANY BIDDING.
6. THE DRAWINGS DO NOT NECESSARILY SHOW THE EXACT LOCATION OF ALL PIPING AND DUCTWORK. ACTUAL CONDITIONS AND LOCATIONS SHALL BE FIELD VERIFIED.
7. ALL WORK BY THE CONTRACTOR IS SUBJECT TO REVIEW AT ANY TIME BY THE ARCHITECT/ENGINEER.
8. ALL WORK TO BE PERFORMED SHALL FIRST BE SCHEDULED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ACCEPTANCE.
9. SMOKING SHALL NOT BE PERMITTED ANYWHERE IN THIS FACILITY.
10. THE CONTRACTOR SHALL BE CAREFUL NOT TO BLOCK ANY PATHS OF EGRESS WHILE PERFORMING THE WORK SPECIFIED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF ALL MATERIALS RESULTING FROM HIS/HER WORK. CLEAN-UP SHALL BE PERFORMED TO THE LEVEL OF ACCEPTANCE OF THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL AND HEREBY DOES WARRANT AND GUARANTEE THAT ALL WORK EXECUTED UNDER HIS/HER CONTRACT SHALL BE FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
13. CONTRACTOR SHALL FIELD VERIFY LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES. PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE DURING CONSTRUCTION. TRENCH AND BACKFILL ALL RELOCATED/REROUTED UTILITIES AS SPECIFIED PER LOCAL, CITY, AND STATE CODE REQUIREMENTS AND REGULATIONS. TRENCH FOR GAS SERVICE SHALL BE AS REQUIRED BY THE LOCAL SERVING UTILITY CO. TRENCH FOR WATER SERVICE SHALL PROVIDE A MINIMUM COVER OF 5 FEET OVER THE TOP OF PIPE FROM FINISHED GRADE. COMPACT TRENCH BACKFILL TO A DENSITY OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY. BACKFILL MATERIAL SHALL HAVE A MOISTURE CONTENT IN THE RANGE OF 5% ABOVE TO 5% BELOW OPTIMUM MOISTURE AT THE TIME IT IS PLACED. USE ONLY MATERIALS IN BACKFILL SUITABLE FOR SUCH USE AND APPLY PROPERLY COMPACTED SAND AND GRAVEL BEDS AS REQUIRED FOR A SOUND AND COMPLETE INSTALLATION.
14. ALL PIPING INSULATION SHALL HAVE A FLAME SPREAD NOT EXCEEDING 25, A SMOKE DEVELOPMENT RATING NOT EXCEEDING 50, AND CONDUCTIVITY (K) NOT EXCEEDING 0.27 BTU PER INCH/H-SQ FT-°F. DOMESTIC HOT AND COLD WATER PIPING 2 INCHES AND SMALLER SHALL HAVE 1-INCH FIBERGLASS INSULATION WITH AN ASJ VAPOR BARRIER JACKET; PIPING LARGER THAN 2 INCHES SHALL HAVE 1 1/2-INCH FIBERGLASS INSULATION WITH AN ASJ VAPOR BARRIER JACKET. DOMESTIC HOT WATER RECIRC PIPING SHALL HAVE 1-INCH FIBERGLASS INSULATION WITH AN ASJ VAPOR BARRIER JACKET. ALL INSULATION SYSTEMS SHALL NOT EXCEED THE 25/50 FLAME AND SMOKE SPREAD RATINGS AS DEFINED BY ASTM E 84.
15. ALL NEW PIPING SHALL BE IDENTIFIED WITH SETON SETMARK PIPEMARKERS, LETTERED TO MATCH EXISTING AND MARKED AT A MAXIMUM OF EVERY 20 FT BUT NOT LESS THAN ONE TAG PER ROOM AND VISIBLE FROM THE FLOOR LEVEL. ALL NEW VALVES SHALL BE IDENTIFIED WITH BRASS OR ALUMINUM VALVE TAGS. ALL EQUIPMENT SHALL BE IDENTIFIED WITH PLAN CODE ON DRAWINGS.
16. ENTIRE NEW DOMESTIC HOT WATER RECIRCULATION SHALL BE COMPLETELY BALANCED TO THE SATISFACTION OF THE ENGINEER IN ACCORDANCE WITH THE STANDARDS OF THE NEBB. TEST AND BALANCE CONTRACTOR SHALL BE CERTIFIED MEMBER OF (NEBB).
17. SUBMIT ALL SHOP DRAWINGS (PDF) FOR ALL EQUIPMENT ASSOCIATED WITH THIS PROJECT TO THE ARCHITECT/ENGINEER FOR REVIEW/APPROVAL PRIOR TO ORDERING ANY EQUIPMENT.
18. UPON SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL SUBMIT (3 COPIES AND PDF) OF AN O&M MANUAL/BROCHURE OF EQUIPMENT TO THE OWNER AND PROVIDE THE NECESSARY TRAINING TO THE FACILITIES PERSONNEL REGARDING ALL EQUIPMENT ASSOCIATED WITH THIS PROJECT.
19. PROVIDE PIPE GUIDES, EXPANSION JOINTS, AND HANGERS PER MANUFACTURER'S RECOMMENDATIONS. HANGERS SHALL NOT PENETRATE THE THERMAL OR VAPOR BARRIER OF PIPING INSULATION, SEE DETAIL 5/P5.0.
20. SANITARY SEWER AND VENT PIPING SHALL CONSIST OF SCHEDULE 40 PVC PIPE AND FITTINGS.
21. ABOVE GROUND WATER PIPING SHALL BE TYPE L HARD DRAWN COPPER TUBING WITH WROUGHT COPPER OR CAST BRASS SOLDER FITTINGS. UNDERGROUND WATER PIPING SHALL BE SEAMLESS TYPE K COPPER WITH NO UNDERGROUND JOINTS. EXPOSED FIXTURE SUPPLY LINES SHALL HAVE A CHROME ESCUTCHEON PLATE. ALL SOLDER TO BE LEAD-FREE TYPE.
22. ALL NATURAL GAS PIPING SHALL BE LOW PRESSURE. ABOVE GROUND PIPING SHALL BE SCHEDULE 40, TYPE A -53, BLACK STEEL PIPE. PIPING 2" AND SMALLER SHALL HAVE THREADED JOINTS AND PIPING LARGER THAN 2" SHALL HAVE WELDED JOINTS. UNDERGROUND GAS PIPING SHALL BE THE SAME AS ABOVE WITH THE ADDITION OF SCOTCH WRAP EXTERIOR COVERING.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A SATISFACTORY AND COMPLETE SYSTEM IN ACCORDANCE WITH DRAWINGS. PROVIDE, AT NO EXTRA COST TO THE OWNER, ALL INCIDENTAL ITEMS REQUIRED FOR A COMPLETE SYSTEM.

PLUMBING SYMBOLS LEGEND

GENERAL PIPING

DIRECTION OF FLOW
REDUCER FITTING
ELBOW TURNED UP
ELBOW TURNED DN.
DROP IN HORIZ. RUN
TEE TURNED UP
TEE TURNED DN.
BELL AND SPIGOT
TEE IN HORIZ. RUN
BRANCH TEE W/ OFFSET
BRANCH TEE TURNED UP
BRANCH TEE TURNED DN.
CROSS IN HORIZ. RUN
90° AND 45° ELBOWS
END CAP CONNECTION
UNION FITTING

PIPING PHASE

EXISTING PIPING
NEW UNDERFLOOR PIPING
NEW ABOVE FLOOR PIPING
TEMPORARY PIPING
DEMOLISHED PIPING

CW — DOMESTIC COLD WATER
HW — DOMESTIC HOT WATER
HWRC — DOMESTIC HOT WATER RECIRC.
CAI — COMBUSTION AIR INTAKE
SAN — SANITARY WASTE
V — VENT
EXH — EXHAUST

PIPING FITTINGS, VALVES & SPECIALTIES

EXIST. FIXTURE TO REMAIN
NEW PLUMBING FIXTURE
EXIST. FIXT. TO BE REMOVED

P-1 or P1 — FIXT. NUMBER - SEE SCHED.
BALL VALVE
GATE VALVE
GLOBE VALVE
PLUG VALVE
CHECK VALVE
SOLENOID GATE VALVE
BALANCING VALVE
FLOAT VALVE
DRAIN
WALL HYDRANT OR HOSE BIBB
FLEX. CONNECTION
SENSOR (TEMP./FLOW)
TEMP. GAUGE
PRESSURE GAUGE
FIRE EXTINGUISHER
FIRE SPRINKLER HEAD
ANGLE VALVE
BUTTERFLY VALVE
PRESS. REDUCING
2-WAY (ELECTRIC)
2-WAY (PNEU. MTR.)
2-WAY (SOLENOID)
PNEUMATIC MOTOR
3-WAY (ELECTRIC)
3-WAY (PNEUMATIC)
3-WAY (PNEU. MTR.)
STRAINER
STRAINER W/ BLOW-OFF
VENT THRU ROOF
PUMP
P.O.D.C. - POINT OF DISCONNECTION
P.O.C. - POINT OF CONNECTION

THIS IS A STANDARDIZED SYMBOLS LEGEND, ALL SYMBOLS SHOWN MAY NOT APPEAR ON OR WITHIN THIS SET OF CONTRACT DOCUMENTS.

GENERAL PLUMBING NOTES

1. ALL NEW PIPING, FITTINGS, VALVES, AND FIXTURES FOR DOMESTIC WATER SERVICE SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT OF 2011 WHICH IS BEING ENFORCED AS OF JANUARY 4, 2014.
2. PLUMBING CONTRACTOR SHALL PROVIDE FOR FIRE STOPPING OF ALL PLUMBING PENETRATIONS OF RATED WALLS AND FLOORS. SEE MECHANICAL PLANS FOR DETAILS.
3. ALL FLOOR DRAINS AND FLOOR SINKS SHALL BE INSTALLED FLUSH WITH THE FINISHED FLOOR. FLOOR SINKS SHALL BE UTILIZED AS INDIRECT DRAINS AND AREA DRAINS.
4. PROVIDE WATER HAMMER ARRESTORS ON ALL LINES SERVING FLUSH VALVE FIXTURES.

SITE ELEVATION NOTES

1. THE BUILDING SITE IS LOCATED IN BILLINGS, MT AND IS APPROXIMATELY AT 3,123 FEET ELEVATION ABOVE SEA LEVEL. ACCOUNT FOR THIS ELEVATION IN ALL EQUIPMENT SELECTIONS.

PLUMBING ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	M.C.	MECHANICAL CONTRACTOR
APPROX	APPROXIMATE	MFG MANUF	MANUFACTURER
BFF	BELOW FINISHED FLOOR	MECH M.C.	MECHANICAL
BFP	BACKFLOW PREVENTER	PLBG P.C.	PLUMBING CONTRACTOR
C.O.T.G.	CLEAN OUT TO GRADE	TYP	TYPICAL
DWG	DRAWING	W/	WITH
F.C.O.	FLOOR CLEAN OUT	W.C.O.	WALL CLEAN OUT
G.C.	GENERAL CONTRACTOR	#	NUMBER
DWV	DOMESTIC WASTE & VENT	H2O	WATER
V.T.R	VENT THROUGH ROOF	TMV	THERMOSTATIC MIXING VALVE

PLUMBING SHEET LIST

P1.0	PLUMBING COVER
PD2.1	DRAIN WASTE AND VENT DEMOLITION PLAN - LEVEL 1
PD3.1	DOMESTIC WATER DEMOLITION PLAN - LEVEL 1
P2.1	DRAIN WASTE AND VENT RENOVATION PLAN - LEVEL 1
P3.1	DOMESTIC WATER RENOVATION PLAN - LEVEL 1
P5.0	PLUMBING DETAILS

MONTANA — LOGAN J. GRIMSTAD — No. 72842 PE — 05.12.2025 — LICENSED PROFESSIONAL ENGINEER

sheet: PLUMBING COVER
project: FIRE STATION 5 - INTERIOR REMODEL
owner:

project # 24008

revision | date

phase: 100% CD

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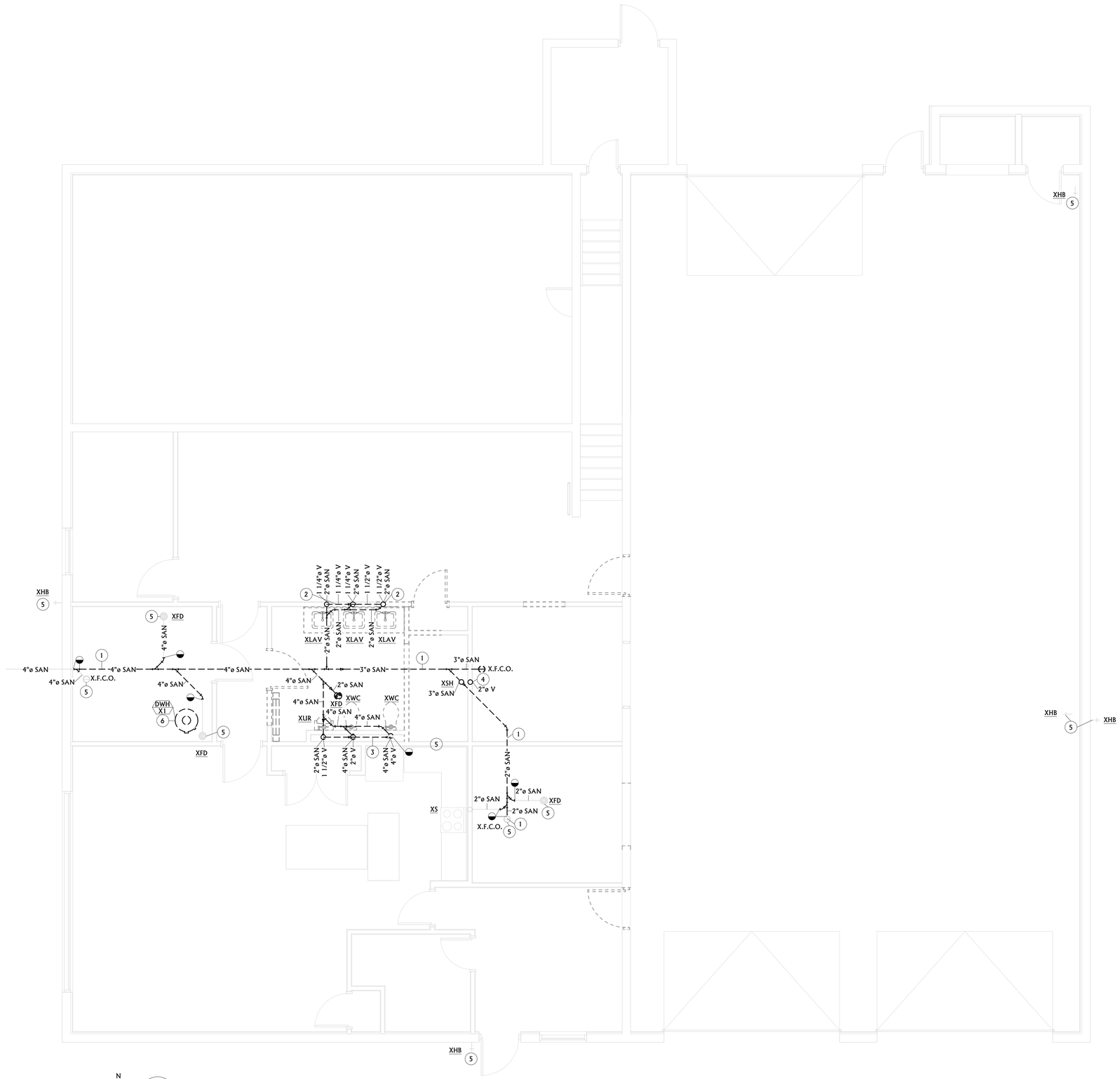
ACE JOB #23BL6007

issue date: 05.16.2025

P1.0



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1 PD2.1

DRAIN WASTE AND VENT DEMOLITION PLAN - LEVEL 1

1/4" = 1'-0"

PLUMBING GENERAL DEMOLITION NOTES

A	PLUMBING CONTRACTOR SHALL CUT ALL FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO PERFORM THE WORK DEPICTED IN THESE CONTRACT DOCUMENTS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL PATCH ALL ASSOCIATED FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
B	COORDINATE HVAC AND PLUMBING EQUIPMENT WITH ALL OTHER TRADES AS REQUIRED.
C	THE INFORMATION SHOWN ON THIS DRAWING WAS OBTAINED FROM EXISTING DRAWINGS AND VISUAL FIELD OBSERVATIONS WHICH SHALL BE INCLUDED IN THE SCOPE OF WORK. FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE DEMOLITION AS REQUIRED TO ACCOMMODATE CONSTRUCTION.
D	NOTIFY THE OWNER OF ANY SYSTEM SHUT-DOWNS AND APPROXIMATE SHUT-DOWN TIME PRIOR TO COMMENCING WITH WORK.
E	CONTRACTOR SHALL REMOVE ALL DEMO'D MATERIALS FROM BUILDING, UNLESS SPECIFICALLY NOTED TO BE ABANDONED IN PLACE OR RE-USED.
F	DRAWINGS SHOW GENERAL LOCATIONS OF MATERIALS TO BE REMOVED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXTENT OF WORK REQUIRED FOR A COMPLETE SYSTEM REMOVAL.
G	OWNER HAS FIRST RIGHT OF REFUSAL FOR ALL EQUIPMENT/MATERIAL CALLED OUT TO BE REMOVED. CONTRACTOR SHALL PRESENT ALL DEMO'D EQUIPMENT/MATERIAL TO OWNER PRIOR TO REMOVING FROM SITE.
H	SEAL ALL ABANDONED PLUMBING PENETRATIONS THROUGH FIRE RATED ASSEMBLIES WITH UL-APPROVED FIRE RATED SYSTEM.
I	CONTRACTOR SHALL REMOVE ALL HANGERS AND SUPPORTS SERVING EQUIPMENT AND PIPING DEMO'D IN THIS PROJECT. HANGERS WHICH ARE PERMANENTLY ATTACHED TO THE EXISTING STRUCTURE SHALL BE CUT BACK TO A MINIMUM OF NO LESS THAN 1" FROM THEIR EXISTING CONNECTION POINT TO THE EXISTING STRUCTURE. DEMO ALL ACCESSIBLE SEWER AND WATER LINES BACK TO AN ACTIVE MAIN. DEAD END LINES ARE NOT ACCEPTABLE.

PLUMBING KEYNOTES

1	DEMO EXISTING SANITARY MAIN TO PODC AT BUILDING EXTERIOR.
2	DEMO EXISTING VENT SYSTEM AND VTR. PREPARE TO REPLACE WITH NEW.
3	DEMO EXISTING VENT SYSTEM. 4" VTR TO REMAIN FOR CONNECTION TO NEW.
4	DEMO EXISTING VENT SYSTEM AND VTR. PATCH AND REPAIR TO MEET ROOFING MANUFACTURER WARRANTY REQUIREMENTS.
5	FIXTURE TO REMAIN.
6	DEMOLISH EXISTING DOMESTIC WATER HEATER. PREPARE CONNECTIONS FOR NEW INSTALLATION.

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sheet DRAIN WASTE AND VENT DEMOLITION PLAN - LEVEL 1

project FIRE STATION 5 - INTERIOR REMODEL

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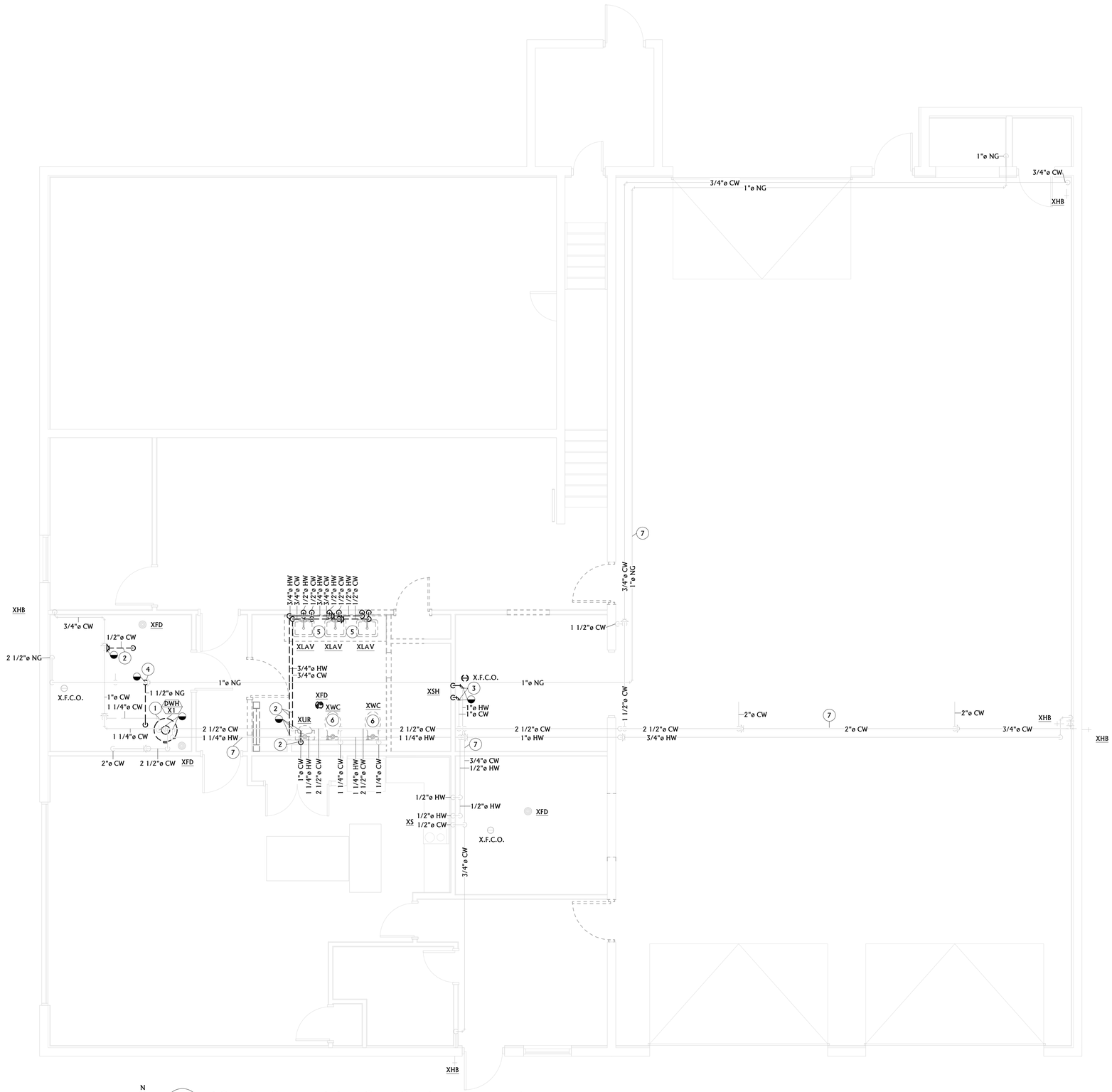
PD2.1



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1 / PD3.1 DOMESTIC WATER DEMOLITION PLAN - LEVEL 1

1/4" = 1'-0"

PLUMBING GENERAL DEMOLITION NOTES

A	PLUMBING CONTRACTOR SHALL CUT ALL FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO PERFORM THE WORK DEPICTED IN THESE CONTRACT DOCUMENTS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL PATCH ALL ASSOCIATED FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
B	COORDINATE HVAC AND PLUMBING EQUIPMENT WITH ALL OTHER TRADES AS REQUIRED.
C	THE INFORMATION SHOWN ON THIS DRAWING WAS OBTAINED FROM EXISTING DRAWINGS AND VISUAL FIELD OBSERVATIONS WHICH SHALL BE INCLUDED IN THE SCOPE OF WORK. FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE DEMOLITION AS REQUIRED TO ACCOMMODATE CONSTRUCTION.
D	NOTIFY THE OWNER OF ANY SYSTEM SHUT-DOWNS AND APPROXIMATE SHUT-DOWN TIME PRIOR TO COMMENCING WITH WORK.
E	CONTRACTOR SHALL REMOVE ALL DEMO'D MATERIALS FROM BUILDING, UNLESS SPECIFICALLY NOTED TO BE ABANDONED IN PLACE OR RE-USED.
F	DRAWINGS SHOW GENERAL LOCATIONS OF MATERIALS TO BE REMOVED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXTENT OF WORK REQUIRED FOR A COMPLETE SYSTEM REMOVAL.
G	OWNER HAS FIRST RIGHT OF REFUSAL FOR ALL EQUIPMENT/MATERIAL CALLED OUT TO BE REMOVED. CONTRACTOR SHALL PRESENT ALL DEMO'D EQUIPMENT/MATERIAL TO OWNER PRIOR TO REMOVING FROM SITE.
H	SEAL ALL ABANDONED PLUMBING PENETRATIONS THROUGH FIRE RATED ASSEMBLIES WITH UL-APPROVED FIRE RATED SYSTEM.
I	CONTRACTOR SHALL REMOVE ALL HANGERS AND SUPPORTS SERVING EQUIPMENT AND PIPING DEMO'D IN THIS PROJECT. HANGERS WHICH ARE PERMANENTLY ATTACHED TO THE EXISTING STRUCTURE SHALL BE CUT BACK TO A MINIMUM OF NO LESS THAN 1" FROM THEIR EXISTING CONNECTION POINT TO THE EXISTING STRUCTURE. DEMO ALL ACCESSIBLE SEWER AND WATER LINES BACK TO AN ACTIVE MAIN. DEAD END LINES ARE NOT ACCEPTABLE.

PLUMBING KEYNOTES

1	DEMOLISH EXISTING DOMESTIC WATER HEATER. PREPARE CONNECTIONS FOR NEW INSTALLATION.
2	DEMOLISH EXISTING HW/CW LINES BACK TO MAIN AND CAP.
3	DEMOLISH EXITING FIXTURE AND ASSOCIATED PIPING BACK TO PODC. PREPARE PIPING FOR CONNECTION TO NEW.
4	DEMOLISH EXISTING N.G. LINE BACK TO PODC AT MAIN.
5	DEMOLISH EXISTING FIXTURE AND ASSOCIATED PIPING BACK TO THE MAIN AND CAP.
6	DEMOLISH EXISTING FIXTURE. EXISTING PIPING TO REMAIN AND RECONNECT TO NEW FIXTURE.
7	EXISTING PIPING TO REMAIN.

MONTANA
LOGAN J. GRIMSTAD
No. 72842 PE
05.12.2025
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sheet: DOMESTIC WATER DEMOLITION PLAN - LEVEL 1
project: FIRE STATION 5 - INTERIOR REMODEL
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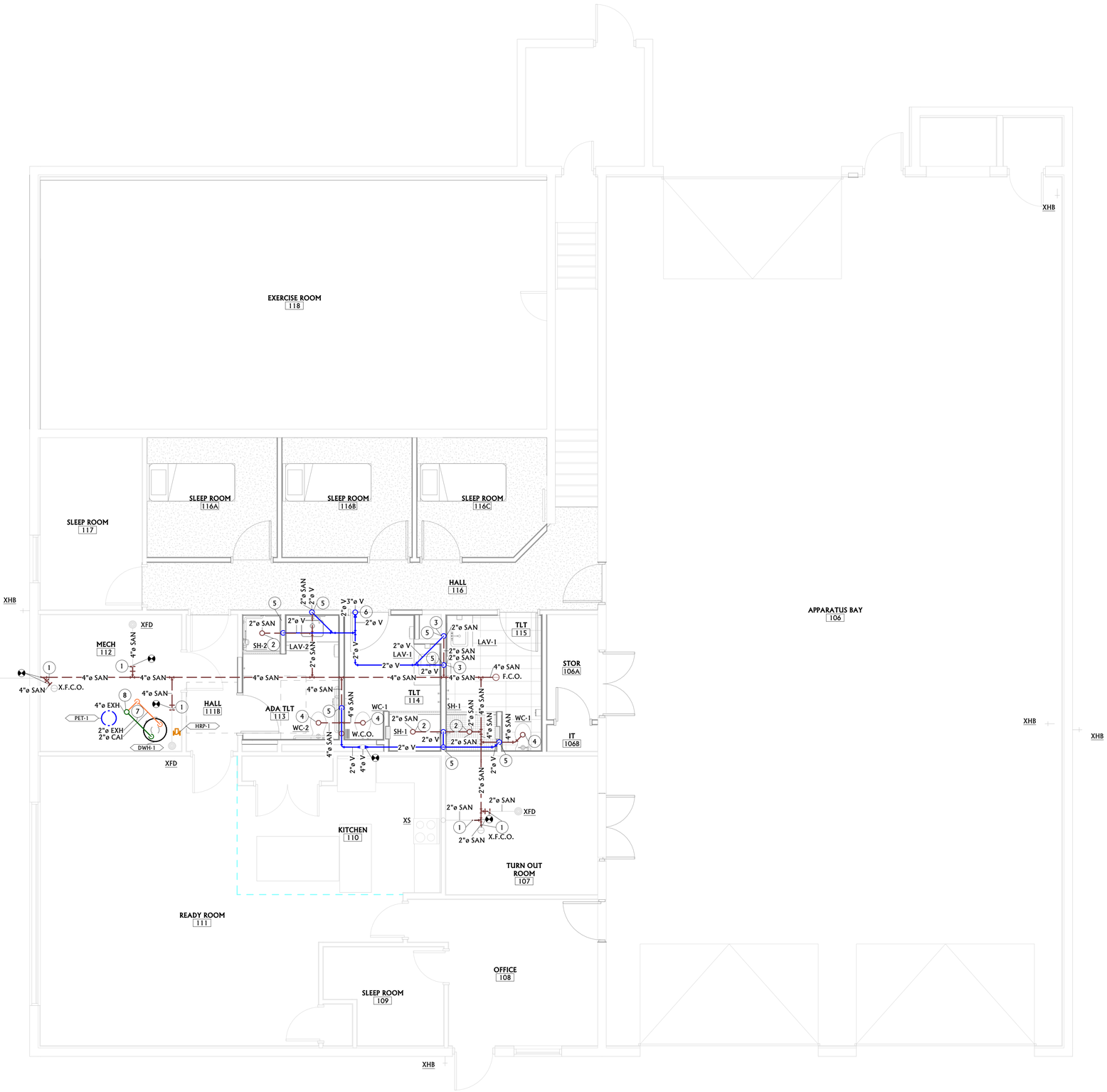
PD3.1



PLUMBING GENERAL DOMESTIC WASTE AND VENT NOTES

A	PLUMBING CONTRACTOR SHALL CUT ALL FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO PERFORM THE WORK DEPICTED IN THESE CONTRACT DOCUMENTS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL PATCH ALL ASSOCIATED FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
B	COORDINATE PLUMBING EQUIPMENT AND PIPING WITH ALL OTHER TRADES AS REQUIRED. COORDINATE PLUMBING SYSTEMS WITH THE OWNER PROVIDED EQUIPMENT.
C	REFERENCE ARCHITECTURAL PLANS FOR EXACT FIXTURE LOCATIONS.
D	COORDINATE UNDERSLAB PIPING WITH FOOTINGS AND STEM WALLS.
E	PROVIDE ALL FLOOR DRAINS AND FLOOR SINKS WITH TRAP PRIMERS. PROVIDE WALL ACCESS PANEL FOR TRAP PRIMER ACCESS AS REQUIRED. ACCESS PANELS SHALL BE RATED WHERE REQUIRED.
F	ALL UNDERFLOOR VENT SHALL BE MINIMUM 2".
G	PROVIDE CLEANOUTS ON ALL LINES SERVING SINKS AND URINALS.
H	CONTRACTOR SHALL COORDINATE PIPE ROUTING AND EQUIPMENT PLACEMENT WITH THE SHEET METAL, HYDRONIC PIPING, FIRE PROTECTION, AND EXISTING SYSTEMS PRIOR TO INSTALLING. THE SHEET METAL DUCT WORK SHALL HAVE THE ROUTING PRIORITY. PROVIDE OFFSETS AND TRANSITIONS AS REQUIRED.
I	CONTRACTOR SHALL VERIFY ALL SANITARY AND STORM DRAINAGE INVERT ELEVATIONS PRIOR TO INITIATING ANY WORK.
J	DRAWINGS REPRESENT GENERAL ROUTING. NOT ALL EXISTING CONDITIONS ARE SHOWN. CONTRACTOR SHALL MAKE PIPING OFFSETS AND TRANSITIONS AS NEEDED. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SIZES AND LOCATIONS PRIOR TO BIDDING AND CONSTRUCTING.
K	COORDINATE ALL PIPE PENETRATIONS WITH THE NEW AND EXISTING STRUCTURAL LAYOUTS

PLUMBING KEYNOTES

1	CONNECT NEW MAIN TO EXITING LINE. MAINTAIN CODE REQUIRED SLOPES.
2	ROUTE 2" SANITARY UP TO SHOWER DRAIN.
3	ROUTE 2" SANITARY UP IN WALL TO LAVATORY.
4	ROUTE 4" SANITARY UP TO WATER CLOSET.
5	ROUTE 2" VENT UP IN WALL TO CEILING SPACE.
6	ROUTE NEW 3" VENT UP TO ROOF.
7	DWH CONCENTRIC VENT KIT. SEE DETAIL 7/P5.0.
8	USE EXISTING FLUE FOR DWH CONCENTRIC VENT KIT. PATCH AND REPAIR TO MEET ROOFING MANUFACTURER WARRANTY REQUIREMENTS.

N

1 / P2.1

DRAIN WASTE AND VENT RENOVATION PLAN - LEVEL 1

1/4" = 1'-0"

MONTANA
LOGAN J. GRIMSTAD
No. 72842 PE
05.12.2025
REGISTERED PROFESSIONAL ENGINEER

sheet: DRAIN WASTE AND VENT RENOVATION PLAN - LEVEL 1
project: FIRE STATION 5 - INTERIOR REMODEL
owner:

project # 24008

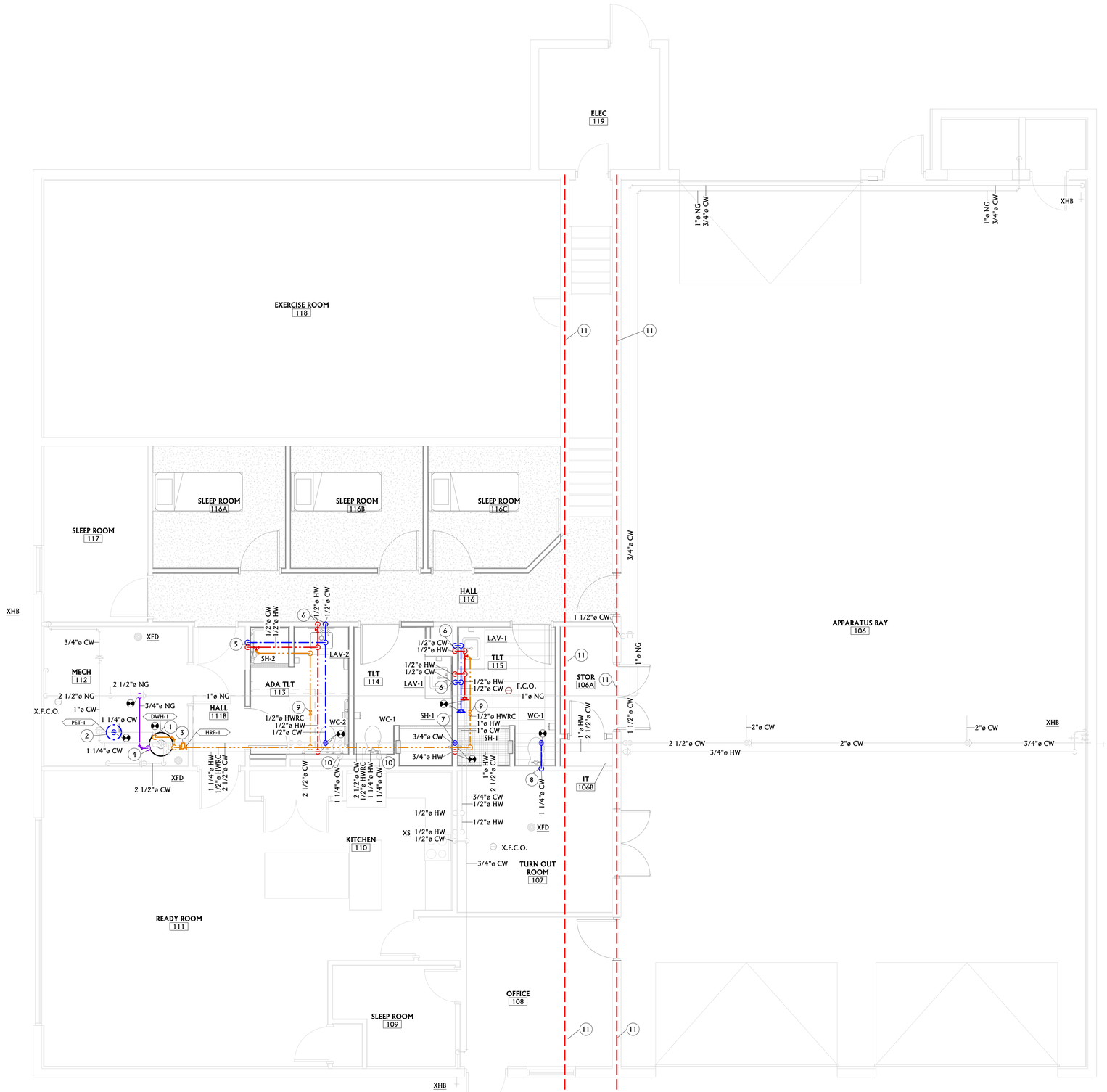
revision date

phase
100% CD

ACE INC
ASSOCIATED • CONSTRUCTION • ENGINEERING
2040 HARNISH BLVD.
BILLINGS, MT 59102
406-245-0136
ACE JOB #23BL6007

issue date
05.16.2025

P2.1



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1 / P3.1 DOMESTIC WATER RENOVATION PLAN - LEVEL 1

1/4" = 1'-0"

PLUMBING GENERAL DOMESTIC WATER NOTES

A	MECHANICAL CONTRACTOR SHALL CUT ALL FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO PERFORM THE WORK DEPICTED IN THESE CONTRACT DOCUMENTS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL PATCH ALL ASSOCIATED FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
B	COORDINATE PLUMBING EQUIPMENT AND PIPING WITH ALL OTHER TRADES AS REQUIRED. COORDINATE PLUMBING SYSTEMS WITH THE OWNER PROVIDED EQUIPMENT.
C	REFERENCE ARCHITECTURAL PLANS FOR EXACT FIXTURE LOCATIONS.
D	ALL VALVES LESS THAN 2" SHALL BE BALL VALVES UNLESS OTHERWISE NOTED.
E	INSULATION ON ALL DOMESTIC COLD WATER PIPING SHALL BE PROVIDED WITH A CONTINUOUS VAPOR BARRIER. OVERSIZE HANGERS FOR INSULATION SO NO PENETRATION OF THE VAPOR BARRIER OCCURS. PROVIDE INSERTS AND SADDLES AS REQUIRED TO PREVENT INSULATION DAMAGE FROM SUPPORTS.
F	NO DOMESTIC WATER PIPING SHALL BE ROUTED IN ANY EXTERIOR WALLS.
G	ALL UNDERFLOOR COPPER SHALL BE TYPE "K" SEAMLESS.
H	PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL WATER HAMMER ARRESTERS ON ALL BRANCH LINES SERVING FLUSH VALVE OPERATED PLUMBING FIXTURES. PROVIDE CEILING OR WALL ACCESS PANELS AS REQUIRED.
I	DRAWINGS REPRESENT GENERAL ROUTING. NOT ALL EXISTING CONDITIONS ARE SHOWN. CONTRACTOR SHALL MAKE PIPING OFFSETS AND TRANSITIONS AS NEEDED. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SIZES AND LOCATIONS PRIOR TO BIDDING AND CONSTRUCTING.
J	COORDINATE ALL PIPE PENETRATIONS WITH THE NEW AND EXISTING STRUCTURAL LAYOUTS. THE EXISTING STRUCTURAL CONCRETE DROP BEAMS SHALL NOT BE PENETRATED.
K	LOCATE VALVES OVER ACCESSIBLE LOCATIONS WHERE POSSIBLE. WHERE LOCATED OVER HARD LID, PROVIDE CEILING ACCESS PANEL.
L	SPACE ABOVE CEILING BEING USED AS A RETURN AIR PLENUM. ALL MATERIALS TO BE RATED FOR PLENUM USE. MUST MEET 25/50 FLAME AND SMOKE SPREAD RATING.
M	LOCATE ALL VALVES ABOVE ACCESSIBLE CEILINGS OR PROVIDE ACCESS PANEL IN CEILING FOR VALVE ACCESS. ACCESS PANELS SHALL BE RATED WHERE REQUIRED.

PLUMBING KEYNOTES

1	DOMESTIC HOT WATER HEATER. SEE DETAIL 2/P5.0.
2	POTABLE WATER EXPANSION TANK. SEE DETAIL 2/P5.0.
3	HOT WATER RECIRCULATION PUMP. SEE DETAIL 2/P5.0.
4	ROUTE 3/4" N.G. DOWN TO DWH. SEE DETAIL 4/P5.0.
5	ROUTE 1/2" CW/HW DOWN IN WALL TO SHOWER.
6	ROUTE 1/2" CW/HW DOWN IN WALL TO LAV.
7	ROUTE 3/4" CW/HW DOWN IN WALL TO BACK TO BACK SHOWERS. ROUTE 1/2" CW/HW TO EACH SHOWER, KEEPING COLD WATER CONNECTION ON THE RIGHT HAND SIDE OF EACH SHOWER. OFFSET PIPING AS NEEDED TO ACCOMPLISH THIS.
8	ROUTE 1 1/4" CW DOWN IN WALL TO WATER CLOSET.
9	HOT WATER RECIRCULATION SYSTEM BALANCING VALVE. BALANCE TO 0.5 GPM.
10	OFFSET EXISTING CW PIPING IN WALL TO ACCOMMODATE NEW WATER CLOSET LOCATION.
11	NEW 2HR FIRE BARRIER LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS. FIRE CAULK ALL EXISTING PENETRATIONS THROUGH BARRIER. SEE MECHANICAL PLANS FOR DETAILS.

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05.12.2025
REGISTERED PROFESSIONAL ENGINEER

sheet: DOMESTIC WATER RENOVATION PLAN - LEVEL 1

project: FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

revision date

phase: 100% CD

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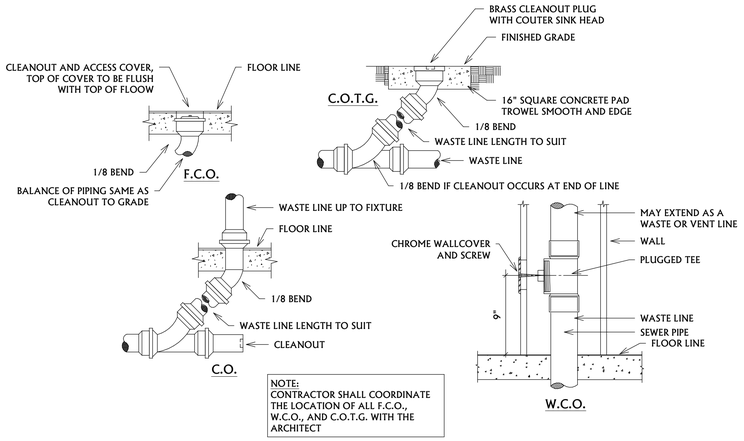
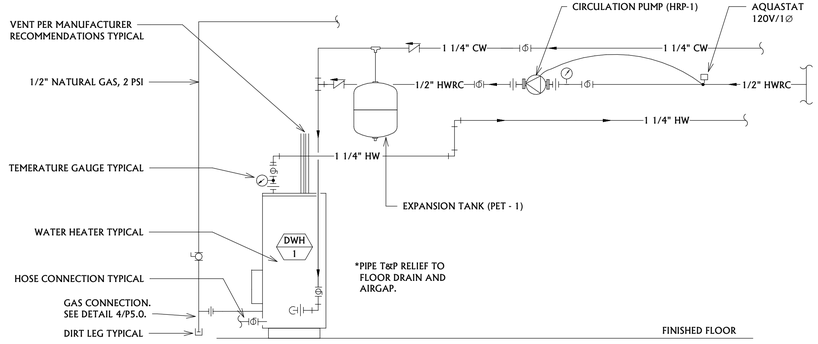
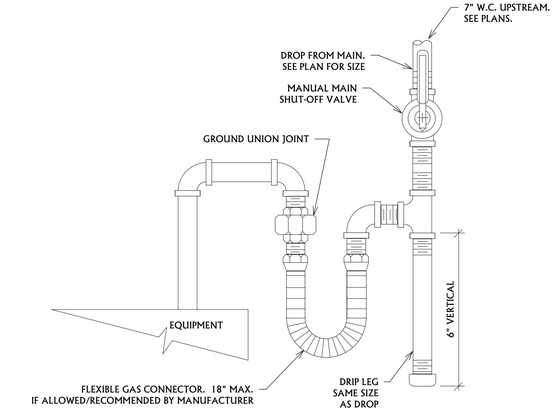
P3.1



1 CLEAN OUT DETAILS
NOT TO SCALE



2 WATER HEATER - DOMESTIC
NOT TO SCALE



4 GAS CONNECTION DETAIL
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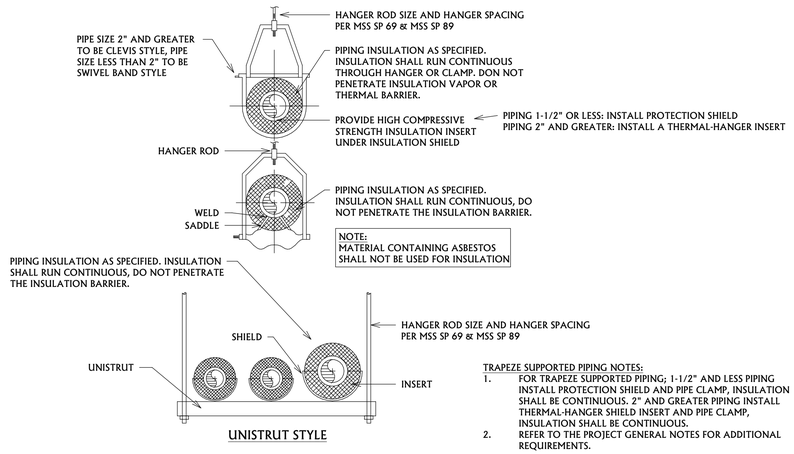

5 PIPE HANGER DETAILS
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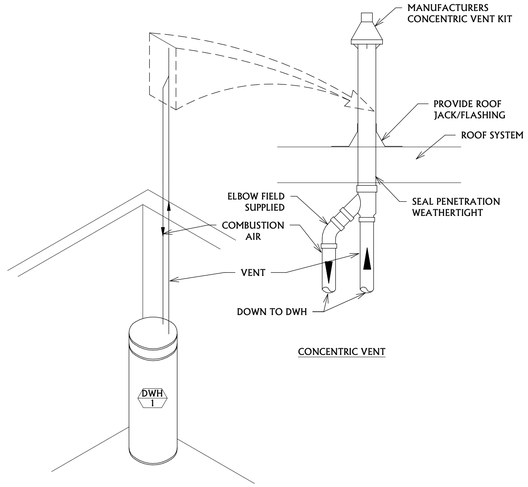
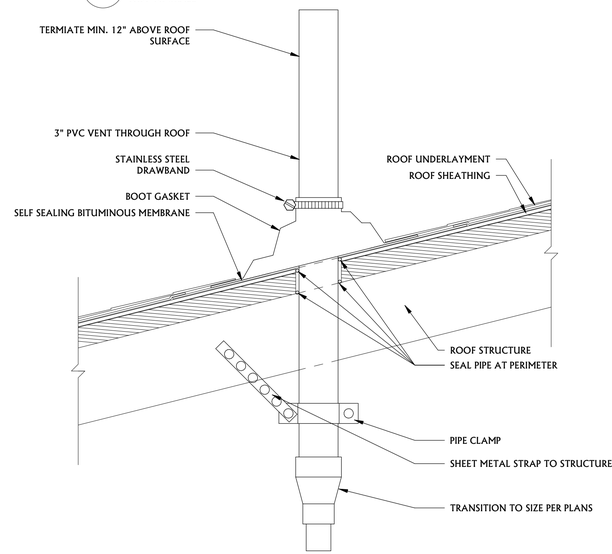


7 WATER HEATER - CONCENTRIC VENT-01
NOT TO SCALE



8 PLUMBING VENT THROUGH ROOF DETAIL
NOT TO SCALE

MONTANA
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05.12.2025
LICENSED PROFESSIONAL ENGINEER

sheet PLUMBING DETAILS
project FIRE STATION 5 - INTERIOR REMODEL
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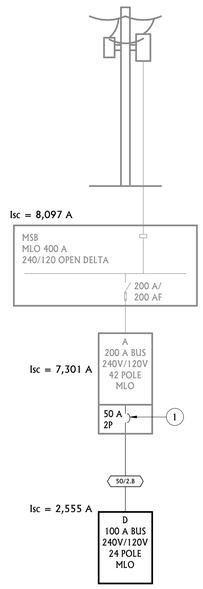


1 PARTIAL ONE-LINE
NOT TO SCALE

FEEDER SCHEDULE

50/2.8	1"C, 2#6, #6N, #10G

ELECTRICAL KEYNOTES

1	PROVIDE NEW 2P, 50A BREAKER IN PANEL A. MATCH EXISTING AIC AND MOUNTING STYLE. EXISTING BREAKERS ARE G.E.

ELECTRICAL LEGEND

FIRE ALARM DEVICES

F	MANUAL PULL STATION
F	AUDIO/VISUAL HORN/STOBE DEVICE
F	VISUAL STROBE DEVICE
F	AUDIO SPEAKER DEVICE
F	CEILING MOUNTED AUDIO/VISUAL SPEAKER/STROBE DEVICE
F	CEILING MOUNTED AUDIO SPEAKER DEVICE
M	MAGNETIC DOOR HOLDER
SD	SMOKE DETECTOR
SD SB	SMOKE DETECTOR SOUNDER BASE
HD	HEAT DETECTOR
CO	CARBON MONOXIDE DETECTOR
DSD	DUCT SMOKE DETECTOR
FSD	FIRE SMOKE DAMPER
FACP	FIRE ALARM CONTROL PANEL
FAA	FIRE ALARM REMOTE ANNUNCIATOR
R	ADDRESSABLE INTERFACE DEVICE BY EC FOR FIRE/SMOKE DAMPERS
CM	ADDRESSABLE CONTROL MODULE
MM	ADDRESSABLE MONITORING MODULE

COMMUNICATION DEVICES

T F	COMBINATION VOICE/ DATA DEVICE JACKS, BOX INDICATES FLOOR MOUNTING
T	CABLE TV JACK
S	CEILING MOUNTED SPEAKER WITH VOLUME CONTROL
S	WALL MOUNTED SPEAKER
$V	WALL MOUNTED VOLUME CONTROLLER

MISCELLANEOUS LEGEND

W/	WITH	AFF	ABOVE FINISHED FLOOR
AC	ABOVE COUNTER	AFG	ABOVE FINISHED GRADE
EC	ELECTRICAL CONTRACTOR	WM	WIRE MOLD
(E)	EXISTING	GC	GENERAL CONTRACTOR
(R)	RELOCATED	GND	GROUND
(N)	NEW DEVICE	UG	UNDER GROUND
C	CONDUIT	BOD	BOTTOM OF DEVICE
BFG	BELOW FINISHED GRADE	TOD	TOP OF DEVICE
UC	UNDER COUNTER	COD	CENTER OF DEVICE
WP	WEATHER PROOF	BOF	BOTTOM OF FIXTURE
MC	MECHANICAL CONTRACTOR	PC	PLUMBING CONTRACTOR

1	REFER TO ELECTRICAL NOTES
	HOMERUN TO ELECTRICAL PANEL
	NORMAL CIRCUIT CONCEALED IN WALL OR EXPOSED
	UNDERGROUND OR BURIED CIRCUIT

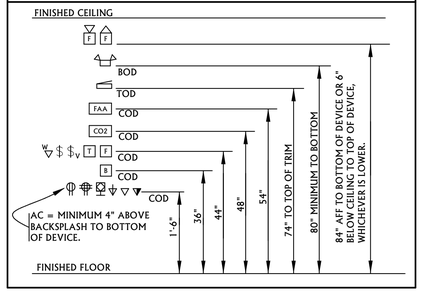
POWER DEVICES

$	SINGLE POLE SWITCH, SUBSCRIPT INDICATES TYPE: 2 2-POLE 3 3-WAY 4 4-WAY D DIMMER K KEYED LV LOW VOLTAGE MC MOMENTARY CONTAC OS OCCUPANCY SENSOR P PILOT LIGHT USB RECEPTACLE WITH ONE USB A & ONE USB C CHARGING PORT NL INTEGRAL NIGHT LIGHT
	DUPLEX RECEPTACLE SUBSCRIPT INDICATES TYPE: AC ABOVE COUNTER GFCI GROUND FAULT CIRCUIT INTERRUPTER IG ISOLATED GROUND TR TAMPER RESISTANT U USB WP WEATHERPROOF WR WEATHER-RESISTANT FILLED CENTER INDICATES GFCI DEVICE
	DOUBLE DUPLEX RECEPTACLE, SUBSCRIPT ABOVE INDICATE TYPE
	DUPLEX RECEPTACLE IN FLOOR BOX
	DOUBLE DUPLEX RECEPTACLE IN FLOOR BOX
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE, CEILING MOUNTED. DEVICE AND COVER SHALL MATCH CEILING FINISH
C	WALL MOUNTED CLOCK HANGER/ POWER RECEPTACLE
OS	CORNER WALL MOUNTED OCCUPANCY SENSOR
OS	CEILING MOUNTED OCCUPANCY SENSOR
PP PP	OCCUPANCY SENSOR POWER PACK, BOX INDICATES WALL MOUNTING
	SPECIAL PURPOSE CONNECTION, BRACKET INDICATES WALL MOUNTING, BOX INDICATES FLOOR MOUNTING
J	JUNCTION BOX, BRACKET INDICATES WALL MOUNTING, BOX INDICATES FLOOR MOUNTING
M	MOTOR CONNECTION
R	RELAY
	NON-FUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	COMBINATION STARTER/DISCONNECT SWITCH
$M	MANUAL MOTOR STARTER
T	THERMOSTAT BY MC, ROUGH-IN BY EC
	ELECTRICAL PANEL - SEE PANEL SCHEDULES FOR MOUNTING CONFIGURATION

LIGHTING DEVICES

	EXIT SIGN, BRACKET INDICATES WALL MOUNTING. NUMBER OF FACES AND DIRECTION INDICATED BY FILLED AREAS.

MOUNTING HEIGHTS



ELECTRICAL ABBREVIATIONS

A	AMP(S)
ACCU	AIR CONDITIONING CONDENSING UNIT
ACU	AIR CONDITIONING UNIT
ADJ	ADJUSTABLE
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
AL	ALUMINUM
AMP	AMPERE(S)
APPL	APPLIANCE
APPROX	APPROXIMATE
ATS	AUTOMATIC TRANSFER SWITCH
BLDG	BUILDING
BRK	BREAKER
BTU/HR	BRITISH THERMAL UNIT/HOUR
C	CONDUIT
CB	CIRCUIT BREAKER
CCT	CIRCUIT
CCTV	CLOSED CIRCUIT TELEVISION
CUH	CABINET UNIT HEATER
CFM	CUBIC FEET PER MINUTE
COM	COMMUNICATION
COMM	COMMISSARY
COMP	COMPRESSOR
COND	CONDENSER
CONTR	CONTRACTOR
CU	COPPER
CTV	CABLE TELEVISION
CW	COOL WHITE
CWP	COLD WATER PUMP
DIA	DIAMETER
DISC	DISCONNECT
DPS	DOOR POWER SUPPLY
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ELEC	ELECTRIC
EMD	ESTIMATED MAXIMUM DEMAND
EMER	EMERGENCY
ENGR	ENGINEER
ETC	ETCETERA
EWC	ELECTRIC WATER COOLER
EXT	EXTERIOR
FA	FIRE ALARM
FAC	FACILITY
FACP	FIRE ALARM CONTROL PANEL
FIX	FIXTURE
FLA	FULL LOAD AMPS
FT	FOOT
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HID	HIGH INTENSITY DISCHARGE
HT	HEIGHT
HTRS	HEATERS
HW	HOT WATER
HWH	HOT WATER HEATER
HWP	HOT WATER PUMP
HZ	HERTZ
INC	INCORPORATED
J-BOX	JUNCTION BOX
KHZ	KILOHERTZ
KIT	KITCHEN
KVA	KILIVOLT AMPERE(S)
KW	KILOWATT(S)
LTS	LIGHTS
LW	LIGHT WHITE
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MFA	MINIMUM FEEDER AMPACITY
MFG	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MOC	MOMENTARY CONTACT
MOCP	MAXIMUM OVERCURRENT PROTECTION
MP	MAIN PANEL
MTD	MOUNTED
NIC	NOT IN CONTRACT
NO	NUMBER
OCP	OVERCURRENT PROTECTION
OFF	OFFICE
OH	OVERHEAD
P	PHASE
PNL	PANEL
PREP	PREPARATION
PROD	PRODUCE
P/I	PROVIDE & INSTALL
RA	REMOTE ANNUNCIATOR
RAF	RETURN AIR FAN
RECP	RECEPTACLE
RECPTS	RECEPTACLES
REF	REFRIGERATOR
REFR	REFRIGERANT
REQD	REQUIRED
RM	ROOM
RMS	ROOM(S)
RR	RESTROOMS
RS	RAPID START
SDP	SUB DISTRIBUTION PANEL
SER	SERVICE
SF	SUPPLY FAN
SHT	SHEET
SN	SOLID NEUTRAL
SP	SWITCH, PILOT
SPECS	SPECIFICATIONS
SPST	SWITCH, SINGLE POLE-SINGLE THROW
STD	STANDARD
STL	STEEL
STOR	STORAGE
SW	SWITCH
TBD	TELEPHONE BACK BOARD
TV	TELEVISION
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRICAL
UGT	UNDERGROUND TELEPHONE
UH	UNIT HEATER
V	VOLT(S)
VA	VOLT AMPERES
VEST	VESTIBULE
W	WIRE
W	WATT(S)
W/	WITH
WM	WATT MISER
XFMR	TRANSFORMER

WORK BY EC, SHOWN ON OTHERS PLANS

1.	THE EC SHALL BE RESPONSIBLE FOR ALL THERMOSTAT ROUGH-IN FOR MECHANICAL SYSTEMS. SEE MECHANICAL DRAWINGS FOR LOCATIONS.

ELECTRICAL SHEET LIST

E1.0	ELECTRICAL COVER
E1.1	ELECTRICAL SPECIFICATIONS
ED2.0	ELECTRICAL DEMO
E2.0	POWER & SPECIAL SYSTEMS REMODEL
E3.0	LIGHTING REMODEL
E5.0	ELECTRICAL DETAILS

LUMINAIRE SCHEDULE

GENERAL REQUIREMENTS:
1. ALL FIXTURES ARE FURNISHED BY OWNER VIA MC WHOLESALE, CONTACT: GRANT NELSON (406)782-7448 , COORDINATE PURCHASE WITH OWNER.
2. ALL LUMINAIRES TO COMPLY WITH NEC 410.6 TO THE SATISFACTION OF THE AHJ.

MARK	MANUFACTURER (FOR REFERENCE)			MOUNTING		ELECTRICAL		PERFORMANCE DATA						FINISH	DESCRIPTION:
	MAKE	SERIES	MODEL NUMBER	STYLE	TO BOTTOM	VOLTS	WATTS	MIN DELIVERD LUMENS	MIN EFFICACY	DIMMING	UP/DN	COLOR	MIN CRI		
C1	LED	--	LS-4EJCTO95R05	RECESSED	CEILING	UNIVERSAL	9	720	80	TRIAC	0%/100%	3500K	90	WHITE	4" DIA, 90CRI, DIMMABLE, LED DOWNLIGHT
C2	LED	--	4HVCT10DKSWH	SURFACE	CEILING	UNIVERSAL	10	800	80	0-10V	0%/100%	3500K	90	WHITE	4" DIA, WET LOCATION, SURFACE MOUNT, LED DOWNLIGHT
C3	LED	--	LS-6CMCT22LRO5	RECESSED	CEILING	UNIVERSAL	22	1760	80	--	0%/100%	3500K	90	WHITE	6" DIA, 90CRI, DIMMABLE, LED DOWNLIGHT
C4	LED	--	LS-8CMCT30LRO5	RECESSED	CEILING	UNIVERSAL	24	1920	80	0-10V	0%/100%	3500K	90	WHITE	8" DIA, 90CRI, DIMMABLE, LED DOWNLIGHT
D1	ASD	VANITY	FMVTSL 24IN MVOLT 30K 90CRI BN	WALL	6" ABOVE MIRROR	UNIVERSAL	25	1750	70	--	0%/100%	3000K	90	BRUSHED NICKEL	2', RECTANGULAR, 90CRI, LED VANITY FIXTURE
S1	LED	--	LS-LST4FT 24W	SURFACE	CEILING	UNIVERSAL	24	3120	130	--	0%/100%	3500K	80	WHITE	4', SURFACE MOUNTED, LED STRIP FIXTURE
W1	SIKSOG	SIKSOG	755710b3-735e-4f80-b0a0-7aff8feaaa58	RECESSED	CEILING	UNIVERSAL	15	500	33	--	0%/100%	USE APP TO PROGRAM TO RED	90	WHITE	6" DIA, MULTI-COLOR ADJUSTABLE, LED PUCK LIGHT WITH BLUETOOH COLOR PROGRAMING. SET COLOR TO RED FOR ALL FIXTURES. REDUCE OUTPUT TO APPROXIMATELY 50% IN SLEEPING ROOMS.
X1	LED	--	LS-ES037	WALL	6" ABOVE DOOR	UNIVERSAL	5	300	60	--	--	--	--	WHITE	EXIT SIGN.

DARIN VAN OOSTERHOUT
62700 PE
05.12.2025
PROFESSIONAL ENGINEER

sheet ELECTRICAL COVER
project BILLINGS FIRE STATION 5 - INTERIOR REMODEL
owner

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POWER, LIGHTING, & SPECIAL SYSTEMS SPECIFICATIONS

1. THE ELECTRICAL WORK SHALL INCLUDE ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS, AND METHODS LISTED, MENTIONED OR SCHEDULED IN THESE DRAWINGS. ALL MATERIAL, EQUIPMENT AND LABOR SHALL BE FURNISHED TOGETHER WITH ALL INCIDENTAL ITEMS REQUIRED BY GOOD PRACTICE TO PROVIDE THE COMPLETE ELECTRICAL SYSTEM DESCRIBED.

2. EXAMINE AND REFER TO ALL ARCHITECTURAL, MECHANICAL AND STRUCTURAL DRAWINGS FOR CONSTRUCTION CONDITIONS WHICH MAY AFFECT THE ELECTRICAL WORK. INSPECT THE BUILDING SITE AND EXISTING FACILITIES FOR VERIFICATION OF PRESENT CONDITIONS. MAKE PROPER PROVISIONS FOR THESE CONDITIONS IN PERFORMANCE OF THE WORK AND COST THEREOF.

3. THE ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE PLANS AND SHALL NOT BE LESS THAN THE MINIMUM REQUIREMENTS OF ALL APPLICABLE SECTIONS OF THE LATEST CODES AND STANDARDS THAT ARE ADOPTED BY THE AUTHORITY HAVING JURISDICTION.

4. THE ELECTRICAL CONTRACTOR SHALL PAY ALL FEES AND ARRANGE FOR ALL PERMITS REQUIRED FOR WORK DONE UNDER HIS CONTRACT AND UNDER HIS SUPERVISION BY SUBCONTRACT.

5. THE ELECTRICAL CONTRACTOR SHALL AND HEREBY DOES WARRANT AND GUARANTEE THAT ALL WORK EXECUTED UNDER HIS CONTRACT WILL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THIS WORK AND THAT HE WILL, AT HIS OWN EXPENSE, REPAIR AND/OR REPLACE ALL SUCH DEFECTIVE MATERIALS AND WORK DURING THE TERM OF THE WARRANTY.

6. MANUFACTURER'S TRADE NAMES AND CATALOG NUMBERS LISTED ARE INTENDED TO INDICATE THE QUALITY OF EQUIPMENT OR MATERIAL DESIRED. MANUFACTURERS NOT LISTED MUST HAVE PRIOR APPROVAL. WRITTEN PRIOR APPROVAL MUST BE OBTAINED FROM THE ARCHITECT SEVEN (7) BUSINESS DAYS PRIOR TO BID OPENING.

7. THE DRAWINGS ARE PARTLY DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EXACT LOCATIONS OF CONDUIT UNLESS SPECIFICALLY DIMENSIONED. THEY SHALL NOT BE USED FOR OBTAINING QUANTITIES OR LINEAL RUNS OF CONDUIT.

8. ALL WIRING DEVICES, INCLUDING SWITCHES AND RECEPTACLES SHALL BE SPECIFICATION GRADE. SWITCHES AND RECEPTACLES SHALL BE 20-AMPERE UNLESS OTHERWISE NOTED. DEVICES SHALL HAVE NYLON COVER PLATES MOUNTED ON SURFACE BACK BOXES. ALL GFCI DEVICES AS SHOWN IN PLAN SHALL EQUAL ONE DEVICE. THE USE OF FEED THROUGH PROTECTION IS NOT ACCEPTABLE.

9. ALL CONDUCTORS SHALL BE COPPER. ALUMINUM CONDUCTORS WILL NOT BE PERMITTED. MINIMUM CONDUCTOR SIZE SHALL BE NO. 12 AWG UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE EMT UNLESS OTHERWISE NOTED. UTILIZE NO. 10 AWG MINIMUM WIRE SIZE FROM PANEL BOARD TO FIRST LIGHTING FIXTURES AND FIRST RECEPTACLE FOR CIRCUIT RUNS OF 50 FEET OR MORE. PROVIDE DEDICATED NEUTRAL CONDUCTORS FOR ALL 120V CIRCUITS UTILIZED ON PROJECT AS COMBINING OF CIRCUITS TO UTILIZE A COMMON NEUTRAL IS NOT ACCEPTABLE.

10. PROVIDE DISCONNECT SWITCHES WHERE REQUIRED BY NEC. DISCONNECT SWITCHES SHALL BE HEAVY DUTY NEMA RATED, UL LISTED AND SERVICE ENTRANCE RATED WHERE REQUIRED.

11. REFER TO DEVICE MOUNTING HEIGHT DETAIL FOR INSTALLATION HEIGHT OF DEVICES IN PROJECT.

12. PROVIDE UPDATED PRINTED PANEL DIRECTORIES FOR ALL PANELS AT PROJECT CLOSE AFFECTED BY REMODEL REGARDLESS IF EXISTING OR NEW PANEL. DIRECTORIES SHALL IDENTIFY/ DESCRIBE LOAD LOCATION. HAND WRITTEN DIRECTORIES ARE NOT ACCEPTABLE.

13. FIRE SEAL ALL CONDUIT PENETRATIONS WITH UL-LISTED FIRE RATED CAULKING MATERIALS / ASSEMBLY. WHERE REQUIRED BY APPLICABLE CODES FIRE SEAL ALL FIRE-RATED MEMBRANE PENETRATIONS.

16. UPON COMPLETION OF WORK, PREPARE A "BROCHURE OF EQUIPMENT" CONTAINING DATA PERTINENT TO EQUIPMENT AND SYSTEMS ON JOB. BINDERS CONTAINING MATERIALS SHALL BE (3) THREE RING BINDERS OF SUFFICIENT NUMBER TO HOLD ALL LITERATURE. CONTAINED IN BINDERS SHALL BE: INSTALLATION, MAINTENANCE, AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT; PARTS LISTS; WIRING DIAGRAMS; ONE CLEAN COPY OF EACH SHOP DRAWING THAT REFLECTS ANY REQUIRED SHOP DRAWING REVIEW COMMENTS AND LITERATURE SUBMITTAL; RECORD DRAWINGS, ETC.

17. EC SHALL MAINTAIN A CLEAN COPY OF AS-BUILDS ON SITE, NOTING ANY DEVIATIONS FROM PLAN. AT PROJECT CLOSE THE AS-BUILDS SHALL BE GIVEN TO THE ARCHITECT FOR USE IN PRODUCING ELECTRONIC AS-BUILD PLANS OF THE PROJECT.

18. VERIFY ALL EXISTING CONDITIONS THAT AFFECT ELECTRICAL WORK PRIOR TO SUBMITTING ANY PRICING. MAKE ALLOWANCE TO ACCOMMODATE ALL EXISTING CONDITIONS.

19. PAGING AND ADDRESSABLE FIRE-ALARM SYSTEMS GENERAL CONDITIONS: SUBMIT SHOP DRAWINGS ON ALL SYSTEMS OUTLINED BELOW. PROVIDE ACTION SUBMITTALS THAT INCLUDE PRODUCT DATA, PLANS, SYSTEM LABELING, AND BATTERY AND LOAD CALCULATION AS REQUIRED. PROVIDE CLOSEOUT SUBMITTALS THAT INCLUDE OPERATION AND MAINTENANCE DATA AND AS-BUILT ELECTRONIC PLAN DRAWINGS OF ALL SYSTEMS. PROVIDE OWNER TRAINING AND CERTIFICATIONS AS REQUIRED.

20. PAGING SYSTEM: THE PAGING SYSTEM SHALL BE AN EXTENSION OF THE EXISTING BOGEN C25 70-VOLT AMPLIFIER SYSTEM. NEW SPEAKERS SHALL BE 8" CONE WITH CEILING GRILLE PAINTED OFF-WHITE AND EXPOSED VOLUME KNOB, 70 VOLT WITH TAPS AT 1/8, ¼, ½, 1, 2 AND 4 WATTS, 50 HZ TO 12 KHZ, 95 DBSPL WITH VOLUME CONTROL KNOB, BOGEN #86T725PG8WVK OR EQUAL. SPEAKER WIRE SHALL BE #18/2 SHIELDED JACKETED CMR, BELDEN # 5300FE OR EQUAL. DAISY CHAIN THE SPEAKER WIRE TO THE NEW SPEAKERS AND RUN TO THE AMPLIFIER FOR CONNECTION. DO NOT TIE INTO THE EXISTING CABLING. WIRING ABOVE ACCESSIBLE CEILINGS MAY BE RUN FREE AIR. IN AREAS THAT NEW DEVICES ARE BEING ADDED IN FINISHED SPACES ON GBW CEILINGS, IT IS PREFERRED THAT THE NEW WIRING IS FISHED ABOVE THE EXISTING CEILING. IF THE CEILING SPACE IS NOT ACCESSIBLE, PROVIDE WHITE SURFACE RACEWAY (WIREMOLD OR EQUAL) SIZE WITH 40% SPARE CAPACITY.

21. ADDRESSABLE FIRE-ALARM SYSTEMS: COMPLY WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL FIRE CODE (IFC), AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 72 – NATIONAL FIRE ALARM CODE. DELEGATED-DESIGN SUBMITTAL: FOR NOTIFICATION APPLIANCES AND SMOKE AND HEAT DETECTORS, IN ADDITION TO SUBMITTALS LISTED ABOVE, INDICATE COMPLIANCE WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER OR NICET III CERTIFICATION RESPONSIBLE FOR THEIR PREPARATION. DRAWINGS SHOWING THE LOCATION OF EACH NOTIFICATION APPLIANCE AND SMOKE AND HEAT DETECTOR, RATINGS OF EACH, AND INSTALLATION DETAILS AS NEEDED TO COMPLY WITH LISTING CONDITIONS OF THE DEVICE. DESIGN CALCULATIONS: CALCULATE REQUIREMENTS FOR SELECTING THE SPACING AND SENSITIVITY OF DETECTION, COMPLYING WITH NFPA 72. CALCULATE SPACING AND INTENSITIES FOR STROBE SIGNALS AND SOUND-PRESSURE LEVELS AND/OR INTELLIGIBILITY FOR AUDIBLE APPLIANCES. NONCODED, UL-CERTIFIED ADDRESSABLE SYSTEM, WITH MULTIPLEXED SIGNAL TRANSMISSION AND HORN-AND-STROBE NOTIFICATION FOR EVACUATION. AUTOMATIC SENSITIVITY CONTROL OF CERTAIN SMOKE DETECTORS. ALL COMPONENTS PROVIDED SHALL BE LISTED FOR USE WITH THE SELECTED SYSTEM. GENERAL REQUIREMENTS FOR FIRE-ALARM CONTROL UNIT: FIELD-PROGRAMMABLE, MICROPROCESSOR-BASED, MODULAR, POWER-LIMITED DESIGN WITH ELECTRONIC MODULES, COMPLYING WITH UL 864. ADDRESSABLE INITIATION DEVICE CIRCUITS: THE FACP SHALL INDICATE WHICH COMMUNICATION ZONES HAVE BEEN SILENCED AND SHALL PROVIDE SELECTIVE SILENCING OF ALARM NOTIFICATION APPLIANCE BY BUILDING COMMUNICATION ZONE. ADDRESSABLE CONTROL CIRCUITS FOR OPERATION OF NOTIFICATION APPLIANCES AND MECHANICAL EQUIPMENT: THE FACP SHALL BE LISTED FOR RELEASING SERVICE. ALPHANUMERIC DISPLAY AND SYSTEM CONTROLS: ARRANGED FOR INTERFACE BETWEEN HUMAN OPERATOR AT FIRE-ALARM CONTROL UNIT AND ADDRESSABLE SYSTEM COMPONENTS INCLUDING ANNUNCIATION AND SUPERVISION. DISPLAY ALARM, SUPERVISORY, AND COMPONENT STATUS MESSAGES AND THE PROGRAMMING AND CONTROL MENU. ANNUNCIATOR AND DISPLAY: LIQUID-CRYSTAL TYPE, 80 CHARACTERS, MINIMUM. KEYPAD: ARRANGED TO PERMIT ENTRY AND EXECUTION OF PROGRAMMING, DISPLAY, AND CONTROL COMMANDS INITIATING-DEVICE, NOTIFICATION-APPLIANCE, AND SIGNALING-LINE CIRCUITS: PATHWAY CLASS DESIGNATIONS: NFPA 72, CLASS B. PATHWAY SURVIVABILITY: LEVEL 0. NOTIFICATION-APPLIANCE CIRCUIT: AUDIBLE APPLIANCES SHALL SOUND IN A THREE-PULSE TEMPORAL PATTERN, AS DEFINED IN NFPA 72. VISUAL ALARM APPLIANCES SHALL FLASH IN SYNCHRONIZATION WHERE MULTIPLE APPLIANCES ARE IN THE SAME FIELD OF VIEW, AS DEFINED IN NFPA 72. DOOR CONTROLS: DOOR HOLD-OPEN DEVICES THAT ARE CONTROLLED BY SMOKE DETECTORS AT DOORS IN SMOKE-BARRIER WALLS SHALL BE CONNECTED TO FIRE-ALARM SYSTEM. REMOTE SMOKE-DETECTOR SENSITIVITY ADJUSTMENT: CONTROLS SHALL SELECT SPECIFIC ADDRESSABLE SMOKE DETECTORS FOR ADJUSTMENT, DISPLAY THEIR CURRENT STATUS AND SENSITIVITY SETTINGS, AND CHANGE THOSE SETTINGS. ALLOW CONTROLS TO BE USED TO PROGRAM REPETITIVE, TIME-SCHEDULED, AND AUTOMATED CHANGES IN SENSITIVITY OF SPECIFIC DETECTOR GROUPS. RECORD SENSITIVITY ADJUSTMENTS AND SENSITIVITY-ADJUSTMENT SCHEDULE CHANGES IN SYSTEM MEMORY. TRANSMISSION TO REMOTE ALARM RECEIVING STATION: AUTOMATICALLY TRANSMIT ALARM, SUPERVISORY, AND TROUBLE SIGNALS TO A REMOTE ALARM STATION. PRIMARY POWER: 24-V DC OBTAINED FROM 120-V AC SERVICE AND A POWER-SUPPLY MODULE. INITIATING DEVICES, NOTIFICATION APPLIANCES, SIGNALING LINES, TROUBLE SIGNALS, SUPERVISORY SIGNALS, SUPERVISORY AND DIGITAL ALARM COMMUNICATOR TRANSMITTERS SHALL BE POWERED BY 24-V DC SOURCE. ALARM CURRENT DRAW OF ENTIRE FIRE-ALARM SYSTEM SHALL NOT EXCEED 80 PERCENT OF THE POWER-SUPPLY MODULE RATING. SECONDARY POWER: 24-V DC SUPPLY SYSTEM WITH BATTERIES, AUTOMATIC BATTERY CHARGER, AND AUTOMATIC TRANSFER SWITCH. MANUAL FIRE-ALARM BOXES: COMPLY WITH UL 38. SYSTEM PHOTOELECTRIC SMOKE DETECTORS: COMPLY WITH UL 268; OPERATING AT 24-V DC, NOMINAL, INTEGRAL ADDRESSABLE MODULE: ARRANGED TO COMMUNICATE DETECTOR STATUS (NORMAL, ALARM, OR TROUBLE) TO FIRE-ALARM CONTROL UNIT. DETECTOR BASE MOUNTING FOR DETECTORS AND ASSOCIATED ELECTRONIC COMPONENTS SHALL BE MOUNTED IN A TWIST-LOCK MODULE THAT CONNECTS TO A FIXED BASE WITH TERMINALS IN THE FIXED BASE FOR CONNECTION TO BUILDING WIRING. DETECTOR BASES IN SLEEPING ROOMS SHALL BE 520 HZ LOW FREQUENCE SOUNDER BASE COMPLYING WITH UL 464. SELF-RESTORING: DETECTORS DO NOT REQUIRE RESETTING OR READJUSTMENT AFTER ACTUATION TO RESTORE THEM TO NORMAL OPERATION, INTEGRAL VISUAL-INDICATING LIGHT: LED TYPE, INDICATING DETECTOR HAS OPERATED AND POWER-ON STATUS. DUCT SMOKE DETECTORS: PHOTOELECTRIC TYPE COMPLYING WITH UL 268A. HEAT DETECTORS: COMPLY WITH UL 521. NOTIFICATION APPLIANCES - HORNS: ELECTRIC-VIBRATING-POLARIZED TYPE, 24-V DC; WITH PROVISION FOR HOUSING THE OPERATING MECHANISM BEHIND A GRILLE. COMPLY WITH UL 464. VISIBLE NOTIFICATION APPLIANCES: LED STROBE LIGHTS COMPLYING WITH UL 1971, WITH CLEAR OR NOMINAL WHITE POLYCARBONATE LENS MOUNTED ON AN ALUMINUM FACEPLATE. THE WORD "FIRE" IS ENGRAVED IN MINIMUM 1-INCH-HIGH LETTERS ON THE LENS. DIGITAL ALARM COMMUNICATOR TRANSMITTER SHALL BE ACCEPTABLE TO THE REMOTE CENTRAL STATION AND SHALL COMPLY WITH UL 632. PROVIDE A DOCUMENT STORAGE CABINET ADJACENT TO THE FIRE ALARM CONTROL PANEL. WIRING METHODS INCLUDE EMT RACEWAY WHERE INSTALLED IN WALLS OR ANY OTHER INACCESSIBLE AREA SUCH AS GWB CEILINGS, EXPOSED IN MECHANICAL OR SIMILAR ROOMS AND IN THE APPARATUS BAY. WIRING ABOVE ACCESSIBLE CEILINGS MAY BE RUN FREE AIR. IN AREAS THAT NEW DEVICES ARE BEING ADDED IN FINISHED SPACES ON GBW CEILINGS, IT IS PREFERRED THAT THE NEW WIRING IS FISHED ABOVE THE EXISTING CEILING. IF THE CEILING SPACE IS NOT ACCESSIBLE, PROVIDE WHITE SURFACE RACEWAY (WIREMOLD OR EQUAL) SIZE WITH 40% SPARE CAPACITY. SYSTEM TESTING: COMPLY WITH THE "TEST METHODS" TABLE IN THE "TESTING" SECTION OF THE "INSPECTION, TESTING AND MAINTENANCE" CHAPTER IN NFPA 72. ANNUAL TEST AND INSPECTION: ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, TEST FIRE-ALARM SYSTEM COMPLYING WITH VISUAL AND TESTING INSPECTION REQUIREMENTS IN NFPA 72. USE FORMS DEVELOPED FOR INITIAL TESTS AND INSPECTIONS. PROVIDE 2 HOURS OF TRAINING AT A TIME ACCEPTABLE TO THE OWNER. PROVIDE O&M MANUAL AND AS-BUILT DRAWINGS THAT SHOW ALL INSTALLED DEVICES, ADDRESSES, STROBE CANDELA SETTINGS AND WIRING. PROVIDE 2-YEAR WARRANTY STARTING AT THE DATE OF SUBSTANTIAL COMPLETION.

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62700 PE
05.12.2025
LICENSED PROFESSIONAL ENGINEER

sheet ELECTRICAL SPECIFICATIONS

project BILLINGS FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

revision date

phase
100% CD

issue date
05.12.2025

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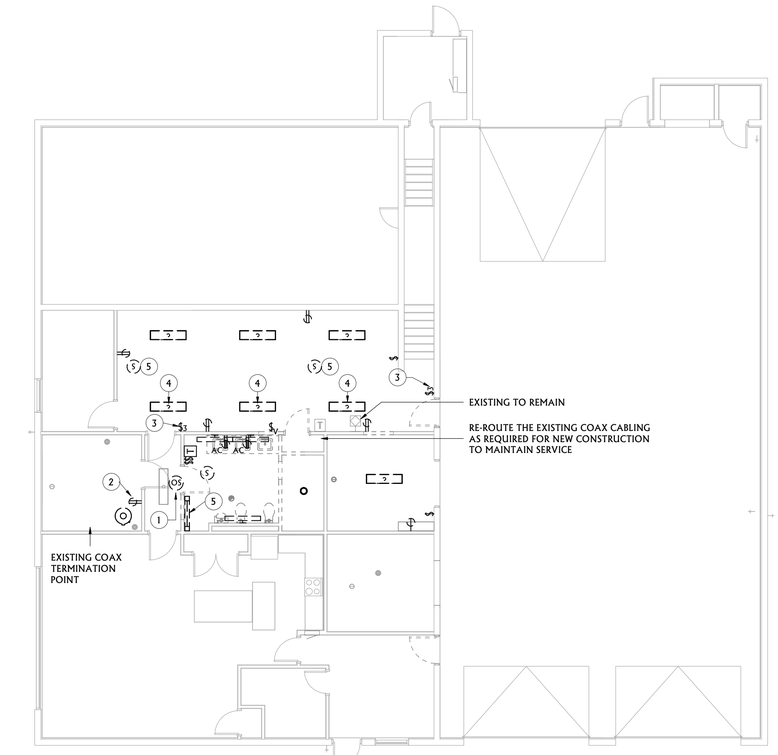

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1 ED2.0 ELECTRICAL DEMO - LEVEL 1

1/8" = 1'-0"

ELECTRICAL GENERAL DEMOLITION NOTES

A	ELECTRICAL CONTRACTOR SHALL REMOVE ALL ELECTRICAL DEVICES IN AREAS OF THIS FACILITY AFFECTED BY REMODEL WORK INCLUDING BUT NOT LIMITED TO: JUNCTION BOXES, OUTLETS, LIGHTS, CABLE, CONDUIT AND WIRE. ALL DEVICES MAY NOT BE SHOWN ON THIS SHEET AND SITE INVESTIGATION IS REQUIRED FOR EXACT QUANTITIES. CONFIRM DEMOLITION SCOPE WITH GENERAL CONTRACTOR AT PRE-BID WALK AND RECYCLE WHERE FEASIBLE. DISPOSE OF ALL FLUORESCENT LAMPS AND BALLASTS IN A LEGAL AND ENVIRONMENTALLY FRIENDLY MANNER. PROVIDE PROPER DISPOSAL DOCUMENTATION STATING ITEMS DISPOSED OF AND QUANTITY TO OWNER FOR RETENTION.
B	EXISTING CONDUITS STUBBED THROUGH THE FLOOR THAT ARE NOT REUSED OR ARE ABANDONED SHALL BE CUT AT THE FLOOR SURFACE, GROUND FLUSH AND FILLED WITH GROUT. FLOOR FINISH SHALL MATCH THAT OF EXISTING.
C	DEVICES SHOWN ARE BASED ON EXISTING PLANS AND LIMITED VISUAL FIELD OBSERVATIONS AND ARE ONLY INTENDED TO CONVEY SCOPE. DEMO OR MODIFY ALL EXISTING ELECTRICAL INSTALLATIONS AS REQUIRED TO SUPPORT PROJECT. FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING.
D	ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH NEC, STATE AND LOCAL BUILDING CODE.
E	RETURN ANY USABLE/ SALVAGEABLE ELECTRICAL DEVICES TO OWNER INCLUDING BUT NOT LIMITED TO: LIGHT FIXTURES, ELECTRICAL HEATERS, PANELS, CIRCUIT BREAKERS ETC. CONFIRM WITH OWNER ITEMS THAT ARE DESIRABLE FOR RETENTION.
F	ALL DASHED ITEMS ON DEMOLITION PLANS ARE TO BE REMOVED UNLESS NOTED OTHERWISE. SOLID ITEMS ARE TO REMAIN OR TO BE RELOCATED AS NOTED. NOTE - ITEMS SHOWN IN THE DEMOLITION PLANS ARE BASED ON "EXISTING DRAWINGS". ADDITIONAL ELECTRICAL ITEMS MAY BE ENCOUNTERED THAT ARE NOT SHOWN - ALL GENERAL ELECTRICAL ITEMS IN THE AREA OF REMODEL ARE TO BE REMOVED THAT ARE AFFECTED BY REMODEL. VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING.
G	ANY WORK THAT REQUIRES POWER DISRUPTIONS SHALL BE SCHEDULED AND APPROVED BY THE OWNER. ALL WORK SHALL BE PERFORMED WITH NO DISRUPTION OF THE OWNER'S BUSINESS.
H	DISCONNECT AND REMOVE ALL ELECTRICAL FROM MECHANICAL EQUIPMENT SHOWN TO BE DEMOLISHED. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
I	SOME DEVICES AND SYSTEMS THAT ARE NOT REMOVED MAY BE AFFECTED BY DEMOLITION AND CONSTRUCTION. PROVIDE ALL LABOR AND MATERIALS REQUIRED TO MAINTAIN OR RESTORE CONTINUITY AND FUNCTION OF ALL EXISTING DEVICES AND SYSTEMS THAT ARE NOT REMOVED BUT ARE AFFECTED BY DEMO OR CONSTRUCTION WORK.
J	REMOVE ALL ABANDONED WIRE, RACEWAY AND CABLING IN THE PROJECT AREA.
K	PROVIDE UPDATED, PRINTED DIRECTORIES FOR ALL EXISTING PANELS AFFECTED BY DEMOLITION WORK. LABEL ALL CIRCUIT BREAKERS THAT HAVE THEIR ENTIRE LOAD REMOVED AS 'SPARE'.
L	MAINTAIN OR RESTORE FUNCTIONALITY TO ALL SYSTEMS THAT ARE AFFECTED BY PROJECT PHASING. CONTRACTOR SHALL PROVIDE ALL WORK TO MAINTAIN, CONNECT, RECONNECT, MODIFY OR RESTORE THE FUNCTION OF ALL SYSTEMS THAT ARE AFFECTED IN ANY WAY BY PROJECT PHASING. PROVIDE ALL WORK FOR TEMPORARY CONNECTIONS OR SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE PROJECT PHASING. REFER TO ARCHITECTURAL FOR PHASING INFORMATION.

ELECTRICAL KEYNOTES

1	DEMO EXISTING LINE VOLTAGE OCCUPANCY SENSOR. REPAIR CIRCUIT IF NECESSARY AND PREPARE TO BE REPLACED WITH NEW OCCUPANCY SENSOR IN THE SAME LOCATION.
2	DEMO EXISTING RECEPTACLE AND BACK BOX. RETAIN EXISTING CONDUIT AND CONDUCTORS FOR REUSE. REPAIR ANY DAMAGED CONDUIT.
3	DEMO EXISTING 3-WAY SWITCH AND PREPARE FOR REPLACEMENT. RETAIN WIRING AND BACKBOX FOR REUSE.
4	DEMO LIGHT FIXTURE AND RETAIN CIRCUIT FOR REUSE. PREPARE CIRCUIT TO BE EXTENDED TO NEW LIGHT FIXTURES IN HALLWAY.
5	DEMO CONNECTION TO BASEBOARD HEATER. DEMO ALL CONDUCTORS, CONDUITS, CONTROLS, ETC BACK TO SOURCE.

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62700 PE
05.12.2025
REGISTERED PROFESSIONAL ENGINEER

sheet: ELECTRICAL DEMO
project: BILLINGS FIRE STATION 5 - INTERIOR REMODEL
owner:

project # 24008

revision date

phase
100% CD

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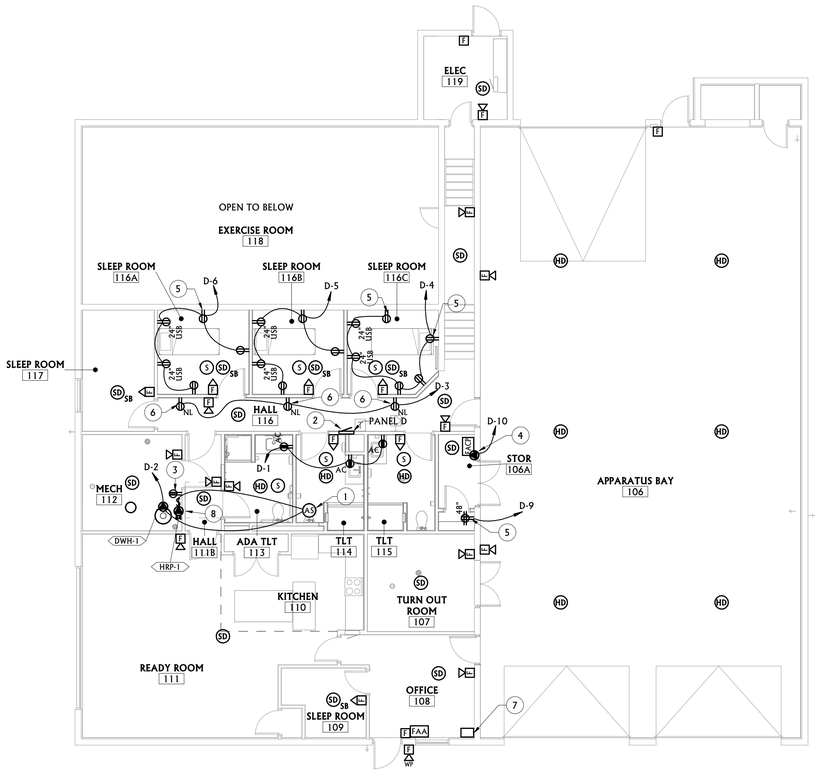
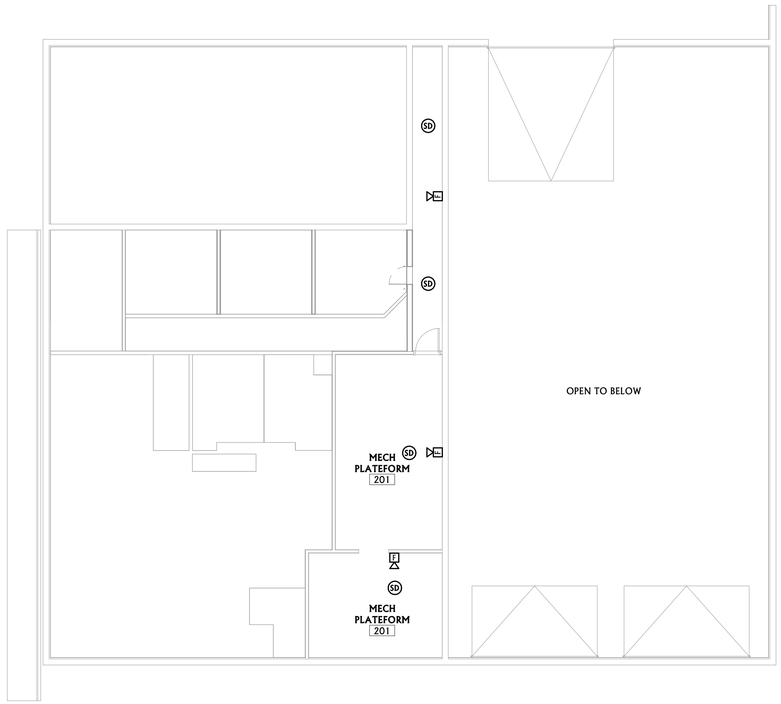
N 1 E2.0 POWER & SPECIAL SYSTEMS REMODEL PLAN - BASEMENT
1/8" = 1'-0"



N 2 E2.0 POWER & SPECIAL SYSTEMS REMODEL PLAN - LEVEL 1
1/8" = 1'-0"



N 3 E2.0 POWER & SPECIAL SYSTEMS REMODEL PLAN - LEVEL 2
1/8" = 1'-0"

ELECTRICAL POWER GENERAL NOTES

A	REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON DEVICE LOCATIONS, DIMENSIONS, ETC. CAREFULLY EXAMINE ARCHITECTURAL FLOOR PLANS, CEILING PLANS, ELEVATIONS, ETC. FOR INFORMATION THAT AFFECTS ELECTRICAL WORK. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL PLANS.
B	ALL DARK ITEMS ARE NEW, UNLESS NOTED OTHERWISE. ALL SHADED ITEMS ARE EXISTING TO REMAIN.
C	ALL ITEMS DENOTED WITH AN (R) ARE RELOCATED OR REINSTALLED. ALL ITEMS DENOTED WITH AN (E) ARE EXISTING TO REMAIN.
D	EC SHALL COORDINATE EXACT FLOOR BOX LOCATION WITH ARCHITECTURAL FURNITURE PACKAGE PRIOR TO SETTING OF ANY BOXES, UNLESS SPECIFICALLY DIMENSIONED IN THE PLAN. SEE ARCHITECTURAL FURNITURE PLAN FOR DETAILS.
E	CONNECT ALL DEVICES TO EXISTING CIRCUITS SERVING THE AREA UNLESS NOTED OTHERWISE. VERIFY EXISTING LOAD PRIOR TO CONNECTING ADDITIONAL DEVICES.
F	CONNECT ALL FIRE ALARM DEVICES TO EXISTING FIRE ALARM SYSTEM.
G	CONNECT ALL SPEAKERS TO EXISTING OVERHEAD PAGING SYSTEM.
H	FIRE SEAL ALL PENETRATIONS IN FIRE RATED WALLS. COORDINATE WITH ARCHITECTURAL FOR LOCATIONS.

ELECTRICAL KEYNOTES

1	COORDINATE LOCATION OF AQUASTAT WITH PLUMBING CONTRACTOR. AQUASTAT MAY BE UP TO 15'-0" FROM DOMESTIC WATER HEATER (DWH-1). SEE ARCHITECTURAL FOR ACCESS DOOR FOR AQUASTAT.
2	PROVIDE 100A LOADCENTER. VERIFY WALL DEPTH PRIOR TO ORDERING. COORDINATE PATCHING/FRAMING FOR CONDUIT ROUTING WITH GC PRIOR TO INSTALLATION. PROVIDE SPARE CONDUITS PER DETAIL 9/E5.0.
3	REPLACE EXISTING RECEPTACLE WITH GFCI RECEPTACLE. PROVIDE GALV METAL COVER PLATE.
4	PROVIDE DEDICATED CIRCUIT FOR FIRE ALARM CONTROL PANEL. PROVIDE CIRCUIT BREAKER HANDLE LOCK ON AND LABELING PER NFPA 72.
5	PROVIDE SURFACE RACEWAY AND BOXES AT EXISTING BLOCK WALLS. WIREMOLD 2400 SERIES OR EQUAL. ROUTE VERTICALLY FROM CEILING, DO NOT ROUTE HORIZONTALLY.
6	PROVIDE RECEPTACLE WITH NIGHT LIGHT. HUBBELL DR15NLWH OR EQUAL.
7	EXISTING BOGEN C35 SOUND AMPLIFIER WITH 70 VOLT OUTPUT. NEW SPEAKER WIRING SHALL CONNECT AT THIS AMP.
8	ROUTE POWER FOR HRP-1 THROUGH LINE VOLTAGE AQUASTAT FURNISHED BY PLUMBING CONTRACTOR. PROVIDE 20A SWITCH FOR MEANS OF DISCONNECT.

Panel: D

Location: SLEEP UNIT 116 | **Volts:** 240/120 Single | **A.I.C. Rating:** 10,000
Supply From: A | **Phases:** 1 | **Mains Type:** MLO
Mounting: FLUSH | **Wires:** 3 | **Bus Rating:** 100 A
Enclosure: Type 1

Notes:
PROVIDE LOADCENTER. PANEL IS FLUSH MOUNTED IN 2X4 WALL.

CKT	Load Name	Trip	Poles	A		B		Poles	Trip	Load Name	CKT
1	RECEPT 115, 114, 113 (AFCI)	20 A	1	540	492			1	20 A	WATER HEATER & RECIRC PUMP	2
3	RECEPT SLEEP 116, 111B (AFCI)	20 A	1			540	1080	1	20 A	RECEPT SLEEP ROOM 116C (AFCI)	4
5	RECEPT SLEEP ROOM 116B (AFCI)	20 A	1	900	900			1	20 A	RECEPT SLEEP ROOM 116A (AFCI)	6
7	LIGHTS SLEEP ROOM 116A (AFCI)	20 A	1			303	77	1	15 A	RED LIGHTING SYSTEM (AFCI)	8
9	RECEPT I.T.	20 A	1	360	240			1	20 A	FACP	10
11	SPARE	20 A	1			0	0	1	20 A	SPARE	12
13	SPARE	20 A	1	0	0			1	20 A	SPARE	14
15	SPARE	20 A	1			0	0	1	20 A	SPARE	16
17	SPARE	20 A	1	0	0			1	20 A	SPARE	18
19	SPARE	20 A	1			0	0	1	20 A	SPARE	20
21	SPARE	20 A	1	0	0			1	20 A	SPARE	22
23	SPARE	20 A	1			0	0	1	20 A	SPARE	24
			Total Load:	3432 VA		2000 VA					
			Total Amps:	29 A		17 A					

Legend:
AFCI = ARC FAULT CIRCUIT INTERRUPTER

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Other	75 VA	100.00%	75 VA		
Receptacle	4320 VA	100.00%	4320 VA	Total Conn. Load:	5432 VA
Power	242 VA	100.00%	242 VA	Total Est. Demand:	5601 VA
Lighting	303 VA	125.00%	379 VA	Total Conn.:	23 A
MOTORS	492 VA	118.90%	585 VA	Total Est. Demand:	23 A

Notes:

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62700 PE
05.12.2025
PROFESSIONAL ENGINEER

sheet: POWER & SPECIAL SYSTEMS REMODEL
project: BILLINGS FIRE STATION 5 - INTERIOR REMODEL
owner:

project # 24008

revision | date

phase: 100% CD

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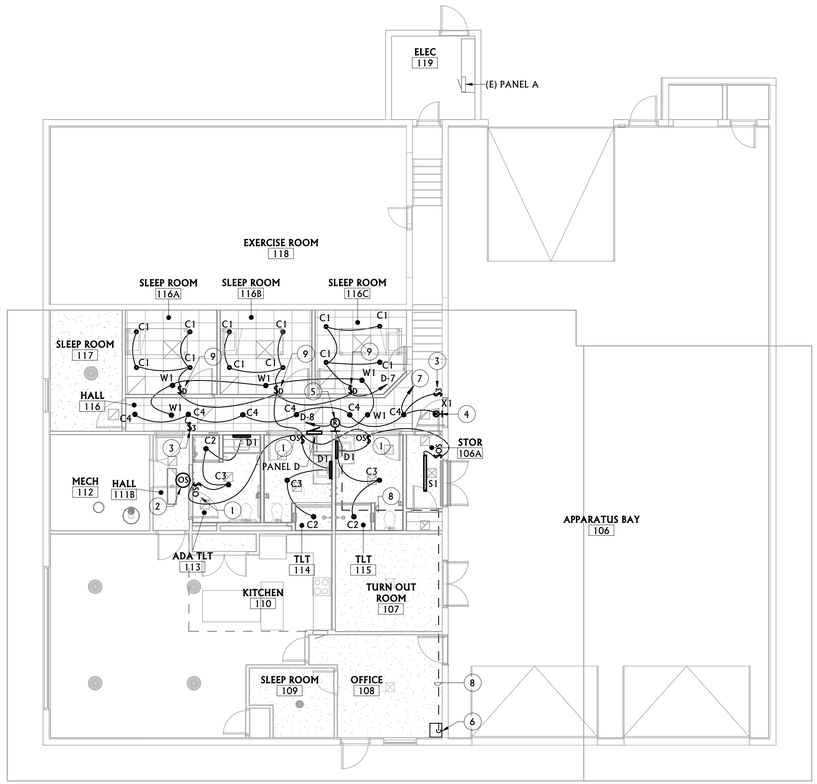

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LIGHTING RENOVATION PLAN - LEVEL 1

1/8" = 1'-0"

ELECTRICAL LIGHTING GENERAL NOTES

A	WHEN LIGHT SWITCHES ARE SHOWN LOCATED ON THE WALL THAT IS COMMON WITH THE END OF THE DOOR SWING INTO A SPACE. DO NOT LOCATE THE SWITCHES BEHIND THE DOOR, BUT RATHER A MINIMUM OF 6" FROM THE END OF THE SWING. VERIFY EXACT DOOR SWING PRIOR TO ROUGH-IN.
B	ALL CABLING LOCATED WITHIN THE CEILING SPACE SHALL BE PLENUM RATED UNLESS IT IS COMPLETELY INSTALLED IN CONDUIT. THIS INCLUDES, BUT IS NOT LIMITED TO: OCCUPANCY SENSOR/ LIGHTING CONTROL CABLING. ALL FIRE ALARM CABLING SHALL BE IN A FULL CONDUIT SYSTEM, NO EXCEPTIONS.
C	OCCUPANCY SENSORS SHALL BE SET FOR A 30 MINUTE TIME OUT DELAY. OFFICES SHALL BE SET FOR 15 MINUTE DELAY AND REST ROOMS SHALL BE SET FOR 20 MINUTE DELAY.
D	NOT ALL CIRCUITRY IS SHOWN FROM SWITCHES TO EACH CONTROLLED LIGHT FIXTURE(S). EC SHALL MATCH SWITCH SUBSCRIPT TO ASSOCIATED LIGHT FIXTURE(S) AND CONNECT COMPLETE.
E	PROVIDE ALL LOW VOLTAGE WIRING REQUIRED TO CONNECT OCCUPANCY SENSORS IN A SPACE TO THE POWER PACK ASSOCIATED WITH AN INDIVIDUAL AREA. WIRING NOT SHOWN FOR DRAWING CLARITY.
F	WHERE MULTIPLE OCCUPANCY SENSORS ARE IN A SINGLE ROOM, CONNECT SO THAT ANY SENSOR TURNS ALL LIGHTS ON.
G	EC SHALL PROVIDE A COMPLETE WIRING SYSTEM CONSISTING OF PROPER QUANTITY OF SWITCH LEGS, NEUTRALS AND HOT CIRCUITS FOR A FUNCTIONAL INSTALLATION.

ELECTRICAL KEYNOTES

1	DUAL TECHNOLOGY OCCUPANCY SWITCH.
2	REPLACE EXISTING NON-FUNCTIONING LINE VOLTAGE OCCUPANCY SENSOR WITH NEW. VERIFY OPERATION.
3	PROVIDE NEW 3-WAY SWITCH. CONNECT TO CIRCUIT RETAINED AT DEMO.
4	CONNECT COMBO EXIT/EGRESS LIGHT TO UNSWITCH HOT ON EXISTING CIRCUIT RETAINED AT DEMO.
5	PROVIDE TIME DELAY OFF RELAY WITH 12V COIL. SET TIME DELAY POWER TO "W" FIXTURES FOR 3 MINUTES FROM COIL MOMENTARY CONTACT. ROUTE 14/2 WIRE TO CALL SYSTEM HEAD END IN OFFICE 108 FOR CONTROL VOLTAGE. OWNER COMMUNICATIONS CONTRACTOR TO MAKE FINAL TERMINATIONS TO THEIR EQUIPMENT (REDTAIL COMMUNICATIONS). ROUTE CONTROL VOLTAGE THROUGH MEZZANINE MECHANICAL ROOM. MOUNT RELAY IN NEMA 1 ENCLOSURE ABOVE THE HALL CEILING. PROVIDE MACROMATIC TR-60622 WITH MATCHING BASE OR APPROVED EQUAL.
6	OWNER RADIO HEAD-END EQUIPMENT. ROUTE 18/2 CONTROL WIRE TO THIS LOCATION. PROVIDE 2' OF ADDITIONAL CABLE. COORDINATE TERMINATION WITH OWNER COMMUNICATIONS CONTRACTOR (REDTAIL COMMUNICATIONS).
7	CONNECT TO LIGHTING CIRCUIT RETAINED AT DEMO.
8	ROUTING OF 14/2 CONTROL VOLTAGE CABLE IN MECHANICAL ROOM ABOVE.
9	PROVIDE TRIAC DIMMER WITH DECORA STYLE ROCKER SWITCH AND SEPARATE DIMMING SLIDER.

NOTARY PUBLIC
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05.12.2025
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sheet LIGHTING REMODEL

project BILLINGS FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

revision date

phase
100% CD

ACE INC
ASSOCIATED • CONSTRUCTION • ENGINEERING
2040 HARNISH BLVD.
BILLINGS, MT 59102
406-245-0136
ACE JOB #23BL6007

issue date
05.12.2025

E3.0

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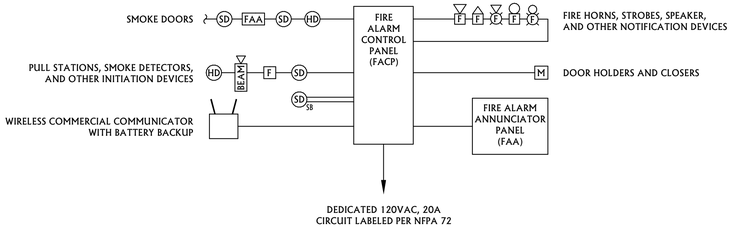


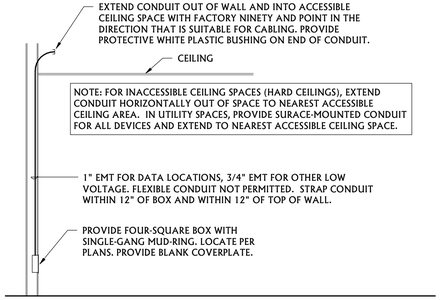
NOTES:

1. RISER DIAGRAM DOES NOT SHOW ALL DEVICES CONTAINED WITHIN FIRE ALARM SYSTEM NOR ARE ALL DEVICES SHOWN ON DIAGRAM CONTAINED WITHIN PROJECT FIRE ALARM SYSTEM. CONTRACTOR SHALL PROVIDE DEVICES IN QUANTITY AS SHOWN ON DRAWINGS AND PROVIDE ALL COMPONENTS/ ADDITIONAL DEVICES TO MAKE A COMPLETE AND FUNCTIONAL SYSTEM. ALL INTERFACE RELAYS SHALL BE PROVIDED BY FIRE ALARM SUPPLIER.
2. COORDINATE CONTROL FUNCTIONS WITH SECURITY, MECHANICAL AND TEMPERATURE CONTROL CONTRACTORS.

5 FIRE ALARM RISER
NOT TO SCALE

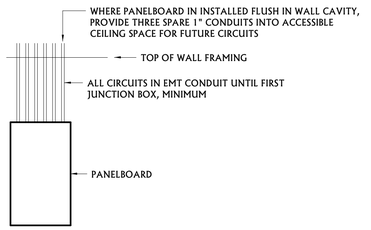
RESPONSE

CONDITION	GENERAL EVACUATION FIRE ALARM	TROUBLE ALARM	SUPERVISORY TROUBLE ALARM	HVAC SHUTDOWN	DAMPER ACTUATION	DOOR HOLD RELEASE	AUTO DIALER ACTIVATION	ELEVATOR RECALL TO PRIMARY FLOOR	ELEVATOR RECALL TO SECONDARY FLOOR	ELEVATOR SHUTDOWN	NON-SILENCEABLE EXTERNAL HORN STROBE	ACTIVATION OF SOUNDER BASE IN ROOM
MANUAL PULL STATIONS	○			○	○	○	○					
SMOKE DETECTORS	○			○	○	○	○					
DUCT-TYPE SMOKE DETECTORS	○			○	○	○	○					
HEAT DETECTORS	○			○	○	○	○					
SMOKE BEAM DETECTORS	○			○	○	○	○					
FLAME DETECTORS	○			○	○	○	○					
KITCHEN HOOD FIRE SUPPRESSION SYSTEM	○			○	○	○	○					
SMOKE DETECTOR IN ELEVATOR LOBBY OTHER THAN MAIN ELEVATOR LOBBY	○			○	○	○	○	○				
SMOKE DETECTOR - ELEVATOR SHAFT OR ELEVATOR MACHINE ROOM	○			○	○	○	○	○				
SMOKE DETECTOR - MAIN ELEVATOR LOBBY	○			○	○	○	○		○			
HEAT DETECTOR - ELEVATOR SHAFT OR ELEVATOR MACHINE ROOM	○			○	○	○	○			○		
CONTROL PANEL - BATTERY LOW		○										
CONTROL PANEL - POWER LOSS		○										
BROKEN WIRE - INITIATION CIRCUIT		○										
BROKEN WIRE - NOTIFICATIION APPLIANCE CIRCUIT		○										
SPRINKLER TAMPER SWITCHES			○									
SPRINKLER FLOW SWITCHES	○			○	○	○	○			○	○	
SPRINKLER LOW AIR ALARM SWITCHES			○									
SPRINKLER PRESSURE SWITCHES	○			○	○	○	○			○	○	
SMOKE DETECTOR IN SLEEPING ROOM			○				○					○



NOTE: CONDUIT SIZES SHALL BE AS DESCRIBED IN THE DETAIL UNLESS NOTED OTHERWISE ON THE DRAWINGS OR SPECIFICATIONS.

7 LOW VOLTAGE RACEWAY
NOT TO SCALE



9 FLUSH MOUNT PANELS
NOT TO SCALE

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DARIN VAN OOSTERHOUT
62700 PE
05.12.2025
LICENSED PROFESSIONAL ENGINEER

sheet ELECTRICAL DETAILS

project BILLINGS FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

revision	date

phase
100% CD

ACE INC
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05.12.2025

E5.0

Addendum

Addendum Number:	01	**Date Issued:**	06-17-25
Project Name:	Fire Station 5 Interior Remodel	**Project Number:**	24008
Pages in Addendum:	18 (2- 8 $^{1}/_{2}$ x11 and 16- 24x36)	**Prepared By:**	Jessica Proctor
Issued To:	Tricia Mae		

This Addendum to contract documents dated May 15, 2025 consists of the following:

Addendum to Contract Documents:

General Bid Items:
None

Project Manual (Specifications):
None

Drawings:
G0.1 – Added a City Requirement for Owner installed Landscaping.
G1.0 – Added a Code reference to clarify that sprinklers are not required on this project**.**
G2.0 – Wall type changed to a 1hr Fire partition around the three new sleep rooms.
D2.1 – Existing room uses clarified
D7.1 – Ceiling demo updated to reflect 1hr fire partition extending to sheathing above.
A2.1 – ADA clearances have been clarified. Wall types have been updated to reflect changes to the sleep room partitions. Door schedule has been updated to reflect the fire rating changes.
A2.1F – Shower curb deleted in ADA TLT 113.
A5.1 – Section 13 updated to show 1 hr partitions at the sleep rooms extending to sheathing above. Detail 1 added.
A5.2 – Access door rating changed to 20min
A6.1 – Shower curb deleted in ADA TLT 113.
A9.1 – ADA clearances updated.
A9.2 – Shower threshold detail for ADA TLT 113 added.
M2.1- Fire dampers added at rated sleeping room walls. Added Keynote 10.
E1.0 – Added combination smoke and carbon monoxide detector to Fire Alarm Devices Legend.
E1.1– Modified specification item # 21- Addressable Fire Alarm systems
E2.0 – Sleep Room 116C: Changed standard smoke detector to combination smoke and carbon monoxide detector. Added Keynote 9. Hall 116: Changed two smoke detectors to combination smoke and carbon monoxide detectors. Added on combination smoke and carbon monoxide detector outside sleep rooms 116B and 116C.

Prior Approvals:

Reviewing is for conformance with the design concept of the project and compliance with the information given in the contract documents. Contractor is responsible for dimensions to be confirmed and correlated to the job site;

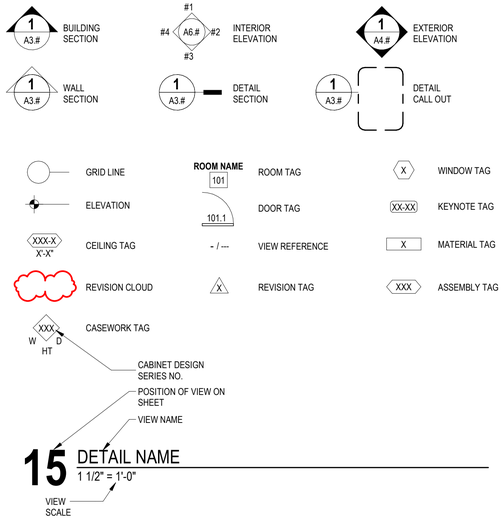
for information that pertains solely to the fabrication processes or to techniques of construction; and for coordination of work of all trades.

Section	Description	Approved
none	xx	xx

ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT(URAL)
AWN	AWNING
B/	BOTTOM OF
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM OR BENCHMARK
BRG	BEARING
BTWN	BETWEEN
BUR	BUILT-UP ROOF
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CG	CORNER GUARD
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
D	DEEP
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIM(S)	DIMENSIONS
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EC	EXISTING COLUMN
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EL	ELEVATION
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION OR EXPOSED
EXT	EXTERIOR
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FND	FOUNDATION
FP	FIRE PROTECTION
FR	FRAME
FRMG	FRAMING
FT	FEET/FOOT OR FIRE TREATED
FTG	FOOTING
FTNG	FOOTING
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE RETARDANT TREATED
GA	GAUGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HC	HANDICAP
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HTD	HEATED
HVAC	HEATING/VENTILATION & AIR CONDITIONING
ID	INSIDE DIAMETER
INFO	INFORMATION
ISO	ISOCYANURATE
INSUL	INSULATE / INSULATED / INSULATION
INT	INTERIOR
INV	INVERT
JT	JOINT
J-BOX	JUNCTION BOX
KIT	KITCHEN
L	LONG / LENGTH
LAM	LAMINATE(D)
LAV	LAVATORY
LF	LINEAR FEET
LT	LIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANIC(AL)
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OVHD	OVERHEAD
PL	PLATE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
POLY	POLYESTER OR POLYOLEFIN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED OR POINT
PVMT	PAVEMENT
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
R	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
RECY	RECYCLE(D)
REF	REFERENCE
REFRIG	REFRIGERATOR OR REFRIGERATION
REINF	REINFORCE
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SC	SOLID CORE
SCH	SCHEDULE
SCHED	SCHEDULED
SECT	SECTION
SF	SQUARE FEET
SFRM	SPRAY APPLIED FIRE RESISTIVE MATERIAL
SGL	SINGLE
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SPECS	SPECIFICATIONS
SOD	SLAB ON DECK
SOG	SLAB ON GRADE
SOH	SAME OPPOSITE HAND
SS	STAINLESS STEEL
ST	STONE TILE
STD	STANDARD
STND	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
TEMP	TEMPERED
THK	THICK
THRESH	THRESHOLD
T.O.	TOP OF
TOBM	TOP OF BEAM
T.O.B.M.	TOP OF BEAM
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T/	TOP OF
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
THK	THICK
TRANS	TRANSOM
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
VR	VAPOR RETARDER
VT	VINYL TILE
VWC	VINYL WALL COVERING
W	WIDE OR WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WG	WALL GUARD
WH	WATER HEATER
W/IN	WITHIN
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
#	NUMBER OR POUND
@	AT

EXPLANATION OF SYMBOLS



TYPICAL SHEET VIEW NUMBERING LAYOUTS

1	2	3	4	
5	6	7	8	
9	10	11	12	
13	14	15	16	

ARCH D (24"x36")

1	2	3	4	5	
6	7	8	9	10	
11	12	13	14	15	
16	17	18	19	20	

ARCH E1 (30"x42")

DISCLAIMER:

A&E DESIGN MAKES NO REPRESENTATION AS TO THE COMPLETENESS, APPROPRIATENESS, OR COORDINATION OF INFORMATION PROVIDED BY, AND IS NOT LIABLE FOR, THE WORK OF CONSULTANTS CONTRACTUALLY ENGAGED BY OTHERS.

PROJECT TEAM

OWNER

CITY OF BILLINGS
TRICIA MAE, FACILITIES SPECIALIST
PO BOX 1178
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MAET@BILLINGSMT.GOV

ARCHITECT

A&E DESIGN
124 N 29th ST. SUITE 100
BILLINGS, MT 59101
406.248.2633

MECHANICAL ENGINEER

ASSOCIATED CONSTRUCTION ENGINEERING
2040 HARNISH BLVD
BILLINGS, MT 59101
406.245.0136

ELECTRICAL ENGINEER

ASSOCIATED CONSTRUCTION ENGINEERING
2040 HARNISH BLVD
BILLINGS, MT 59101
406.245.0136

PLUMBING ENGINEER

ASSOCIATED CONSTRUCTION ENGINEERING
2040 HARNISH BLVD
BILLINGS, MT 59101
406.245.0136

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING DEFERRED/DESIGN-BUILD SUBMITTALS:

1. FIRE SPRINKLER SYSTEM MODIFICATIONS
2. FIRE ALARM MODIFICATIONS
3. ELECTRICAL
4. HVAC
5. PLUMBING
6. SUSPENDED CEILINGS NOT MEETING THE REQUIREMENTS OF NWCB FTI 401

1

LANDSCAPING

THE OWNER WILL PLANT 2 STREET TREES ALONG THE NORTH PROERTY LINE AJOINING STILLWATER DRIVE TO MEET ZONING PROPOTIONAL COMPLIANCE. TREES SHALL COMPLY WITH BILLINGS CODE OF ORDINANCES 27-1200. EXACT LOCATION AND SPECIES TO BE DETERMINED BY THE OWNER.

GENERAL DRAWINGS

SHEET NO.	SHEET NAME
G0.0	COVER SHEET
G0.1	GENERAL INFORMATION
G0.2	TYPICAL ASSEMBLIES
G0.3	TYPICAL ASSEMBLY DETAILS
G0.4	UL REFERENCE ASSEMBLIES
G1.0	CODE SUMMARY
G2.0	CODE PLANS

DEMOLITION DRAWINGS

SHEET NO.	SHEET NAME
D2.1	LEVEL 1 DEMOLITION PLAN
D7.1	LEVEL 1 REFLECTED CEILING PLAN DEMOLITION

ARCHITECTURAL DRAWINGS

SHEET NO.	SHEET NAME
A2.1	LEVEL 1 FLOOR PLAN
A2.1F	LEVEL 1 FINISH PLAN
A5.1	BUILDING SECTIONS
A5.2	WALL SECTIONS & DETAILS
A6.1	INTERIOR ELEVATIONS
A7.1	LEVEL 1 REFLECTED CEILING PLAN
A9.1	DETAILS AND FINISH SCHEDULE
A9.2	DETAILS

MECHANICAL DRAWINGS

SHEET NO.	SHEET NAME
M1.0	MECHANICAL COVER
MD2.1	MECHANICAL HVAC DEMOLITION PLAN - LEVEL 1
M2.1	MECHANICAL HVAC RENOVATION PLAN - LEVEL 1
M3.0	MECHANICAL SECTIONS
M5.0	MECHANICAL DETAILS

PLUMBING DRAWINGS

SHEET NO.	SHEET NAME
P1.0	PLUMBING COVER
PD2.1	DRAIN WASTE AND VENT DEMOLITION PLAN - LEVEL 1
PD3.1	DOMESTIC WATER DEMOLITION PLAN - LEVEL 1
P2.1	DRAIN WASTE AND VENT RENOVATION PLAN - LEVEL 1
P3.1	DOMESTIC WATER RENOVATION PLAN - LEVEL 1
P5.0	PLUMBING DETAILS

ELECTRICAL DRAWINGS

SHEET NO.	SHEET NAME
E1.0	ELECTRICAL COVER
ED2.0	ELECTRICAL DEMO
E2.0	POWER & SPECIAL SYSTEMS REMODEL
E3.0	LIGHTING REMODEL
E5.0	ELECTRICAL DETAILS
E1.1	ELECTRICAL SPECIFICATIONS

STATE OF MONTANA
BILLINGS
ERIC RICHARD HELBY
21566
MONTANA
LICENSED ARCHITECT

sheet GENERAL INFORMATION
project FIRE STATION 5 - INTERIOR REMODEL
owner

project # 24008

revision		date
1	ADD 01	2025-06-16

phase
100% CONSTRUCTION DOCUMENTS

issue date
05.16.2025

G0.1

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APPLICABLE CODES AND ORDINANCES

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2021 UNIFORM PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI 117.1)

BUILDING OCCUPANCY DATA

BUSINESS GROUP B (PER IBC 304.1)

RESIDENTIAL GROUP R-2 (PER IBC 310.X)

STORAGE GROUP S-2 (PER IBC 311.X)

GENERAL BUILDING HEIGHTS AND AREAS

INCLUDES ALL CONDITIONED BUILDING AREAS INCLUDING MECHANICAL SHAFTS, ELEVATOR SHAFTS, AND STAIRWELLS
MAIN LEVEL 01 = 5680 SF
SECOND LEVEL 02 = 549 SF
TOTAL BUILDING SF = 6229 SF

WORK AREA: 847SF (14% OF OVERALL FLOOR AREA)

PER IBC TABLES 504.3, 504.4

PRIMARY OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION	NUMBER OF STORIES / ALLOWABLE	BUILDING HEIGHT / ALLOWABLE
R	III-B	4 NS	55' NS
S-2	III-B	3 NS	55' NS
B	III-B	3 NS	55' NS

EXISTING STRUCTURE IS 2-STORIES AND THAT WILL NOT CHANGE AS A PART OF THE SCOPE OF WORK.

PER IBC TABLE 506.2

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION	AREA / ALLOWABLE
R	III-B	16,000SF NS
S-2	III-B	26,000SF NS
B	III-B	19,000SF NS

BUILDING CONSTRUCTION

CONSTRUCTION TYPE: III-B

TYPE X REQUIRED FIRE RESISTANCE PER TABLE 601:

PRIMARY STRUCTURAL FRAME:	0 HR
BEARING WALLS	
EXTERIOR:	2 HR
INTERIOR:	0 HR
NONBEARING WALLS AND PARTITIONS PER TABLE 602:	
EXTERIOR:	0 HR
NONBEARING WALLS AND PARTITIONS:	
INTERIOR:	0 HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	0 HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	0 HR

FIRE AND SMOKE PROTECTION FEATURES

VERTICAL SEPARATION OF OPENINGS (PER SECTION 705.8.5)
THIS SECTION SHALL NOT APPLY TO BUILDINGS THAT ARE THREE STORIES OF LESS ABOVE GRADE PLANE.

FIRE BARRIERS (PER SECTION 707)
REQUIRED AT SEPARATED OCCUPANCIES PER 707.3.9. FIRE BARRIERS SHALL EXTEND FROM FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF ROOF SHEATHING ABOVE PER 707.5.

VOIDS AT INTERSECTIONS OF A FIRE BARRIER (PER SECTION 707.9)
VOIDS CREATED AT THE INTERSECTION OF A FIREBARRIER AND A NONFIRE-RESISTANCE RATED ROOF ASSEMBLY OR A NONFIRE RESISTANCE RATED EXTERIOR WALL ASSEMBLY SHALL BE FILLED WITH AN APPROVED MATERIAL OR SYSTEM. THE SYSTEM SHALL BE SECURELY INSTALLED IN OR ON THE INTERSECTION FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE.

FIRE PARTITIONS (PER SECTION 708)

SHAFT ENCLOSURES (PER SECTION 713)
SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

OPENING PROTECTIVES (PER SECTION 716)
DOORS IN 2 HR FIRE BARRIERS: 1 1/2 HOUR

FIRE DOORS SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING

FIRE AND SMOKE PROTECTION FEATURES

DUCTS AND AIR TRANSFER OPENINGS (PER SECTION 717)
DUCTS THAT PENETRATE FIRE-RESISTANCE-RATE ASSEMBLIES AND ARE NOT REQUIRED BY THIS SECTION TO HAVE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 714.2 THROUGH 714.3.3. DUCTS THAT PENETRATE HORIZONTAL ASSEMBLIES NOT REQUIRED TO BE CONTAINED WITHIN A SHAFT AND NOT REQUIRED BY THIS SECTION TO HAVE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 714.4 THROUGH 714.4.2.2

DUCTS THAT PENETRATE NONFIRE-RESISTANCE-RATED ASSEMBLIES. THE SPACE AROUND A DUCT PENETRATING A NONFIRE-RESISTANCE-RATED FLOOR ASSEMBLY SHALL COMPLY WITH SECTION 717.6.3.

CONCEALED SPACES (PER SECTION 718)
FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH SECTION 718. FIREBLOCKING SHALL COMPLY WITH SECTION 718.2. DRAFTSTOPPING IN FLOOR/CEILING SPACES AND ATTIC SPACES SHALL COMPLY WITH SECTION 718.3 AND 718.4, RESPECTIVELY. THE PERMITTED USE OF COMBUSTIBLE MATERIALS IN CONCEALED SPACES OF BUILDINGS OF TYPE I OR II CONSTRUCTION SHALL BE LIMITED TO THE APPLICATIONS INDICATED IN SECTION 718.5.

PLUMBING CALCULATIONS

OCCUPANCY GROUP	OCCUPANT LOAD
R-2:	18 PERSONS
B	2 PERSONS
S-2	13 PERSONS
TOTAL:	33 PERSONS

SINGLE USER UNISEX FACILITIES WILL BE PROVIDED. (PER MT ARM 24.301.351)

	MEN/ WOMEN							
OCCUPANCY GROUP	WATER CLOSET	RATIO	LAVATORY	RATIO	DRINKING FOUNTAIN	RATIO	SHOWER	RATIO
R-2	1.8	1:10	1.8	1:10	X	1:500	2.25	1:8
B	.08	1:25 first 50, 1:50 remainder	.05	1:40 first 80, 1:80 remainder	.02	1:100		NA
S-2	.13	1:100	.13	1:100	.013	1:1000		NA
TOTAL REQUIRED:	2.01		1.98		.033		2.25	
TOTAL PROVIDED:	3		3		KITCHEN WITH WATER AVAILABLE		3	

FIRE PROTECTION SYSTEMS

FIRE ALARM SYSTEMS (420.5)
FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES PER 907.2.11.

AUTOMATIC FIRE SPRINKLERS (IEBC 803.2.2)
IN BUILDINGS WITH OCCUPANCIES B, R-2 AND S-2, SPINKLERS ARE NOT REQUIRED UNLESS THE WORK AREA HAS EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT OR EXITS OR CORRIDORS SERVING AND OCCUPANT LOAD GREATER THAN 30, THE IBC WOULD REQUIRE THE WORK ARE BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH THE IBC AS APPLICABLE TO NEW CONSTRUCTION, AND THE WORK AREA EXCEEDS 50 PERCENT OF THE FLOOR AREA.

THE WORK AREA SERVES ONLY 1 TENANT, HAS NO CORRIDORS/EXITS SERVING GREATER THAN 30 PEOPLE, AND ONLY ALTERS 14% OF THE FLOOR AREA, THEREFORE SPRINKLERS ARE NOT REQUIRED.

PORTABLE FIRE EXTINGUISHERS (PER SECTION 906)
SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE FIRE CODE.
CLASS A FIRE EXTINGUISHERS TO BE PROVIDED AT 150' SEPARATION DISTANCE.

EMERGENCY RESPONDER SAFETY FEATURES (PER SECTION 914.2 AND 402.7.5)
ROOMS OR AREAS CONTAINING CONTROLS FOR AIR CONDITIONING SYSTEMS, AUTOMATIC FIRE-EXTINGUISHING SYSTEMS, AUTOMATIC SPRINKLER SYSTEMS OR OTHER DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR USE BY THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.

BUILDING EXITING - EGRESS

OCCUPANT LOAD (PER TABLE 1004.1.2)
SEE EGRESS PLANS FOR OCCUPANCY TYPE AND OCCUPANT LOAD PER AREA BASED ON TABLE 1004.1.2

MEANS OF EGRESS WIDTH (PER SECTION 1005)
STAIRWAYS: 0.3 INCHES PER OCCUPANT OTHER COMPONENTS: 0.2 PER OCCUPANT

EGRESS ILLUMINATION (PER SECTION 1006)
EMERGENCY EGRESS LIGHTING TO BE A MINIMUM OF 1 FOOT CANDLE AT WALKING SURFACE FOR A MINIMUM DURATION OF 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.

EXIT DOOR REQUIREMENTS (PER SECTION 1008)
SINGLE LEAF MINIMUM CLEAR WIDTH = 32"
PER 1008.1.2 DOORS SHALL SWING IN DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM/ OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS.

EXIT SIGNS (PER SECTION 1011)
ALL EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.

CORRIDORS (PER SECTION 1020.2)
FIRE RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN GROUPS R.

MINIMUM CORRIDOR WIDTH = 36"

OCCUPANT LOAD

LEVEL	OCCUPANCY TYPE	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
Not Placed			Not Placed		
LEVEL 1	B	TURN OUT ROOM	130 SF	150 SF	1
LEVEL 1	B	OFFICE	145 SF	150 SF	1
LEVEL 1	MECH	MECH	87 SF	300 SF	1
LEVEL 1	MECH	MECH	118 SF	300 SF	1
LEVEL 1	R-2	SLEEP UNIT	2532 SF	200 SF	13
LEVEL 1	S-2	APPARATUS BAY	2521 SF	200 SF	13
LEVEL 1	STOR/ IT	STORAGE	43 SF	300 SF	1
LEVEL 2	MECH	MECH	440 SF	300 SF	2

ACCESSIBILITY

SECTION 1103 SCOPING REQUIREMENTS - 1103.1 WHERE REQUIRED.
SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES.

EXCEPTIONS:
1103.2.3 EMPLOYEE WORK AREAS. SPACES AND ELEMENTS WITHIN EMPLOYEE WORK AREAS SHALL ONLY BE REQUIRED TO COMPLY WITH SECTION 907.5.2.3.2, 1007, AND 1104.3.1 AND SHALL BE DESIGNED AND CONSTRUCTION SO THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER, AND EXIT THE WORK AREAS.

1103.2.8 LIMITED ACCESS SPACES. NONOCCUPIABLE SPACES ACCESSED ONLY BY LADDERS, CATWALKS, CRAWLSPACES, FREIGHT ELEVATORS OR VERY NARROW PASSAGEWAYS ARE NOT REQUIRED TO BE ACCESSIBLE.

1103.2.9 EQUIPMENT SPACES. SPACES FREQUENTED ONLY BY PERSONNEL FOR MAINTENANCE, REPAIR OR MONITORING OF EQUIPMENT ARE NOT REQUIRED TO BE ACCESSIBLE.

SECTION 1104 ACCESSIBLE ROUTES - 1104.5 LOCATION.
ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH. WHERE THE CIRCULATION PATH IS INTERIOR, THE ACCESSIBLE ROUTE SHALL ALSO BE INTERIOR. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, THE ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS, OR SIMILAR SPACES.

SECTION 1110 SIGNAGE - 1110.1 SIGNS.
REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS: ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES,
ROOMS, ENTRANCES, CHECK-OUT AISLES, FAMILY OR ASSISTED-USE TOILET AND BATHING ROOMS, AREAS OF REFUGE, AND EXTERIOR AREAS. IN ADDITIONAL 1110.2 DIRECTIONAL SIGNAGE. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS STATED IN 1110.2 AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

STATE OF MONTANA
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ERIC RIC LARSEN HELBY
21001
MONTANA
LICENSED ARCHITECT

sheet: CODE SUMMARY
project: FIRE STATION 5 - INTERIOR REMODEL
owner:

project # 24008

revision		date
1	ADD 01	2025-06-16

phase
100% CONSTRUCTION DOCUMENTS

issue date
05.16.2025

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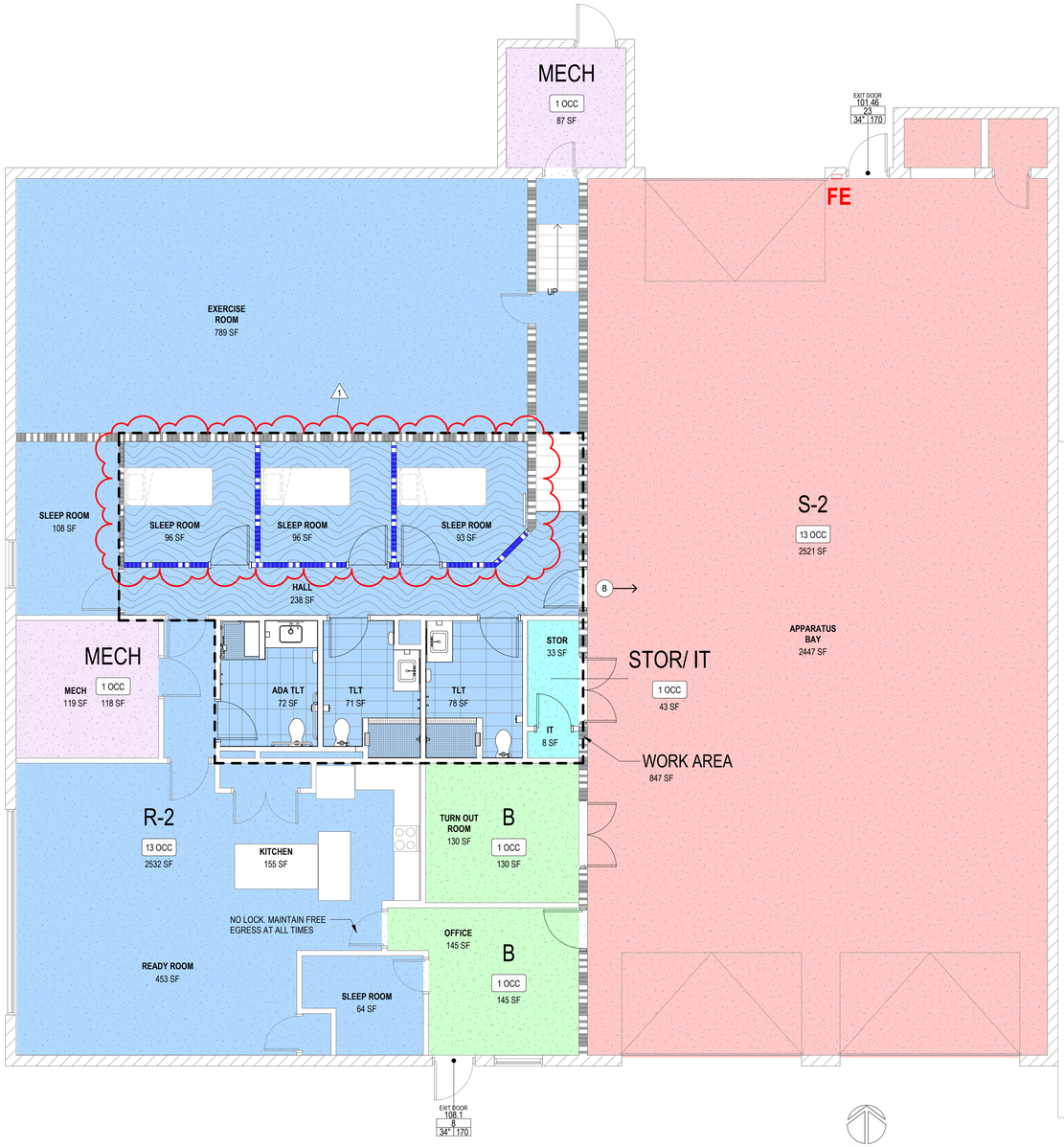
EGRESS LEGEND

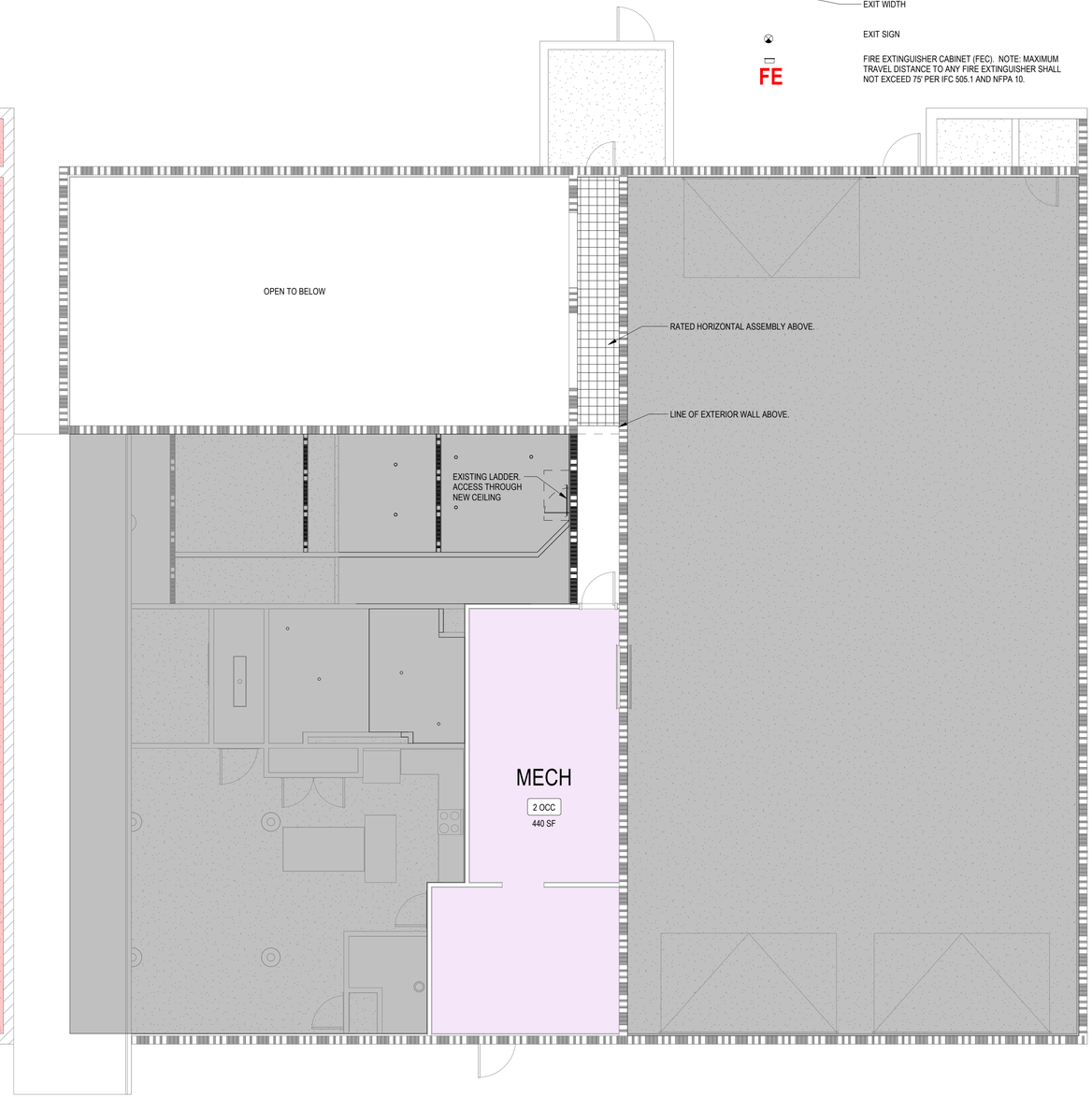
- EGRESS PATH (X) — EGRESS PATH AND DIRECTION
- 2 HR FIRE BARRIER (EXISTING FULL HEIGHT INTERIOR HOLLOW BRICK WALLS)
- 1 HR FIRE PARTITION
- X / XX OCC / XXX — OCCUPANCY TYPE; NUMBER OF OCCUPANTS; AREA
- DOOR XXX / XX XX — NUMBER OF OCCUPANTS; OCCUPANTS ALLOWED; EXIT WIDTH
- EXIT SIGN
- FE — FIRE EXTINGUISHER CABINET (FEC). NOTE: MAXIMUM TRAVEL DISTANCE TO ANY FIRE EXTINGUISHER SHALL NOT EXCEED 75' PER IFC 505.1 AND NFPA 10.



13 LEVEL 1 - CODE PLAN
3/16" = 1'-0"

NORTH

8' 4' 0' 8' 16'
SCALE : 1/8" = 1'-0"



15 LEVEL 2 - CODE PLAN
3/16" = 1'-0"

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sheet: CODE PLANS
project: FIRE STATION 5 - INTERIOR REMODEL
owner:

project # 24008

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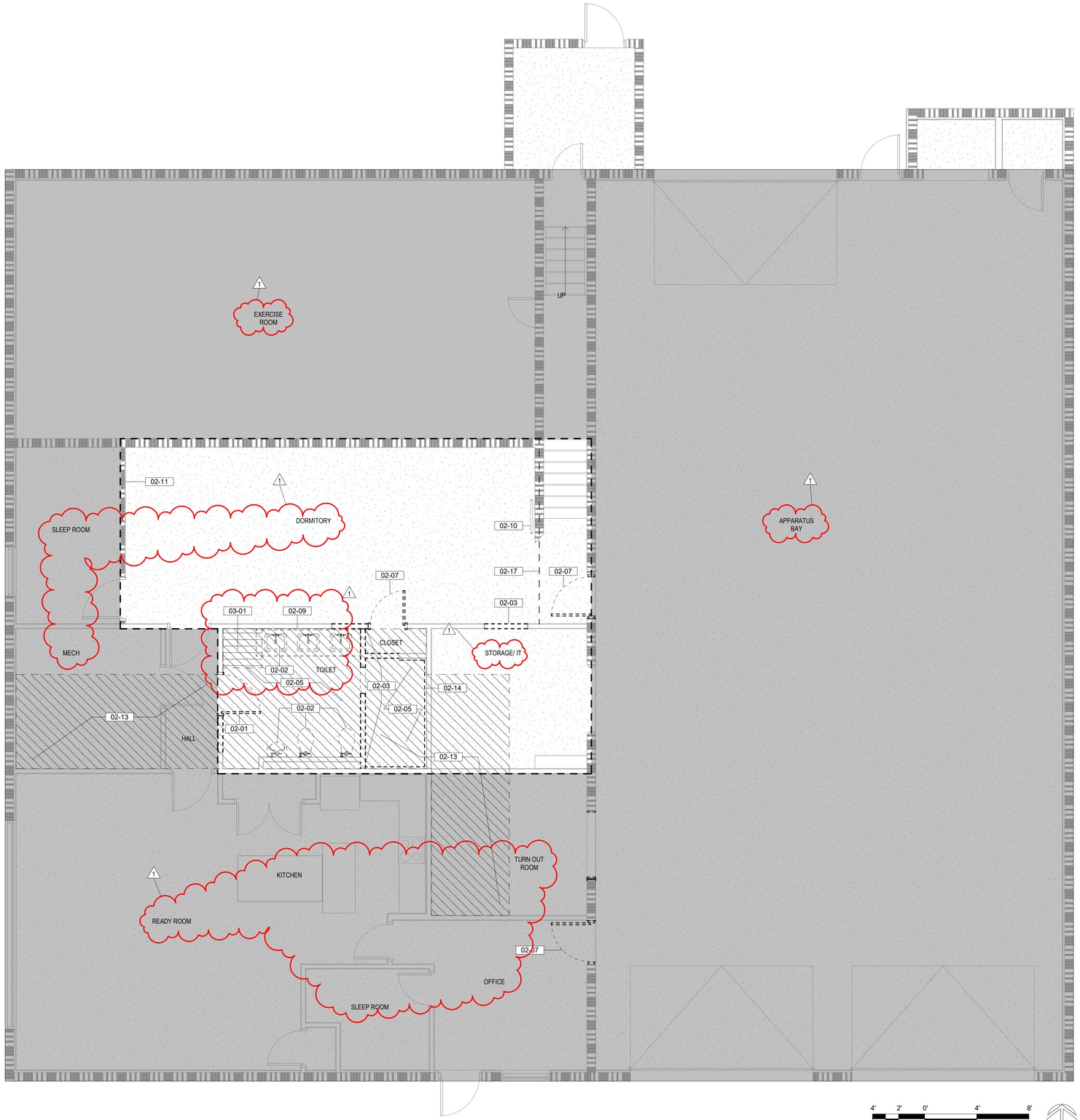

4' 2' 0' 4' 8'

SCALE : 1/4" = 1'-0"

NORTH

13 LEVEL 1 DEMO

1/4" = 1'-0"

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KEYNOTES

02-01	REMOVE (E) DOOR AND FRAME. RETAIN DOOR FOR REUSE.
02-02	REMOVE (E) PLUMBING FIXTURE.
02-03	REMOVE PORTION OF (E) WALL. COORDINATE WITH (N) WORK.
02-05	REMOVE (E) FLOOR TO CONCRETE. PREP FOR (N) WORK.
02-07	REMOVE (E) DOOR AND FRAME. RETAIN DOOR FOR OWNER.
02-09	REMOVE (E) MIRRORS.
02-10	(E) LADDER TO REMAIN. NO WORK.
02-11	REMOVE (E) EQUIPMENT. SEE MECHANICAL.
02-13	SLAB DEMOLITION. COORDINATE WITH PLUMBING. PATCH AND REPAIR.
02-14	DEMO (E) TILE WALL FINISH. PREPARE FOR (N) FINISH.
02-17	DEMO (E) RAILING ABOVE.
03-01	RECESS SLAB 2" FOR NEW ADA SHOWER

DEMOLITION LEGEND

- HATCH INDICATES AREA NOT IN SCOPE OF WORK
- HATCH INDICATES AREA OF REMOVAL OF GYP. CEILING
- HATCH INDICATES AREA OF SLAB DEMO
- INDICATES BUILT ITEM TO BE REMOVED
- INDICATES LIGHT FIXTURE TO BE REMOVED
- INDICATES SUPPLY AIR DIFFUSER

DEMOLITION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF/ HERSELF WITH THE SCOPE OF WORK.
2. THE DEMOLITION NOTES PROVIDE A GENERAL DESCRIPTION OF THE ITEMS AND AREAS REQUIRING REMOVAL. THE CONTRACTOR SHALL FIELD VERIFY ACTUAL QUANTITIES AND LOCATIONS OF ALL INDICATED ITEMS AS NECESSARY TO COMPLETE THE SCOPE OF WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. COORDINATE WITH OWNER FOR ANY EQUIPMENT TO BE SALVAGED. UNLESS SPECIFICALLY SCHEDULED FOR REUSE, DEMOLISHED MATERIALS SHALL BECOME THE POSSESSION OF THE CONTRACTOR AND SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
4. REMOVE MATERIALS FROM SITE AND DISPOSE OF IN A LEGAL MANNER AT NO ADDITIONAL EXPENSE TO OWNER
5. DEBRIS FROM THE DEMOLITION SHALL NOT BE ALLOWED TO ACCUMULATE WITHIN THE BUILDING OR ON THE SITE.
6. REMOVE FROM SITE ANY CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
7. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
8. CLEAN-UP: MUST MEET GOVERNING DUST CONTROL CODES.
9. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
10. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
11. CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO ANY ADJACENT OCCUPIED BUILDING OR SITE AS POSSIBLE AND WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES. MAINTAIN PROTECTED EGRESS AND ACCESS AT ALL TIMES.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DUST AND CONSTRUCTION SEPARATION WALLS AS REQUIRED TO SHIELD THE PUBLIC FROM NOISE, DUST, WEATHER, AND OTHER HAZARDS THAT MAY BE EXPOSED AS A RESULT OF THE DEMOLITION WORK.
13. PERFORM CUTTING OF EXISTING CONCRETE AND MASONRY WITH SAWS AND CORE DRILLS. DO NOT USE JACK-HAMMERS EXCEPT WHERE PERMITTED BY OWNER.
14. BREAK CONCRETE AND MASONRY INTO SECTIONS LESS THAN 3 FEET IN ANY DIMENSION.
15. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE EXISTING STRUCTURAL ELEMENTS REMAIN UNDAMAGED THROUGHOUT CONSTRUCTION, UNLESS SPECIFICALLY NOTED ON DEMOLITION PLAN. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AND PROVIDE ANY SHORING, BRACING, OR TEMPORARY STRUCTURE, AND TO COORDINATE WITH STRUCTURAL ENGINEER AS REQUIRED.
16. ALL PUBLIC UTILITIES TO REMAIN IN OPERATION THROUGHOUT CONSTRUCTION. CONTRACTOR TO COORDINATE ANY TEMPORARY SERVICES REQUIRED TO MAINTAIN BUSINESS OPERATIONS.
17. SEE ENGINEERING DRAWINGS FOR DUCTWORK, DIFFUSER, PLENUM BOX, ETC. DEMOLITION AND/OR PROTECTION. COORDINATE WITH MECHANICAL ENGINEER.
18. FIRE SAFETY MUST BE MAINTAINED FOR ALL PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC. MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT THIS EQUIPMENT. IMMEDIATELY NOTIFY BUILDING SECURITY AND BUILDING MANAGER OF DAMAGED OR DISABLED SYSTEMS AND REPAIR OR REPLACE DAMAGED SYSTEMS IMMEDIATELY. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS.
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20. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.
21. PROVIDE FOR FIRE PROOFING REPAIR AS REQUIRED AT STRUCTURAL STEEL, TO THE ORIGINAL RATING WHERE CONSTRUCTION TRADES REMOVE EXISTING FIRE PROOFING. REPAIR ANY DAMAGE OR PENETRATIONS IN RATED ASSEMBLIES TO CONFORM TO THEIR ORIGINAL LISTING REQUIREMENTS AND TO MAINTAIN FIRE PROTECTION AND SEPARATION AS ORIGINALLY DESIGNED.
22. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM/HER OR HIS/HER SUBCONTRACTORS. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
24. FOR AREAS NOT IN DEMOLITION SCOPE OF WORK, PROTECT AS REQUIRED, ALL SURFACES, EQUIPMENT, FIXTURES AND HARDWARE DURING DEMOLITION AND/OR CONSTRUCTION.
25. PRIOR TO DEMOLITION, INVESTIGATE WALLS FOR CONCEALED PIPING AND INFORM OWNER/ARCHITECT OF ANY CONDITION NOT DOCUMENTED IN CONTRACT DRAWINGS. DEMO DESIGNATED WALL BASES, WALL FRAMING, BATT INSULATION AND GYPSUM BOARD. DEMO CONDUITS AND RECEPTACLES. REFERENCE ELECTRICAL DEMO PLAN FOR ADDITIONAL INFORMATION.
26. WHERE NOTED, REMOVE FLOORING DOWN TO TOP OF CONC. SLAB, INCLUDING ADHESIVES, TRANSITION STRIPS, AND OTHER ASSOCIATED ELEMENTS, TYP., UNLESS NOTED OTHERWISE. PREPARE REMAINING SURFACES TO RECEIVE NEW FINISHES.

STATE OF MONTANA
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sheet: LEVEL 1 DEMOLITION PLAN

project: FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

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phase: 100% CONSTRUCTION DOCUMENTS

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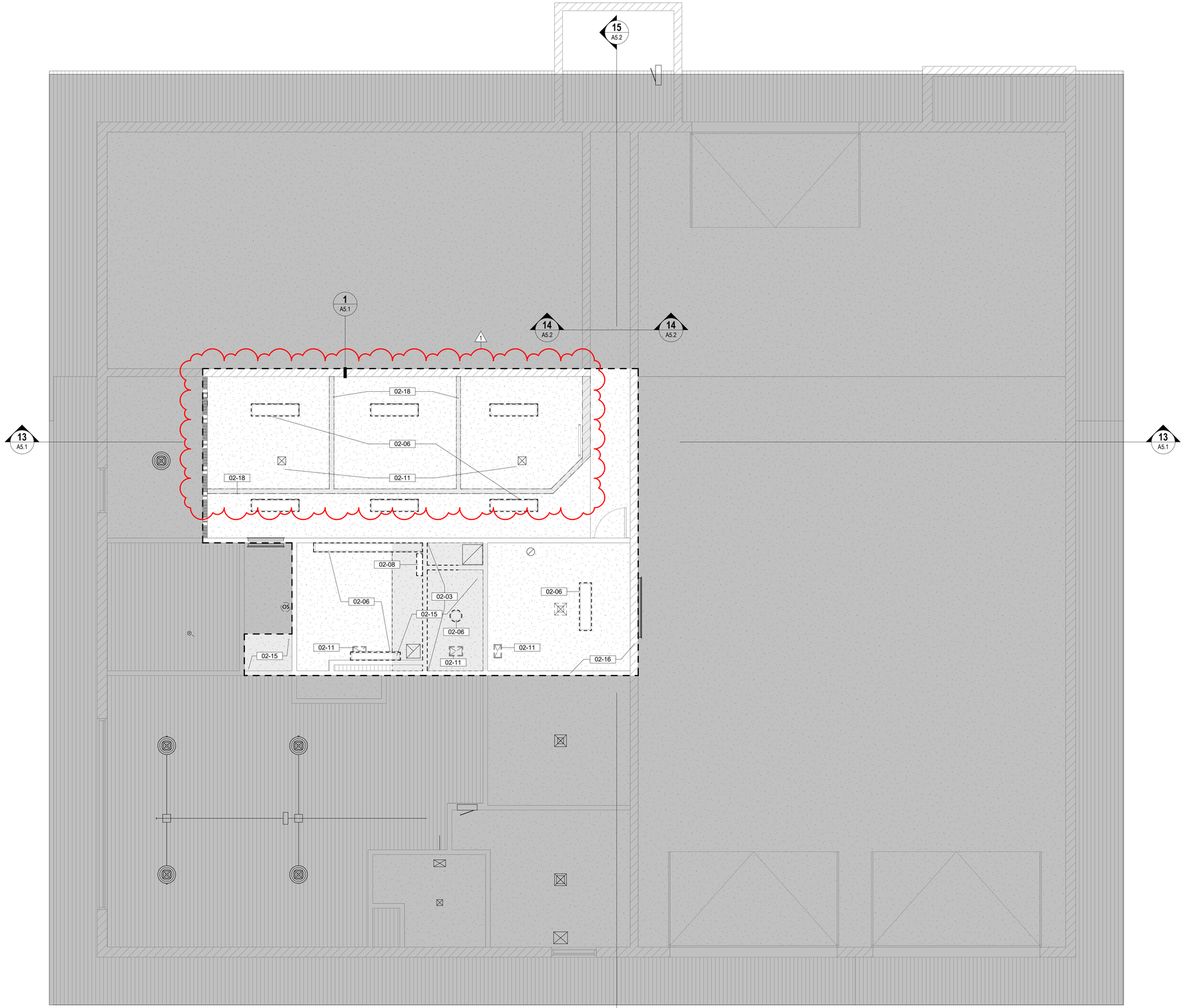

4' 2' 0' 4' 8'

SCALE : 1/4" = 1'-0"

NORTH

13 LEVEL 1 EXISTING

1/4" = 1'-0"

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KEYNOTES

02-03	REMOVE PORTION OF (E) WALL. COORDINATE WITH (N) WORK.
02-06	REMOVE (E) LIGHT FIXTURE. SEE ELECTRICAL.
02-08	DE-MOUNT (E) FIRST AID STATION. PREP TO RE-INSTALL IN (N) WORK.
02-11	REMOVE (E) EQUIPMENT. SEE MECHANICAL.
02-15	DEMO PORTION OF (E) GYP. CEILING. COORDINATE WITH MECHANICAL AND PLUMBING.
02-16	(E) IT EQUIPMENT TO REMAIN. COORDINATE ANY DISTURBANCE WITH OWNER.
02-18	DEMO(E) GYP. CEILING AS NECESSARY TO EXTEND FIRE PARTITION TO SHEATHING ABOVE.

RCP DEMOLITION LEGEND

- HATCH INDICATES AREA NOT IN SCOPE OF WORK
- HATCH INDICATES AREA OF REMOVAL OF GYP. CEILING
- HATCH INDICATES AREA OF SLAB DEMO
- INDICATES BUILT ITEM TO BE REMOVED
- INDICATES LIGHT FIXTURE TO BE REMOVED
- INDICATES SUPPLY AIR DIFFUSER

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STATE OF MONTANA
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sheet: LEVEL 1 REFLECTED CEILING PLAN DEMOLITION

project: FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

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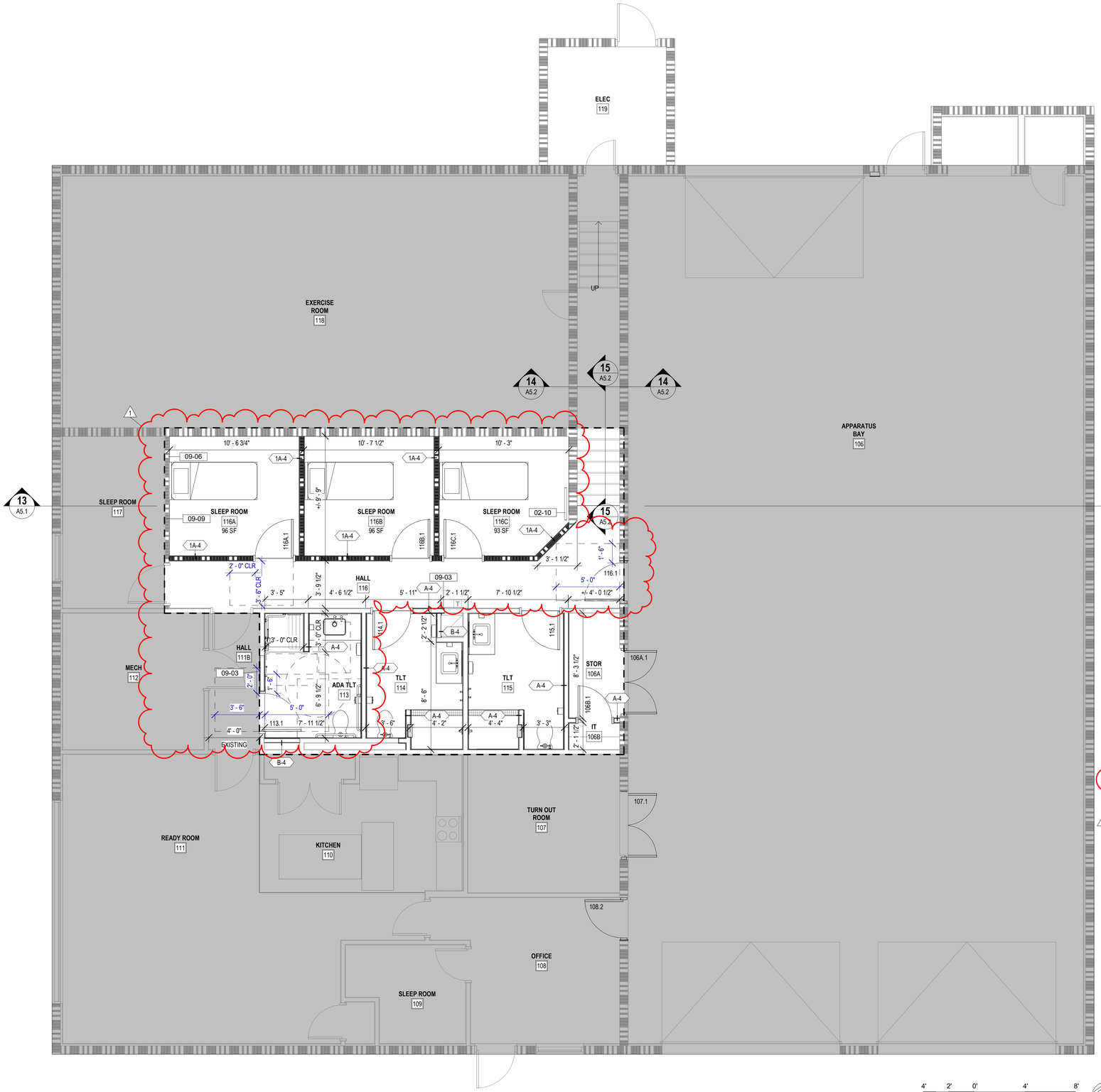


KEYNOTES

02-10	(E) LADDER TO REMAIN. NO WORK.
09-03	INFILL WALL TO MATCH (E).
09-06	PATCH AND REPAIR WALL TO MATCH (E) AT MECHANICAL DEMOLITION. COORDINATE WITH MECHANICAL.
09-09	VERIFY THAT (E) WALL EXTENDS TO SHEATHING ABOVE TO MEET THE REQUIREMENTS OF A 1-HR PARTITION.

FLOOR PLAN LEGEND

HATCH INDICATES AREA NOT IN SCOPE OF WORK

NEW WALL

EXISTING WALL

FLOOR PLAN NOTES

1. REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL INFORMATION REGARDING EXISTING CONDITIONS IS BASED UPON OWNER-SUPPLIED DOCUMENTS AND MAY NOT PRECISELY REFLECT FIELD CONDITIONS.
2. THE CONTRACTOR SHALL NOT CONSIDER CONSTRUCTION NOTES TO BE ALL-INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL COORDINATE ARCHITECTURAL CONSTRUCTION DRAWING AND NOTES WITH CIVIL, STRUCTURAL AND MECHANICAL, ELECTRICAL & PLUMBING NOTES AND DRAWINGS.
3. FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL FINISHES AND MATERIALS SHALL BE PROPERLY INTEGRATED TO ENSURE A UNIFORM APPEARANCE AND SEAMLESS TRANSITION.
5. PROVIDE ALL BACKING FOR MILLWORK, GRAB BARS, AND ANY AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES; COORDINATE LOCATIONS.
6. ALL DIMENSIONS ARE TO FINISH ON EXISTING WALLS AND TO FRAMING ON NEW CONSTRUCTION.
7. GENERAL CONTRACTOR SHALL COORDINATE ALL ASPECTS OF THE BUILDING CONSTRUCTION.
8. PROVIDE A SMOOTH AND LEVEL FINISH FLOOR, TYP. PATCH AND REPAIR ALL INCONSISTENCIES IN FLOOR ELEVATIONS.
9. PATCH AND REPAIR ANY / ALL WALL SURFACES AS REQUIRED TO PROVIDE SUITABLE SUBSTRATE FOR FINISHES.
10. U.L. ASSEMBLIES DESCRIBED ARE FOR REFERENCE ONLY. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY THE INSTALLATION OF THE DESCRIBED SYSTEM(S) .
11. LOCATE THE HINGE SIDE JAMB OF DOORS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
12. ASSUME ALL NEW WALLS EXTEND TO STRUCTURE ABOVE UNLESS NOTED OTHERWISE.

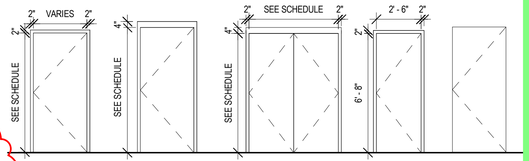
HARDWARE GROUPS, DOOR FRAMES, PANEL TYPES

HARDWARE GROUP 1 - (TOILETS)
HINGES - STANLEY - FBB 179 - 4 1/2 X 4 1/2 - 1 1/2 PAIR - US26D CORBIN / RUSSWIN-CLX3320-NZD-US26D - (LEVER CYLINDRICAL PRIVACY)
HAGER -234W - US26D - WALL STOP
PEMKO S88D - SMOKE SEAL - (FOR ACOUSTICS)

HARDWARE GROUP 2 - (DOUBLE DOORS) FIRE RATED
HINGES - STANLEY - FBB 179 - 4 1/2 X 4 1/2 - 1 1/2 PAIR - US26D CORBIN / RUSSWIN - CLX3310-NZD-US26D-(LEVER CYLINDRICAL PASSAGE)
ACTIVE LEAF
FLUSH BOLT TOP ONLY INACTIVE LEAF
ASTAGAL - METAL
NORTON 8501 - ALUM - (FULL FEATURE CLOSER) FIRE RATED PEMKO S88D - SMOKE SEAL

HARDWARE GROUP 3 - (OFFICE DOOR) FIRE RATED
HINGES - STANLEY - FBB 179 - 4 1/2 X 4 1/2 - 1 1/2 PAIR - US26D CORBIN / RUSSWIN-CLX3310-NZD-US26D - (LEVER CYLINDRICAL PASSAGE)
NORTON 8501-ALUM - (FULL FEATURE CLOSER) FIRE RATED PEMKO S88D - SMOKE SEAL

HARDWARE GROUP 4 - (SLEEP ROOMS)
HINGES - STANLEY - FBB 179 - 4 1/2 X 4 1/2 - 1 1/2 PAIR - US26D CORBIN / RUSSWIN-CLX3320-NZD-US26D - (LEVER CYLINDRICAL PRIVACY)
NORTON 8501-ALUM - (FULL FEATURE CLOSER) FIRE RATED PEMKO
PEMKO S88D - SMOKE SEAL - (FOR ACOUSTICS)



DOOR SCHEDULE

DOOR #	DIMENSIONS W	H	T	DOOR TYPE	PANEL TYPE	MATERIAL	FINISH	PAIR	FRAME TYPE	MATERIAL	FINISH	HARDWARE	FIRE RATING	COMMENTS
106A.1	5' - 0"	6' - 8"	1 3/4"	C	FLUSH	HM	PAINTED	Yes	C	HM	PAINTED	GROUP 2	90	RATED DOOR IN (E) OPENING
106B.1	2' - 8"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 1		
107.1	5' - 0"	6' - 8"	1 3/4"	C	FLUSH	HM	PAINTED	Yes	C	HM	PAINTED	GROUP 2	90	RATED DOOR IN (E) OPENING
108.2	3' - 0"	6' - 8"	1 3/4"	B	FLUSH	HM	PAINTED		B	HM	PAINTED	GROUP 3	90	RATED DOOR IN (E) OPENING
113.1	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 1		REUSE 113.1D IN NEW LOCATION
113.1D	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED			REMOVE AND SALVAGE TO BE REUSED IN NEW WORK
114.1	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 1		
115.1	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 1		
116.1	3' - 0"	6' - 8"	1 3/4"	B	FLUSH	HM	PAINTED		B	HM	PAINTED	GROUP 3	90	RATED DOOR IN (E) OPENING
116A.1	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 4	20	
116B.1	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 4	20	
116C.1	3' - 0"	6' - 8"	1 3/4"	A	FLUSH	WD	PAINTED		A	HM	PAINTED	GROUP 4	20	

SCALE : 1/4" = 1'-0"

NORTH

13 LEVEL 1
1/4" = 1'-0"

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STATE OF MONTANA
BILLINGS
ERIC RIC JASON HELBY
22566
MONTANA
LICENSED ARCHITECT

sheet LEVEL 1 FLOOR PLAN
project FIRE STATION 5 - INTERIOR REMODEL
owner

project # 24008

revision		date
1	ADD 01	2025-06-16

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issue date
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A2.1

13 LEVEL 1 FINISH PLAN

1/4" = 1'-0"

4' 2' 0' 4' 8'

SCALE : 1/4" = 1'-0"

NORTH

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FINISH PLAN LEGEND

TILE-1

TILE-2

LVT-1

FINISH PLAN NOTES

1. REFERENCE THE FINISH MATERIAL LEGEND ON SHEET A9.1 FOR FINISH SPECIFICATIONS AND ADDITIONAL INFORMATION.
2. REFERENCE THE ROOM FINISH SCHEDULE ON SHEET A9.1 FOR ADDITIONAL INFORMATION.
3. REFER TO ELEVATIONS, DETAILS, FINISH PLAN AND SPECIFICATIONS FOR FURTHER CLARIFICATION AND INFORMATION.
4. REFERENCE FLOOR TRANSITION DETAILS ON SHEET A9.2 FOR ADDITIONAL INFORMATION.
5. AT ALL FLOOR TRANSITIONS THAT OCCUR AT A DOORWAY, ALIGN FLOORING TRANSITION W/ CENTERLINE OF DOOR FRAME, TYP. WHERE THERE IS NO DOOR PRESENT, FLOOR TRANSITION TO OCCUR AT THE CENTERLINE OF OPENING, U.N.O.
6. AT ALL CASEWORK NOTED AS "MOBILE" OR "MOVABLE" OR THAT IS NOT ATTACHED TO THE WALL, RUN FLOOR FINISH BELOW, TYP.
7. EXTEND FINISHES BENEATH CASEWORK, TYP.
8. FOR ALL FLOOR TILE, STARTING POINT OF FULL TILE TO OCCUR AT CENTER OF DOOR OPENING. (U.N.O.)

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sheet LEVEL 1 FINISH PLAN

project FIRE STATION 5 - INTERIOR REMODEL

owner

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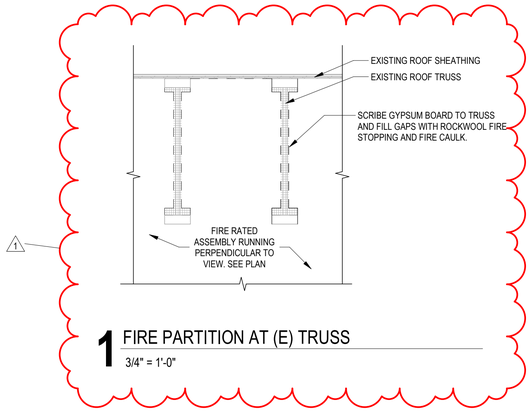
A2.1F



1 FIRE PARTITION AT (E) TRUSS
3/4" = 1'-0"

KEYNOTES

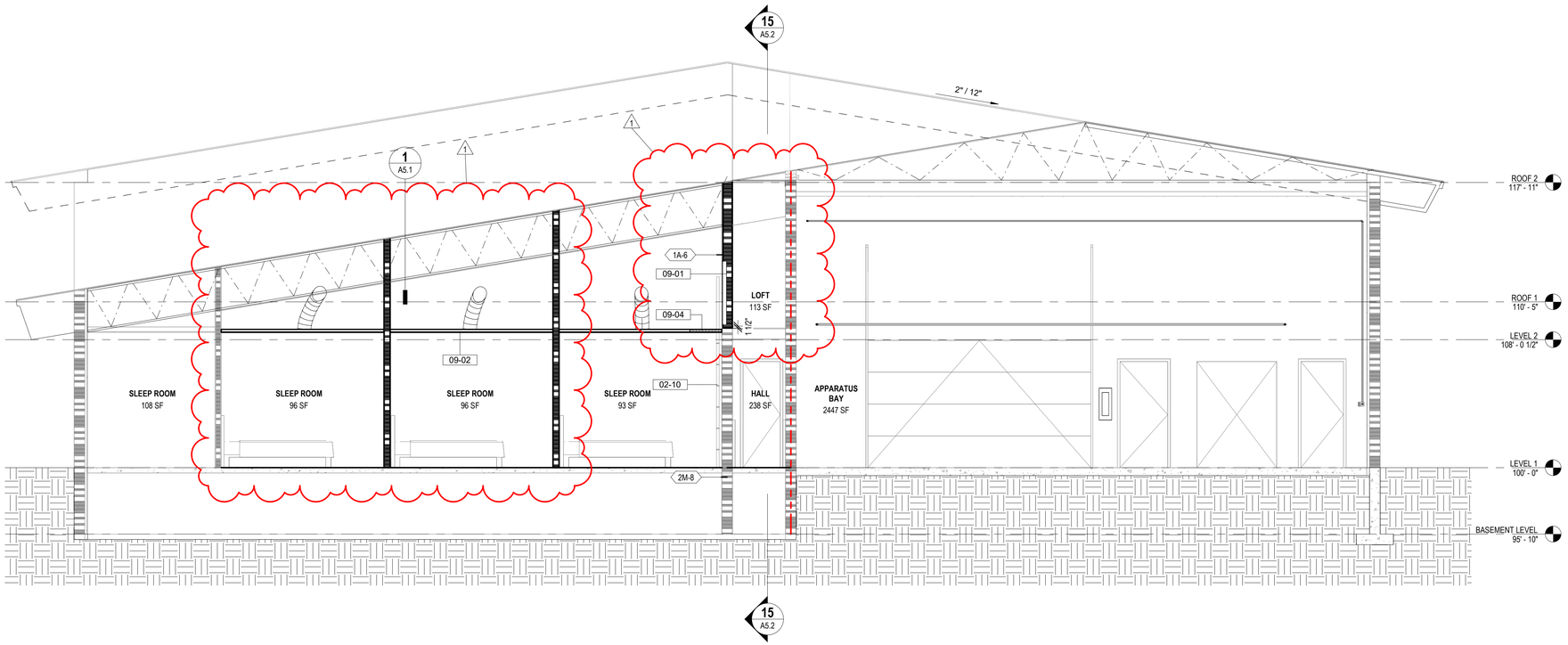
02-10	(E) LADDER TO REMAIN. NO WORK.
09-01	(N) 24 X 48 ACCESS DOOR. RATED: 20MIN
09-02	(N) 2' X 2' ACT CEILING @ 8'-6"
09-04	(N) PLYWOOD HATCH TO ACCESS (E) LADDER. NOTCH AROUND LADDER AND PAINT WHITE TO MATCH CEILING.

LEGEND

HATCH INDICATES AREA NOT IN SCOPE OF WORK

NEW WALL

EXISTING WALL



13 BUILDING SECTION
1/4" = 1'-0"

4' 2' 0' 4' 8'
SCALE : 1/4" = 1'-0"

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sheet BUILDING SECTIONS

project FIRE STATION 5 - INTERIOR REMODEL

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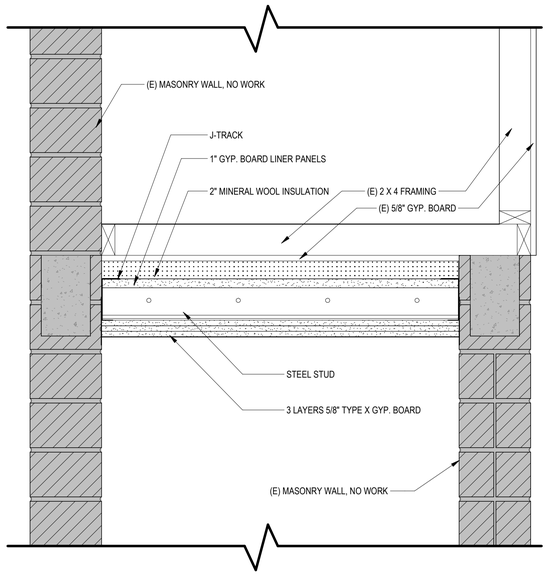
A5.1

KEYNOTES

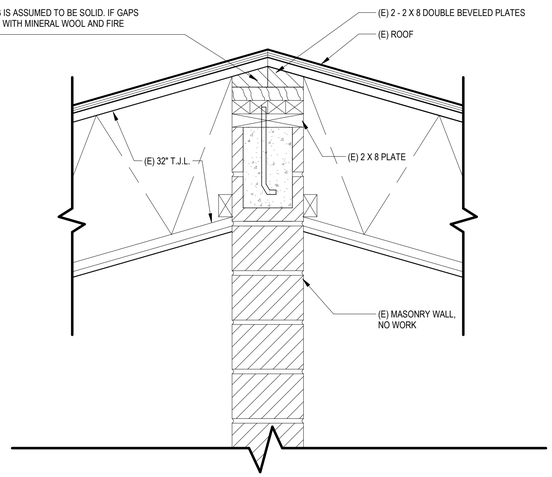
09-01 (N) 24 X 48 ACCESS DOOR. RATED: 20MIN
09-07 (N) WALL TO EXTEND ENTIRE LENGTH OF (E) MEZZANINE. 1

LEGEND

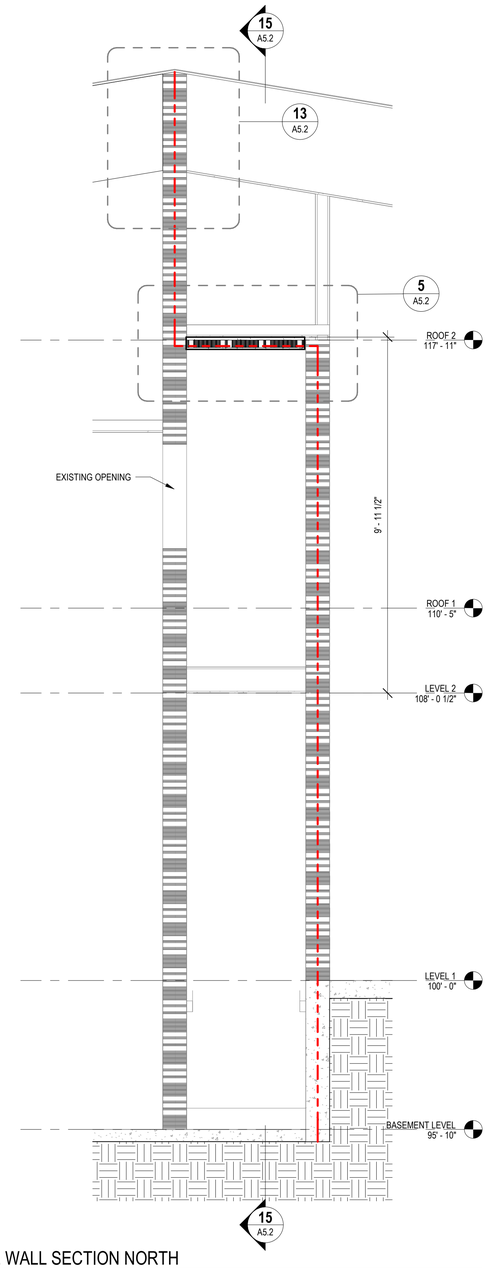
- HATCH INDICATES EXISTING MASONRY WALL BEYOND
- DASHED LINE INDICATES PATH OF CONTINUOUS FIRE-RATED WALL
- HATCH INDICATES AREA NOT IN SCOPE OF WORK



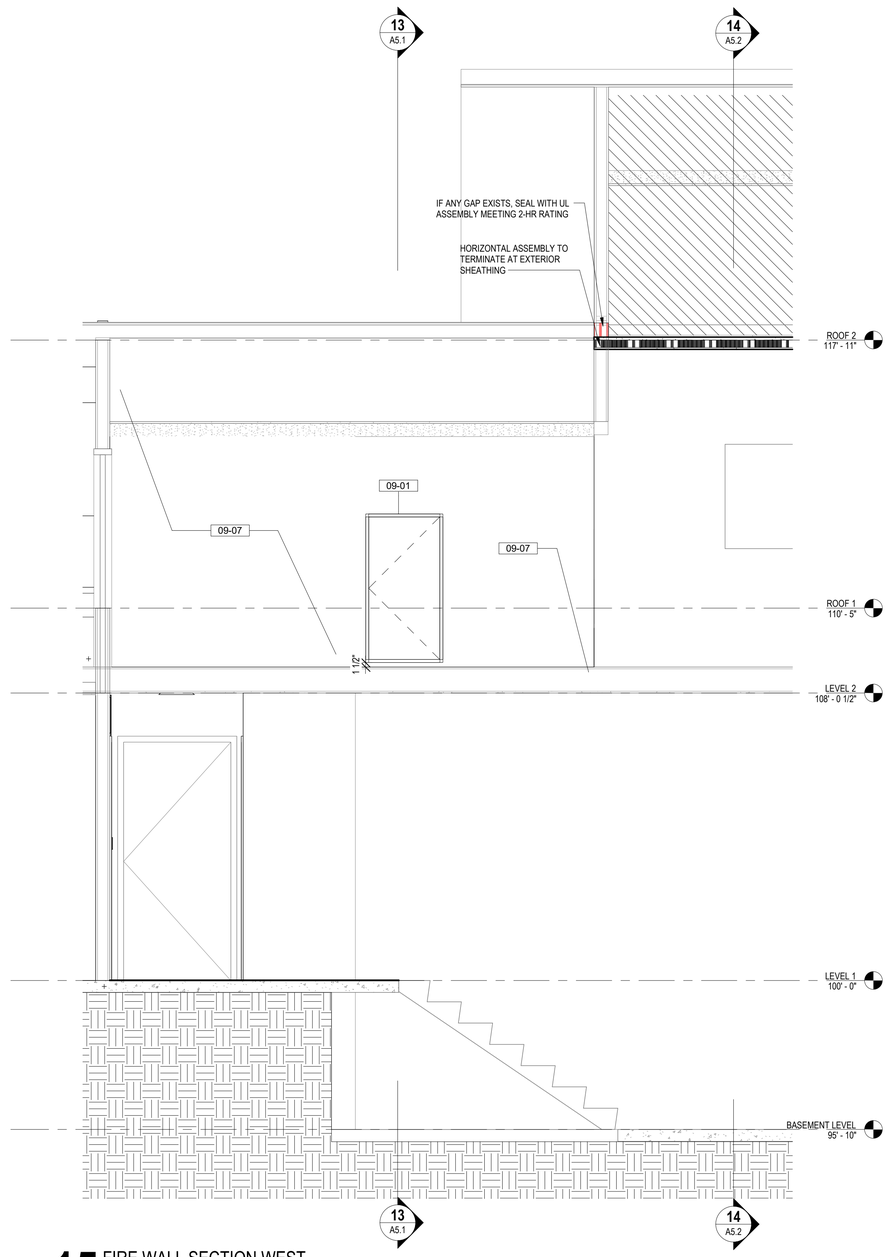
5 HORIZONTAL 2-HR FIRE ASSEMBLY DETAIL
1 1/2" = 1'-0"



13 FIRE WALL TO ROOF DETAIL
1 1/2" = 1'-0"



14 FIRE WALL SECTION NORTH
1/2" = 1'-0"



15 FIRE WALL SECTION WEST
1/2" = 1'-0"

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21001
MONTANA
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sheet WALL SECTIONS & DETAILS
project FIRE STATION 5 - INTERIOR REMODEL
owner

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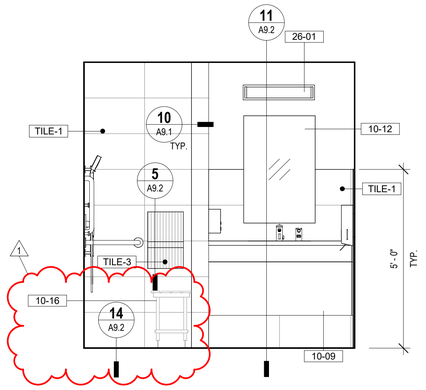
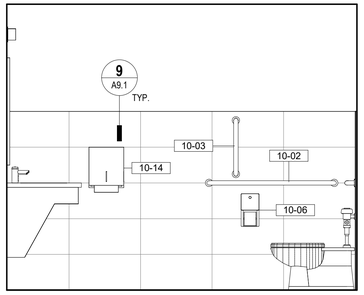
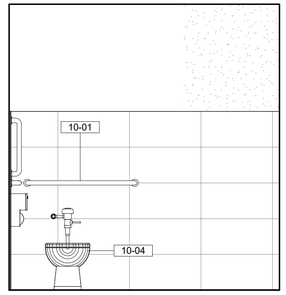
A5.2



1 113 NORTH ELEVATION
1/2" = 1'-0"



2 113 EAST ELEVATION
1/2" = 1'-0"



3 113 SOUTH ELEVATION
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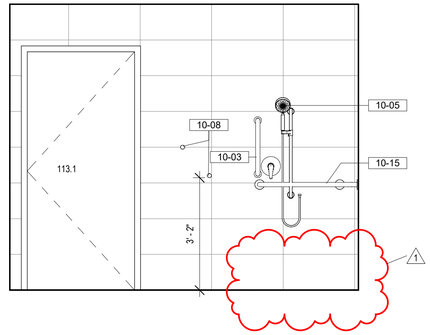

4 113 WEST ELEVATION
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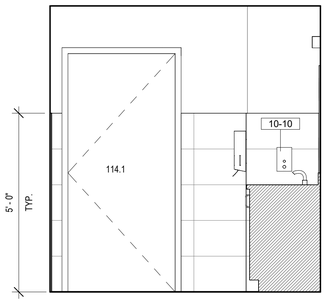
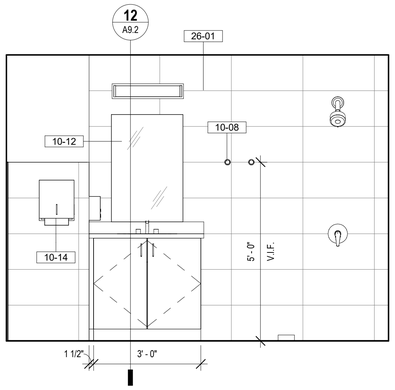
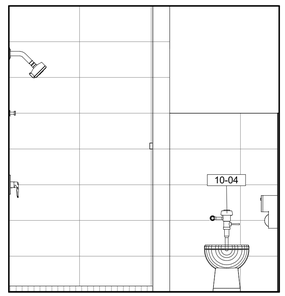


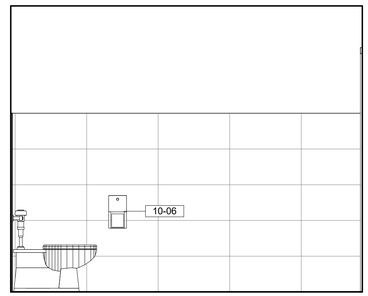
6 114 NORTH ELEVATION
1/2" = 1'-0"



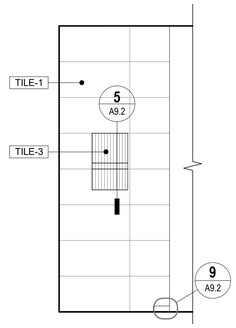
7 114 EAST ELEVATION
1/2" = 1'-0"



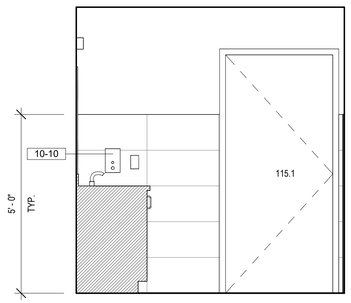
8 114 SOUTH ELEVATION
1/2" = 1'-0"



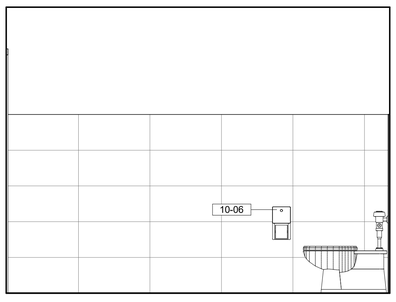
9 114 WEST ELEVATION
1/2" = 1'-0"



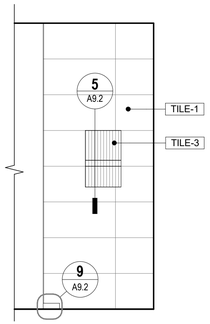
10 114 TLT - SHOWER WEST
1/2" = 1'-0"



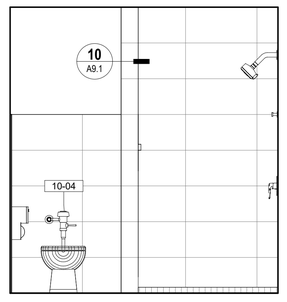
11 115 TLT - NORTH ELEVATION
1/2" = 1'-0"



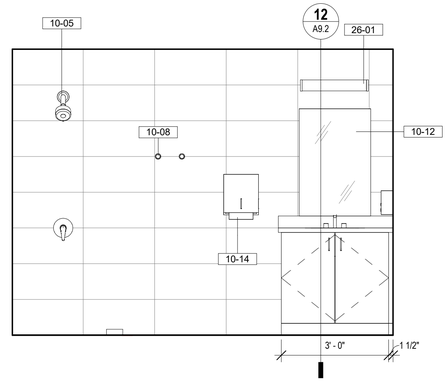
12 115 TLT - EAST ELEVATION
1/2" = 1'-0"



13 115 TLT - SHOWER EAST
1/2" = 1'-0"



14 115 TLT - SOUTH ELEVATION
1/2" = 1'-0"



15 115 TLT - WEST ELEVATION
1/2" = 1'-0"

KEYNOTES

10-01	36" HORIZONTAL GRAB BAR; CSCI
10-02	42" HORIZONTAL GRAB BAR; CSCI
10-03	18" VERTICAL GRAB BAR; CSCI
10-04	TOILET; REF. PLUMBING DRAWINGS
10-05	SHOWER AND FAUCET FIXTURE
10-06	TOILET PAPER DISPENSER; OSOI
10-08	ROBE HOOK; OSOI
10-09	ADA LAVATORY
10-10	SOAP DISPENSER; OSOI
10-12	MIRROR; OSCI
10-14	PAPER TOWEL DISPENSER, OSOI
10-15	16" X 31" TWO WALL GRAB BAR; CSCI
10-16	MOBILE ADA SHOWER BENCH, PROVIDED BY OWNER.
26-01	(N) LIGHT FIXTURE. SEE ELECTRICAL; OSCI

INTERIOR ELEVATION GENERAL NOTES

1. REFER TO A300 SERIES SHEETS FOR WALL TAGS, DOOR TAGS, WINDOW TAGS, ADDITIONAL DIMENSIONS AND OVERALL FLOOR PLANS.
2. REFER TO A9.1 SHEET FOR TYPICAL MOUNTING HEIGHTS LEGEND.
3. REFER TO THE FINISH MATERIAL LEGEND AND SPECIFICATIONS FOR MATERIAL INFORMATION.
4. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS AND TYPES.
5. REFER TO FLOOR FINISH PLANS FOR FLOOR FINISH MATERIALS.
6. FOR ANY WALL MOUNTED ITEMS NOT SHOWN ON ELEVATIONS; COORDINATE WITH ARCHITECT PRIOR TO INSTALL.
7. ALL TILED OUTSIDE CORNERS TO RECEIVE SCHLUTER SYSTEMS EDGE PROTECTION; REF. A9.2 SHEET FOR DETAILS
8. MILLWORK CONTRACTOR TO CONFIRM ALL FINISHED OPENING SIZES OF EQUIPMENT AND APPLIANCES WITH MANUFACTURER.
9. PROVIDE BLOCKING IN WALLS BEHIND ALL WALL HUNG ELEMENTS, INCLUDING BUT NOT LIMITED TO, LARGE SIGNAGE, COUNTER AND COUNTER SUPPORTS, CASEWORK, TV'S, DOOR STOPS, ETC. WHETHER PROVIDED BY CONTRACTOR OR OWNER.
10. DEVICES, EQUIPMENT, AND FIXTURES SHOWN FOR LOCATION COORDINATION. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND ALL OTHER CONSULTANT DRAWINGS FOR DETAILS AND ADDITIONAL WORK.

STATE OF MONTANA
BILLINGS
ERIC RICHARD HELDT
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LICENSED ARCHITECT

sheet INTERIOR ELEVATIONS

project FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

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FINISH LEGEND

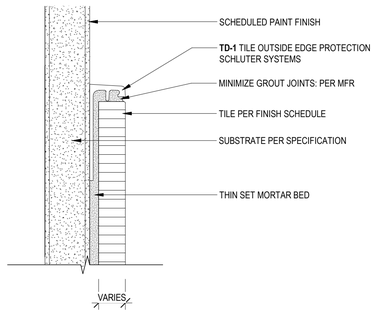
HIDE COLUMN	HIDE COLUMN	MATERIAL ID	IMAGE	MATERIAL TYPE	APPLICATION INCLUDES BUT NOT LIMITED TO	MANUFACTURER	PRODUCT STYLE / TYPE	COLOR / FINISH	DIMENSIONS	REMARKS
09 FINISHES										
9	09 FINISHES			LVT	LVT FLOORING IN SLEEPING ROOMS	PATCRAFT	LINEO 2.5MM	00159 LATTE	5.96" X 48"	BRICK INSTALLATION
9	09 FINISHES	ACT-1		ACOUSTIC CEILING TILE	SLEEPING ROOMS ACT	ARMSTRONG CEILING	ULTIMA	WHITE	24"X24"	INSTALL W/ SQUARE TEGULAR 9/16"
9	09 FINISHES	GT-1		GROUT	GROUT FOR TILE-1 & TILE-2	MAPEI		5001 ALABASTER		
9	09 FINISHES	GT-2		GROUT	GROUT FOR TILE-3	MAPEI		5107 IRON		
9	09 FINISHES	LVT-1		LVT	EXISTING FLOORING	EXISTING	-	-	-	USE ATTIC STORAGE TO PATCH AND REPAIR AREAS AS NECESSARY
9	09 FINISHES	PLAM-1		PLASTIC LAMINATE	CASEWORK PLASTIC LAMINATE	WILSON ART		4943-38 CLASSIC LINEN		
9	09 FINISHES	PT-1		PAINT	WALL PAINT	SHERWIN WILLIAMS		SW7570 EGRET WHITE	EGSHELL	
9	09 FINISHES	PT-2		PAINT	CEILING PAINT	SHERWIN WILLIAMS		SW7570 EGRET WHITE	FLAT	
9	09 FINISHES	RB-1		RUBBER BASE	TYP. RUBBER BASE THROUGHOUT	TARKETT	THERMOSET RUBBER BASE	BURNT UMBER	4" HIGH	
9	09 FINISHES	SS-1		SOLID SURFACE	VANITY COUNTERTOP	LIVINGSTONE		L707 DOGWOOD		
9	09 FINISHES	TD-1		TRANSITION DETAIL	FLOOR / WALL TILE TRANSITION	SCHLUTER SYSTEMS	JOLLY	STAINLESS STEEL	PER APPLICATION	
9	09 FINISHES	TD-2		TRANSITION DETAIL	OUTSIDE CORNER TRANSITION	SCHLUTER SYSTEMS	QUADEC	STAINLESS STEEL	PER APPLICATION	
9	09 FINISHES	TD-3		TRANSITION DETAIL	FLOOR TRANSITION - LVT TO TILE	TARKETT	CD-63-B	BURNT UMBER	PER APPLICATIONS	
9	09 FINISHES	TD-4		TRANSITION DETAIL	FLOOR TRANSITION - LVT TO LVT	SCHLUTER SYSTEMS	SCHIENE	STAINLESS STEEL	PER APPLICATION	
9	09 FINISHES	TILE-1		PORCELAIN TILE	BATHROOM FLOOR & WALLS	DALTILE	MODERN OASIS	12"X24"	STRAIGHT SET INSTALLATION	STRAIGHT SET INSTALLATION
9	09 FINISHES	TILE-2		PORCELAIN TILE	SHOWER FLOOR MOSAIC	DALTILE	MODERN OASIS	2" SHEET MOSAIC		
9	09 FINISHES	TILE-3		WALL TILE	BATHROOM ACCENT WALL TILE	MARAZZI	ILLUSIONIST	MYSTIFYING	STRAIGHT SET INSTALLATION	STRAIGHT SET INSTALLATION

ROOM FINISH SCHEDULE

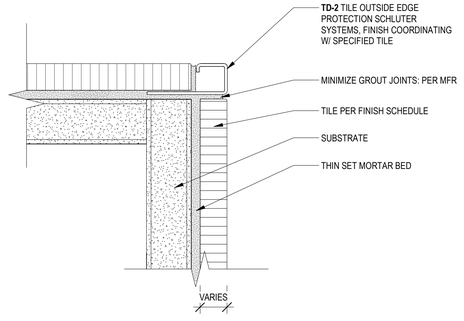
PHASE	NUMBER	NAME	FLOOR FINISH	WALLS					CEILING FINISH
				BASE FINISH	WALL FINISH - NORTH	WALL FINISH - EAST	WALL FINISH - SOUTH	WALL FINISH - WEST	
NEW	106A	STOR	EXISTING	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2
NEW	106B	IT	EXISTING	RB-1	PT-1	PT-1	PT-1	PT-1	PT-2
NEW	113	ADA TLT	TILE-1	-	PT-1 / TILE-1 / TILE-3	PT-1 / TILE-1	PT-1 / TILE-1	PT-1 / TILE-1	PT-2
NEW	114	TLT	TILE-1	-	PT-1 / TILE-1	PT-1 / TILE-1	PT-1 / TILE-1 / TILE-3	PT-1 / TILE-1	PT-2
NEW	115	TLT	TILE-1	-	PT-1 / TILE-1	PT-1 / TILE-1	PT-1 / TILE-1 / TILE-3	PT-1 / TILE-1	PT-2
NEW	116	HALL	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1 / PT-2
NEW	116A	SLEEP ROOM	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1
NEW	116B	SLEEP ROOM	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1
NEW	116C	SLEEP ROOM	LVT-1	RB-1	PT-1	PT-1	PT-1	PT-1	ACT-1

TOILET ACCESSORIES SCHEDULE

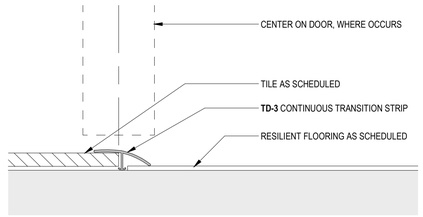
TYPE MARK1	IMAGE1	DESCRIPTION1	MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSIONS1	NOTES
TA-3		18" VERTICAL GRAB BAR	BOBRICK	B-5806X18	SATIN FINISH	18" LENGTH	PROVIDED AS BOD; VERIFY OWNER REQUIREMENTS; INSTALL PER ADA
TA-4		36" GRAB BAR	BOBRICK	B-5806X36	SATIN FINISH	36" LENGTH	PROVIDED AS BOD; VERIFY OWNER REQUIREMENTS; INSTALL PER ADA
TA-5		42" GRAB BAR	BOBRICK	B-5806X42	SATIN FINISH	42" LEGNTH	PROVIDED AS BOD; VERIFY OWNER REQUIREMENTS; INSTALL PER ADA
TA-15		SHOWER WALL BAR	BOBRICK	B-6861	SATIN FINISH	16"X31"	PROVIDED AS BOD; VERIFY OWNER REQUIREMENTS; INSTALL PER ADA



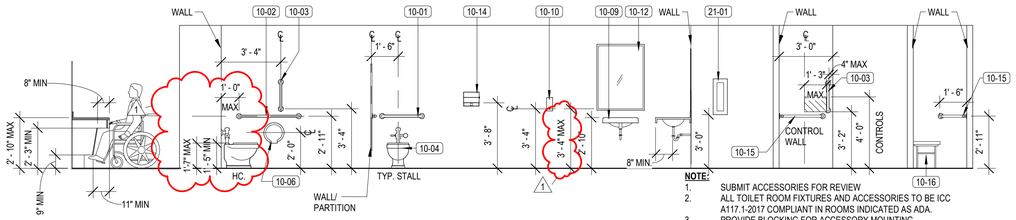
9 INTERIOR DETAIL - TILE WAINSCOT TO GYP.
12" = 1'-0"



10 INTERIOR DETAIL - OUTSIDE TILE CORNER
12" = 1'-0"



11 FLOOR TRANSITION - TILE TO LVT
6" = 1'-0"



ADA CLEARANCES

NOTE:
1. SUBMIT ACCESSORIES FOR REVIEW
2. ALL TOILET ROOM FIXTURES AND ACCESSORIES TO BE ICC A117.1-2017 COMPLIANT IN ROOMS INDICATED AS ADA. PROVIDE BLOCKING FOR ACCESSORY MOUNTING
3. EXPOSED PIPES AT LAVATORIES TO BE SHIELDED AGAINST CONTACT.

TOILET ACCESSORIES:

10-01 = **TA-4** 36" HORIZONTAL GRAB BAR; CSCI
10-02 = **TA-5** 42" HORIZONTAL GRAB BAR; CSCI
10-03 = **TA-3** 18" VERTICAL GRAB BAR; CSCI
10-04 = TOILET
10-05 = **TA-5** SHOWER AND FAUCET FIXTURE
10-06 = **TA-6** TOILET PAPER DISPENSER, OSOI
10-07 = NOT USED
10-08 = NOT USED
10-09 = ADA LAVATORY
10-10 = **TA-18** SOAP DISPENSER; OSOI
10-11 = NOT USED
10-12 = **TA-12** MIRROR; OSCI
10-13 = NOT USED
10-14 = **TA-14** PAPER TOWEL DISPENSER
10-15 = **TA-15** 16" X 31" TWO WALL GRAB BAR
10-16 = **TA-16** MOBILE ADA SHOWER BENCH, PROVIDED BY OWNER
21-01 = FIRE EXTINGUISHER CABINET

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STATE OF MONTANA
BILLINGS
ERIC RIC JASON HELBOT
21561
MONTANA
LICENSED ARCHITECT

sheet: DETAILS AND FINISH SCHEDULE
project: FIRE STATION 5 - INTERIOR REMODEL
owner:

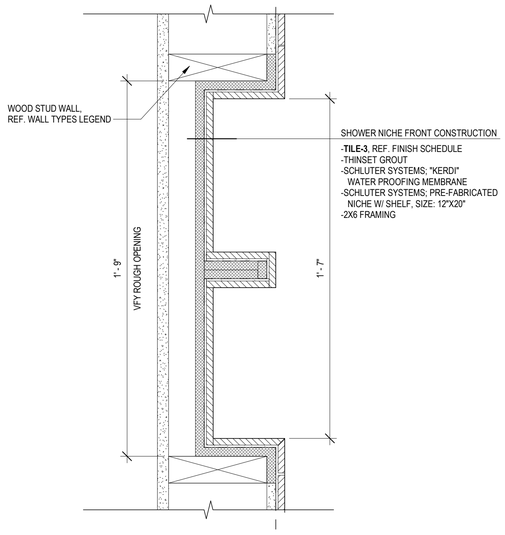
project # 24008

revision date

phase
100% CONSTRUCTION DOCUMENTS

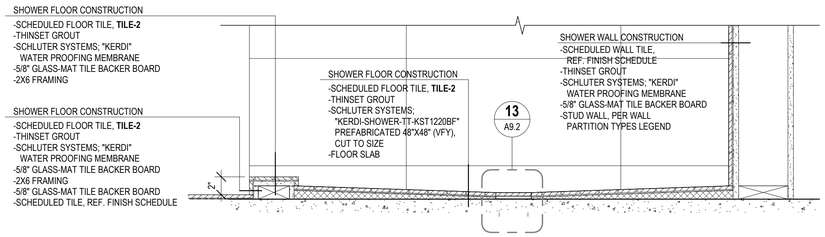
issue date
05.16.2025

A9.1



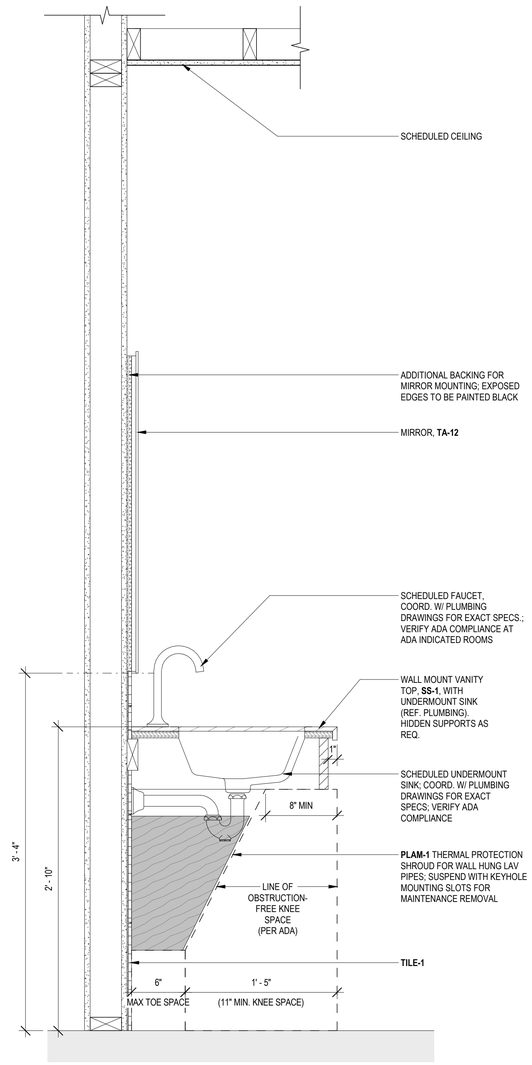
5 INTERIOR DETAIL - SHOWER NICHE

3" = 1'-0"



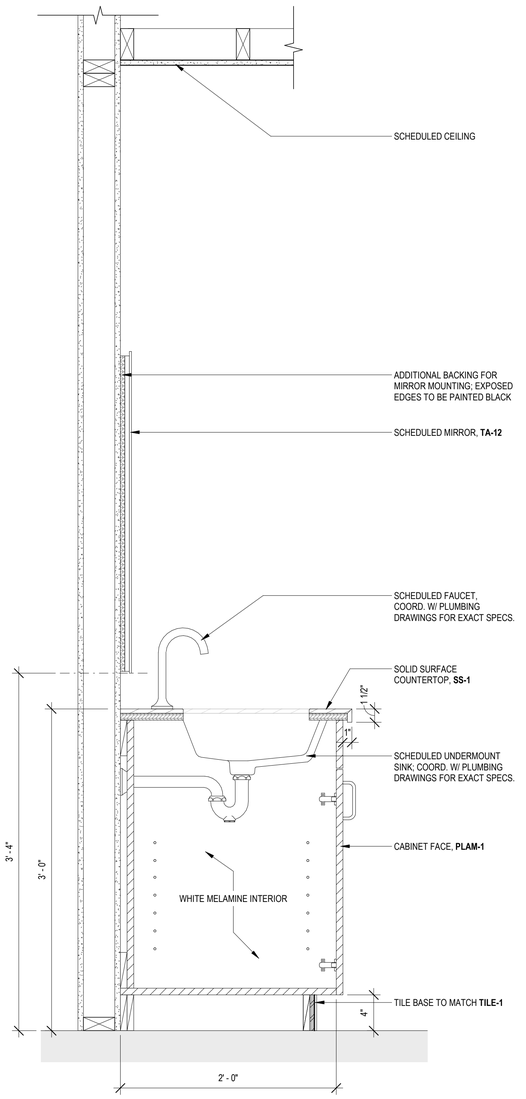
9 INTERIOR DETAIL - SHOWER CURB

1 1/2" = 1'-0"



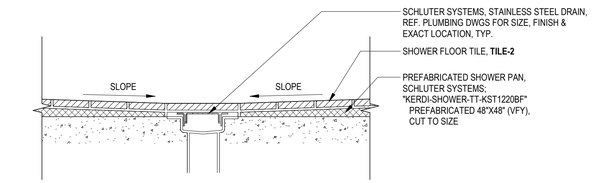
11 INTERIOR DETAIL - BATHROOM VANITY SECTION

1 1/2" = 1'-0"



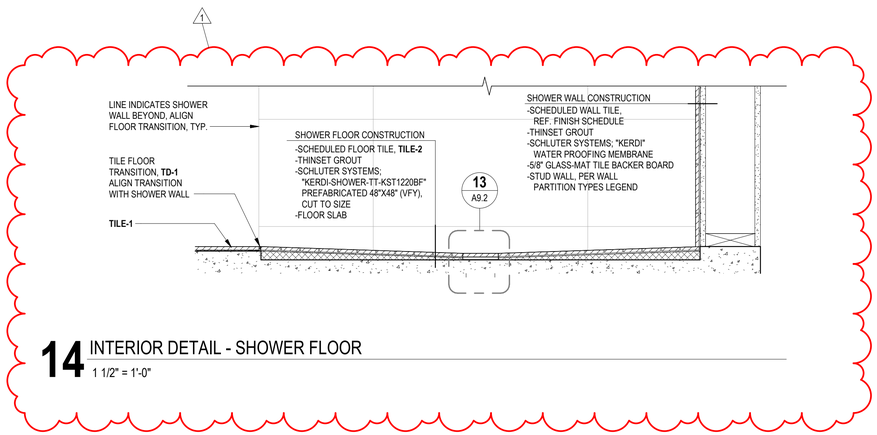
12 INTERIOR DETAIL - BATHROOM VANITY CAB. SECTION

1 1/2" = 1'-0"



13 INTERIOR DETAIL - DRAIN

3" = 1'-0"



14 INTERIOR DETAIL - SHOWER FLOOR

1 1/2" = 1'-0"

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STATE OF MONTANA
BILLINGS
ERIC RIC LARSEN
HELBY
2396
MONTANA
LICENSED ARCHITECT

DETAILS

FIRE STATION 5 - INTERIOR REMODEL

sheet | project | owner

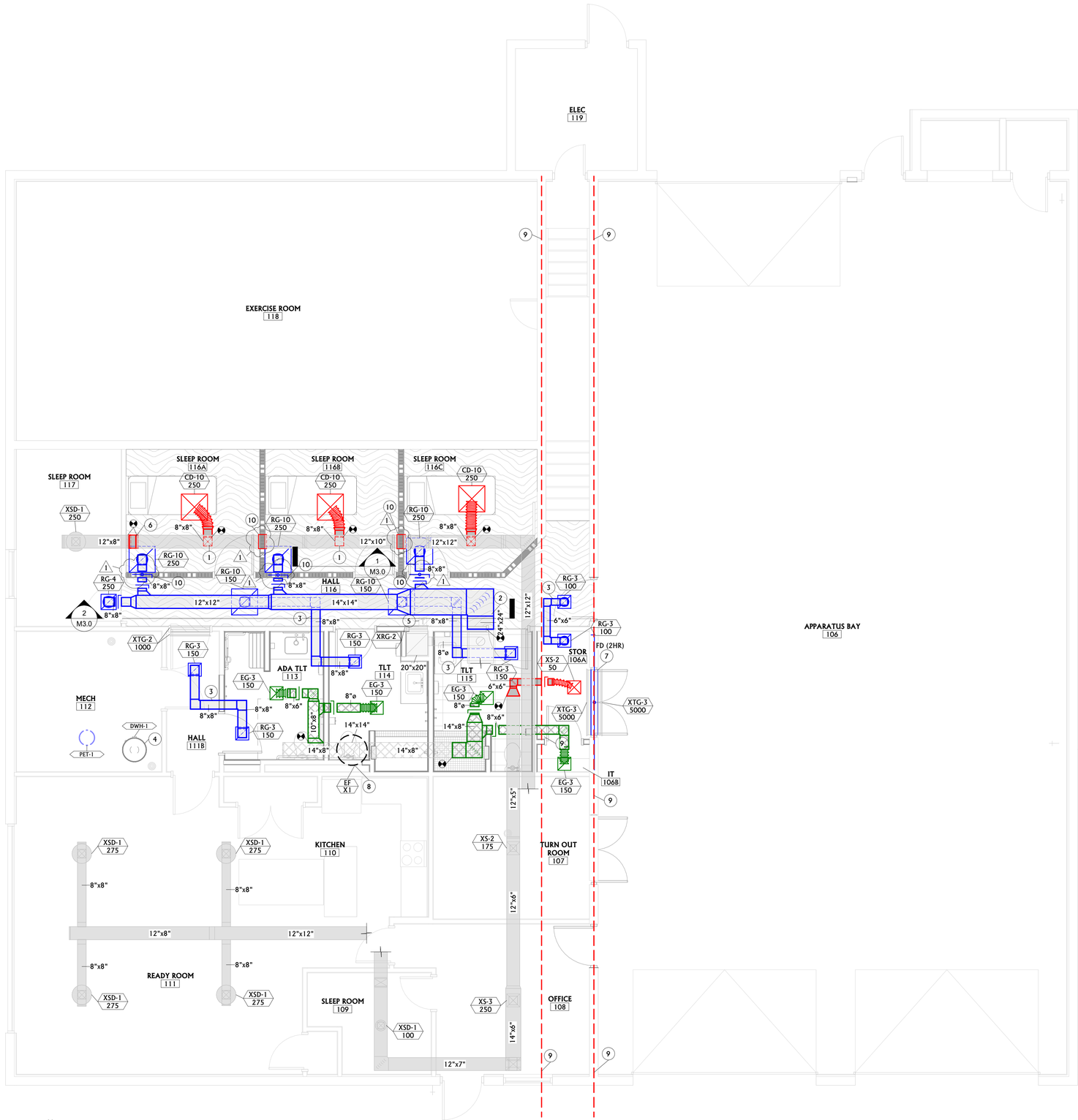
project # **24008**

revision		date
1	ADD 01	2025-06-16

phase
100% CONSTRUCTION DOCUMENTS

issue date
05.16.2025

A9.2



N

1 M2.1 MECHANICAL HVAC RENOVATION PLAN - LEVEL 1

1/4" = 1'-0"

MECHANICAL GENERAL NOTES

A	MECHANICAL CONTRACTOR SHALL CUT ALL FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO PERFORM THE WORK DEPICTED IN THESE CONTRACT DOCUMENTS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL PATCH ALL ASSOCIATED FLOORS, WALLS, CEILINGS, AND ROOF AS REQUIRED TO THE SATISFACTION OF THE ARCHITECT/ENGINEER.
B	COORDINATE EXACT LOCATION OF DIFFUSERS AND GRILLES WITH REFLECTED CEILING PLAN AND LIGHTING LAYOUT.
C	FLEX DUCT RUN OUTS SHALL BE LIMITED TO 5'-0".
D	COORDINATE HVAC AND PLUMBING EQUIPMENT WITH ALL OTHER TRADES AS REQUIRED.
E	ALL CEILING DIFFUSERS TO BE 4-WAY UNLESS OTHERWISE NOTED.
F	ALL DUCTS ABOVE CORRIDOR AREAS TO BE MINIMUM 24 GAUGE SHEET METAL.
G	PROVIDE FLUSH CUP CONCEALED OPERATORS ON ALL HAND DAMPERS LOCATED ABOVE HARD CEILINGS.
H	ALL DUCT DIMENSIONS SHOWN ON PLANS ARE CLEAR INTERIOR DIMENSIONS.
I	PROVIDE ACCESS PANELS FOR EACH FIRE DAMPER PER IMC STANDARDS/REQUIREMENTS.
J	SEAL ALL MECHANICAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES WITH UL-APPROVED FIRE RATED SYSTEM. SEE M5.0 FOR FIRE CAULKING DETAILS.
K	MAINTAIN CODE REQUIRED CLEARANCES FROM ELECTRICAL PANELS.
L	ALL BRANCH RUNOUTS TO INDIVIDUAL SUPPLY AND EXHAUST GRILLES/REGISTER/DIFFUSERS SHALL HAVE MANUAL VOLUME DAMPERS WITH LOCKING QUADRANTS HANDLES INSTALLED. DAMPERS ON INSULATED DUCT SHALL HAVE 2" STAND-OFF BRACKET. SEE DETAIL 1/M5.0.
M	PROVIDE A 45° TRANSITION OR HIGH EFFICIENCY TAKEOFF ON ALL BRANCH TAKEOFFS FROM THE DUCT MAIN OR BRANCH MAIN. SEE DETAIL 2/M5.0.
N	INSTALL TURNING VANES IN SUPPLY, RETURN, AND EXHAUST DUCT TRANSITION FITTINGS WITH TRANSITIONS GREATER THAN 30°. TRANSFER AIR DUCT DOES NOT REQUIRE TURNING VANES.
O	CONTRACTOR SHALL REFER TO MECHANICAL DETAILS FOR ADDITIONAL WORK REQUIREMENTS.

MECHANICAL KEYNOTES

1	EXTEND DUCTWORK DOWN FROM EXISTING CONNECTION TO NEW GRD LOCATION. INSTALL MANUAL BALANCE DAMPER IN THE NEW VERTICAL DUCTWORK DROP. SEE SECTION 1/M3.0.
2	EXTEND EXISTING DUCTWORK FROM POC AT MECHANICAL ROOM ABOVE. SLOPE AS NEEDED TO MATCH EXISTING ROOF CONDITIONS. SEE SECTION 2/M3.0.
3	TRANSFER DUCTWORK. SEE DETAIL 3/M5.0.
4	NEW PLUMBING EQUIPMENT. SEE PLUMBING PLANS FOR DETAILS.
5	EXISTING T-STAT TO REMAIN.
6	INSTALL NEW MANUAL BALANCE DAMPER. SEE DETAIL 1/M5.0.
7	INSTALL NEW FIRE DAMPER AT RATED WALL.
8	REBALANCE EF-X1 ON ROOF TO AIRFLOWS SHOWN.
9	NEW 2HR FIRE BARRIER LOCATION, SEE ARCHITECTURAL PLANS FOR ELEVATIONS AND DETAILS. M.C. TO PROVIDE ADD ALTERNATE PRICING FOR (2) ADDITIONAL 12"X12" FIRE DAMPERS TO BE INSTALLED IN EXISTING DUCTWORK. M.C. TO CONFIRM FINAL QUANTITY OF FIRE DAMPERS ONE THE EXISTING CEILING DEMOLITION IS COMPLETE.
10	INSTALL FIRE DAMPERS AT RATED WALLS.

MONTANA
LOGAN J. GRIMSTAD
No. 72842 PE
05.12.2025
LICENSED PROFESSIONAL ENGINEER

sheet: MECHANICAL HVAC RENOVATION PLAN - LEVEL 1
project: FIRE STATION 5 - INTERIOR REMODEL
owner:

project # 24008

revision	date
ADDENDUM #1	
1	2025-06-13

phase: 100% CD

ACE INC
ASSOCIATED • CONSTRUCTION • ENGINEERING
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BILLINGS, MT 59102
406-245-0136
ACE JOB #23BL6007

issue date: 05.16.2025

M2.1

ELECTRICAL LEGEND

FIRE ALARM DEVICES

F	MANUAL PULL STATION
F	AUDIO/VISUAL HORN/STOBE DEVICE
F	VISUAL STROBE DEVICE
F	AUDIO SPEAKER DEVICE
F	CEILING MOUNTED AUDIO/VISUAL SPEAKER/STROBE DEVICE
F	CEILING MOUNTED AUDIO SPEAKER DEVICE
M	MAGNETIC DOOR HOLDER
SD	SMOKE DETECTOR
SD SB	SMOKE DETECTOR SOUNDER BASE
1 SD CO	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
HD	HEAT DETECTOR
CO	CARBON MONOXIDE DETECTOR
DSD	DUCT SMOKE DETECTOR
FSD	FIRE SMOKE DAMPER
FACP	FIRE ALARM CONTROL PANEL
FAA	FIRE ALARM REMOTE ANNUNCIATOR
R	ADDRESSABLE INTERFACE DEVICE BY EC FOR FIRE/SMOKE DAMPERS
CM	ADDRESSABLE CONTROL MODULE
MM	ADDRESSABLE MONITORING MODULE

COMMUNICATION DEVICES

T T	COMBINATION VOICE/ DATA DEVICE JACKS, BOX INDICATES FLOOR MOUNTING
	CABLE TV JACK
S	CEILING MOUNTED SPEAKER WITH VOLUME CONTROL
S	WALL MOUNTED SPEAKER
S_V	WALL MOUNTED VOLUME CONTROLLER

MISCELLANEOUS LEGEND

W/	WITH	AFF	ABOVE FINISHED FLOOR
AC	ABOVE COUNTER	AFG	ABOVE FINISHED GRADE
EC	ELECTRICAL CONTRACTOR	WM	WIRE MOLD
(E)	EXISTING	GC	GENERAL CONTRACTOR
(R)	RELOCATED	GND	GROUND
(N)	NEW DEVICE	UG	UNDER GROUND
C	CONDUIT	BOD	BOTTOM OF DEVICE
BFG	BELOW FINISHED GRADE	TOD	TOP OF DEVICE
UC	UNDER COUNTER	COD	CENTER OF DEVICE
WP	WEATHER PROOF	BOF	BOTTOM OF FIXTURE
MC	MECHANICAL CONTRACTOR	PC	PLUMBING CONTRACTOR

1	REFER TO ELECTRICAL NOTES
	HOMERUN TO ELECTRICAL PANEL
	NORMAL CIRCUIT CONCEALED IN WALL OR EXPOSED
	UNDERGROUND OR BURIED CIRCUIT

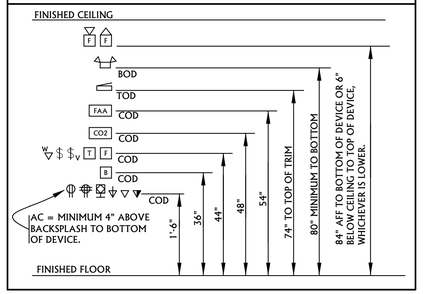
POWER DEVICES

$	SINGLE POLE SWITCH, SUBSCRIPT INDICATES TYPE: 2 2-POLE 3 3-WAY 4 4-WAY D DIMMER K KEYED LV LOW VOLTAGE MC MOMENTARY CONTAC OS OCCUPANCY SENSOR P PILOT LIGHT USB RECEPTACLE WITH ONE USB A & ONE USB C CHARGING PORT NL INTEGRAL NIGHT LIGHT
	DUPLEX RECEPTACLE SUBSCRIPT INDICATES TYPE: AC ABOVE COUNTER GFCI GROUND FAULT CIRCUIT INTERRUPTER IG ISOLATED GROUND TR TAMPER RESISTANT U USB WP WEATHERPROOF WR WEATHER-RESISTANT FILLED CENTER INDICATES GFCI DEVICE
	DOUBLE DUPLEX RECEPTACLE, SUBSCRIPT ABOVE INDICATE TYPE
	DUPLEX RECEPTACLE IN FLOOR BOX
	DOUBLE DUPLEX RECEPTACLE IN FLOOR BOX
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE, CEILING MOUNTED. DEVICE AND COVER SHALL MATCH CEILING FINISH
C	WALL MOUNTED CLOCK HANGER/ POWER RECEPTACLE
OS	CORNER WALL MOUNTED OCCUPANCY SENSOR
OS	CEILING MOUNTED OCCUPANCY SENSOR
PP PP	OCCUPANCY SENSOR POWER PACK, BOX INDICATES WALL MOUNTING
	SPECIAL PURPOSE CONNECTION, BRACKET INDICATES WALL MOUNTING, BOX INDICATES FLOOR MOUNTING
J	JUNCTION BOX, BRACKET INDICATES WALL MOUNTING, BOX INDICATES FLOOR MOUNTING
M	MOTOR CONNECTION
R	RELAY
	NON-FUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	COMBINATION STARTER/DISCONNECT SWITCH
S_M	MANUAL MOTOR STARTER
T	THERMOSTAT BY MC, ROUGH-IN BY EC
	ELECTRICAL PANEL - SEE PANEL SCHEDULES FOR MOUNTING CONFIGURATION

LIGHTING DEVICES

	EXIT SIGN, BRACKET INDICATES WALL MOUNTING. NUMBER OF FACES AND DIRECTION INDICATED BY FILLED AREAS.

MOUNTING HEIGHTS



ELECTRICAL ABBREVIATIONS

A	AMP(S)
ACCU	AIR CONDITIONING CONDENSING UNIT
ACU	AIR CONDITIONING UNIT
ADJ	ADJUSTABLE
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
AL	ALUMINUM
AMP	AMPERE(S)
APPL	APPLIANCE
APPROX	APPROXIMATE
ATS	AUTOMATIC TRANSFER SWITCH
BLDG	BUILDING
BRK	BREAKER
BTU/HR	BRITISH THERMAL UNIT/HOUR
C	CONDUIT
CB	CIRCUIT BREAKER
CCT	CIRCUIT
CCTV	CLOSED CIRCUIT TELEVISION
CUH	CABINET UNIT HEATER
CFM	CUBIC FEET PER MINUTE
COM	COMMUNICATION
COMM	COMMISSARY
COMP	COMPRESSOR
COND	CONDENSER
CONTR	CONTRACTOR
CU	COPPER
CTV	CABLE TELEVISION
CW	COOL WHITE
CWP	COLD WATER PUMP
DIA	DIAMETER
DISC	DISCONNECT
DPS	DOOR POWER SUPPLY
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ELEC	ELECTRIC
EMD	ESTIMATED MAXIMUM DEMAND
EMER	EMERGENCY
ENGR	ENGINEER
ETC	ETCETERA
EWC	ELECTRIC WATER COOLER
EXT	EXTERIOR
FA	FIRE ALARM
FAC	FACILITY
FACP	FIRE ALARM CONTROL PANEL
FIX	FIXTURE
FLA	FULL LOAD AMPS
FT	FOOT
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HID	HIGH INTENSITY DISCHARGE
HT	HEIGHT
HTRS	HEATERS
HW	HOT WATER
HWH	HOT WATER HEATER
HWP	HOT WATER PUMP
HZ	HERTZ
INC	INCORPORATED
J-BOX	JUNCTION BOX
KHZ	KILOHERTZ
KIT	KITCHEN
KVA	KILIVOLT AMPERE(S)
KW	KILOWATT(S)
LTS	LIGHTS
LW	LIGHT WHITE
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MFA	MINIMUM FEEDER AMPACITY
MFG	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MOC	MOMENTARY CONTACT
MOCP	MAXIMUM OVERCURRENT PROTECTION
MP	MAIN PANEL
MTD	MOUNTED
NIC	NOT IN CONTRACT
NO	NUMBER
OCP	OVERCURRENT PROTECTION
OFF	OFFICE
OH	OVERHEAD
P	PHASE
PNL	PANEL
PREP	PREPARATION
PROD	PRODUCE
P/I	PROVIDE & INSTALL
RA	REMOTE ANNUNCIATOR
RAF	RETURN AIR FAN
RECP	RECEPTACLE
RECPTS	RECEPTACLES
REF	REFRIGERATOR
REFR	REFRIGERANT
REQD	REQUIRED
RM	ROOM
RMS	ROOM(S)
RR	RESTROOMS
RS	RAPID START
SDP	SUB DISTRIBUTION PANEL
SER	SERVICE
SF	SUPPLY FAN
SHT	SHEET
SN	SOLID NEUTRAL
SP	SWITCH, PILOT
SPECS	SPECIFICATIONS
SPST	SWITCH, SINGLE POLE-SINGLE THROW
STD	STANDARD
STL	STEEL
STOR	STORAGE
SW	SWITCH
TBD	TELEPHONE BACK BOARD
TV	TELEVISION
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRICAL
UGT	UNDERGROUND TELEPHONE
UH	UNIT HEATER
V	VOLT(S)
VA	VOLT AMPERES
VEST	VESTIBULE
W	WIRE
W	WATT(S)
W/	WITH
WM	WATT MISER
XFMR	TRANSFORMER

WORK BY EC, SHOWN ON OTHERS PLANS

1.	THE EC SHALL BE RESPONSIBLE FOR ALL THERMOSTAT ROUGH-IN FOR MECHANICAL SYSTEMS. SEE MECHANICAL DRAWINGS FOR LOCATIONS.

ELECTRICAL SHEET LIST

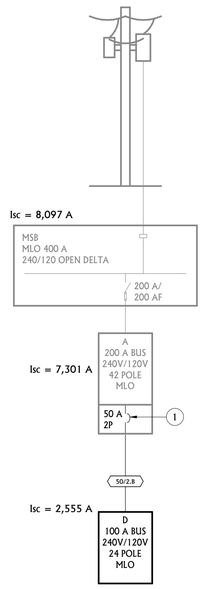
E1.0	ELECTRICAL COVER
E1.1	ELECTRICAL SPECIFICATIONS
ED2.0	ELECTRICAL DEMO
E2.0	POWER & SPECIAL SYSTEMS REMODEL
E3.0	LIGHTING REMODEL
E5.0	ELECTRICAL DETAILS

FEEDER SCHEDULE

50/2.8	1"C, 2#6, #6N, #10G

ELECTRICAL KEYNOTES

1	PROVIDE NEW 2P, 50A BREAKER IN PANEL A. MATCH EXISTING AIC AND MOUNTING STYLE. EXISTING BREAKERS ARE G.E.



1 PARTIAL ONE-LINE
NOT TO SCALE

LUMINAIRE SCHEDULE

GENERAL REQUIREMENTS:
1. ALL FIXTURES ARE FURNISHED BY OWNER VIA MC WHOLESALE, CONTACT: GRANT NELSON (406)782-7448 , COORDINATE PURCHASE WITH OWNER.
2. ALL LUMINAIRES TO COMPLY WITH NEC 410.6 TO THE SATISFACTION OF THE AHJ.

MARK	MANUFACTURER (FOR REFERENCE)			MOUNTING		ELECTRICAL		PERFORMANCE DATA						FINISH	DESCRIPTION:
	MAKE	SERIES	MODEL NUMBER	STYLE	TO BOTTOM	VOLTS	WATTS	MIN DELIVERD LUMENS	MIN EFFICACY	DIMMING	UP/DN	COLOR	MIN CRI		
C1	LED	--	LS-4EJCTO95R05	RECESSED	CEILING	UNIVERSAL	9	720	80	TRIAC	0%/100%	3500K	90	WHITE	4" DIA, 90CRI, DIMMABLE, LED DOWNLIGHT
C2	LED	--	4HVCT10DKSWH	SURFACE	CEILING	UNIVERSAL	10	800	80	0-10V	0%/100%	3500K	90	WHITE	4" DIA, WET LOCATION, SURFACE MOUNT, LED DOWNLIGHT
C3	LED	--	LS-6CMCT22LRO5	RECESSED	CEILING	UNIVERSAL	22	1760	80	--	0%/100%	3500K	90	WHITE	6" DIA, 90CRI, DIMMABLE, LED DOWNLIGHT
C4	LED	--	LS-8CMCT30LRO5	RECESSED	CEILING	UNIVERSAL	24	1920	80	0-10V	0%/100%	3500K	90	WHITE	8" DIA, 90CRI, DIMMABLE, LED DOWNLIGHT
D1	ASD	VANITY	FMVTSL 24IN MVOLT 30K 90CRI BN	WALL	6" ABOVE MIRROR	UNIVERSAL	25	1750	70	--	0%/100%	3000K	90	BRUSHED NICKEL	2', RECTANGULAR, 90CRI, LED VANITY FIXTURE
S1	LED	--	LS-LST4FT 24W	SURFACE	CEILING	UNIVERSAL	24	3120	130	--	0%/100%	3500K	80	WHITE	4', SURFACE MOUNTED, LED STRIP FIXTURE
W1	SIKSOG	SIKSOG	755710b3-735e-4f80-b0a0-7aff8feaaa58	RECESSED	CEILING	UNIVERSAL	15	500	33	--	0%/100%	USE APP TO PROGRAM TO RED	90	WHITE	6" DIA, MULTI-COLOR ADJUSTABLE, LED PUCK LIGHT WITH BLUETOOH COLOR PROGRAMING. SET COLOR TO RED FOR ALL FIXTURES. REDUCE OUTPUT TO APPROXIMATELY 50% IN SLEEPING ROOMS.
X1	LED	--	LS-ES037	WALL	6" ABOVE DOOR	UNIVERSAL	5	300	60	--	--	--	--	WHITE	EXIT SIGN.

DARIN VAN OOSTERHOUT
62700 PE
05.12.2025
PROFESSIONAL ENGINEER

sheet ELECTRICAL COVER
project BILLINGS FIRE STATION 5 - INTERIOR REMODEL
owner

project # 24008

revision	date
ADDENDUM #1	
1	2025-06-13

phase
100% CD

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BILLINGS, MT 59102
406-245-0136
ACE JOB #23BL6007

issue date
05.12.2025

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POWER, LIGHTING, & SPECIAL SYSTEMS SPECIFICATIONS

1. THE ELECTRICAL WORK SHALL INCLUDE ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS, AND METHODS LISTED, MENTIONED OR SCHEDULED IN THESE DRAWINGS. ALL MATERIAL, EQUIPMENT AND LABOR SHALL BE FURNISHED TOGETHER WITH ALL INCIDENTAL ITEMS REQUIRED BY GOOD PRACTICE TO PROVIDE THE COMPLETE ELECTRICAL SYSTEM DESCRIBED.

2. EXAMINE AND REFER TO ALL ARCHITECTURAL, MECHANICAL AND STRUCTURAL DRAWINGS FOR CONSTRUCTION CONDITIONS WHICH MAY AFFECT THE ELECTRICAL WORK. INSPECT THE BUILDING SITE AND EXISTING FACILITIES FOR VERIFICATION OF PRESENT CONDITIONS. MAKE PROPER PROVISIONS FOR THESE CONDITIONS IN PERFORMANCE OF THE WORK AND COST THEREOF.

3. THE ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE PLANS AND SHALL NOT BE LESS THAN THE MINIMUM REQUIREMENTS OF ALL APPLICABLE SECTIONS OF THE LATEST CODES AND STANDARDS THAT ARE ADOPTED BY THE AUTHORITY HAVING JURISDICTION.

4. THE ELECTRICAL CONTRACTOR SHALL PAY ALL FEES AND ARRANGE FOR ALL PERMITS REQUIRED FOR WORK DONE UNDER HIS CONTRACT AND UNDER HIS SUPERVISION BY SUBCONTRACT.

5. THE ELECTRICAL CONTRACTOR SHALL AND HEREBY DOES WARRANT AND GUARANTEE THAT ALL WORK EXECUTED UNDER HIS CONTRACT WILL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THIS WORK AND THAT HE WILL, AT HIS OWN EXPENSE, REPAIR AND/OR REPLACE ALL SUCH DEFECTIVE MATERIALS AND WORK DURING THE TERM OF THE WARRANTY.

6. MANUFACTURER'S TRADE NAMES AND CATALOG NUMBERS LISTED ARE INTENDED TO INDICATE THE QUALITY OF EQUIPMENT OR MATERIAL DESIRED. MANUFACTURERS NOT LISTED MUST HAVE PRIOR APPROVAL. WRITTEN PRIOR APPROVAL MUST BE OBTAINED FROM THE ARCHITECT SEVEN (7) BUSINESS DAYS PRIOR TO BID OPENING.

7. THE DRAWINGS ARE PARTLY DIAGRAMMATIC AND DO NOT NECESSARILY SHOW EXACT LOCATIONS OF CONDUIT UNLESS SPECIFICALLY DIMENSIONED. THEY SHALL NOT BE USED FOR OBTAINING QUANTITIES OR LINEAL RUNS OF CONDUIT.

8. ALL WIRING DEVICES, INCLUDING SWITCHES AND RECEPTACLES SHALL BE SPECIFICATION GRADE. SWITCHES AND RECEPTACLES SHALL BE 20-AMPERE UNLESS OTHERWISE NOTED. DEVICES SHALL HAVE NYLON COVER PLATES MOUNTED ON SURFACE BACK BOXES. ALL GFCI DEVICES AS SHOWN IN PLAN SHALL EQUAL ONE DEVICE. THE USE OF FEED THROUGH PROTECTION IS NOT ACCEPTABLE.

9. ALL CONDUCTORS SHALL BE COPPER. ALUMINUM CONDUCTORS WILL NOT BE PERMITTED. MINIMUM CONDUCTOR SIZE SHALL BE NO. 12 AWG UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE EMT UNLESS OTHERWISE NOTED. UTILIZE NO. 10 AWG MINIMUM WIRE SIZE FROM PANEL BOARD TO FIRST LIGHTING FIXTURES AND FIRST RECEPTACLE FOR CIRCUIT RUNS OF 50 FEET OR MORE. PROVIDE DEDICATED NEUTRAL CONDUCTORS FOR ALL 120V CIRCUITS UTILIZED ON PROJECT AS COMBINING OF CIRCUITS TO UTILIZE A COMMON NEUTRAL IS NOT ACCEPTABLE.

10. PROVIDE DISCONNECT SWITCHES WHERE REQUIRED BY NEC. DISCONNECT SWITCHES SHALL BE HEAVY DUTY NEMA RATED, UL LISTED AND SERVICE ENTRANCE RATED WHERE REQUIRED.

11. REFER TO DEVICE MOUNTING HEIGHT DETAIL FOR INSTALLATION HEIGHT OF DEVICES IN PROJECT.

12. PROVIDE UPDATED PRINTED PANEL DIRECTORIES FOR ALL PANELS AT PROJECT CLOSE AFFECTED BY REMODEL REGARDLESS IF EXISTING OR NEW PANEL. DIRECTORIES SHALL IDENTIFY/ DESCRIBE LOAD LOCATION. HAND WRITTEN DIRECTORIES ARE NOT ACCEPTABLE.

13. FIRE SEAL ALL CONDUIT PENETRATIONS WITH UL-LISTED FIRE RATED CAULKING MATERIALS / ASSEMBLY. WHERE REQUIRED BY APPLICABLE CODES FIRE SEAL ALL FIRE-RATED MEMBRANE PENETRATIONS.

16. UPON COMPLETION OF WORK, PREPARE A "BROCHURE OF EQUIPMENT" CONTAINING DATA PERTINENT TO EQUIPMENT AND SYSTEMS ON JOB. BINDERS CONTAINING MATERIALS SHALL BE (3) THREE RING BINDERS OF SUFFICIENT NUMBER TO HOLD ALL LITERATURE. CONTAINED IN BINDERS SHALL BE: INSTALLATION, MAINTENANCE, AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT; PARTS LISTS; WIRING DIAGRAMS; ONE CLEAN COPY OF EACH SHOP DRAWING THAT REFLECTS ANY REQUIRED SHOP DRAWING REVIEW COMMENTS AND LITERATURE SUBMITTAL; RECORD DRAWINGS, ETC.

17. EC SHALL MAINTAIN A CLEAN COPY OF AS-BUILDS ON SITE, NOTING ANY DEVIATIONS FROM PLAN. AT PROJECT CLOSE THE AS-BUILDS SHALL BE GIVEN TO THE ARCHITECT FOR USE IN PRODUCING ELECTRONIC AS-BUILD PLANS OF THE PROJECT.

18. VERIFY ALL EXISTING CONDITIONS THAT AFFECT ELECTRICAL WORK PRIOR TO SUBMITTING ANY PRICING. MAKE ALLOWANCE TO ACCOMMODATE ALL EXISTING CONDITIONS.

19. PAGING AND ADDRESSABLE FIRE-ALARM SYSTEMS GENERAL CONDITIONS: SUBMIT SHOP DRAWINGS ON ALL SYSTEMS OUTLINED BELOW. PROVIDE ACTION SUBMITTALS THAT INCLUDE PRODUCT DATA, PLANS, SYSTEM LABELING, AND BATTERY AND LOAD CALCULATION AS REQUIRED. PROVIDE CLOSEOUT SUBMITTALS THAT INCLUDE OPERATION AND MAINTENANCE DATA AND AS-BUILT ELECTRONIC PLAN DRAWINGS OF ALL SYSTEMS. PROVIDE OWNER TRAINING AND CERTIFICATIONS AS REQUIRED.

20. PAGING SYSTEM: THE PAGING SYSTEM SHALL BE AN EXTENSION OF THE EXISTING BOGEN C25 70-VOLT AMPLIFIER SYSTEM. NEW SPEAKERS SHALL BE 8" CONE WITH CEILING GRILLE PAINTED OFF-WHITE AND EXPOSED VOLUME KNOB, 70 VOLT WITH TAPS AT 1/8, ¼, ½, 1, 2 AND 4 WATTS, 50 HZ TO 12 KHZ, 95 DBSPL WITH VOLUME CONTROL KNOB, BOGEN #86T725PG8WVK OR EQUAL. SPEAKER WIRE SHALL BE #18/2 SHIELDED JACKETED CMR, BELDEN # 5300FE OR EQUAL. DAISY CHAIN THE SPEAKER WIRE TO THE NEW SPEAKERS AND RUN TO THE AMPLIFIER FOR CONNECTION. DO NOT TIE INTO THE EXISTING CABLING. WIRING ABOVE ACCESSIBLE CEILINGS MAY BE RUN FREE AIR. IN AREAS THAT NEW DEVICES ARE BEING ADDED IN FINISHED SPACES ON GBW CEILINGS, IT IS PREFERRED THAT THE NEW WIRING IS FISHED ABOVE THE EXISTING CEILING. IF THE CEILING SPACE IS NOT ACCESSIBLE, PROVIDE WHITE SURFACE RACEWAY (WIREMOLD OR EQUAL) SIZE WITH 40% SPARE CAPACITY.

21. ADDRESSABLE FIRE-ALARM SYSTEMS: FIRE ALARM SYSTEM SHALL BE FIRE-LITE ES-200X OR PRE-APPROVED EQUAL. REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED 10 DAYS PRIOR TO BID. COMPLY WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL FIRE CODE (IFC), AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 72 – NATIONAL FIRE ALARM CODE. DELEGATED-DESIGN SUBMITTAL: FOR NOTIFICATION APPLIANCES AND SMOKE AND HEAT DETECTORS, IN ADDITION TO SUBMITTALS LISTED ABOVE, INDICATE COMPLIANCE WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER OR NICET III CERTIFICATION RESPONSIBLE FOR THEIR PREPARATION. DRAWINGS SHOWING THE LOCATION OF EACH NOTIFICATION APPLIANCE AND SMOKE AND HEAT DETECTOR, RATINGS OF EACH, AND INSTALLATION DETAILS AS NEEDED TO COMPLY WITH LISTING CONDITIONS OF THE DEVICE. DESIGN CALCULATIONS: CALCULATE REQUIREMENTS FOR SELECTING THE SPACING AND SENSITIVITY OF DETECTION, COMPLYING WITH NFPA 72. CALCULATE SPACING AND INTENSITIES FOR STROBE SIGNALS AND SOUND-PRESSURE LEVELS AND/OR INTELLIGIBILITY FOR AUDIBLE APPLIANCES. NONCODED, UL-CERTIFIED ADDRESSABLE SYSTEM, WITH MULTIPLEXED SIGNAL TRANSMISSION AND HORN-AND-STROBE NOTIFICATION FOR EVACUATION. AUTOMATIC SENSITIVITY CONTROL OF CERTAIN SMOKE DETECTORS. ALL COMPONENTS PROVIDED SHALL BE LISTED FOR USE WITH THE SELECTED SYSTEM. GENERAL REQUIREMENTS FOR FIRE-ALARM CONTROL UNIT: FIELD-PROGRAMMABLE, MICROPROCESSOR-BASED, MODULAR, POWER-LIMITED DESIGN WITH ELECTRONIC MODULES, COMPLYING WITH UL 864. ADDRESSABLE INITIATION DEVICE CIRCUITS: THE FACP SHALL INDICATE WHICH COMMUNICATION ZONES HAVE BEEN SILENCED AND SHALL PROVIDE SELECTIVE SILENCING OF ALARM NOTIFICATION APPLIANCE BY BUILDING COMMUNICATION ZONE. ADDRESSABLE CONTROL CIRCUITS FOR OPERATION OF NOTIFICATION APPLIANCES AND MECHANICAL EQUIPMENT: THE FACP SHALL BE LISTED FOR RELEASING SERVICE. ALPHANUMERIC DISPLAY AND SYSTEM CONTROLS: ARRANGED FOR INTERFACE BETWEEN HUMAN OPERATOR AT FIRE-ALARM CONTROL UNIT AND ADDRESSABLE SYSTEM COMPONENTS INCLUDING ANNUNCIATION AND SUPERVISION. DISPLAY ALARM, SUPERVISORY, AND COMPONENT STATUS MESSAGES AND THE PROGRAMMING AND CONTROL MENU. ANNUNCIATOR AND DISPLAY: LIQUID-CRYSTAL TYPE, 80 CHARACTERS, MINIMUM. KEYPAD: ARRANGED TO PERMIT ENTRY AND EXECUTION OF PROGRAMMING, DISPLAY, AND CONTROL COMMANDS INITIATING-DEVICE, NOTIFICATION-APPLIANCE, AND SIGNALING-LINE CIRCUITS: PATHWAY CLASS DESIGNATIONS: NFPA 72, CLASS B. PATHWAY SURVIVABILITY: LEVEL 0. NOTIFICATION-APPLIANCE CIRCUIT: AUDIBLE APPLIANCES SHALL SOUND IN A THREE-PULSE TEMPORAL PATTERN, AS DEFINED IN NFPA 72. VISUAL ALARM APPLIANCES SHALL FLASH IN SYNCHRONIZATION WHERE MULTIPLE APPLIANCES ARE IN THE SAME FIELD OF VIEW, AS DEFINED IN NFPA 72. DOOR CONTROLS: DOOR HOLD-OPEN DEVICES THAT ARE CONTROLLED BY SMOKE DETECTORS AT DOORS IN SMOKE-BARRIER WALLS SHALL BE CONNECTED TO FIRE-ALARM SYSTEM. REMOTE SMOKE-DETECTOR SENSITIVITY ADJUSTMENT: CONTROLS SHALL SELECT SPECIFIC ADDRESSABLE SMOKE DETECTORS FOR ADJUSTMENT, DISPLAY THEIR CURRENT STATUS AND SENSITIVITY SETTINGS, AND CHANGE THOSE SETTINGS. ALLOW CONTROLS TO BE USED TO PROGRAM REPETITIVE, TIME-SCHEDULED, AND AUTOMATED CHANGES IN SENSITIVITY OF SPECIFIC DETECTOR GROUPS. RECORD SENSITIVITY ADJUSTMENTS AND SENSITIVITY-ADJUSTMENT SCHEDULE CHANGES IN SYSTEM MEMORY. TRANSMISSION TO REMOTE ALARM RECEIVING STATION: AUTOMATICALLY TRANSMIT ALARM, SUPERVISORY, AND TROUBLE SIGNALS TO A REMOTE ALARM STATION. PRIMARY POWER: 24-V DC OBTAINED FROM 120-V AC SERVICE AND A POWER-SUPPLY MODULE. INITIATING DEVICES, NOTIFICATION APPLIANCES, SIGNALING LINES, TROUBLE SIGNALS, SUPERVISORY SIGNALS, SUPERVISORY AND DIGITAL ALARM COMMUNICATOR TRANSMITTERS SHALL BE POWERED BY 24-V DC SOURCE. ALARM CURRENT DRAW OF ENTIRE FIRE-ALARM SYSTEM SHALL NOT EXCEED 80 PERCENT OF THE POWER-SUPPLY MODULE RATING. SECONDARY POWER: 24-V DC SUPPLY SYSTEM WITH BATTERIES, AUTOMATIC BATTERY CHARGER, AND AUTOMATIC TRANSFER SWITCH. MANUAL FIRE-ALARM BOXES: COMPLY WITH UL 38. SYSTEM PHOTOELECTRIC SMOKE DETECTORS: COMPLY WITH UL 268; OPERATING AT 24-V DC, NOMINAL, INTEGRAL ADDRESSABLE MODULE: ARRANGED TO COMMUNICATE DETECTOR STATUS (NORMAL, ALARM, OR TROUBLE) TO FIRE-ALARM CONTROL UNIT. DETECTOR BASE MOUNTING FOR DETECTORS AND ASSOCIATED ELECTRONIC COMPONENTS SHALL BE MOUNTED IN A TWIST-LOCK MODULE THAT CONNECTS TO A FIXED BASE WITH TERMINALS IN THE FIXED BASE FOR CONNECTION TO BUILDING WIRING. DETECTOR BASES IN SLEEPING ROOMS SHALL BE 520 HZ LOW FREQUENCE SOUNDER BASE COMPLYING WITH UL 464. SELF-RESTORING: DETECTORS DO NOT REQUIRE RESETTING OR READJUSTMENT AFTER ACTUATION TO RESTORE THEM TO NORMAL OPERATION, INTEGRAL VISUAL-INDICATING LIGHT: LED TYPE, INDICATING DETECTOR HAS OPERATED AND POWER-ON STATUS. DUCT SMOKE DETECTORS: PHOTOELECTRIC TYPE COMPLYING WITH UL 268A. HEAT DETECTORS: COMPLY WITH UL 521. NOTIFICATION APPLIANCES - HORNS: ELECTRIC-VIBRATING-POLARIZED TYPE, 24-V DC; WITH PROVISION FOR HOUSING THE OPERATING MECHANISM BEHIND A GRILLE. COMPLY WITH UL 464. VISIBLE NOTIFICATION APPLIANCES: LED STROBE LIGHTS COMPLYING WITH UL 1971, WITH CLEAR OR NOMINAL WHITE POLYCARBONATE LENS MOUNTED ON AN ALUMINUM FACEPLATE. THE WORD "FIRE" IS ENGRAVED IN MINIMUM 1-INCH-HIGH LETTERS ON THE LENS. DIGITAL ALARM COMMUNICATOR TRANSMITTER SHALL BE ACCEPTABLE TO THE REMOTE CENTRAL STATION AND SHALL COMPLY WITH UL 632. PROVIDE A DOCUMENT STORAGE CABINET ADJACENT TO THE FIRE ALARM CONTROL PANEL. WIRING METHODS INCLUDE EMT RACEWAY WHERE INSTALLED IN WALLS OR ANY OTHER INACCESSIBLE AREA SUCH AS GWB CEILINGS, EXPOSED IN MECHANICAL OR SIMILAR ROOMS AND IN THE APPARATUS BAY. WIRING ABOVE ACCESSIBLE CEILINGS MAY BE RUN FREE AIR. IN AREAS THAT NEW DEVICES ARE BEING ADDED IN FINISHED SPACES ON GBW CEILINGS, IT IS PREFERRED THAT THE NEW WIRING IS FISHED ABOVE THE EXISTING CEILING. IF THE CEILING SPACE IS NOT ACCESSIBLE, PROVIDE WHITE SURFACE RACEWAY (WIREMOLD OR EQUAL) SIZE WITH 40% SPARE CAPACITY. SYSTEM TESTING: COMPLY WITH THE "TEST METHODS" TABLE IN THE "TESTING" SECTION OF THE "INSPECTION, TESTING AND MAINTENANCE" CHAPTER IN NFPA 72. ANNUAL TEST AND INSPECTION: ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, TEST FIRE-ALARM SYSTEM COMPLYING WITH VISUAL AND TESTING INSPECTION REQUIREMENTS IN NFPA 72. USE FORMS DEVELOPED FOR INITIAL TESTS AND INSPECTIONS. PROVIDE 2 HOURS OF TRAINING AT A TIME ACCEPTABLE TO THE OWNER. PROVIDE O&M MANUAL AND AS-BUILT DRAWINGS THAT SHOW ALL INSTALLED DEVICES, ADDRESSES, STROBE CANDELA SETTINGS AND WIRING. PROVIDE 2-YEAR WARRANTY STARTING AT THE DATE OF SUBSTANTIAL COMPLETION.

DARIN VAN OOSTERHOUT
62700 PE
05.12.2025
PROFESSIONAL ENGINEER

sheet ELECTRICAL SPECIFICATIONS

project BILLINGS FIRE STATION 5 - INTERIOR REMODEL

owner

project # 24008

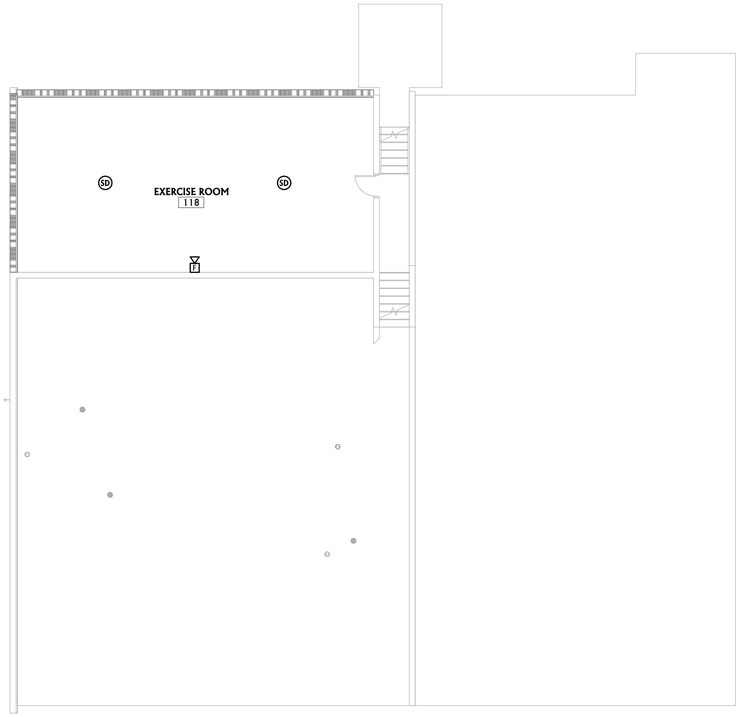
revision	date
ADDENDUM #1	
1	2025-06-13

phase
100% CD

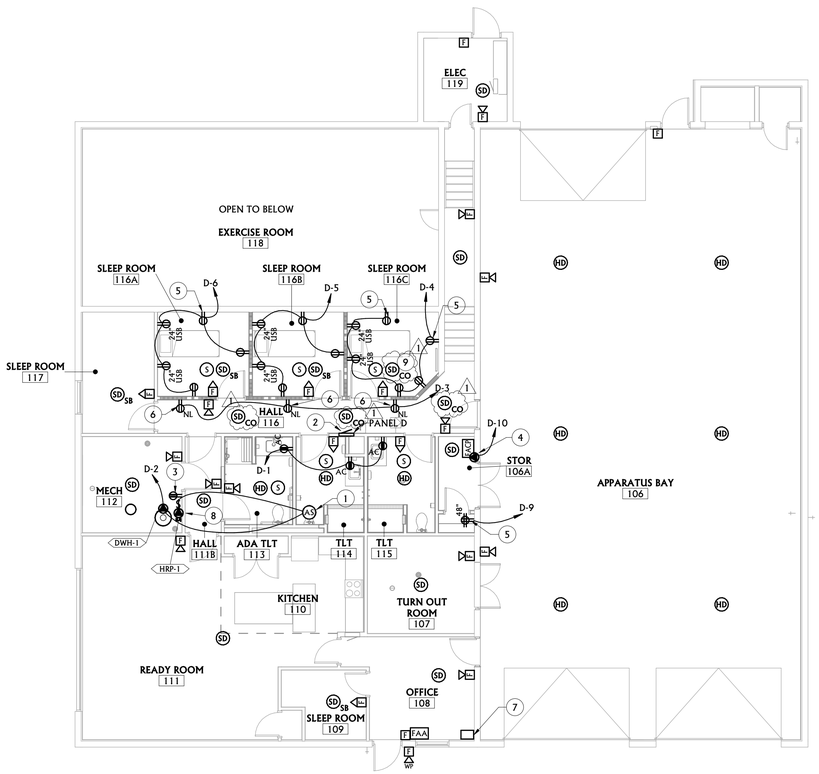
issue date
05.12.2025

E1.1

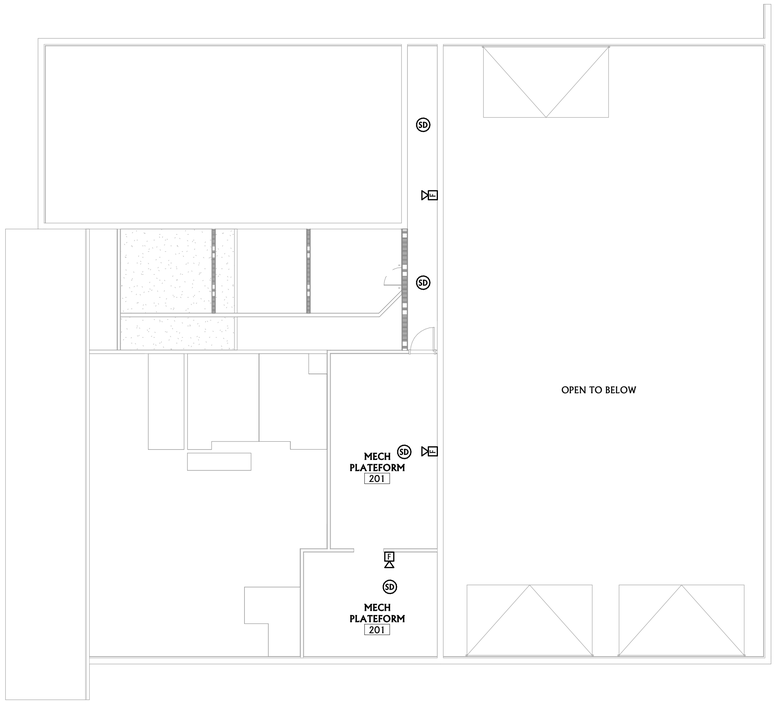
6/16/2025 10:06:46 AM



1 E2.0 POWER & SPECIAL SYSTEMS REMODEL PLAN - BASEMENT
1/8" = 1'-0"



2 E2.0 POWER & SPECIAL SYSTEMS REMODEL PLAN - LEVEL 1
1/8" = 1'-0"



3 E2.0 POWER & SPECIAL SYSTEMS REMODEL PLAN - LEVEL 2
1/8" = 1'-0"

ELECTRICAL POWER GENERAL NOTES

A	REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON DEVICE LOCATIONS, DIMENSIONS, ETC. CAREFULLY EXAMINE ARCHITECTURAL FLOOR PLANS, CEILING PLANS, ELEVATIONS, ETC. FOR INFORMATION THAT AFFECTS ELECTRICAL WORK. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL PLANS.
B	ALL DARK ITEMS ARE NEW, UNLESS NOTED OTHERWISE. ALL SHADED ITEMS ARE EXISTING TO REMAIN.
C	ALL ITEMS DENOTED WITH AN (R) ARE RELOCATED OR REINSTALLED. ALL ITEMS DENOTED WITH AN (E) ARE EXISTING TO REMAIN.
D	EC SHALL COORDINATE EXACT FLOOR BOX LOCATION WITH ARCHITECTURAL FURNITURE PACKAGE PRIOR TO SETTING OF ANY BOXES, UNLESS SPECIFICALLY DIMENSIONED IN THE PLAN. SEE ARCHITECTURAL FURNITURE PLAN FOR DETAILS.
E	CONNECT ALL DEVICES TO EXISTING CIRCUITS SERVING THE AREA UNLESS NOTED OTHERWISE. VERIFY EXISTING LOAD PRIOR TO CONNECTING ADDITIONAL DEVICES.
F	CONNECT ALL FIRE ALARM DEVICES TO EXISTING FIRE ALARM SYSTEM.
G	CONNECT ALL SPEAKERS TO EXISTING OVERHEAD PAGING SYSTEM.
H	FIRE SEAL ALL PENETRATIONS IN FIRE RATED WALLS. COORDINATE WITH ARCHITECTURAL FOR LOCATIONS.

ELECTRICAL KEYNOTES

1	COORDINATE LOCATION OF AQUASTAT WITH PLUMBING CONTRACTOR. AQUASTAT MAY BE UP TO 15'-0" FROM DOMESTIC WATER HEATER (DWH-1). SEE ARCHITECTURAL FOR ACCESS DOOR FOR AQUASTAT.
2	PROVIDE 100A LOADCENTER. VERIFY WALL DEPTH PRIOR TO ORDERING. COORDINATE PATCHING/FRAMING FOR CONDUIT ROUTING WITH GC PRIOR TO INSTALLATION. PROVIDE SPARE CONDUITS PER DETAIL 9/E5.0.
3	REPLACE EXISTING RECEPTACLE WITH GFCI RECEPTACLE. PROVIDE GALV METAL COVER PLATE.
4	PROVIDE DEDICATED CIRCUIT FOR FIRE ALARM CONTROL PANEL. PROVIDE CIRCUIT BREAKER HANDLE LOCK ON AND LABELING PER NFPA 72.
5	PROVIDE SURFACE RACEWAY AND BOXES AT EXISTING BLOCK WALLS. WIREMOLD 2400 SERIES OR EQUAL. ROUTE VERTICALLY FROM CEILING, DO NOT ROUTE HORIZONTALLY.
6	PROVIDE RECEPTACLE WITH NIGHT LIGHT. HUBBELL DR15NLWH OR EQUAL.
7	EXISTING BOGEN C35 SOUND AMPLIFIER WITH 70 VOLT OUTPUT. NEW SPEAKER WIRING SHALL CONNECT AT THIS AMP.
8	ROUTE POWER FOR HRP-1 THROUGH LINE VOLTAGE AQUASTAT FURNISHED BY PLUMBING CONTRACTOR. PROVIDE 20A SWITCH FOR MEANS OF DISCONNECT.
1 9	THIS COMBINATION SMOKE/CO DETECTOR IS TO COVER THE 1ST SUPPLY DIFFUSER FROM THE AHU.

Panel: D

Location: SLEEP UNIT 116
Supply From: A
Mounting: FLUSH
Enclosure: Type 1

Volts: 240/120 Single
Phases: 1
Wires: 3

A.I.C. Rating: 10,000
Mains Type: MLO
Bus Rating: 100 A

Notes:
PROVIDE LOADCENTER. PANEL IS FLUSH MOUNTED IN 2X4 WALL.

CKT	Load Name	Trip	Poles	A		B		Poles	Trip	Load Name	CKT
1	RECEPT 115, 114, 113 (AFCI)	20 A	1	540	492			1	20 A	WATER HEATER & RECIRC PUMP	2
3	RECEPT SLEEP 116, 111B (AFCI)	20 A	1			540	1080	1	20 A	RECEPT SLEEP ROOM 116C (AFCI)	4
5	RECEPT SLEEP ROOM 116B (AFCI)	20 A	1	900	900			1	20 A	RECEPT SLEEP ROOM 116A (AFCI)	6
7	LIGHTS SLEEP ROOM 116A (AFCI)	20 A	1			303	77	1	15 A	RED LIGHTING SYSTEM (AFCI)	8
9	RECEPT I.T.	20 A	1	360	240			1	20 A	FACP	10
11	SPARE	20 A	1			0	0	1	20 A	SPARE	12
13	SPARE	20 A	1	0	0			1	20 A	SPARE	14
15	SPARE	20 A	1			0	0	1	20 A	SPARE	16
17	SPARE	20 A	1	0	0			1	20 A	SPARE	18
19	SPARE	20 A	1			0	0	1	20 A	SPARE	20
21	SPARE	20 A	1	0	0			1	20 A	SPARE	22
23	SPARE	20 A	1			0	0	1	20 A	SPARE	24
			Total Load:	3432 VA		2000 VA					
			Total Amps:	29 A		17 A					

Legend:

AFCI = ARC FAULT CIRCUIT INTERRUPTER

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Other	75 VA	100.00%	75 VA		
Receptacle	4320 VA	100.00%	4320 VA	Total Conn. Load:	5432 VA
Power	242 VA	100.00%	242 VA	Total Est. Demand:	5601 VA
Lighting	303 VA	125.00%	379 VA	Total Conn.:	23 A
MOTORS	492 VA	118.90%	585 VA	Total Est. Demand:	23 A

Notes:

DARIN VAN OOSTERHOUT
62700 PE
05.12.2025
PROFESSIONAL ENGINEER

sheet POWER & SPECIAL SYSTEMS REMODEL
project BILLINGS FIRE STATION 5 - INTERIOR REMODEL
owner

project # 24008

revision	date
ADDENDUM #1	
1	2025-06-13

phase
100% CD

ACE INC
ASSOCIATED • CONSTRUCTION • ENGINEERING
2040 HARNISH BLVD.
BILLINGS, MT 59102
406-245-0136
ACE JOB #23BL6007

issue date
05.12.2025

E2.0

6/16/2025 1:00:03 PM

Fire Station #5 Interior Remodel IFB

Addendum #02

Issue Date: 06/17/2025

The purpose of this Addendum is to modify the language in Section C "Contract Requirements and Specifications" regarding Liquidated Damages as stated in the IFB.

Liquidated Damages

Original Language: Project must meet substantial completion by November 14, 2025, or liquidated damages in the amount of $280,000 will be assessed to the Contractor.

Updated Language: If CONTRACTOR has not achieved substantial completion by November 14, 2025, liquidated damages will be assessed in the form of a daily charge for each day, except Saturdays, Sundays, and legal holidays which exceed November 14, 2025.

The daily charge(s) are stipulated to be reasonable quantifications of the damages incurred by the CITY:

- Liquidated damages for failure to achieve substantial completion by November 14, 2025: $150.00 day.
- The charge(s) will be deducted from money due the CONTRACTOR.

End of modifications.

Fire Station #5 Interior Remodel IFB

Addendum #03

Issue Date: 06/18/2025

The purpose of this Addendum is to add an additional date for a Pre-Bid walk-through.

Original Language: There will be an on-site mandatory pre-bid walk-through, June 24, 2025, at 11:00a.m. local time at Fire Station #5 located at 605 S 24th St W Billings, MT 59102.

Updated Language: Bidders must attend one pre-bid walk-through at Fire Station #5, 605 S 24th St W, Billings, MT 59102, on either June 24 at 11:00 a.m. or June 25 at 1:00 p.m. (local time).

End of modifications.

Fire Station #5 Interior Remodel IFB

Addendum #04

Issue Date: 06/19/2025

The purpose of this Addendum is to correct the bid opening date on Section F "The intent to Respond Form."

Original Language: Email the following Intent to Respond form to Tricia Mae within four (4) days of the Bid Opening date of June 3, 2027, even if your company chooses NOT to participate.

Updated Language: Email the following Intent to Respond form to Tricia Mae within four (4) days of the Bid Opening date of July 1, 2025, even if your company chooses NOT to participate.

End of modifications.

City Council Regular

Date:	07/14/2025
Title:	W.O. 19-12, West End Reservoir Project, GC/CM Contract Change Order No. 6, Hesper Crossings, Pipe Installation & Procurement
Presented by:	Debi Meling
Department:	Public Works
Presentation:	No
Legal Review:	Template Contract
Project Number:	N/A

RECOMMENDATION

Staff recommends that the City Council approve Change Order No. 6 to the Standard Agreement and General Conditions Between Owner and General Contractor/Construction Manager (Construction Contract) with Dick Anderson Construction, Inc. for the W.O. 19-12: West End Reservoir Project in the amount of $2,011,727.93.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

On December 11, 2023, City Council approved a Construction Contract with DAC for the West End Reservoir Project in the amount of $153,211.35. This initial contract Guaranteed Maximum Price (GMP) allowed the Project Team to begin dewatering the reservoir site through rental of temporary pumping equipment and purchase of permanent dewatering equipment.

Change Order No. 1 for the procurement of an electrical equipment substation for the Raw Water Pump Station (RWPS) for a GMP of $408,352.64 was approved by City Council on August 26, 2024. Early procurement of this equipment ahead of construction was necessary to maintain overall project schedule due to the 40-week lead time in delivering the project site.

On November 25, 2024, City Council approved Change Order No. 2 for the construction of the BBWA Raw Water Delivery (RWD) Facilities in a GMP amount of $13,553,020.76. Work includes construction of a BBWA Unloader Structure, Screen Structure, Diversion Channel, Raw Water Pump Station (RWPS), a Canyon Creek Diversion Structure, gravel access roads, and 36, 42, and 60-inch connecting piping.

Change Order No. 3 for dewatering pumping improvements for a GMP of $165,070.04 was approved by City Council on December 16, 2024 and allowed for construction of pumping systems that enabled more efficient winter operations and continuous dewatering of the north reservoir site.

On January 27, 2025, City Council approved Change order No. 4 in the amount of $2,168,482.86 to clear a portion of the future north reservoir cell, remove refuse, and install 5,000 linear feet of permanent dewatering drain pipe. Exploratory excavation located buried concrete and confirmed depth to shale. Material excavated to install the dewatering pipe was placed in lifts adjacent to the dewatering trench to 10-12 feet above grade for future installation of WEWTP Zone 3 water transmission main.

Change Order No. 5 to install electrical equipment for BBWA RWD Facilities, to haul approximately 500,000 cubic yards of material from the City's north reservoir site to Knife River property, and to procure 2 large concrete box culverts and various lengths of FRP pipe for a GMP of $6,102,529.48 was approved by City Council on May 27, 2025.

Change Order No. 6 now under consideration generally includes crossing Hesper Road with a reservoir water supply line, a reservoir drain, a storm water drain, a pedestrian crossing, and a reservoir equalization pipe. Additionally, this work includes a raw water supply line to the water plant and procurement of additional pipe for reservoir isolation. The detail of the change order follows:

- Removing and replacing approximately 200 LF of Hesper Road. Cutting, stockpiling, and replacing approximately 11,000 cubic yards of material for installation of large diameter pipe and culvert crossings. Supporting utilities and installing 6-foot x 5-foot and 8-foot x 8-foot box culverts.
- Installing (by subcontract with COP Construction) approximately 40' of 24", 240' of 30", 1,940" of 36", 2,310' of 42" and 280' of 48" General Contractor furnished FRP pipe between the Raw Water Pump Station (RWPS, currently under construction) and the West End Water Treatment Plant as well as piping through Hesper Road.
- Deleting installation by Dick Anderson Construction of approximately 1,660' of 36" and 1830' of 42" of FRP and ancillary work previously included in the GMP for Change Order No. 2 which is now being performed by COP Construction.
- Procuring additional 36" (360'), 42" (20'), and 48" (20') FRP pipe, valves, and fittings to enable isolation and independent

operation of the north and south reservoir cells.

In order to be ready for summer 2026 WEWTP start-up activities, installation of the raw water piping procured under Change Orders 2 and 5 between the RWPS, WEWTP, and beneath Hesper Road needs to begin in 2025. Pipe installation pricing is based on the lowest of two bids received June 19, 2025. Completing the work this summer and fall allows the FRP and large concrete box culverts to be installed in coordination with the future Zone 3 water main (separate contract) and takes advantage of a large out-of-service gas main in Hesper Road.

ALTERNATIVES

City Council may:

- Approve Change Order No. 6 to the Standard Agreement and General Conditions Between Owner and General Contractor/Construction Manager (Construction Contract) with Dick Anderson Construction, Inc., or
- Not approve Change Order No. 6. If Council does not approve this change order, the Raw Water Pump Station cannot be operated to deliver water to the WEWTP and Reservoir.

FISCAL EFFECTS

The W.O. 19-12: West End Reservoir Project was budgeted in FY25 using Water Funds in the amount of $74,000,000. Considering previously encumbered funds of $22,550,667.13 (Base Contract and Change orders 1-5), and this change order in the amount of $2,011,727.93, there is $49,437,604.94 remaining in the budget.

Attachments

WO1912 WER GC/CM Contract CO#6

W.O. 19-12, West End Reservoir Project

Standard Agreement and General Conditions Between Owner and General Contractor/Construction Manager (GC/CM)

Change Order No. 6

OWNER: City of Billings

CONTRACTOR: Dick Anderson Construction, LLC

DATE: July 14, 2025

In accordance with the terms of this Contract, the following changes are approved:

CHANGE IN CONTRACT PRICE:

Original Contract Price:	$153,211.35
Net Increase from Previous Change Orders:	$22,397,455.78
Contract Price Prior to this Change Order:	$22,550,667.13
Net Increase of this Change Order:	**$2,011,727.93**
Contract Price with all Approved Change Orders:	$24,562,395.06

CHANGE IN CONTRACT TIME:

Original Contract Time:	N/A
Net Change from Previous Change Orders:	577
Contract Time Prior to this Change Order:	577
Net Increase of this Change Order:	0
Contract Time with all Approved Change Orders:	577

DESCRIPTION:

Dick Anderson Construction is directed to make the following changes in the Contract Documents:

- Remove and replace approximately 200 LF of Hesper Road. Cut, stockpile, and replace approximately 11,000 CY of material for installation of large diameter utility crossings, support utilities, install 6' x 5' and 8' x 8' box culverts *($1,464,926.68 increase).*
- Install (by subcontract with COP Construction) approximately 40' of 24", 240' of 30", 1,940" of 36", 2,310' of 42" and 280' of 48" GC-furnished FRP pipe between the Raw Water Pump Station (RWPS, currently under construction) and the West End Water Treatment Plant (WEWTP) as well as piping through Hesper Road *($932,534.14 increase)*.
- Delete installation by Dick Anderson Construction of approximately 1,660' of 36" and 1830' of 42" of FRP and ancillary work previously included in the GMP for Change Order No. 2 which is now being performed by COP Construction *($556,380.52 decrease)*.
- Procure 36" (360'), 42" (20'), and 48" (20') FRP pipe, valves, and fittings to enable isolation and independent operation of the north and south reservoir cells *($170,647.63 increase)*.

ConsensusDocs™ 525 - Change Order (Construction Manager Fee Adjustment) - © 2007, Revised 2011. THIS DOCUMENT MAY HAVE BEEN MODIFIED. The ConsensusDocs technology platform creates a redline comparison to the standard language which the purchaser of this contract is authorized to share for review purposes. Consultation with legal and insurance counsel are strongly encouraged. You may only make copies of finalized documents for distribution to parties in direct connection with this contract. Any other uses are strictly prohibited.

REASON FOR CHANGE ORDER:

In order to be ready for summer 2026 WEWTP start-up activities, installation of the raw water piping procured under Change Order Nos. 2 and 5 between the RWPS, WEWTP, and beneath Hesper Road needs to begin in 2025. Pipe installation pricing is based on bids received June 19.

Completing the work this summer and early fall allows the FRP and large concrete box culverts to be installed in coordination with the future Zone 3 water main (separate contract) and takes advantage of a large out-of-service gas main in Hesper Road.

ATTACHMENTS:

- W.O. 19-12 Billings West End Reservoir – Hesper Crossing, Piping Installation, and Pipe Procurement, Change Order No. 6 (8pp., 6/24/25)

In consideration of the terms and performance contained herein, or attached and incorporated herein, the Owner and Contractor also agree to the following modifications to the Standard Agreement and General Conditions Between Owner and General Contractor/Construction Manager dated December 13, 2023:

1. ARTICLE 2 GENERAL PROVISIONS, Section 2.6 DEFINITIONS, 2.6.1.1. Add the following to the list of exhibits that are part of this Agreement:

    - EXHIBIT M: W.O. 19-12 Billings West End Reservoir – Hesper Crossing, Piping Installation and Pipe Procurement, Change Order No. 6 (11pp., 6/24/25)

2. ARTICLE 16 SCOPE OF WORK, Add the following:

    - 16.4 SCOPE OF WORK – CHANGE ORDER NO. 6. Pursuant to Section 3.4 and ARTICLE 7, the Owner and CG/CM desire to establish an additional Guaranteed Maximum Price (GMP) for performance of the portion of Work in accordance with the exhibits listed below, which are part of this Agreement:

        a) EXHIBIT M: W.O. 19-12 Billings West End Reservoir – Hesper Crossing, Piping Installation and Pipe Procurement, Change Order No. 6 (11pp., 6/24/25)

The said Contract as hereby amended shall remain in full force and effect.

ConsensusDocs™ 525 - Change Order (Construction Manager Fee Adjustment) - © 2007, Revised 2011. THIS DOCUMENT MAY HAVE BEEN MODIFIED. The ConsensusDocs technology platform creates a redline comparison to the standard language which the purchaser of this contract is authorized to share for review purposes. Consultation with legal and insurance counsel are strongly encouraged. You may only make copies of finalized documents for distribution to parties in direct connection with this contract. Any other uses are strictly prohibited.

IN WITNESS WHEREOF the said Parties have caused this agreement to be executed as of the day and year signed below.

GENERAL CONTRACTOR/CONSTRUCTION MANAGER

Name: _____

By: _____

Title: _____

Date: _____

CITY OF BILLINGS, MONTANA

By: _____
Mayor

Date: _____

END OF DOCUMENT.

ConsensusDocs™ 525 - Change Order (Construction Manager Fee Adjustment) - © 2007, Revised 2011. THIS DOCUMENT MAY HAVE BEEN MODIFIED. The ConsensusDocs technology platform creates a redline comparison to the standard language which the purchaser of this contract is authorized to share for review purposes. Consultation with legal and insurance counsel are strongly encouraged. You may only make copies of finalized documents for distribution to parties in direct connection with this contract. Any other uses are strictly prohibited.

EXHIBIT M

6/24/2025

W.O. 19-12 BILLINGS WEST END RESERVOIR

HESPER CROSSING

Item	Description	Budget Quantity	Units	Unit Price	Budget Total	Note:
10	HESPER CROSSING	1.00	LS	$ 1,464,926.68	$ 1,464,926.68	SEE HESPER CROSS WORKSHEET FOR DETAILS OF COST OF WORK
20	BBWA RAW WATER DELIVERY PIPING INSTALLATION	1.00	LS	$ 932,534.14	$ 932,534.14	SEE BBWA RAW WATER DELIVERY PIPING INSTALLATION FOR DETAILS OF COST OF WORK
30	DAC BBWA RAW WATER DELIVERY INSTALLATION COST	1.00	LS	$ (556,380.52)	$ (556,380.52)	SEE DAC BBWA RAW WATER DELIVERY PIPING INSTALLATION COST FOR DETAILS OF COST OF WORK
40	ADDITIONAL HESPER CROSSING PIPING PROECURMENT	1.00	LS	$ 170,647.63	$ 170,647.63	SEE ADDITIONAL HESPER CROSSING PIPING PROECURMENT FOR DETAILS OF COST OF WORK
	DIRECT COST OF WORK				**$ 2,011,727.93**	

6/24/2025

W.O. 19-12 BILLINGS WEST END RESERVOIR

HESPER CROSSING

Item	Description	Budget Quantity	Units	Unit Price	Budget Total	Note:
10	MOBILIZATION	1.00	LS	$ 30,024.00	$ 30,024.00	BUDGETED 8 LOADS IN FOR DIRT AND EQUIPMENT. ALSO BUDGETED MOB IN AND OUT FOR THE 200 TON CRAWLER CRANE.
20	GENERAL REQUIREMENTS	4.50	MO	$ 43,617.10	$ 196,276.95	BUDGETED 8 WKS FOR PROJECT ENGINEER, 17 WKS FOR SUPERINTENDENT, LODGING, SUBSISTENCE, TEMP ELECTRIC, TEMP LIGHTS, TEMP WATER, & CELL/COMPTER.
30	SURVEY	1.00	LS	$ 15,660.00	$ 15,660.00	BUDGET BASED ON IMEG CREW SURVEY FOR THE UNLOADER. 1 TRIP PER MONTH . SUVREY STS AD MISC EXP FOR FIELD CREW.
40	TESTING	1.00	LS	$ 10,800.00	$ 10,800.00	BUDGET BASED ON RIMROCK CREW TESTING FOR THE UNLOADER. INCLUDES COMPACTION TESTING FOR THE PIPING INSTALLATION.
50	TRAFFIC CONTROL	1.00	LS	$ 23,281.04	$ 23,281.04	BUDGETED TRAFFIC CONTROL SUB SETRING UP ROAD CLOSURE AND 2 MAN CREW 2 PER WEEK TO MAINTAIN SIGNAGE.
60	ASPHALT REMOVAL	510.00	SY	$ 21.68	$ 11,056.80	BUDGETED 8.5 CREW HOURS, CREW TRUCK, 300 CL EX., 3.5 CY LOADER, 1 FOREMAN, & 2 OPERATORS. 20 OSR TRUCKING HOUR AND $10/TON DUMP FEES.
70	CUT TO STOCKPILE EXCAVATION	11,000.00	CY	$ 12.80	$ 140,800.00	BUDGETED 80 CREW HOURS, CREW TRUCK, 300 CL EX., 3.5 CY LOADER, DOZER, 2 30-TN TRUCKS, 1 FOREMAN, & 5 OPERATORS. 15 HOURS FOR POTHOLING CREW. 15 HOURS FOR MISC. GRADING CREW.
80	UTILITY SUPPORT - FIBER OPTIC CABLE	185.00	LF	$ 485.28	$ 89,776.80	BUDGETED 75 CREW HOURS, CREW TRUCK, 200 TON CRANE, 10K FORK LIFT, FOREMAN, OPERATOR, 2 CARPENTERS, AND LABOR TO INSTALL AND REMOVE PILING AND BRACING TO SUPPORT FIBER OPTIC CABLE. BUDGETE APPROX.
90	6' X 5' BOX CULVERT INSTALLATION	260.00	LF	$ 376.23	$ 97,819.80	BUDGET APPROX. 500 MANHOURS TO INSTALL 1' OF BASE GRAVEL, 3" OF LEVELING SAND, INSTALLATION OF BOX CULVERTS INCLUDING GROUTING PICK HOLE AND WRAPPING JOINTS.
100	8' X 8' BOX CULVERT INSTALLATION	200.00	LF	$ 511.10	$ 102,220.00	BUDGET APPROX. 500 MANHOURS TO INSTALL 1' OF BASE GRAVEL, 3" OF LEVELING SAND, INSTALLATION OF BOX CULVERTS INCLUDING GROUTING PICK HOLE AND WRAPPING JOINTS.
110	BACKFILL FROM STOCKPILE	17,740.00	CY	$ 19.81	$ 351,429.40	BUDGETED 150 CREW HOURS, CREW TRUCK, 300 CL EX., 3.5 CY LOADER, SHEEPSFOOT ROLLER,TRACK SKIDSTEER, WATER TRUCK, 30-TN TRUCKS, 1 FOREMAN, LABOR & 6 OPERATORS.
120	12" HDPE CONDUIT (3 EA)	690.00	LF	$ 60.69	$ 41,876.10	BUDGETED 34.5 CREW HOURS, 300 EXCAVATOR, 3.5 LODER, FOREMAN, LABOR, 2 OPERATORS TO IN CONDUIT. BUDGETED $21.00/LF FOR 12" HDPE CONDUIT.
130	ROAD BASE (12" SECTION)	220.00	CY	$ 63.70	$ 14,014.00	BUDGETED 10 CREW HOURS, CREW TRUCK, DOZER., 3.5 CY LOADER, ROLLER, WATER TRUCK, 1 FOREMAN, & 4 OPERATORS. DELIVERED BASE GRAVEL AT $13.5/TON
140	ASPHALT PAVEMENT - 190' X 24' X 6" TYPE A MOD PG-2	510.00	SY	$ 76.13	$ 38,826.30	BUDGETED FOR PAVING SUBCONTOR TO PAVE 6" ASPHALT SECTION. BUDGETED APPROX. $3,000 TO REPLACE PAINT STRIPING
150	EROSION PROTECTION	3,800.00	SY	$ 6.53	$ 24,814.00	BUDGETED 38 CREW HOURS, SKID STEER, FOREMAN, 2 LABORERS, AND OPERATOR TO INSTALL EROSION CONTROL BLANKET. APPROX. $10,000 IN MATERIALS
160	SEEDING	1.80	AC	$ 3,281.41	$ 5,906.54	BUDGETED 10 CREW HOURS CREW TRUCK, DOXER, TRACK SKIDSTEER, FOREMAN, LABOR & 2 OPERATORS. APPROX. $900 IN SEED
	DIRECT COST OF WORK				**$ 1,194,581.73**	**GEANERAL NOTES:** DOES NOT INCLUDE GC FEE DOES NOT INCLUDE GC GENERAL CONDITIONS 2024 PERVAILING WAGES FOR HEAVY CONSTRUCTION BUDGETED $4.00/GAL DIESEL WHICH INCLUDES $0.15 FOR OIL, GREASE &FILTERS

TOTALS

Item	Description			Total	Note:
	DIRECT COST OF THE WORK			$ 1,194,581.73	See above and Direct Cost of the Work Sheet for breakout.
	GC/CM GENERAL CONDITIONS	0	$ -	$ -	Per Proposed General Conditions Cost
	GC/CM FEE	7.95%	$ 1,194,581.73	$ 94,969.25	Construction Fee of 7.95% to be applied to the Direct Cost of the Work.

BOND + 2-yr Warranty	1.00%	$ 1,289,550.98	$ 12,895.51	Bond & 2-year Warranty, to be applied to the Direct Cost of the Work, Construction Fee, and General Conditions Cost.
INSURANCE	1.25%	$ 1,289,550.98	$ 16,119.39	Insurance, to be applied to the Direct Cost of the Work, Construction Fee, and General Conditions Cost.
GROSS RECIEPTS TAX	1.00%	$ 1,318,565.87	$ 13,185.66	Montana Gross Receipt Tax of 1% applied to Direct Cost, General Condition, Construction Fee, Bond, and Insurance.
CONTINGENCY - GC/CM	0.00%	1,331,751.53	$ -	A fund to cover cost growth during the project used at the discretion of the GC/CM usually for costs that result from project circumstances. See Contingency - GC/CM Sheet. Remainder of GC/CM Contingency to be negotiated between City of Billings' and GC/CM.
ALLOWANCE	10.00%	1,331,751.53	$ 133,175.15	Allowances are risk items that City takes responsibility for. All remaining budget is owned by the city. See Allowance Sheet for breakout.
TOTAL GC/CM GMP			**$ 1,464,926.68**	

6/24/2025

W.O. 19-12 BILLINGS WEST END RESERVOIR

BBWA RAW WATER DELIVERY PIPING INSTALLATION

Item	Description	Budget Quantity	Units	Unit Price	Budget Total	Note:
						COP CONSTRUCTION BID PROPOSAL DATE JUNE 19TH, 2025
1-1	Mobilization/Demobilization	1.00	LS	$ 59,000.00	$ 59,000.00	
1-2	Taxes, Bonds & Insurance	1.00	LS	$ 11,000.00	$ 11,000.00	
1-3	General Conditions	1.00	LS	$ 83,000.00	$ 83,000.00	
1-4	Groundwater Dewatering System	1.00	LS	$ 15,000.00	$ 15,000.00	
1-5	Flowable Fill and Backfill	30.00	CY	$ 200.00	$ 6,000.00	
1-6	Dual Pipe Trench Plug	3.00	EA	$ 6,000.00	$ 18,000.00	
1-7	Single Pipe Trench Plug	3.00	EA	$ 4,000.00	$ 12,000.00	
1-8	Underground Sewer Utility Crossing	1.00	LS	$ 3,000.00	$ 3,000.00	
1-9	24-IN Stormwater Pipe	40.00	LF	$ 220.00	$ 8,800.00	
1-10	30-IN Stormwater Pipe	240.00	LF	$ 130.00	$ 31,200.00	
1-11	36-IN Raw Water Pipe	1,939.00	LF	$ 95.00	$ 184,205.00	
1-12	36-IN 45 Degree Horizontal Bend with Thrust Block	2.00	EA	$ 5,000.00	$ 10,000.00	
1-13	36-IN WYE with Thrust Block	1.00	EA	$ 8,000.00	$ 8,000.00	
1-14	36-IN Connection to Ductile Iron Pipe	1.00	EA	$ 6,000.00	$ 6,000.00	
1-15	42-IN Raw Water Pipe	2,303.00	LF	$ 102.00	$ 234,906.00	
1-16	42-IN 30 Degree Horizontal Bend with Thrust Block	1.00	EA	$ 4,900.00	$ 4,900.00	
1-17	48-IN Raw Water Pipe	280.00	LF	$ 230.00	$ 64,400.00	
1-18	Unrestrained Plug	7.00	EA	$ 120.00	$ 840.00	
1-19	Precast Manhole	1.00	EA	$ 2,400.00	$ 2,400.00	
1-20	42-IN X 36-IN Tee with Thrust Block	1.00	EA	$ 6,000.00	$ 6,000.00	
1-21	36-IN X 36-IN Tee with Thrust Block	1.00	EA	$ 6,000.00	$ 6,000.00	
1-22	36-IN Butterly Valve and Ancillary Components	2.00	EA	$ 11,000.00	$ 22,000.00	
	DIRECT COST OF WORK				**$ 796,651.00**	

TOTALS

Item	Description				Total	Note:
	DIRECT COST OF THE WORK			$	796,651.00	See above and Direct Cost of the Work Sheet for breakout.
	GC/CM GENERAL CONDITIONS	0	$ -	$	-	Per Proposed General Conditions Cost
	GC/CM FEE	7.95%	$ 796,651.00	$	63,333.75	Construction Fee of 7.95% to be applied to the Direct Cost of the Work.
	BOND + 2-yr Warranty	1.00%	$ 859,984.75	$	8,599.85	Bond & 2-year Warranty, to be applied to the Direct Cost of the Work, Construction Fee, and General Conditions Cost.
	INSURANCE	1.25%	$ 859,984.75	$	10,749.81	Insurance, to be applied to the Direct Cost of the Work, Construction Fee, and General Conditions Cost.
	GROSS RECIEPTS TAX	1.00%	$ 879,334.41	$	8,793.34	Montana Gross Receipt Tax of 1% applied to Direct Cost, General Condition, Construction Fee, Bond, and Insurance.
	CONTINGENCY - GC/CM	0.00%	$ 888,127.76	$	-	A fund to cover cost growth during the project used at the discretion of the GC/CM usually for costs that result from project circumstances. See Contingency - GC/CM Sheet. Remainder of GC/CM Contingency to be negotiated between City of Billings' and GC/CM.
	ALLOWANCE	5.00%	$ 888,127.76	$	44,406.39	Allowances are risk items that City takes responsibility for. All remaining budget is owned by the city. See Allowance Sheet for breakout.
	TOTAL GC/CM GMP			**$**	**932,534.14**	

6/24/2025

W.O. 19-12 BILLINGS WEST END RESERVOIR

DAC BBWA RAW WATER DELIVERY INSTALLATION COST

Item	Description	Budget Quantity	Units	Unit Price	Budget Total	Note:
1-1	Mobilization/Demobilization	1.00	LS	$ -	$ -	
1-2	Taxes, Bonds & Insurance	1.00	LS	$ -	$ -	
1-3	General Conditions	1.00	LS	$ -	$ -	
1-4	Groundwater Dewatering System	1.00	LS	$ -	$ -	
1-5	Flowable Fill and Backfill	30.00	CY	$ -	$ -	
1-6	Dual Pipe Trench Plug	-3.00	EA	$ 20,181.34	$ (60,544.02)	INSTALLATION COST FROM BBWA RAW WATER DELIVERY - LINE ITEM 10359 AND 10369
1-7	Single Pipe Trench Plug	3.00	EA	$ -	$ -	
1-8	Underground Sewer Utility Crossing	1.00	LS	$ -	$ -	
1-9	24-IN Stormwater Pipe	40.00	LF	$ -	$ -	
1-10	30-IN Stormwater Pipe	240.00	LF	$ -	$ -	
1-11	36-IN Raw Water Pipe	-1,658.00	LF	$ 114.69	$ (190,156.02)	INSTALLATION COST FROM BBWA RAW WATER DELIVERY - LINE ITEM 10368
1-12	36-IN 45 Degree Horizontal Bend with Thrust Block	-2.00	EA	$ 4,867.60	$ (9,735.20)	INSTALLATION COST FROM BBWA RAW WATER DELIVERY - LINE ITEM 10364
1-13	36-IN WYE with Thrust Block	1.00	EA	$ -	$ -	
1-14	36-IN Connection to Ductile Iron Pipe	-1.00	EA	$ 1,086.04	$ (1,086.04)	INSTALLATION COST FROM BBWA RAW WATER DELIVERY - LINE ITEM 10361
1-15	42-IN Raw Water Pipe	-1,830.00	LF	$ 129.81	$ (237,552.30)	INSTALLATION COST FROM BBWA RAW WATER DELIVERY - LINE ITEM 10358
1-16	42-IN 30 Degree Horizontal Bend with Thrust Block	1.00	EA	$ -	$ -	
1-17	48-IN Raw Water Pipe	280.00	LF	$ -	$ -	
1-18	Unrestrained Plug	7.00	EA	$ -	$ -	
1-19	Precast Manhole	1.00	EA	$ -	$ -	
1-20	42-IN X 36-IN Tee with Thrust Block	1.00	EA	$ -	$ -	
1-21	36-IN X 36-IN Tee with Thrust Block	1.00	EA	$ -	$ -	
1-22	36-IN Butterly Valve and Ancillary Components	2.00	EA	$ -	$ -	
	DIRECT COST OF WORK				**$ (499,073.58)**	

TOTALS

Item	Description				Total	Note:
	DIRECT COST OF THE WORK			$	(499,073.58)	See above and Direct Cost of the Work Sheet for breakout.
	GC/CM GENERAL CONDITIONS	0	$ -	$	-	Per Proposed General Conditions Cost
	GC/CM FEE	7.95%	$ (499,073.58)	$	(39,676.35)	Construction Fee of 7.95% to be applied to the Direct Cost of the Work.
	BOND + 2-yr Warranty	1.00%	$ (538,749.93)	$	(5,387.50)	Bond & 2-year Warranty, to be applied to the Direct Cost of the Work, Construction Fee, and General Conditions Cost.
	INSURANCE	1.25%	$ (538,749.93)	$	(6,734.37)	Insurance, to be applied to the Direct Cost of the Work, Construction Fee, and General Conditions Cost.
	GROSS RECIEPTS TAX	1.00%	$ (550,871.80)	$	(5,508.72)	Montana Gross Receipt Tax of 1% applied to Direct Cost, General Condition, Construction Fee, Bond, and Insurance.
	CONTINGENCY - GC/CM			$	-	A fund to cover cost growth during the project used at the discretion of the GC/CM usually for costs that result from project circumstances. See Contingency - GC/CM Sheet. Remainder of GC/CM Contingency to be negotiated between City of Billings' and GC/CM.
	ALLOWANCE			$	-	Allowances are risk items that City takes responsibility for. All remaining budget is owned by the city. See Allowance Sheet for breakout.
	TOTAL GC/CM GMP			$	**(556,380.52)**	

6/24/2025

W.O. 19-12 BILLINGS WEST END RESERVOIR

ADDITIONAL HESPER CROSSING PIPING PROECURMENT

Item	DESCRIPTION	QUANTITIES	UNITS	UNIT PRICE	TOTAL	NOTE:
1	36" HOBAS -50 STIFFNESS	360.00	LF	$ 118.00	$ 42,480.00	
2	42" HOBAS - 72 STIFFNESS	20.00	LF	$ 237.00	$ 4,740.00	
3	48" HOBAS - 72" STIFFNESS	20.00	LF	$ 298.00	$ 5,960.00	
4	36" TEE - 50 STIFFNESS	2.00	EA	$ 9,331.00	$ 18,662.00	
5	42" X 36" REDUCER	1.00	EA	$ 13,458.00	$ 13,458.00	
6	36" SST CLOSURE COUPLING	3.00	EA	$ 1,350.00	$ 4,050.00	
7	36" WYE	1.00	EA	$ 9,331.00	$ 9,331.00	
8	36" FL X PE 2' SPOOL	2.00	EA	$ 900.00	$ 1,800.00	
9	HOBAS MATERIAL FREIGHT	5.00	LD	$ 4,400.00	$ 22,000.00	
10	36" BUTTERFLY VALVE	2.00	EA	$ 15,295.00	$ 30,590.00	
	COST OF WORK - SUBTOTAL				**$ 153,071.00**	

TOTALS

Item	Description				Total	Note:
	COST OF WORK - SUBTOTAL				$ 153,071.00	See above Breakdown
	GC/CM GENERAL CONDITIONS				$ -	Not Included
	GC/CM FEE	7.95%	$	153,071.00	$ 12,169.14	Construction Fee of 7.95% to be applied to the Direct Cost of the Work.
	BOND + 2-yr Warranty	1.00%	$	165,240.14	$ 1,652.40	Bond & 2-year Warranty, to be applied to the Direct Cost of the Work, Construction Fee, and General Conditions Cost.
	INSURANCE	1.25%	$	165,240.14	$ 2,065.50	Insurance, to be applied to the Direct Cost of the Work, Construction Fee, and General Conditions Cost.
	GROSS RECIEPTS TAX	1.00%	$	168,958.05	$ 1,689.58	Montana Gross Receipt Tax of 1% applied to Direct Cost, General Condition, Construction Fee, Bond, and Insurance.
	CONTINGENCY - GC/CM	0.00%	$	170,647.63	$ -	A fund to cover cost growth during the project used at the discretion of the GC/CM usually for costs that result from project circumstances. See Contingency - GC/CM Sheet. Remainder of GC/CM Contingency to be negotiated between City of Billings' and GC/CM.
	ALLOWANCE SUBTOTAL	0.00%	$	170,647.63	$ -	Allowances are risk items that City takes responsibility for. All remaining budget is owned by the city.
	TOTAL				**$ 170,647.63**	

Date:	07/14/2025
Title:	Park 1 Condominium Declaration - Amendment 1
Presented by:	John Caterino, Facilities Manager
Department:	City Hall Administration
Presentation:	No
Legal Review:	Template Contract
Project Number:	N/A

RECOMMENDATION
Staff recommends that Council approve amendment 1 to the Park 1 3rd Ave N Garage Condo Declaration.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)
The purchaser of the Subject Property, TD Properties and/or assigns, has requested that Section 15 of Condo Declaration be amended to add the words "and their Tenants" to the last sentence in Section 15. This is one of the items included in the contingency notice from the Buyer. This language modifies the benefits of just Condo Association Ownership to Condo Association Ownership and their Tenants.

STAKEHOLDERS
Stakeholders include

City:

- City Council
- Administration
- City Attorney

External Parties:

- Bryce Burker with Moulton Bellingham
- Matt Robertson with NAI Business Properties

ALTERNATIVES
City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS
The immediate financial impacts include the cost of Moulton Bellingham reviewing the proposed change and drafting the amended Condo Declaration.

Attachments

Park 1 Condo Declaration Amendment 1

After recording, return to:
Billings City Hall
c/o Kevin Iffland
316 North 26th Street
Billings, MT 59101

PARK 1 3RD AVENUE GARAGE
FIRST AMENDMENT TO DECLARATION OF UNIT OWNERSHIP

This **FIRST AMENDMENT TO DECLARATION OF UNIT OWNERSHIP** ("**First Amendment**") is made this ___ day of June, 2025, by **THE CITY OF BILLINGS**, a Montana charter city, referred to as "**Developer**" in the original Declaration and this First Amendment. Further, Developer remains the unit owner of record of all units described below and makes this First Amendment as the consenting unit owner holding 100% of the Units and 100% of the Allocated Interests in accordance with Section 25 of the Declaration.

Developer makes and submits this First Amendment to the Declaration of Unit Ownership for the Park 1 3rd Avenue Garage, which was originally recorded on March 4, 2025 as Document No. 4097193.

The real property subject to the Declaration and this First Amendment, referred to as the "**Property**" or as the "**Park 1 3rd Avenue Garage**" is located in Yellowstone County, Montana and is described as follows:

> BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 56, Lot 7 - 17, LTS 7-17 & 20 X 100' VAC ALLEY ADJ TO LTS 9-16 BLK 56 BILLINGS ORIGINAL TOWN

AMENDMENT

1. Easements. The last paragraph of Section 15 of the Declaration is removed in its entirety and replaced with the following provision:

> The Association is authorized and empowered to grant such licenses, easements, and rights of way for sewer lines, water lines, gas lines, television cable lines, telephone lines, underground conduits, storm drains, and other public utility purposes over those portions of the common elements upon which no building or other structure has been erected, as may be necessary and appropriate for the orderly maintenance, preservation, and enjoyment of the applicable building,

common elements, or the applicable Units, or for the preservation of the health, safety, convenience, and welfare of the applicable Unit Owners and their Tenants.

2. Full Force and Effect. Except for the change reflected above, all other provisions of the Declaration remain in full force and effect.

DATED this _____ day of June, 2025.

DEVELOPER

THE CITY OF BILLINGS
a Montana Charter City

_____
By: William A. Cole
Its: Mayor

STATE OF MONTANA)
County of Yellowstone)

This instrument was signed or acknowledged before me on this ___ day of June, 2025, by William A. Cole, as the Mayor of the City of Billings, a Montana charter city.

_____
Signature of Notary Public

City Council Regular

Date:	07/14/2025
Title:	Amendment Four with Mead & Hunt, Inc. for Air Service Consulting Services for FY2026
Presented by:	Jeff Roach
Department:	Airport
Presentation:	No
Legal Review:	Template Contract
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council approve Amendment Four with Mead & Hunt, Inc., for air service consulting services for Fiscal Year 2026

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

On January 23, 2023, the City Council approved a five-year agreement with Mead & Hunt, Inc. to provide all the Airport's air service consulting services. City Council awarded the agreement after a Request for Qualifications (RFQ) process. The five-year term agreement is amended each time a new project is undertaken. Amendment One, for $33,255, was approved on February 21, 2023 for the remainder of Fiscal Year 2023 for air service development services. Amendment Two, for $118,180, was approved on July 1, 2023, for all the air service consulting services for Fiscal Year 2024, and Amendment Three, for $114,900 for all the air service consulting services for Fiscal Year 2025. This Amendment Four, for $97,580, is for all the air service consulting services for Fiscal Year 2026 for the Project outlined in the attached proposal and scope of work.

The Project continues with a more extensive air service development effort, with detailed analysis of visitation, market, and destination metrics, the items specifically requested by airlines at recent JumpStart Conferences. An entire fiscal year of performance and airfare monitoring and a Community Meeting are also part of this Project. This meeting serves several purposes. First, these meetings help educate and inform key members of the community involved in the Airport's ongoing air service development efforts and current air service trends either currently affecting, or that may affect the Airport. Second, progress meetings can be useful for sharing results after the completion of key air service development tasks. Mead & Hunt staff will convey the results of airline meetings, air service conferences, or updates to the air service development plan to members of the community including City representatives, various boards and Chambers of Commerce. These meetings are also a forum to discuss how the market is performing, how the air service development plan is progressing, and next steps in the process to either retain service or further develop air service at the Airport. The Fiscal Year 2025 project included assistance with the second SCASDP Grant and working to get new daily service to Southern or Central California using the SCASDP Grant as an incentive.

ALTERNATIVES

City Council may:

- Approve Amendment Four with Mead & Hunt for FY26 air service consulting services; or,
- Not Approve Amendment Four with Mead & Hunt for FY26 air service consulting services.

FISCAL EFFECTS

The cost of air service consulting services proposed in Amendment Four is $97,580. The Airport is electing to be billed monthly for the project tasks, resulting in a cost reduction, for a total cost of $97,580. Sufficient funds have been budgeted in the Airport's FY26 budget for this project.

Attachments

Amendment Four - Mead&Hunt Inc

AMENDMENT FOUR

TO

CONSULTANT AGREEMENT

FOR AIR SERVICE CONSULTING SERVICES

BY AND BETWEEN

CITY OF BILLINGS, MONTANA

AND

MEAD & HUNT, INC.

DATED: FEBRUARY 7, 2023

This AMENDMENT, made and entered into on _____ by and between the following:

City of Billings, Montana, a Municipal Corporation
P.O. Box 1178, Billings, Montana 59103, hereinafter designated as "CITY"

and

Mead & Hunt, Inc., a Wisconsin Corporation
2011 Commerce Drive, Suite D103, Peachtree City, GA 30269, hereinafter designated as "CONSULTANT"

WITNESSETH:

WHEREAS, the CITY and the CONSULTANT have entered into a Consultant Agreement for air service consulting services dated February 7, 2023 ("Master Agreement") and

WHEREAS, the CITY has a need for air service consulting services for the Fiscal Year 2026, and

WHEREAS, the CONSULTANT represents that he/she is qualified to perform such services, is in compliance with the Montana Statutes relating to the provision of such services, and is available and willing to furnish such services to the CITY.

NOW THEREFORE, in consideration of the term, conditions, covenants, and performance contained herein, or attached and incorporated herein, the parties agree to amend the **February 7, 2023** Agreement, and all related exhibits as follows:

SCOPE OF SERVICES

The following general items of work listed below are identified as the Project, and incorporated into the Master Agreement by Amendment Four for the air service consulting services for Fiscal Year 2026 (beginning July 1, 2025 and ending June 30, 2026):

ITEM	DESCRIPTION
1	Airline Headquarters Meetings – Three Virtual or In-Person Meetings
2	Industry Conferences – Four Annual Conferences
3	True Visitation Estimate with 5 - Destination Analysis – One Report
4	True Market Estimate – One Report
5	Quarterly Performance Monitoring – Four Reports
6	Airfare Monitoring – One Report
7	Community Meeting – One Meeting
8	Additional Services as Requested (Up to 12 Hours)

The specific services for this Project to be provided or furnished by the CONSULTANT under this Amendment are the services (and related items and conditions) set forth in the Proposal and Agreement for Air Service Consulting Services dated June 5, 2025, a copy of which is included as Attachment 1 and incorporated by reference.

COMPENSATION

CONSULTANT will be compensated for the work described under the Scope of Services in Attachment 1, for a monthly fee of $7,565, and a total of $90,780 for the 12-month period. CONSULTANT will bill associated expenses (e.g., pro-rated registration, airfare, hotel, meals, printing) at cost as incurred. Expenses for the 12-month period are estimated to be an additional $6,800 and will not exceed this amount. The total contract cost is $97,580.

CONSULTANT'S RESPONSIBILITY

The provisions of Paragraph 7, Agreements of Consultant, from the Master Agreement are hereby incorporated by reference.

CITY'S RESPONSIBILITY

The provisions of Paragraph 8, Agreements of City, from the Master Agreement are hereby incorporated by reference.

OTHER MODIFICATIONS TO MASTER AGREEMENT

There are no other modifications to the Master Agreement.

ATTACHMENTS

Proposal and Agreement for Air Service Consulting Services dated June 5, 2025.

APPROVAL AND ACCEPTANCE

Approval and Acceptance of this Amendment Four, including the Attachment listed above, shall incorporate this document as part of the Master Agreement. CONSULTANT is authorized to begin performance of the Project on July 1, 2025, which date is confirmed upon receipt of a copy of this Amendment Four signed by the CITY.

IN WITNESS WHEREOF**,** the parties hereto have executed this instrument the day and year first above written.

CITY OF BILLINGS, MONTANA	**MEAD & HUNT, INC.**
WILLIAM A. COLE MAYOR	SIGNATURE
	JOSEPH PICKERING PRINT NAME
APPROVED AS TO FORM:	VICE PRESIDENT PRINT TITLE
CITY ATTORNEY'S OFFICE	
ATTEST:	
CITY CLERK	

Mead & Hunt
2440 Deming Way
Middleton, Wisconsin 53562
608-273-6380
meadhunt.com

June 5, 2025

Jeff Roach
Airport Director
Billings Logan International Airport
1901 Terminal Circle, Suite 216
Billings, MT 59105

Subject: Proposal and Agreement for Air Service Consulting Services

Dear Jeff:

It is my understanding the Billings Logan International Airport (BIL) is interested in a proposal of recommended air service consulting services for fiscal year (FY) 2026. Tasks are sorted based on what is considered to be the highest priority. Mead & Hunt is pleased to submit this proposal for your review, which includes a scope of services and compensation.

Scope of Services

The following services are recommended for consideration by BIL.

1. Airline Headquarters Meetings (3 virtual or in-person per 12-month period)

It is highly recommended that airline headquarters meetings be conducted annually with either BIL's incumbent or potential new airlines. Mead & Hunt will provide the analysis, preparation, presentation and consulting services associated with meetings with incumbent airlines. BIL representatives and Mead & Hunt staff will meet with each airline virtually or in-person, as available. Mead & Hunt will format the PowerPoint presentation. BIL will be responsible for providing information about the community and community support elements for the presentation. Mead & Hunt will assist BIL with structuring these elements for the presentation and participate in the meeting. The output of this effort will be a PowerPoint presentation to each airline, including community-related information, analysis of existing service and historical performance, and the airline-specific opportunities and incentive package. Upon notice to proceed, Mead & Hunt will work to secure meeting dates with each airline. Once meeting dates are secured, Mead & Hunt will complete the presentation.

2. Industry Conferences (4 per 12-month period)

To maintain relationships with air carriers in between the annual headquarters meetings and have additional touchpoints during the year with both incumbent and new potential airlines, it is recommended that BIL attend several industry conferences throughout the year. Conferences for consideration, listed from the highest priority to lowest, include the Montana Airline Rendezvous (September 2025), Mead &

Hunt's Air Service Conference (Spring 2026), Allegiant Airports Conference (April 2026) and the ACI-NA JumpStart Air Service Development Conference (June 2026). In addition to assisting with conference meetings, Mead & Hunt will prepare custom presentations for each meeting highlighting BIL and the community for use at the airline meetings. Mead & Hunt will complete the presentations for review prior to the conference.

3. True Visitation Estimate (1 per 12-month period)

The True Visitation Estimate uses location-based cell phone Global Positioning System (GPS) data, which includes a sampling of true demand regardless of the mode of transportation, to determine the strength of the destination's overall visitation for identification of air service development opportunities. Use of GPS data improves the airline business case and can be customized to each airline's unique business strategy. The findings can also be used to amplify advertising and business development strategies. The True Visitation Estimate will identify preferred travel patterns by visitors from the U.S. and will measure the number of people coming to the destination. It is highly recommended the data be updated through calendar year 2025. This data is useful to airlines to determine top markets with inbound visitation to the BIL area. The output of the True Visitation Estimate will include inbound visitation broken down by region, state and metropolitan statistical area. In addition, in coordination with BIL, five domestic destinations will be identified to capture outbound visitation to supplement the inbound visitation data. The report will be delivered in PDF within 90 days of notice to proceed.

4. True Market Estimate (1 per 12-month period)

The true market estimate quantifies by destination the number of air travelers in the market, including those air travelers that drive to an airport other than BIL (primarily Bozeman Yellowstone International Airport [BZN]) to originate the air travel portion of their trip. The most recent true market estimate was completed for the calendar year 2024. It is recommended that BIL update the true market estimate when calendar year 2025 data is available, anticipated in April 2026. Upon notice to proceed, Mead & Hunt will obtain Airline Reporting Corporation (ARC) data for the catchment area. ARC data will represent a statistically valid sample of airline tickets from within the airport catchment area. ARC data collected will include, but is not limited to, the originating airport, destination and airline. The output will include the top 25 domestic true markets, top 15 international true markets, and the top 50 aggregated true markets, including identification of passenger retention by destination and diverted origin and destination passengers.

5. Quarterly Performance Monitor (4 per 12-month period)

Monitoring performance is important to identify potential air service issues or opportunities for regular discussions with airlines as well as keeping community members up to date on BIL's air service. On a quarterly basis, Mead & Hunt will track key statistics through a Quarterly Performance Monitor report, including seats, onboard passengers and load factor trends; current and historical passenger market share by airline; year-over-year change in the six-month, forward-looking schedules for flights and seats; comparisons to markets of similar size (e.g., population, passengers and seats); load factors for each nonstop market; and revenue per available seat mile (RASM) comparisons for each nonstop market. Keep in mind that origin and destination passenger related data is approximately six months behind. The

output of this effort will be a Quarterly Performance Monitor report provided in PDF within 30 days of receipt of the quarterly data from Diio Mi.

6. Airfare Monitoring (1 per 12-month period)

The primary purpose of monitoring airfares at BIL is to identify non-competitive airfares with BZN to prevent local passenger diversion and to help answer community inquiries regarding airfares. Mead & Hunt has been monitoring BIL's published airfares each quarter since January 2006. This historical record assists in understanding current airfare trends and leveraging the discussion with the airlines. We recommend continuing to monitor available airfares on a quarterly basis. Mead & Hunt will provide the airfare comparisons in PDF.

7. Community Meeting (1 per 12-month period)

Mead & Hunt will prepare a PowerPoint presentation and participate in a community meeting held in BIL to help educate key stakeholders on industry changes as well as specifics regarding BIL's air service development strategy. The meeting will also be useful for sharing results after the completion of key air service development tasks. Mead & Hunt anticipates, in general, the presentation to the community will cover an overview of the airline industry, airline performance in the BIL market, air service development strategies and air service opportunities. The date of the project meeting will be determined based on a mutually agreed upon date.

8. Additional Services (12 hours per 12-month period)

Additional services may be requested by the BIL that are not described above. Additional services may include but are not limited to the preparation of ad hoc reports; communication with airlines; coordination with the BIL; and other elements as identified on an as needed basis.

Compensation

Mead & Hunt will be compensated for the work described under Scope of Services as set forth below:

1. Airline Headquarters Meeting

Mead & Hunt will be compensated on a lump sum basis for the airline presentation preparation and meeting. Mead & Hunt will invoice for related expenses (e.g., air transportation, lodging, meals, printing, miscellaneous) at cost.

Airline presentation preparation/meeting (per airline).....$5,400
Total FY 2026.....$16,200
** Fee increased to $7,100, with estimated expenses of $1,500, if conducted in-person.*

2. Industry Conferences

Mead & Hunt will be compensated on a lump sum basis for the presentation preparation and meetings. Mead & Hunt will invoice for related expenses (e.g., registration, air transportation, lodging, meals, printing, miscellaneous) at cost. Expenses will be pro-rated among clients being represented by the Project Manager.

Allegiant Airports Conference $4,100
JumpStart Air Service Development Conference $7,200
Mead & Hunt's Air Service Conference $7,200
Montana Rendezvous $7,200
Expenses (at cost, pro-rated, estimated) $5,300
Total FY 2026 ..... $31,000

3. True Visitation Estimate

Mead & Hunt will be compensated on a lump sum basis and will invoice based on the percent of project completed.

True Visitation Estimate $15,550
Destination Add-On $6,250
Total FY 2026 ..... $21,750

4. True Market Estimate

Mead & Hunt will be compensated on a lump sum basis and will invoice based on the percent of project completed.

True Market Estimate $11,300

5. Quarterly Performance Monitor

Mead & Hunt will be compensated on a lump sum basis and will invoice based on the percent of project completed.

Quarterly Performance Monitor (per quarter) $2,100
Total FY 2026 ..... $8,400

6. Airfare Monitoring

Mead & Hunt will be compensated on a lump sum basis.

Airfare Monitoring $1,600

7. Community Meeting

Mead & Hunt will be compensated on a lump sum basis for the meeting preparation and meeting attendance and will invoice based on the percent of project completed. Related expenses (e.g., air transportation, lodging, meals, printing, miscellaneous) will be invoiced at cost.

Meeting preparation/meeting $6,800
Expenses (at cost, estimated) $1,500
Total FY 2026 ..... $8,300

8. Additional Services

Additional services will be billed in accordance with the Standard Billing Rate Schedule, attached hereto and incorporated herein by reference.

Not to exceed (12 hours).....$2,940

Inclusive of all recommended services, fees are estimated at $100,837. Expenses are estimated to be an additional $6,800, for a contract total of $107,637. If BIL elects to be billed for the tasks on a monthly fee basis, fees will be reduced by approximately 10 percent, at a monthly rate of $7,565 ($90,780 annual) plus estimated expenses of $6,800, for a contract total of $97,580.

We appreciate the opportunity to submit this proposal to BIL.

Respectfully submitted,
Mead & Hunt, Inc.

Jay Richardson
Project Manager

Accepted by: CITY OF BILLINGS, MT

By: _____
Name: _____
Title: _____
The above person is authorized to sign for Client and bind the Client to the terms hereof.

Date: _____

Approved by: MEAD & HUNT, INC.

By: Joseph R. Pickering
Joseph Pickering
Vice President

Date: June 5, 2025

City Council Regular

Date:	07/14/2025
Title:	Approve the Purchase of 30 Mobile Data Terminals (MDTs) in the Amount of $170,147.03
Presented by:	Rich St. John, Police Chief
Department:	Police
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends that, pending approval of the preliminary FY26 budget, City Council approve the purchase with Insight Public Sector for $170,147.03 to replace 30 Mobile Data Terminals (MDTs).

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The Billings Police Department (BPD) currently has 110 Mobile Data Terminals (MDTs) in service. The existing CF33 MDTs will no longer be supported or serviceable after October 2025.
To address this, BPD initiated a three-year phased replacement plan in 2023:

2023: 40 MDTs purchased
2024: 40 MDTs purchased
2025: Plan to purchase and replace the remaining 30 MDTs

This replacement schedule ensures full deployment of modern, serviceable MDTs before the October 2025 deadline.

ALTERNATIVES

City Council may:

- Approve the purchase with Insight Public Sector for $170,147.03 in order to replace 30 Mobile Data Terminals (MDTs); or,
- Not Approve the purchase with Insight Public Sector for $170,147.03 in order to replace 30 Mobile Data Terminals (MDTs) and provide further direction to staff.

FISCAL EFFECTS

Funds to purchase MDTs are budgeted in the proposed FY2026 budget.

City Council Regular

Date:	07/14/2025
Title:	Disposal of 300-gallon surplus waste containers
Presented by:	Debi Meling
Department:	Public Works
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends approving the disposal of 300-gallon surplus waste containers to be priced at staffs discretion.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Due to the conversion from shared 300-gallon containers to individual containers that occurred in 2022, the City has an excess of used 300-gallon containers. City policy allows the sale of containers to municipalities within Montana without advertising the sale and without Council approval. However, to sell to municipalities in other states or to private entities, Council approval is required. Solid Waste often gets requests for a small quantity of containers and in order to make the process more efficient, staff would like City Council to approve the disposal of all remaining containers. If the disposal is approved, staff will use its discretion to set the price so that all the containers are sold. Historically, we have sold them for $100 per container but they are aging and deteriorating as they sit in the sun, so reducing the cost may help to get them back into beneficial use before they are no longer usable. There are approximately 7,000 300-gallon containers in storage at the landfill.

ALTERNATIVES

City Council may:

- Approve the disposal of used 300-gallon waste containers; or,
- Not approve the disposal. If not approved, the City will continue to sell them to Montana municipalities administratively and present sales to out of state and private entities to City Council on a case by case basis.

FISCAL EFFECTS

Staff will work with interested buyers to maximize the cash return to solid waste.

City Council Regular

Date:	07/14/2025
Title:	Partners for Parks Donation Acceptance For Solar Lighting Rose Park North Trail
Presented by:	Brad Wright
Department:	Parks/Rec/Public Lands
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

PRPL seeks City Council consent to accept Partners for Parks donation of up to $22,000. PRPL also seeks Council consent to purchase seven (7) exterior solar lights with the donated funds.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Partners for Parks (P4P) has utilized the PRPL matching grant program and has been awarded $18,000. In collaboration with P4P, PRPL will use the awarded $18,000 and donated $22,000 to purchase and install 7 new solar lights along the newly proposed Rose Park North Trail. PRPL has installed this particular light in several different locations in other parks. This trail will connect to the Rose Park Elementary School campus and will provide lighting for students and adults that may use the trail to get to school.

STAKEHOLDERS

City of Billings
Billings Parks and Recreation
Partners 4 Parks
Park Users
Rose Park Elementary School

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

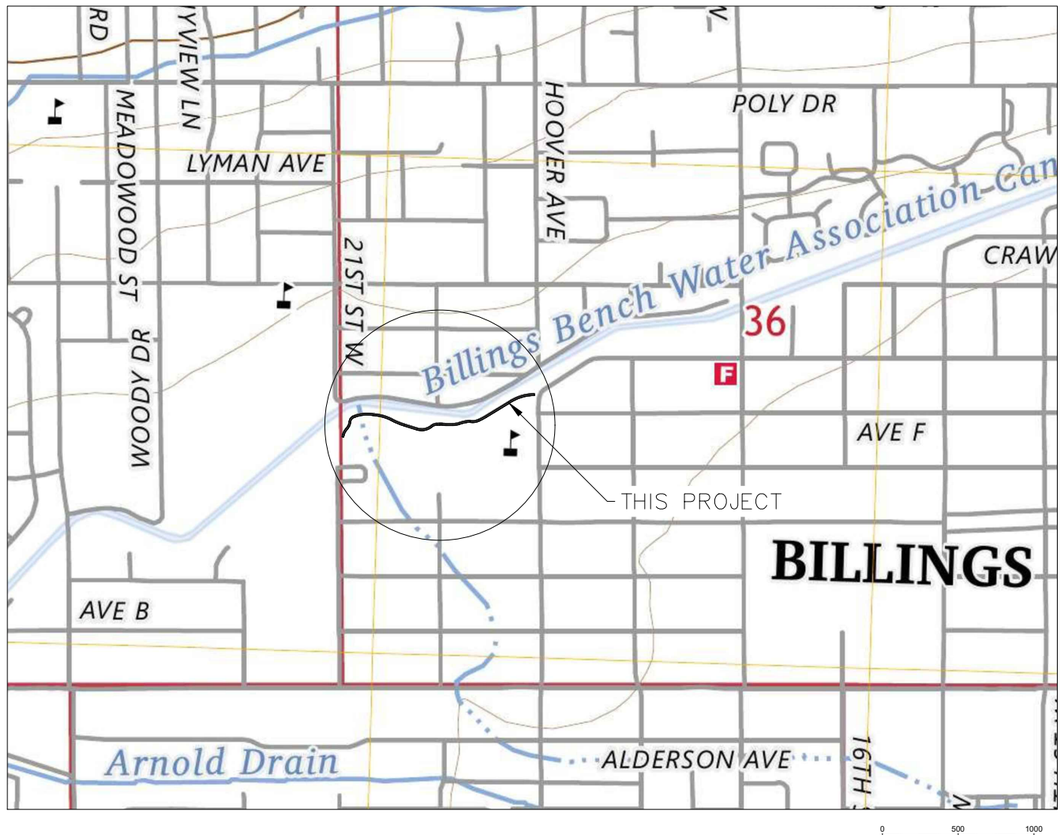
PRPL doesn't expect to hire any FTEs with the installation of the new lights. PRPL will expect to see a cost savings as the lights are solar, and any needed parts are interchangeable with the same model of lights previously installed by PRPL.

Attachments

Trail Construc

CITY OF BILLINGS

WORK ORDER 25-08, ROSE PARK TRAIL - 19TH ST WEST TO 21ST ST WEST



Sheet List Table	
Sheet Number	Sheet Title
G1	COVER
G2	LEGEND
G3	OVERALL
EXH1	CONSTRAINED AREA
PP1	PLAN AND PROFILE 1
PP2	PLAN AND PROFILE 2
PP3	PLAN AND PROFILE 3
XEC1	CROSS SECTIONS

Billings Pride: City ~ Wide

ENGINEER IN CHARGE: JAY D. ANDERSON P.E.

PROJECT ENGINEER: JAY D. ANDERSON P.E.

DATE: 6/27/2024

REVISED:

CONSTRUCTION NOTES:

1. CONCRETE BLVD. OR CURB WALK DRIVE APPROACH (6 INCH), PER COB STD MODS Sm_M02529-5A & 5B; LAYOUT TBD IN FIELD BY ENGINEER
2. ACCESSIBILITY RAMP WITH TRUNCATED DOMES, PER COB STD MODS Sm_M02529-8A&8B. LAYOUT TBD IN FIELD BY ENGINEER
3. NEW 3' WIDE CONCRETE DOUBLE GUTTER WITH FILLETS, PER COB STD MODS Sm_M0259-1&2
4. CROSS SLOPE VARIES – REFER TO CROSS SECTIONS
5. EX. EDGE OF ASPHALT – ASPHALT RESTORATION ABOVE TRENCH
6. LANDSCAPE RESTORATION PER SPECIAL PROVISIONS (REFER TO LANDSCAPE RESTORATION KEY)
7. TRANSITION FROM CROWN TO SUPERELEVATED ROADWAY SURFACE
8. 4-IN THICK CONCRETE SIDEWALK PER COB STD MODS
9. 4-INCH THICK CURBWALK PER COB STD MODS
10. INSTALL IRRIGATION SLEEVE
11. FUTURE CURB AND GUTTER
12. EX. 8-FT WIDE MULTI-USE TRAIL – PROTECT IN PLACE
13. INSTALL CONCRETE BLOCK WALL – SEE SP-27
14. CONCRETE FILLET PER COB STD. MODS
15. PROVIDE POSITIVE DRAINAGE BEHIND CURB AND GUTTER TO THE ROADWAY

GENERAL NOTES:

1. EXISTING UNDERGROUND INSTALLATIONS AND PRIVATE UTILITIES ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATES AND SHALL FIELD VERIFY THE EXISTENCE, LOCATION, DEPTH, SIZE, LINE AND GRADE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DUE TO FAILURE TO LOCATE OR PROVIDE PROPER PROTECTION WHEN LOCATION IS KNOWN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS REQUIRED FOR CONSTRUCTION ACTIVITIES. THIS SHALL INCLUDE A RIGHT-OF-WAY PERMIT FROM YELLOWSTONE COUNTY PUBLIC WORKS.
3. UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS, ALL WORK WILL CONFORM TO MPWSS AND THE CITY OF BILLINGS STANDARD MODIFICATIONS, LATEST EDITIONS.

UTILITY NOTES:

1. ADJUST EXISTING MANHOLE TO GRADE
2. ADJUST EXISTING WATER VALVE TO GRADE
3. REMOVE TOP/BARREL SECTION AND RESET MANHOLE TO GRADE
4. REPLACE ADJUSTMENT SECTION AND RESET WATER VALVE TO GRADE
5. ADJUST EX. HYDRANT TO GRADE
6. UTILITY BOX TO REMAIN
7. CONNECT TO EX. 12" STORM DRAIN
8. RELOCATE EX. INLET TO NEW CURB
9. NEW FLARED END SECTION WITH CLASS I RIP-RAP
10. ADJUST CURB STOP TO GRADE
11. REMOVE AND REPLACE EX. INLET & STORM DRAIN TO PLACE NEW STORM DRAIN MAIN

REMOVAL & RELOCATION NOTES:

1. REMOVE EXISTING CURB & GUTTER
2. REMOVE EXISTING SIDEWALK/MISC. CONCRETE OR ASPHALT
3. REMOVE & REINSTALL EXISTING FENCE BEHIND WALK
4. REMOVE EXISTING AND INSTALL NEW SIGN
5. DRIVEWAY CUTBACK TO BE DETERMINED BY ENGINEER
7. REMOVE & RELOCATE EXISTING MAILBOX BEHIND CURB
8. REMOVE EXISTING VEGETATION
9. REMOVE AND REINSTALL EXISTING FENCE WITHIN TRENCH LIMITS

ABBREVITATIONS

BC	BURRIED CABLE	HWE	HIGH WATER ELEVATION	TOA	TOP OF ASPHALT
BF/ BFO	BURRIED FIBER OPTIC	IE	INVERT ELEVATION	TOC	TOP OF CONCRETE
BP	BURRIED POWER	INV.	INVERT	TYP.	TYPICAL
BT	BURRIED TELEPHONE	LP	LIQUID PROPANE	BLANK	BLANK
COB	CITY OF BILLINGS	ME	MATCH EXISTING		
CP	CONTROL POINT	MH	MANHOLE		
EG	EXISTING GRADE	NG	NATURAL GAS		
FFE	FINISHED FLOOR ELEVATION	NWE	NORTH WEST ENERGY		
FG	FINISHED GRADE	OHP	OVERHEAD POWER		
FH	FIRE HYDRANT	SD	STORM DRAIN		
FL	FLOW LINE	TBC	TOP BACK OF CURB		
FM	FORCE MAIN				

PROPOSED LINE TYPES

EXISTING LINE TYPES

- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF ASPHALT
- PAINTED ROAD CENTERLINE
- EDGE OF GRAVEL
- NATURAL GAS LINE (NG)
- BURIED TELEPHONE LINE (BT)
- BURIED CABLE TV LINE (BC)
- BURIED FIBER OPTIC LINE (BF)
- BURIED POWER LINE (BP)
- OVERHEAD POWER LINE (OHP)
- WATER LINE (W)
- DITCH FLOW LINE
- STORM DRAIN LINE (SD)
- FORCE MAIN SANITARY LINE (FM)
- SANITARY LINE (S)
- FENCE LINE
- WETLAND BOUNDARY
- EDGE OF CONCRETE

PROPOSED	EXISTING
	FIRE HYDRANT
	CURB BOX
	TREE
	BUSH
	PRIVATE TYPE IV INLET
■	STORM INLET
	FIBER OPTIC VAULT
	STREET SIGN
	MAILBOX (MB)
	UTILITY POLE
■	STORM MANHOLE
Ⓢ	SANITARY MANHOLE
	WATER VALVE
	PHONE/ CABLE RISER (RISER)
	SPRINKLER HEAD
	Ⓦ

BURIED NATURAL GAS
OVERHEAD POWER
BURIED POWER
BURIED CABLE/ TELEPHONE
BURIED FIBER OPTIC

UNDERGROUND UTILITIES PROFILE LEGEND

HATCH KEY:

- = RIVER ROCK
- = SOD
- = HYDROSEED
- = WATER LINE INSULATION

General Notes

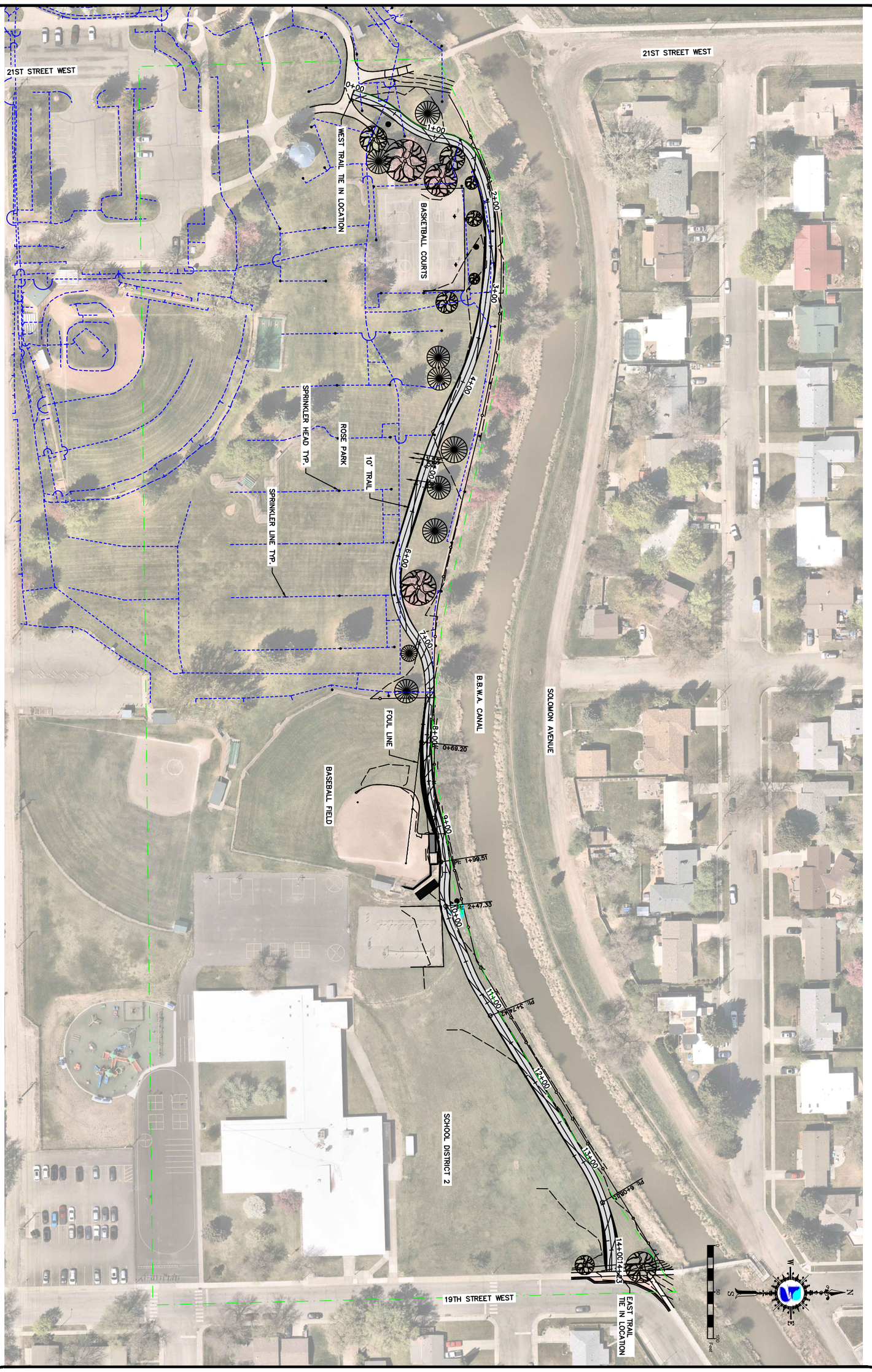
Billings City ~ Pride: Wide

WO 25-08, ROSE PARK TRAIL
19TH ST WEST TO 21ST ST WEST
LEGEND AND NOTES

No.	Revision Issue	Date

CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

Project	Sheet
WO 25-08	
Date 11/12/2024	G2
Scale	



Project Sheet	WO 25-08 G3
Date	11/12/2024
Scale	1"=50'

CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

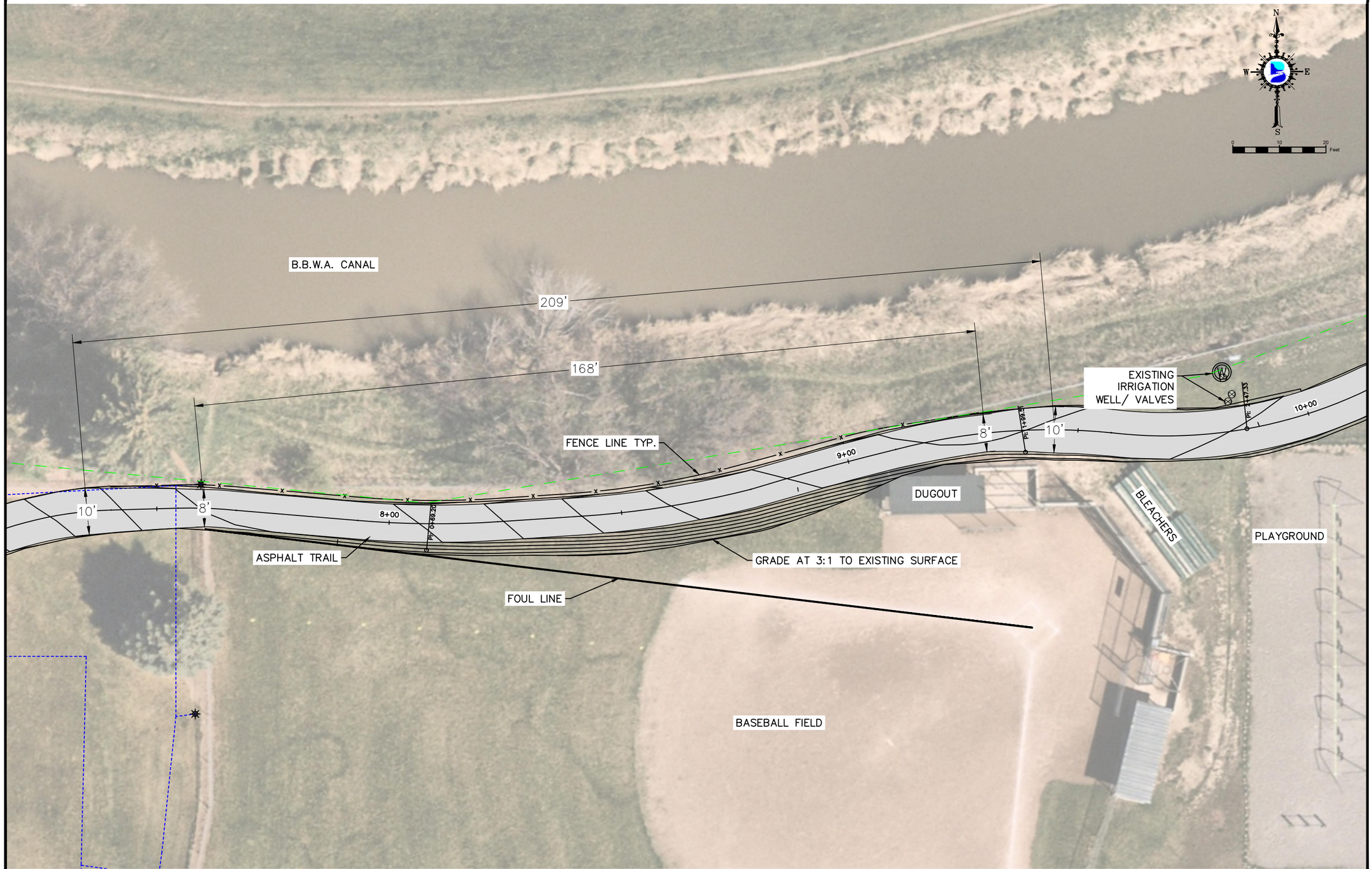
No.	Revision Issue	Date

WO 25-08 ROSE PARK TRAIL

OVERALL LAYOUT EXHIBIT

Billings Pride: Billings Style

General Notes



General Notes

Billings City ~ Pride: Wide

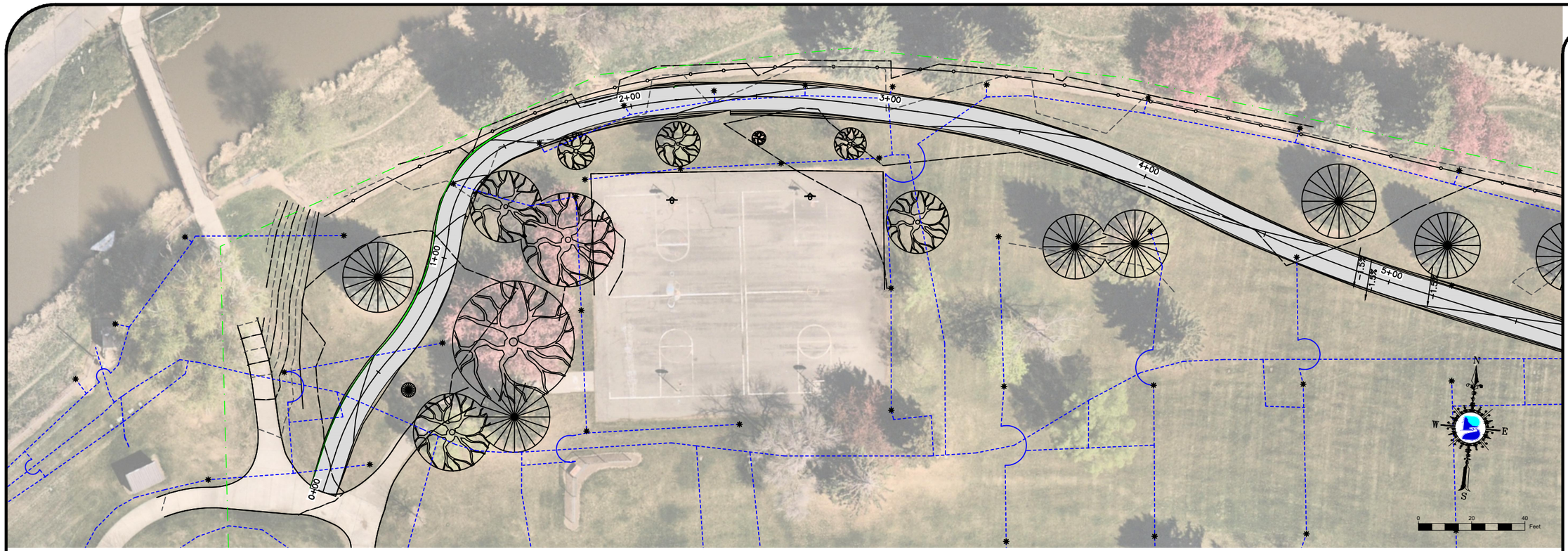
WO 25-08 ROSE PARK TRAIL

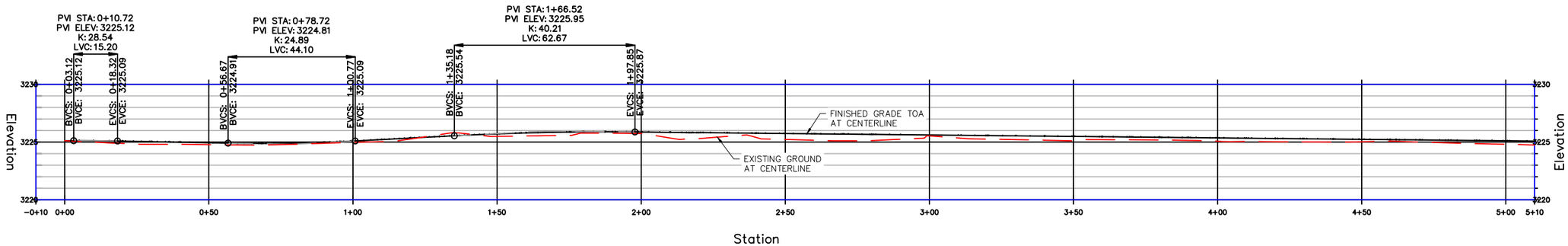
CONSTRAINED AREA EXHIBIT

No.	Revision Issue	Date

CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

Project	Sheet
WO 25-08	
Date 11/12/2024	EXH-2
Scale 1"=10'	





General Notes

Billings City ~ Pride: Wide

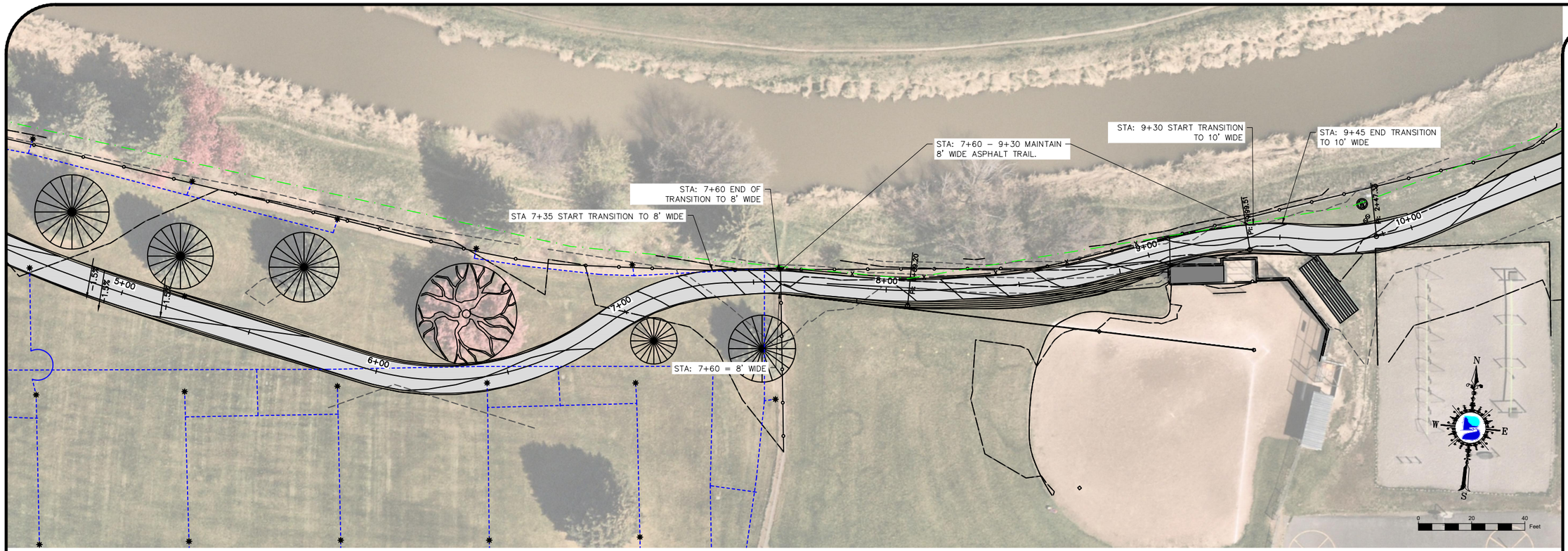
WO 25-08 ROSE PARK TRAIL

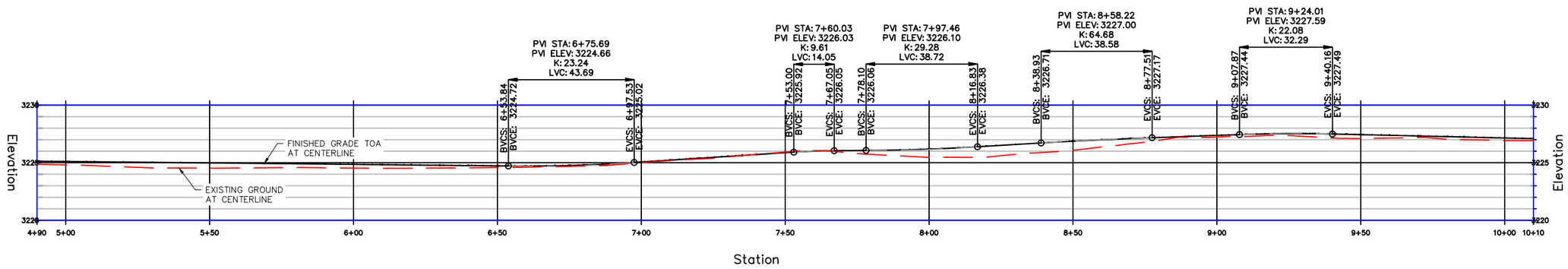
PLAN AND PROFILE STA: 0+00 – 5+00

No.	Revision Issue	Date

CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

Project	Sheet
WO 25-08	
Date: 11/12/2024	PP1
Scale: 1"=20'	





General Notes

Billings City ~ Pride: Wide

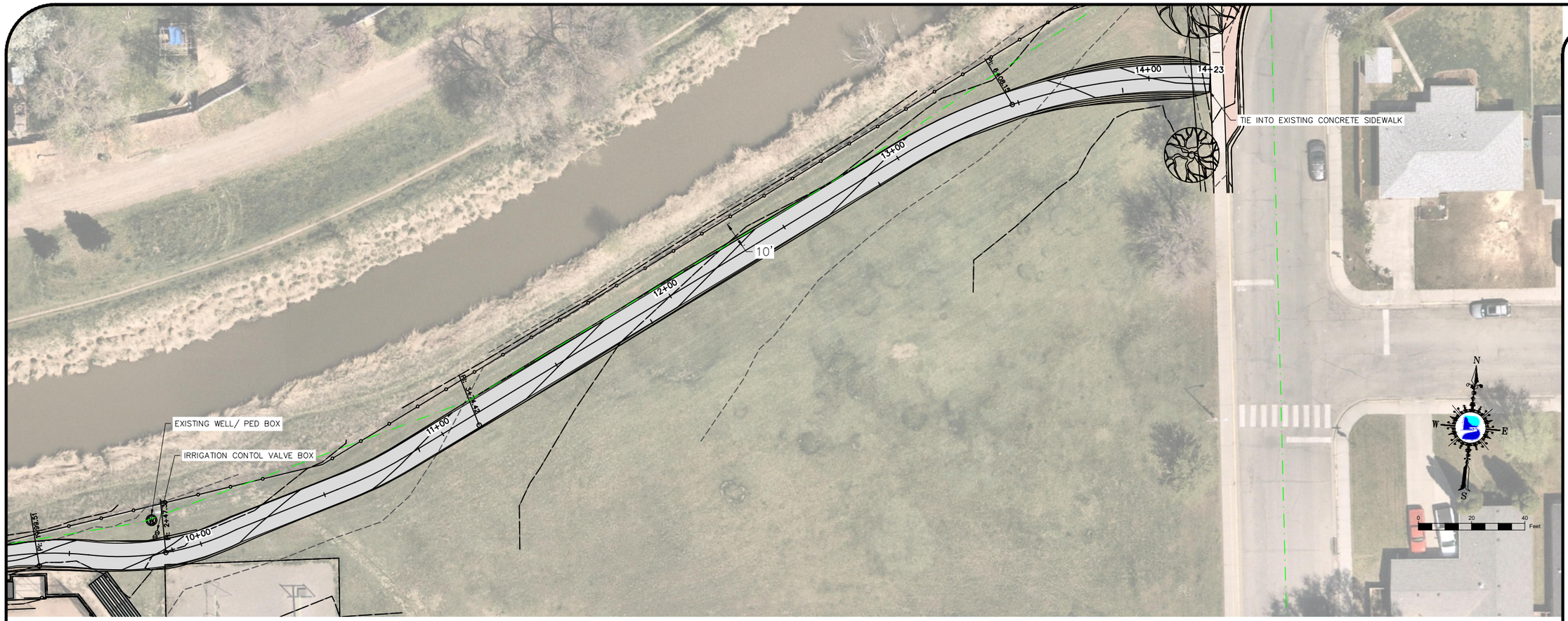
WO 25-08 ROSE PARK TRAIL

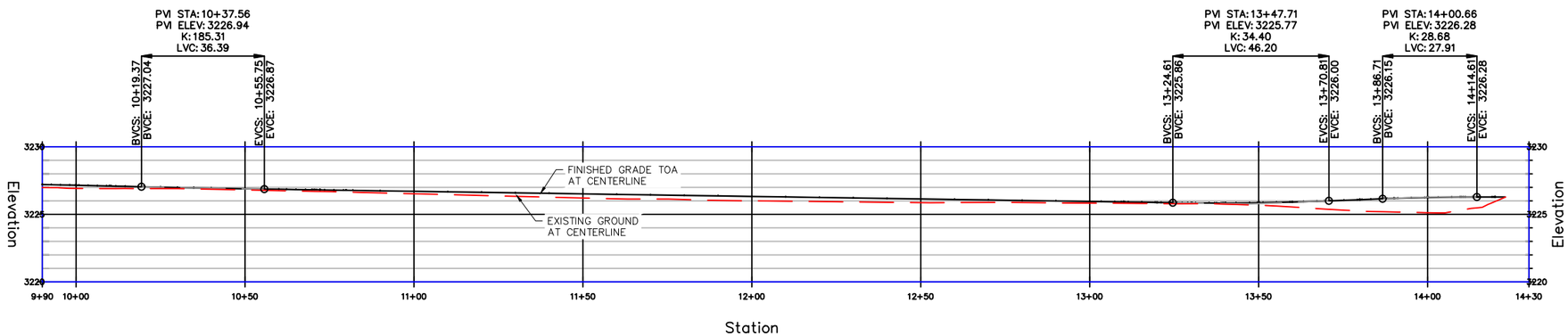
PLAN AND PROFILE STA: 0+00 – 5+00

No.	Revision Issue	Date

CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

Project	Sheet
WO 25-08	
Date: 11/12/2024	PP2
Scale: 1"=20'	





General Notes

Billings City ~ Pride: Wide

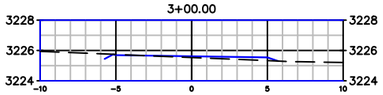
WO 25-08 ROSE PARK TRAIL

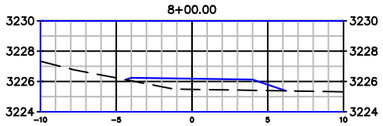
PLAN AND PROFILE STA: 0+00 - 5+00

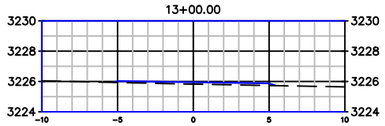
No.	Revision Issue	Date

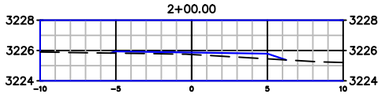
CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

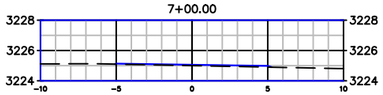
Project	Sheet
WO 25-08	
Date: 11/12/2024	PP3
Scale: 1"=20'	

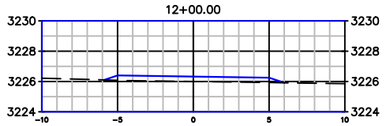


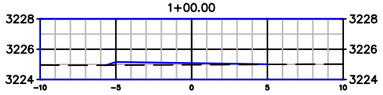


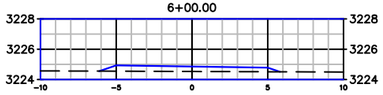


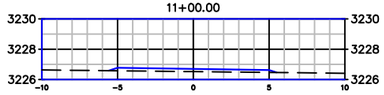


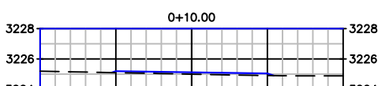


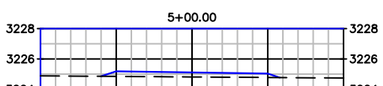


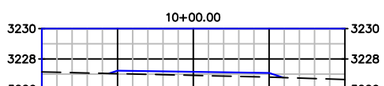


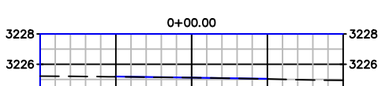


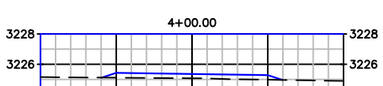


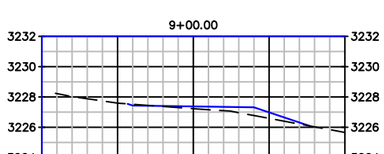


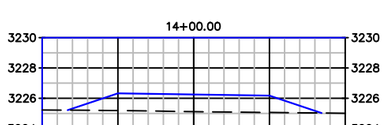












General Notes

Billings City ~ Pride: Wide

PLAN AND PROFILE STA: 0+00 – 5+00

WO 25-08 ROSE PARK TRAIL

No.	Revision Issue	Date

CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

Project Sheet
WO 25-08

Date
11/12/2024

XEC1

Scale
1"=20'

City Council Regular

Date:	07/14/2025
Title:	Certificate of Survey 2007 Amended Tract 2A-1 - Warranty Deed
Presented by:	Debi Meling
Department:	Public Works
Presentation:	No
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends accepting the Right-of-Way and have the Mayor sign the Warranty Deed.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

In 2024, Certificate of Survey 3844, Tract 2 was annexed into the City. With the annexation, the south half of Central Avenue, fronting the property, was annexed up to the centerline of Central Avenue. Multiple property owners to the north were asked if they would be willing to dedicate a portion of Central Avenue, which consists of road tracts, along their property. Bradley W. Hardt, owner of Certificate of Survey 2007, Tract 2A, agreed to dedicate the necessary right-of-way along Central Avenue and deed it to the City of Billings. The City commissioned Performance Engineering to prepare an exempt subdivision plat to create a right-of-way tract to be deeded to the City at no cost. The attached exhibit shows the dedication on the north side of Central Avenue highlighted in green. Other areas along Central Avenue generally consist of County road easements and road tracts.

With this right-of-way, the City would have right-of-way to develop Central Avenue to City standards at this location. Attached is a copy of the exempt plat and warranty deed. Council is asked to accept the warranty deed for the additional right-of-way on the north side of Central Avenue.

ALTERNATIVES

City Council may:

- Approve, accepting the additional right-of-way for the principal arterial street known as Central Avenue or;
- Disapprove and have Central Avenue, though a principal arterial, be constrained by inadequate right-of-way.

FISCAL EFFECTS

The exempt plat cost the City less than $5,000 and acceptance of the warranty deed has no significant financial impact to the City. There will be a slight reduction in property tax due to the land being deeded to the City.

Attachments

Warranty Deed
Certificate of Survey 2007 Exempt Plat
Right of Way Dedication Exhibit

After recording, return to:
City Clerk
City of Billings
PO Box 1178
Billings, MT 59103

WARRANTY DEED

THIS DEED, made this ___ day of _____, 202__, in exchange for consideration received from the City of Billings, the receipt of which is acknowledged, **BRADLEY W HARDT**, 4620 Central Avenue, Billings, Montana 59106, Billings, MT 59101, **("Grantor")** does hereby grant and convey to the **CITY OF BILLINGS,** a political subdivision of the State of Montana, 316 N. 26th Street, Billings, MT 59101, **("Grantee")**, all of Grantor's right, title, and interest in and to the following real property, more particularly described as follows:

Tract 2A-1B of Amended Tract 2A-1 of Certificate of Survey 2007 located in the in the E ½ of the SW ¼ of Section 3, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana
Said area being 0.46 acres, more-or-less.

TO HAVE AND TO HOLD unto the Grantee, its heirs, successors, and assigns forever, subject to the following:

(a) Reservations and exceptions in patents from the United States or the State of Montana.
(b) Existing easements and rights-of-way whether of record or as presently located on the ground.
(c) All building, use, zoning, sanitary, and environmental restrictions.
(d) All prior conveyances, leases or transfers of any interest in minerals, including oil, gas, and all other hydrocarbons and minerals.
(e) Taxes and assessments for current year prorated from date of closing and all subsequent years.

This grant is made with the usual covenants expressed in Section 30-11-110, MCA, and warranty that marketable, fee simple title is hereby conveyed, subject to the items referred to in paragraphs (a) to (e) inclusive.

This conveyance is made and accepted upon the express agreement that the consideration heretofore paid constitutes an adequate and full consideration in money or money's worth.

IN WITNESSETH WHEREOF, the undersigned has executed these premises the day and year first above written.

By: _____
Bradley W Hardt

STATE OF MONTANA)
) : ss.
County of Yellowstone)

This instrument was acknowledged before me on this ____ day of _____, 202__, by Bradley W Hardt.

_____
Notary Public for the State of Montana
[Affix seal/stamp to the left]

ACKNOWLEDGMENT AND ACCEPTANCE OF CONVEYANCE

The Mayor and City Council of the City of Billings acknowledges receipt of this Warranty Deed on this ____ day of _____, 202__ and hereby accepts the property interest conveyed through this instrument.

ATTEST: APPROVAL:

_____ _____
Denise Bohlman, City Clerk William A. Cole, Mayor

(SEAL)

STATE OF MONTANA)
: ss.
County of Yellowstone)

This instrument was acknowledged before me on this ____ day of _____, 202__, by William A. Cole, Mayor of the City of Billings.

_____
Notary Public for the State of Montana
[Affix seal/stamp to the left]

AMENDED TRACT 2A-1 OF

AMENDED CERTIFICATE OF SURVEY NO. 2007

LOCATED IN THE E 1/2 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

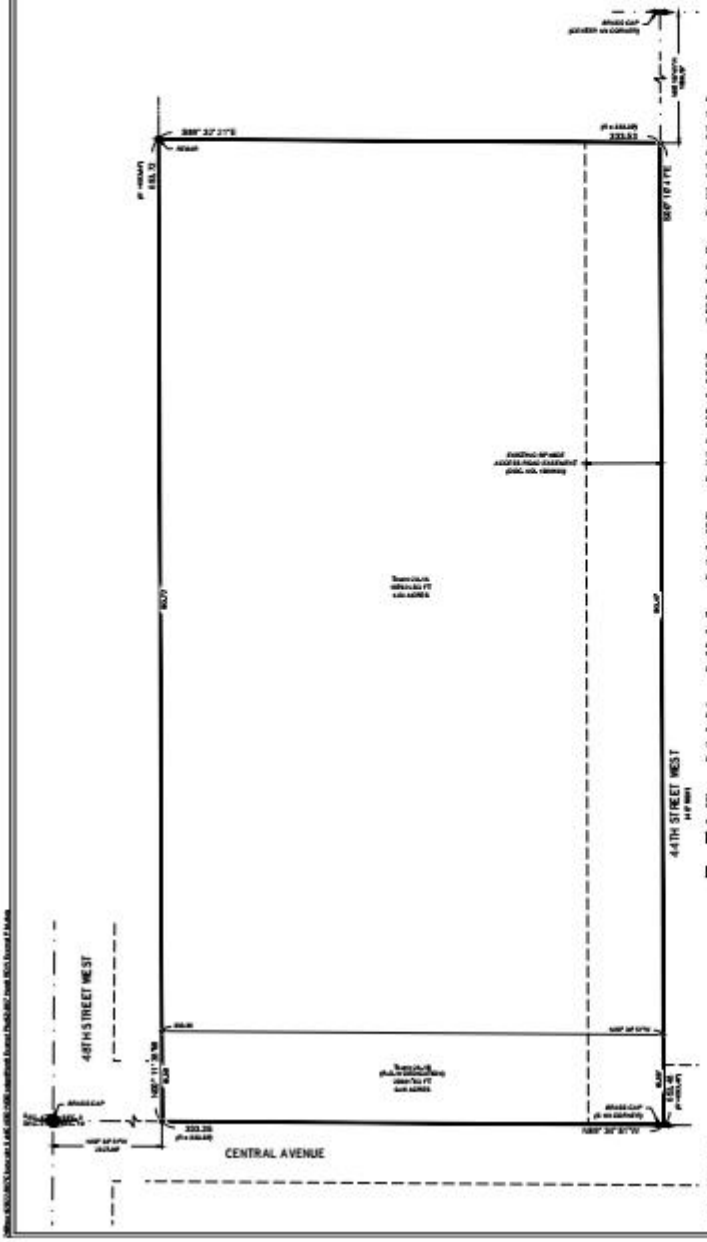
PREPARED FOR : BRADLEY W HARDT

PREPARED BY : PERFORMANCE ENGINEERING, LLC

PURPOSE OF SURVEY : RIGHT-OF-WAY DEDICATION

DATE OF SURVEY : NOVEMBER 2024

VICINITY MAP



LEGEND

- PROPERTY CORNER, SET 5/8" REBAR w/ PE CAP
- CALCULATED CORNER, NOT SET
- QUARTER CORNER, FOUND AS DESCRIBED
- SECTION CORNER, FOUND AS DESCRIBED
- SURVEY BOUNDARY
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- (R = 0.0') RECORD DISTANCE

BASIS OF BEARINGS

SHEET 1 OF 1

PE STANDARD.CTB

3/31/2025 3:11:19 PM

AMENDED TRACT 2A-1 OF

AMENDED CERTIFICATE OF SURVEY NO. 2007

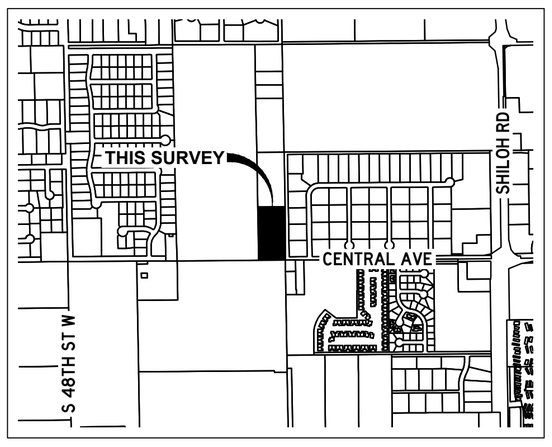
LOCATED IN THE E 1/2 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BRADLEY W HARDT

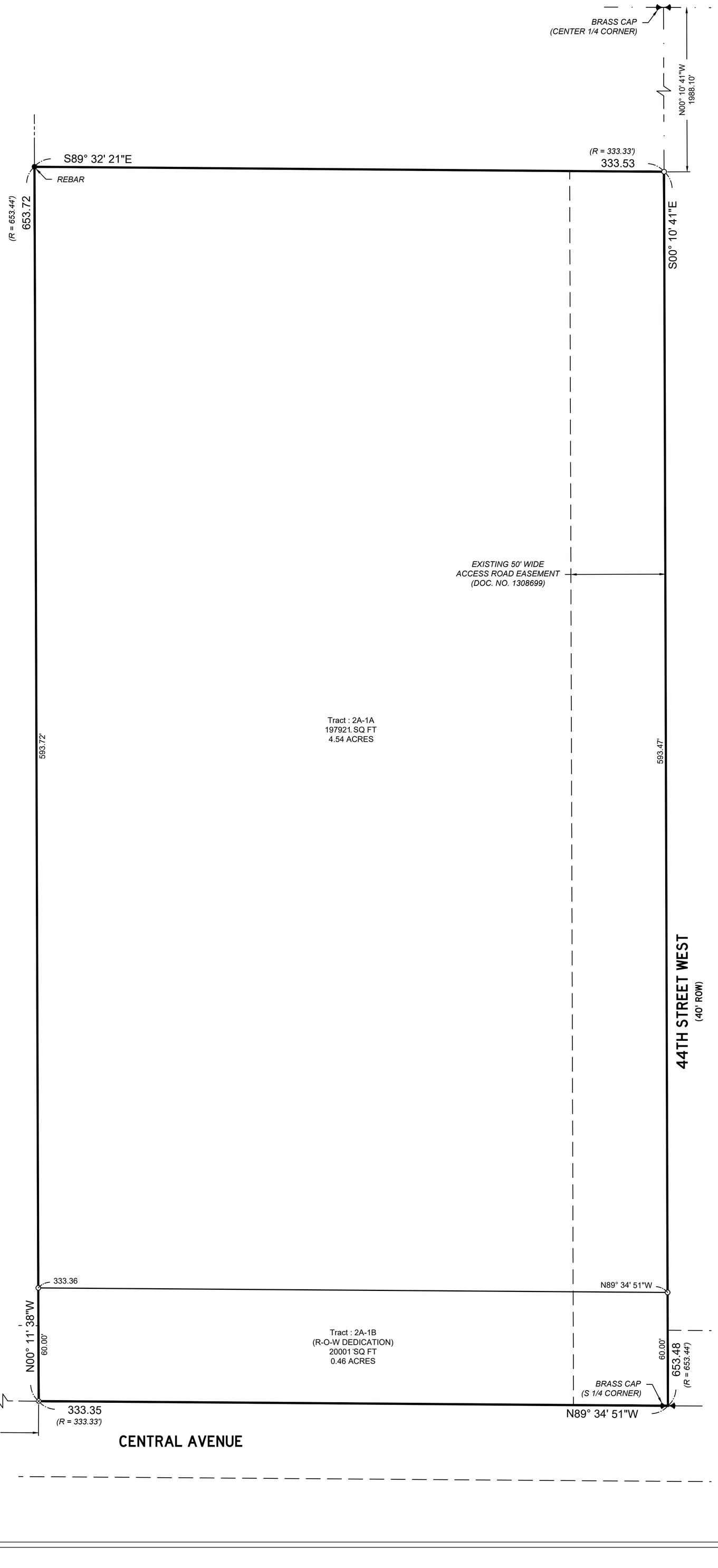
PREPARED BY : PERFORMANCE ENGINEERING, LLC

PURPOSE OF SURVEY : RIGHT-OF-WAY DEDICATION

DATE OF SURVEY : NOVEMBER 2024



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION AND OWNER CERTIFICATION

The undersigned owner does hereby certify that they have cause to be surveyed, the following tract of land to-wit:

Tract 2A-1 of Amended Certificate of Survey No. 2007 (Doc. No. 1308699) located in the E 1/2 of the SW 1/4 of Section 3, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana.

Said tract contains a gross area of 5.00 acres and a net area of 4.54 acres, more or less.

This survey is not subject to subdivision review pursuant to Section 76-3-201(1)(h), MCA as the purpose of this survey is to create a right-of-way for dedication as Central Avenue.

This survey is not subject to review by the Department of Environmental Quality pursuant to Section 76-4-125(1)(a), MCA as the exclusion for subdivision review is cited in Section 76-3-201, MCA.

Dated this _____ day of _____, 20_____.

_____
Bradley W Hardt

STATE OF MONTANA)
:ss
County of Yellowstone)

On this _____ day of _____, 20_____, before me, a Notary Public in and for the State of Montana, personally appeared *Bradley W Hardt,* known to me to be the person who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

_____
Notary Public in and for the State of Montana
Printed name_____
Residing at_____
My commission expires_____

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was conducted under my direct supervision of a tract of land located in the E 1/2 of the SW 1/4 of Section 3, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana.

Said tract contains a gross area of 5.00 acres and a net area of 4.54 acres, more or less.

This survey was prepared in accordance with the Montana Subdivision and Platting Act, Sections 76-3-101 thru 76-3-625, MCA.

Dated this _____ day of _____, 20_____.

_____
Mark W. Kadrmas, PLS 51414LS
Registered Land Surveyor
State of Montana

CERTIFICATE OF COUNTY ATTORNEY

This document has been reviewed by the County Attorney's office and is acceptable as to form.

Dated this _____day of _____, 20_____.

_____
Reviewed by

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-207(3), MCA that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.

Dated this _____day of _____, 20_____.

_____
Yellowstone County Treasurer
Deputy

CERTIFICATE OF COUNTY HEALTH DEPARTMENT

This survey has been reviewed and approved by the Department of Environmental Quality and Riverstone Health.

Dated this _____day of _____, 20_____.

_____
Health Officer or Authorized Representative
Riverstone Health

CLERK AND RECORDER FILING INFORMATION

LEGEND

●	PROPERTY CORNER, SET 5/8" REBAR W/ PE CAP
⊗	CALCULATED CORNER, NOT SET
	QUARTER CORNER, FOUND AS DESCRIBED
	SECTION CORNER, FOUND AS DESCRIBED
	SURVEY BOUNDARY
	EXISTING PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
(R = XX.XX')	RECORD DISTANCE

BASIS OF BEARINGS

Bearings shown on this survey are derived from a low distortion Lambert Conformal Conic single parallel with parameters as follows:

Latitude of Origin: 45° 47' 00" N
Longitude of Origin: 108° 25' 00" W
Mapping Scale Factor: 1.0001515

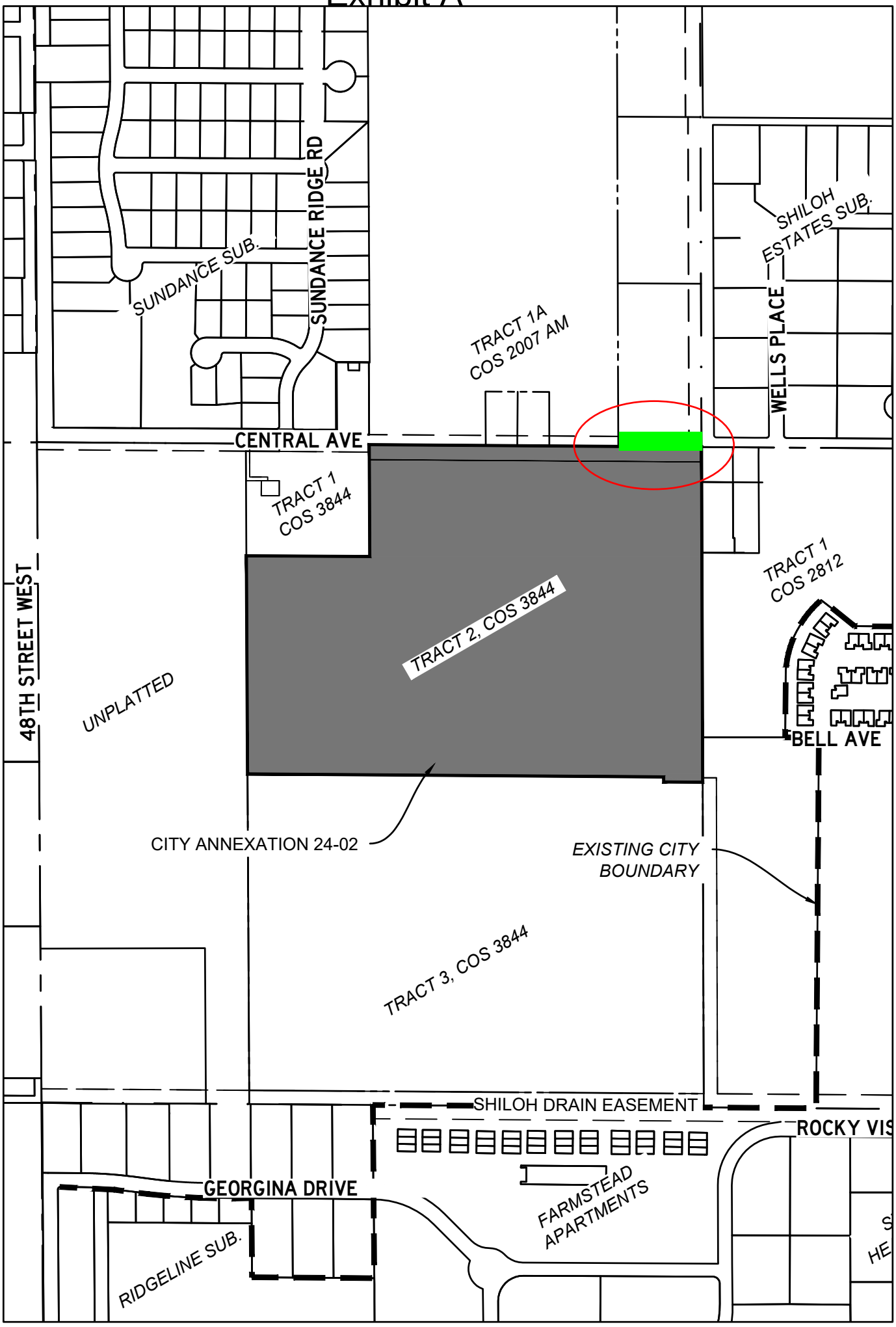
Distances are ground.

0 30 60
IN FEET

SHEET 1 OF 1

Z:\Brown\2022-067 Clearwater Sub\CAD\DWG\Design\Hardt Exempt Plat\22-067 Hardt ROW Exempt Plat.dwg

Exhibit A


SUNDANCE RIDGE RD
SUNDANCE SUB.
SHILOH ESTATES SUB.
WELLS PLACE
TRACT 1A COS 2007 AM
CENTRAL AVE
TRACT 1 COS 3844
TRACT 1 COS 2812
TRACT 2, COS 3844
48TH STREET WEST
UNPLATTED
BELL AVE
CITY ANNEXATION 24-02
EXISTING CITY BOUNDARY
TRACT 3, COS 3844
SHILOH DRAIN EASEMENT
ROCKY VIS
GEORGINA DRIVE
FARMSTEAD APARTMENTS
RIDGELINE SUB.

City Council Regular

Date:	07/14/2025
Title:	Transportation Alternatives Grant Applications - Council Recommendation to PCC
Presented by:	Elyse Monat
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

The Technical Advisory Committee recommends the City Council recommend to the Policy Coordianting Comitttee (PCC) funding for both received Transportation Alternatives applications, the City of Billings Safe Routes to School application, and the Lockwood Pedestrian Safety District Johnson Lane Sidewalk Connector application.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The Transportation Alternatives Program (TA) is a set-aside program from the Surface Transportation Block Grant (STBG) program. Eligible uses of the funds include projects and activities that were previously eligible under the Transportation Alternatives Program under the Moving Ahead for Progress in the 21st Century Act (MAP-21). This includes a variety of pedestrian and bicycle facilities, recreational trails, Safe Routes to School projects, and other community improvement projects. See the Billings Metropolitan Planning Organization (MPO) TA Instructions for eligible projects. The Billings MPO has been allocated $1,784,111 in Transportation Alternative Funds in 2025.

The Bipartisan Infrastructure Law (BIL) allows for MPOs to administer their own competitive application process with approval and oversight from the Montana Department of Transportation (MDT).

Projects submitted must meet Federal and State guidelines for eligibility and must identify a local, Federal or State sponsoring agency. Private individuals and organizations may recommend a project if the project is sponsored by the government agency in which the project is located. Examples of a sponsoring agency may include, but are not limited to, City, County, Tribal, etc.

The MPO received two eligible applications for the Transportation Alternatives funds. The applications (see full applications attached) included:

- City of Billings Safe Routes to School 2025 TA sponsored by the City of Billings
  - Total Project Cost: $1,492,297.23
  - Federal TA Request: $1,292,030.94
  - Local Matching Funds: $200,266.29
- Johnson Lane Sidewalk Connector Project, sponsored by Yellowstone County via the Lockwood Pedestrian Safety District (LPSD)
  - Total Project Cost: $250,660.00
  - Federal TA Request: $217,021.43
  - Local Matching Funds: $33,638.57

Together, these two projects request a total of $1,509,051.37 in federal TA funds, which is less than the $1,784,111 in funds the MPO has available. As a result, both projects could be funded with the available funding.

TAC recommended full funding for both TA grant applications at their meeting on June 12, 2025. The Technical Advisory Committee (TAC) is responsible for evaluating and scoring Transportation Alternatives (TA) applications. The scores from TAC were translated into a list of recommended projects.

The MPO is presenting the list of recommended projects to the local governing bodies that make up the Policy Coordinating Committee (PCC). The PCC is made up of a representative of the Billings City Council, Yellowstone County Commissioners, BillingsYellowstone County Planning Board, and MDT. Each entity (besides MDT) will review the projects recommended by TAC and can either approve the recommendation and forward it to PCC or take a different action and forward that to PCC. PCC will take into consideration each recommendation, with MDT providing their recommendation at the PCC meeting, and make the final decision on which applications to fund. After the PCC approves, the MPO TA Coordinator will then share the list of the PCC-approved TA projects from the MPO to the

MDT TA Program Manager for MDT approval and subsequently, Transportation Commission approval.

STAKEHOLDERS

Ultimately, the traveling public within the MPO Urban Area will all benefit from the TA projects as they will add safety and access for many pedestrians, school students and others to safely navigate the transportation corridors in the MPO area.

- At its meeting on June 12, 2025, TAC members voted to recommend both project applications for funding.
- At its meeting on June 24, 2025, the Planning Board voted to recommend both project applications for funding.

ALTERNATIVES

City Council may:

- Forward a recommendation for approval of the Transportation Alternatives grant applications to the PCC
- Not forward a recommendation for approval of the Transportation Alternatives grant applications to the PCC
- Forward an alternate funding option for the applications

FISCAL EFFECTS

If both applications are approved, $1,509,052.37 in TA funds will be allocated. TA funds are generally for nonmotorized transportation projects, so this would be an appropriate use of these funds.

- A $200,266.29 in match for the City of Billings Safe Routes to School 2025 TA project will come from City Public Works' annual Safe Routes to School allocation.
- A $33,638.57 in matching funds for the Johnson Lane Sidewalk Connector Project will come from the Lockwood Pedestrian Safety District's funds.

A total of $275,058 would be left after allocation to these projects, which could be used for future projects or to address existing TA project overages.

Attachments

City of Billings TA application
Lockwood Pedestrian Safety District Application

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Billings Metropolitan Planning Organization (MPO)
Transportation Alternatives (TA) Program
2025 Project Application

Review the **instructions** prior to filling out this application for a Capital Improvement Project. Fill in all the sections and do not leave any blank.

1. Project Name: City of Billings Safe Routes to School 2025 TA

2. Project Sponsor: City of Billings

3. Project Contact: Mac Fogelsong, PE

City Engineer, City of Billings, 316 North 26th, 5th Floor, Billings MT 59101

fogelsongm@billingsmt.gov; 406-657-8232

4. Project Cost Estimate

	Total Cost of Phase	Federal/State Funds Share (TA) 86.58%	Local Matching Funds 13.42%	Additional Contribution
Preliminary Engineering (PE)	**$163,046.39**	**$141,165.56**	**$21,880.82**	
PE Local (100%)	**$163,046.39**	**$141,165.56**	**$21,880.82**	
Construction (CN)	**$1,220,553.25**	**$1,056,755.00**	**$163,798.25**	
Construction Engineering (CE)	**$108,697.59**	**$94,110.37**	**$14,587.22**	
CE Local (100%)	**$108,697.59**	**$94,110.37**	**$14,587.22**	
Right-of-Way (RW)	**$0.00**	**$0.00**	**$0.00**	
RW Local	**$0.00**	**$0.00**	**$0.00**	

	Total Cost of Phase	Federal/State Funds Share (TA) 86.58%	Local Matching Funds 13.42%	Additional Contribution
Incidental Construction (Utility involvement) (IC)	**$0.00**	**$0.00**	**$0.00**	
Total	**$1,492,297.23**	**$1,292,030.94**	**$200,266.29**	

As a reminder, the cost split between Federal Share TA and Matching funds is 86.58% Federal Share TA and 13.42% Match

5. Project Administration: Please provide information regarding which entity is proposed to administer the project. Is this project going to be administered as a local (LAG) project or are you requesting MDT to administer the project. If requesting MDT administration, please explain.

The City of Billings will administer the project as a local (LAG) project, through the Engineering Division.

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6. Description of Project (10 points):

The 2025 Safe Routes to School TA application will complete high priority projects from a large list of remaining Safe Routes to school projects totaling about $25,000,000. This funding would accelerate the completion of the projects that are first and foremost safety-based for school children and pedestrians.

Seven project focus areas are proposed that are recommended in the Safe Routes to School Plans, Phase I and Phase II:

- Jackson Street Pedestrian Crossings and Curb Extensions (Bulb-outs)
- Riverside School Zone Improvements
- South Billings Boulevard School Crossing and Pedestrian Refuge Island
- Governors Boulevard Intersection Improvements for Castlerock School
- Central Avenue and 24th Street West--High Visibility Crossing and Leading Pedestrian Interval
- Parkhill Drive and 17th Street--High Visibility Crossing
- Poly Drive and Hoover Avenue Pedestrian Crossing--RRFB and Curb Extensions

These projects are in close proximity and benefit Newman Elementary School, Riverside Middle School, Castlerock Middle School, Mount Olive Lutheran School/Billings West High School, and Rose Park Elementary School.

The project locations were identified in the Safe Routes to School Plans, Phase I and Phase II and are shown in the appendix. A letter of support is provided from School District #2 in the appendix.

The project improvements are substantially surface type improvements, requiring minimal underground excavation and do not require additional right-of-way. These projects will not impact driveways or parking lots or negatively impact existing storm drainage systems.

7. Project Eligibility:

The proposed project is eligible for Transportation Alternatives and strongly meets several categories:

1) Category b. Construction, planning, and design of infrastructure-related projects and systems that provide safe routes for non-drivers, including children, older adults, and individuals with disabilities to access daily needs.
2) Category f. Safe Routes to School Projects. Projects must be identified in a locally, adopted Safe Routes to School Plan.
3) The safe routes to school program under section 1404 of the SAFETEA-LU. A. Infrastructure-related projects.-planning, design, and construction of infrastructure-related projects on any public road or any bicycle or pedestrian pathway or trail in the vicinity of schools that will substantially improve the ability of students to walk and bicycle to school, including sidewalk improvements, traffic calming and speed reduction improvements, pedestrian and bicycle crossing improvements, on-street bicycle facilities, off-street bicycle and pedestrian facilities, secure bicycle parking facilities, and traffic diversion improvements in the vicinity of schools.

The project areas discussed in this application are all recommended projects from the 2021 and 2022 Safe Routes to School Plans, Phase I and II that were locally adopted by the MPO and the Billings City Council.

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8. Project Benefits (45 points):

a. Safety

The project addresses safety concerns raised in the Safe Routes to School Plans, Phase I and Phase II by implementing the recommended projects therein. The project locations utilize tools and design elements that promote safety by improving the physical and visual environment.

The techniques and design elements used to improve safety are the following:

- Creation of a school zone with reduced speed and additional awareness through flashing school zone. The reduced speed and associated signage alerts drivers that there will be students walking and biking in the area.
- Leading Pedestrian Intervals (LPI)—allows pedestrians time to cross the street ahead of traffic, especially turning vehicles, by allowing increased visibility
- Pedestrian Refuge—reduces crossing lengths and allows more visibility of pedestrians. Allows pedestrians to use gaps in traffic by crossing only one direction of traffic. Also creates a visual notice of the crossing and slows traffic speeds by narrowing the traveled way
- Increased level of Striping—High visibility striping at crossings creates improved awareness of crossings
- Curb Extensions (bulb-outs)—Curb extensions shorten pedestrian crossing distances and allow pedestrians to more easily be seen prior to crossing the street
- Rectangular Rapid Flashing Beacons—Makes presence of pedestrian know to drivers

b. Accessibility

The project improves accessibility from an ADA standpoint, but also from accessibility and comfort level of pedestrians and bicyclists, particularly school children going to and from school. Many of the street crossing improvements improve accessibility by adding ADA ramps where none exist today (e.g. Morgan Avenue, Orell Drive, Vaughn Lane, Poly Drive/Hoover Avenue). The benefits of the safety elements discussed in section b. apply to all persons with disabilities as well. All the improvements will be constructed to ADA and PROWAG guidelines.

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c. Connectivity

One of the primary benefits of the project is connectivity through better connecting routes to school. A primary goal of the SRTS is to promote safety within a certain radius of the school –these projects promote connectivity within those spheres used by school-aged children walking and biking to those elementary and middle schools. The proposed project elements clearly make the connections from the student's place of residence to school more direct, safe and noticeable. Inherently, the project elements also improve connections across existing streets for other pedestrians and bicyclists as well.

9. Project Risk Analysis (45 points):

a. Budget

The project budget was developed for each project element and location using recent construction costs at a conceptual planning level through staff experience with costs of Safe Routes to School type improvements. Further, these costs were compared with cost estimates proposed in the Safe Routes to School plans. Contingencies were applied for design and construction unknowns, and inflation of construction costs were added.

A detailed construction cost estimate is provided in the appendix.

b. Matching Funds

Local matching funds in the amount of 13.42% are proposed by the City Public Works Department and are included in the FY 2026 capital budget that requires approval by City Council in June 2025. Historically, these funds are allocated under a specific budget line for Safe Routes to School and have been approved by the City Council.

c. Project Ownership and Maintenance

The City of Billings is responsible for operation and maintenance of the project facilities through annual O&M funds, including sweeping and re-striping faded striping. The City has staff to maintain electrical components of the Leading Pedestrian Interval and Rectangular Rapid Flashing Beacons (RRFBs). The City has the necessary personnel, equipment and budget to maintain these facilities.

d. Project Right-of-Way and Railroad

The project elements will be constructed within existing right-of-way and there are no anticipated right-of-way needs. There are no significant challenging elements within the right-of-way. None of the project elements are involved with the railroad.

e. Project Utility Impacts

City staff has reviewed the project locations and there are minimal impacts to existing utilities with the proposed improvements. Most of the infrastructure are surface improvements and should not require any utility relocations. Any pedestrian push button poles, RRFB poles, or signs will be placed out of the way of existing utilities. During preliminary design and after surveying of existing utilities, the City will coordinate with various utility companies. At this conceptual stage, there are no apparent, critical utility impacts.

10. Appendix (add attachments): Letter of Support, Project Map, Construction Cost Estimate

March 31, 2025

Mac Fogelsong
City of Billings
316 North 26th Street
Billings, MT 59101

Reference: Letter of Support for 2025 Transportation Alternatives Grant Application.

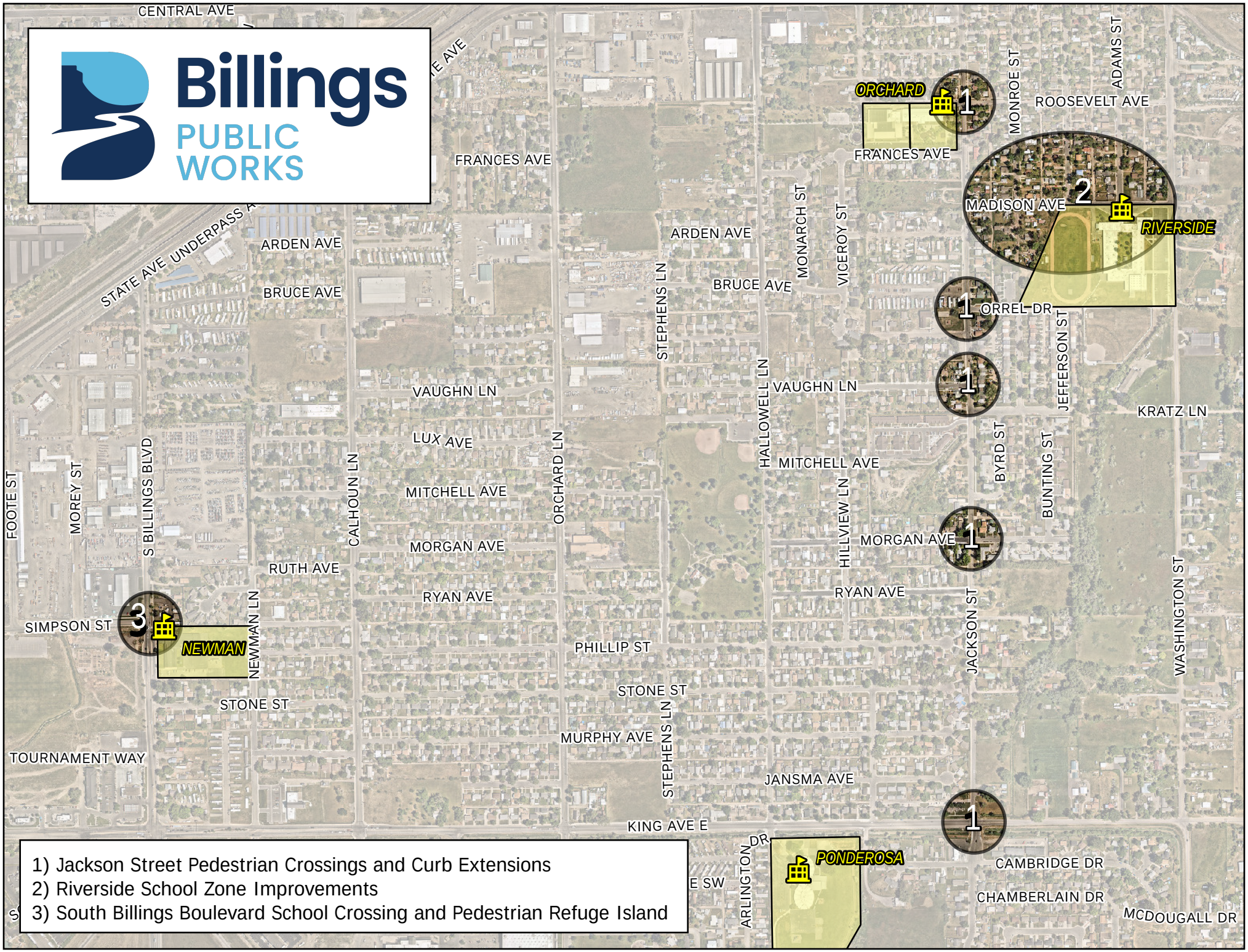
Dear Mac:

School District 2 is pleased to support the City of Billings in its Transportation Alternatives 2025 grant application. The grant application is exclusively focused on Safe Routes to School projects identified and prioritized from the Safe Routes to School Phase I and II plans.

We understand there are about seven main project areas serving elementary and middle schools based on priorities identified in the plans. As you know, we were a partner in developing those Safe Routes to School plans and look forward to seeing these projects implemented to improve the safety of school children getting to and from school.

Sincerely,

Scott Reiter
Executive Director of Facilities
Billings Public Schools
101 10th Street West
Billings, MT 59102


Billings
PUBLIC
WORKS
CENTRAL AVE
FRANCES AVE
ORCHARD
1
MONROE ST
ADAMS ST
ROOSEVELT AVE
FRANCES AVE
MADISON AVE
2
RIVERSIDE
STATE AVE UNDERPASS
ARDEN AVE
BRUCE AVE
STEPHENS LN
ARDEN AVE
BRUCE AVE
MONARCH ST
VICEROY ST
1
ORREL DR
JEFFERSON ST
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VAUGHN LN
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KRATZ LN
LUX AVE
HALLOWELL LN
MITCHELL AVE
BYRD ST
BUNTING ST
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NEWMAN
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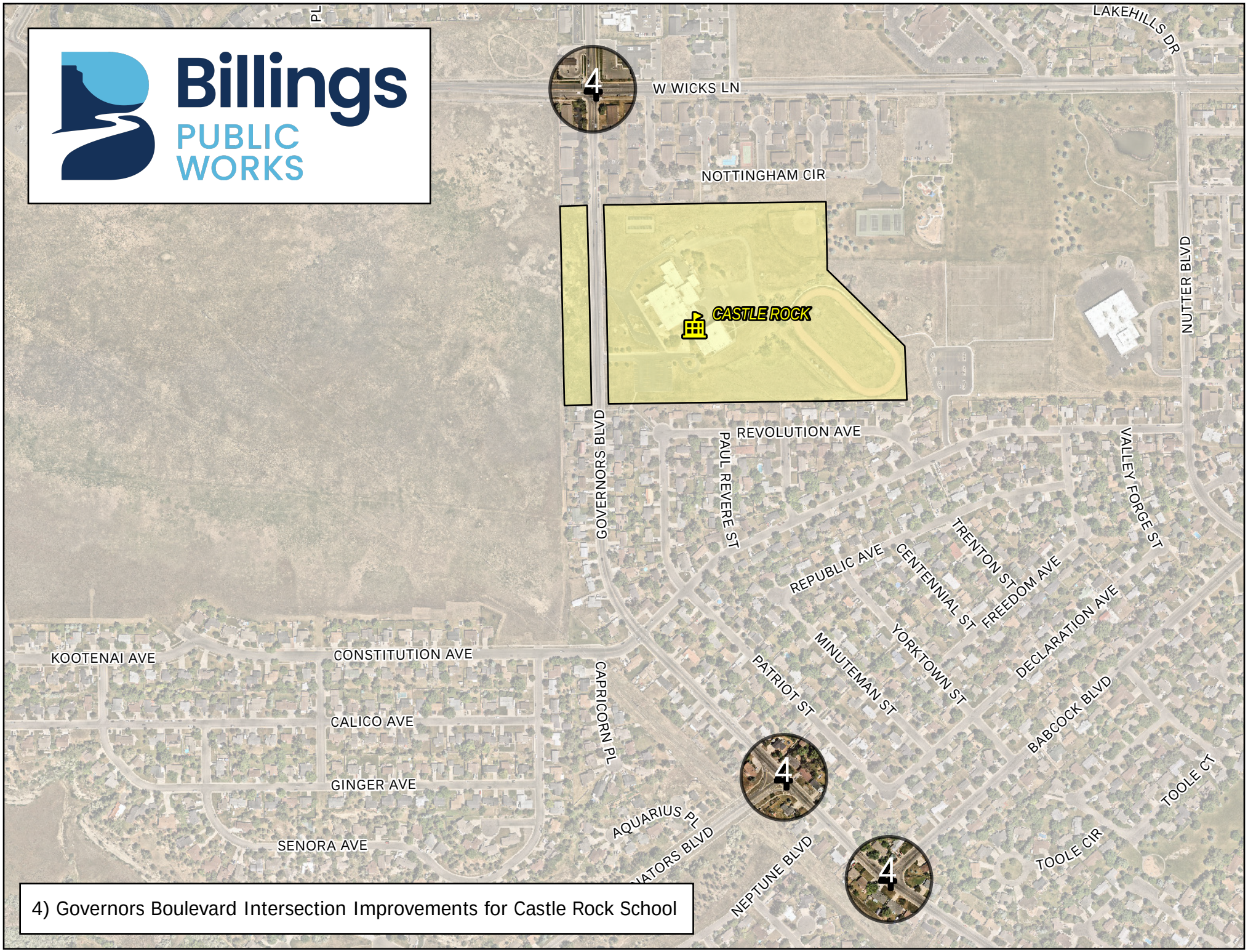
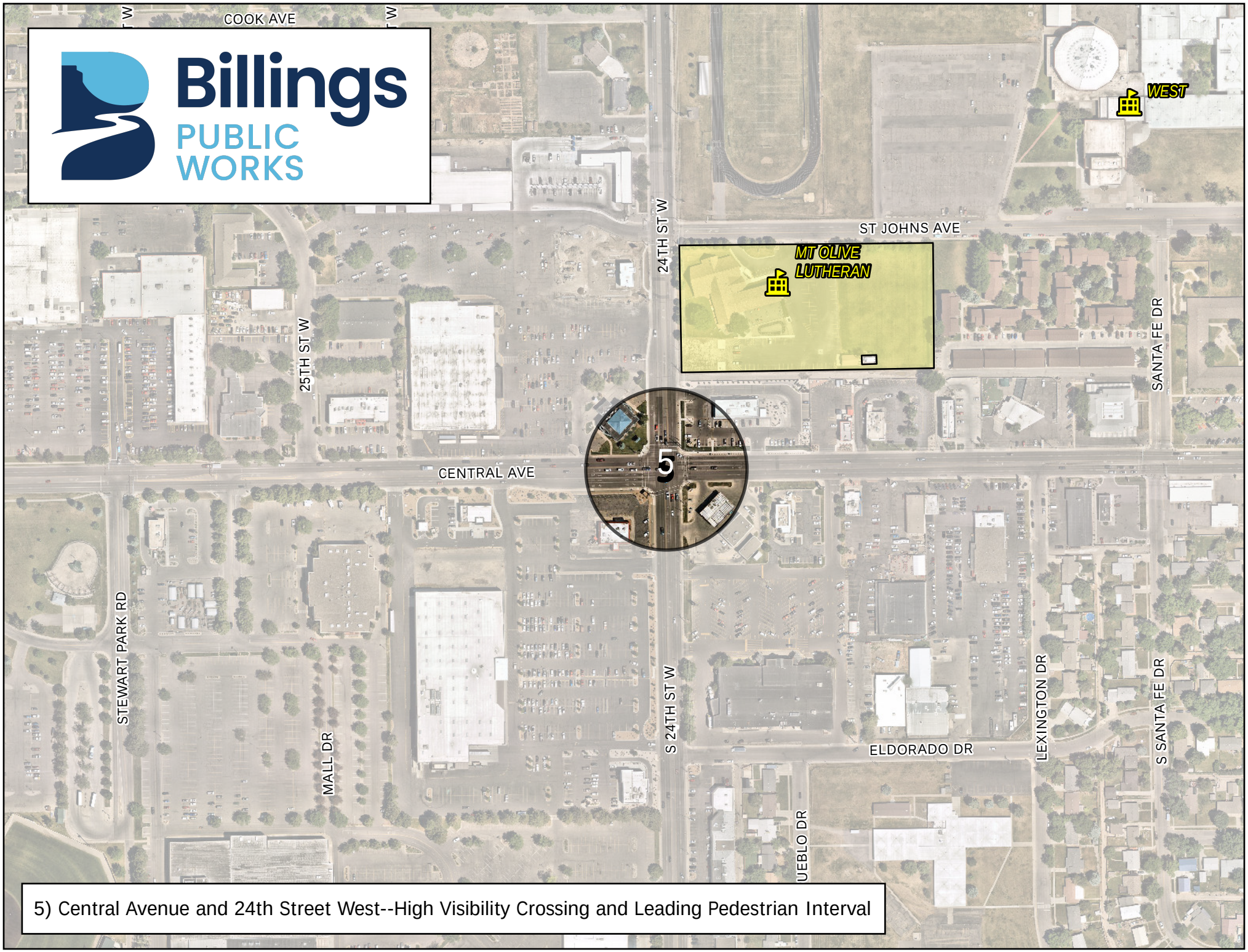
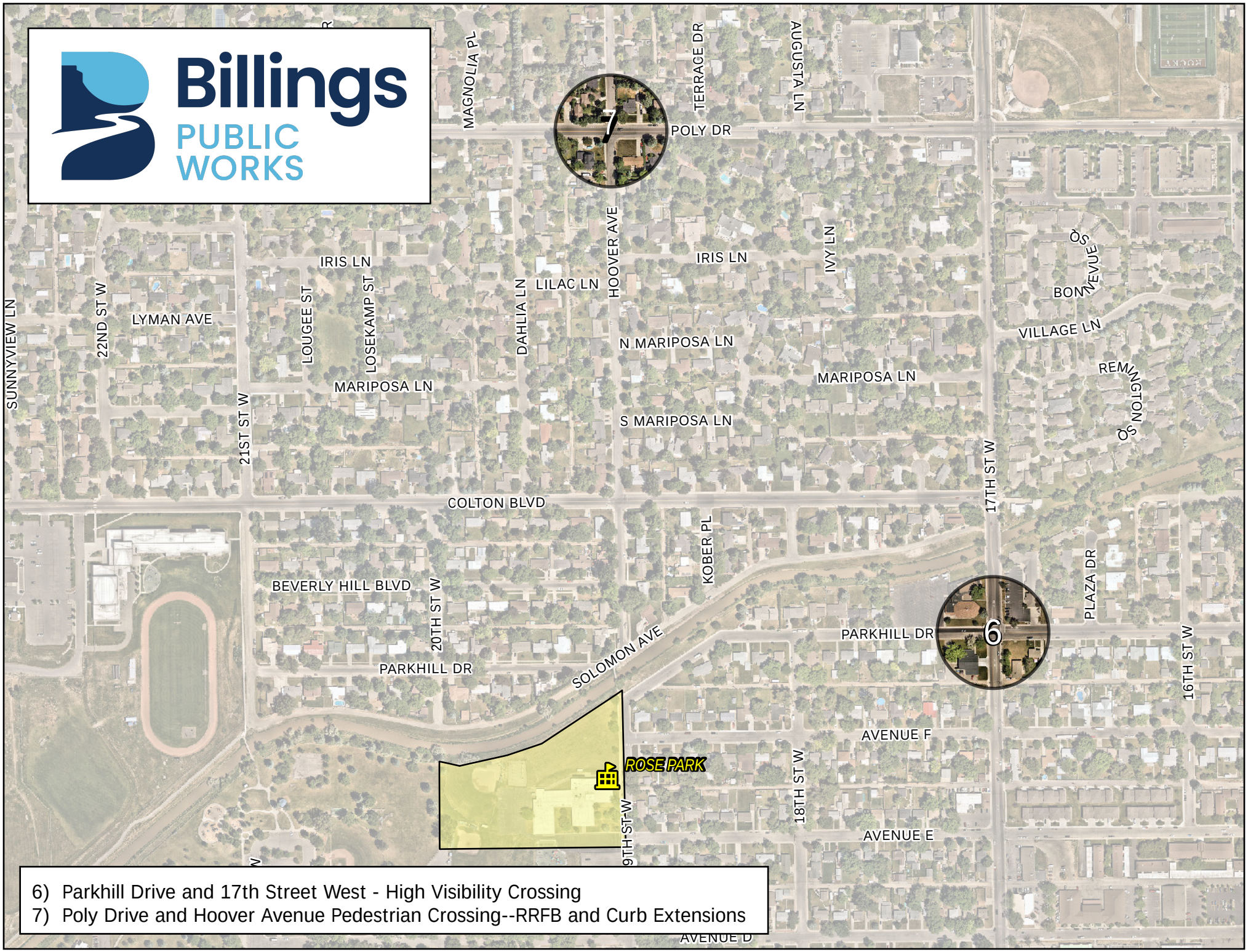
KING AVE E
ARLINGTON DR
PONDEROSA
CAMBRIDGE DR
CHAMBERLAIN DR
MCDOUGALL DR
1) Jackson Street Pedestrian Crossings and Curb Extensions
2) Riverside School Zone Improvements
3) South Billings Boulevard School Crossing and Pedestrian Refuge Island



4) Governors Boulevard Intersection Improvements for Castle Rock School



5) Central Avenue and 24th Street West--High Visibility Crossing and Leading Pedestrian Interval



6) Parkhill Drive and 17th Street West - High Visibility Crossing
7) Poly Drive and Hoover Avenue Pedestrian Crossing--RRFB and Curb Extensions

TA Grant Application Projects
Summary Of Costs

1. Jackson Street	$317,625.00
2. Riverside School Zone	$283,250.00
3. South Billings Boulevard	$67,100.00
4. Governors Boulevard	$182,050.00
5. Central Ave & 24th Street West	$34,100.00
6. Parkhill Drive and 17th Street West	$23,100.00
7. Poly Drive and Hoover Avenue	$118,450.00
Total Construction Estimate	**$1,025,675.00**
15% Construction Contingency	$153,851.25
Inflation Contingency (4%)	$41,027.00
Total Construction Estimate, with Contingency	**$1,220,553.25**
Engineering Design, Construction Observation, Staking, and Administration (20%)	$244,110.65
MDT Indirect Cost (11.32% of Engineering & Construction Administration)	$27,633.33
Total, Engineering Cost	**$271,743.98**
Total Project Cost	**$1,492,297.23**
Local Match (13.42%)	$200,266.29
Federal Share (86.58%)	$1,292,030.94

	Total Cost of Phase	Federal Share (86.58%)	Local match (13.42%)	Additional Contribution
Preliminary Engineering (PE)	**$163,046.39**	**$141,165.56**	**$21,880.82**	**$0.00**
PE Local (100%)	$163,046.39	$141,165.56	$21,880.82	$0.00
Construction (CN)	**$1,220,553.25**	**$1,056,755.00**	**$163,798.25**	**$0.00**
Construction Engineering (CE)	**$108,697.59**	**$94,110.37**	**$14,587.22**	**$0.00**
CE Local (100%)	$108,697.59	$94,110.37	$14,587.22	$0.00
Right of Way (RW)	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Incidental Construction (Utility Involvement) (IC)	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Total	**$1,492,297.23**	**$1,292,030.94**	**$200,266.29**	**$0.00**

1. Jackson Street

Pedestrian Crossings, High Visibility Crosswalks, Curb Extensions

	Unit	Qty	Unit Cost	Total Cost
General Requirements (Taxes, Bonds, Mob, etc.)	LS	1	$28,875.00	$28,875.00
Construction Traffic Control	LS	1	$15,000.00	$15,000.00
Remove Existing Surface and Utility Features (Per Intersection)	EA	5	$4,000.00	$20,000.00
Curb Extension Including ADA Ramp, Per Corner (Assumes 50 LF New Curb, 200 SF New Concrete, 2 ADA Ramps, and 4 Truncated Dome Panels)	EA	24	$6,500.00	$156,000.00
Storm Drain or Drainage Improvements (Per Intersection)	EA	5	$8,000.00	$40,000.00
Pre-Formed Thermo (White) (Per Crosswalk)	EA	11	$4,000.00	$44,000.00
New Sign(s), Post, and Foundation	EA	22	$625.00	$13,750.00

Construction Estimate - Jackson Street Curb Extensions	$317,625.00

2. Riverside School Zone

Streets Surrounding Riverside Middle School

	Unit	Qty	Unit Cost	Total Cost
General Requirements (Taxes, Bonds, Mob, etc.)	LS	1	$25,750.00	$25,750.00
Construction Traffic Control	LS	1	$15,000.00	$15,000.00
Madison Ave Traffic Calming	LS	1	$50,000.00	$50,000.00
Washington Street Traffic Calming	LS	1	$150,000.00	$150,000.00
School Zone Flasher	EA	4	$7,500.00	$30,000.00
New Sign(s), Post, Foundation	EA	20	$625.00	$12,500.00
Construction Estimate - Riverside Middle School - School Zone				$283,250.00

3. South Billings Boulevard
School Crossing and Pedestrian Refuge Island

	Unit	Qty	Unit Cost	Total Cost
General Requirements (Taxes, Bonds, Mob, etc.)	LS	1	$6,100.00	$6,100.00
Construction Traffic Control	LS	1	$15,000.00	$15,000.00
Remove / Sawcut Existing Surface and Utility Features	LS	1	$5,000.00	$5,000.00
Concrete Median (Pedestrian Refuge Island) (Includes Type A Median Curb, 3-in Median Cap, ADA Ramps, Delineators, Concrete Patching)	LS	1	$30,000.00	$30,000.00
Relocate Existing RRFB Assembly	EA	2	$1,500.00	$3,000.00
Pre-Formed Thermo (White) (Per Crosswalk)	EA	2	$4,000.00	$8,000.00
Construction Estimate - South Billings Boulevard				$67,100.00

4. Governors Boulevard

Intersection Improvements for Castlerock Middle School

	Unit	Qty	Unit Cost	Total Cost
General Requirements (Taxes, Bonds, Mob, etc.)	LS	1	$16,550.00	$16,550.00
Construction Traffic Control	LS	1	$20,000.00	$20,000.00
Remove / Sawcut Existing Surface and Utility Features (Per Intersection)	EA	3	$5,000.00	$15,000.00
Curb and Gutter	LF	900	$30.00	$27,000.00
Asphalt Restoration	SY	800	$50.00	$40,000.00
6-inch Concrete	SF	1,500	$15.00	$22,500.00
4-inch Concrete	SF	1,000	$12.00	$12,000.00
Landscape Restoration	LS	1	$5,000.00	$5,000.00
Pre-Formed Thermo (White) (Per Crosswalk)	EA	4	$6,000.00	$24,000.00
Construction Estimate - Governors Boulevard				$182,050.00

5. Central Ave & 24th Street West

High Visibility Crossing and Leading Pedestrian Interval

	Unit	Qty	Unit Cost	Total Cost
General Requirements (Taxes, Bonds, Mob, etc.)	LS	1	$3,100.00	$3,100.00
Construction Traffic Control	LS	1	$2,000.00	$2,000.00
Obliterate Existing Striping	LS	1	$5,000.00	$5,000.00
Pre-Formed Thermo (White) (Per Crosswalk)	EA	4	$6,000.00	$24,000.00
Construction Estimate - Central Ave & 24th Street West				$34,100.00

6. Parkhill Drive and 17th Street West
Pedestrian Crossing Enhancements

	Unit	Qty	Unit Cost	Total Cost
General Requirements (Taxes, Bonds, Mob, etc.)	LS	1	$2,100.00	$2,100.00
Construction Traffic Control	LS	1	$1,000.00	$1,000.00
Obliterate Existing Striping	LS	1	$4,000.00	$4,000.00
Pre-Formed Thermo (White) (Per Crosswalk)	EA	4	$4,000.00	$16,000.00
Construction Estimate - Parkhill Drive and 17th Street West				$23,100.00

7. Poly Drive and Hoover Avenue
Pedestrian Crossing Enhancements

	Unit	Qty	Unit Cost	Total Cost
General Requirements (Taxes, Bonds, Mob, etc.)	LS	1	$8,950.00	$8,950.00
Construction Traffic Control	LS	1	$5,000.00	$5,000.00
Remove / Sawcut Existing Surface and Utility Features	LS	1	$10,000.00	$10,000.00
Curb and Gutter	LF	300	$30.00	$9,000.00
Asphalt Restoration	SY	200	$50.00	$10,000.00
6-inch Concrete	SF	700	$15.00	$10,500.00
4-inch Concrete	SF	2,000	$12.00	$24,000.00
Landscape Restoration	LS	1	$5,000.00	$5,000.00
Pre-Formed Thermo (White) (Per Crosswalk)	EA	4	$4,000.00	$16,000.00
Intersection Lighting	LS	1	$20,000.00	$20,000.00
Construction Estimate - Poly Drive and Hoover Avenue				$118,450.00

BILLINGS - YELLOWSTONE COUNTY
MPO
METROPOLITAN PLANNING ORGANIZATION

Billings Metropolitan Planning Organization (MPO)
Transportation Alternatives (TA) Program
2025 Project Application

Review the **instructions** prior to filling out this application for a Capital Improvement Project. Fill in all the sections and do not leave any blank.

1. Project Name: JOHNSON LANE SIDEWALK CONNECTOR PROJECT

2. Project Sponsor: YELLOWSTONE COUNTY

3. Project Contact:

ERIN CLAUNCH
SANBELL
1300 N. TRANSTECH WAY
BILLINGS, MT 59102
406-869-3320; eclaunch@sanbell.com

4. Project Cost Estimate

	Total Cost of Phase	Federal/State Funds Share (TA) 86.58%	Local Matching Funds 13.42%	Additional Contribution
Preliminary Engineering (PE)	**$50,000.00**	**$43,290.00**	**$6,710.00**	--
PE MDT (10%)	$5,000.00	$4,329.00	$671.00	--
PE Local (90%)	$45,000.00	$38,961.00	$6,039.00	--
Construction (CN)	**$165,000.00**	**$142,857.00**	**$22,143.00**	--
Construction Engineering (CE)	**$30,000.00**	**$25,974.00**	**$4,026.00**	--
CE MDT (5%)	$1,500.00	$1,298.70	$201.30	--
CE Local (95%)	$28,500.00	$24,675.30	$3,824.70	--
Right-of-Way (RW)	--	--	--	--
RW MDT	--	--	--	--
RW Local	--	--	--	--

	Total Cost of Phase	Federal/State Funds Share (TA) 86.58%	Local Matching Funds 13.42%	Additional Contribution
Incidental Construction (Utility involvement) (IC)	--	--	--	--
Total	--	--	--	--
Total MDT	--	--	--	--
	$250,660.00	**$217,021.43**	**$33,638.57**	**--**

As a reminder, the cost split between Federal Share TA and Matching funds is 86.58% Federal Share TA and 13.42% Match

5. Project Administration: Please provide information regarding which entity is proposed to administer the project. Is this project going to be administered as a local (LAG) project or are you requesting MDT to administer the project. If requesting MDT administration, please explain.

The intent of this project is to be administered by Yellowstone County Public Works through the Local Agency Guidelines. Yellowstone County is currently administering the Old Hardin Road Connector TA Project and is familiar with the processes and requirements. MDT will not be expected to administer this project. Letters of support from both the Yellowstone County Board of County Commissioners and the Lockwood Pedestrian Safety District Board are included in the Appendix.

BILLINGS - YELLOWSTONE COUNTY
MPO
METROPOLITAN PLANNING ORGANIZATION

6. Description of Project (10 points):

Lockwood is a large, unincorporated area under the governance of Yellowstone County with a population of 7,200 people. Johnson Lane is the major north-south principal arterial that splits runs through the heart of Lockwood and connects the communities two major transportation corridors (Old Hardin Road and Old US Highway 87). As a result, residents have access to Lockwood's main street (Old Hardin Road) and Lockwood High School that resides along Old US Highway 87. Johnson Lane is used as major connecting street for Old Hardin Road and US Highway 87 residents of Lockwood and the surrounding area. Currently, Johnson Lane is a two-lane road with two sections existing sidewalk on the west side of the roadway. It is approximately 2,000 feet from Silverton Street to Old Hardin Road to the north. Currently, the existing sidewalk sections (from Silverton Street to 275 feet north of Rockwood Street and 350 feet of sidewalk in front of Ace Hardware and Treasure State Storage) account for approximately 1,000 feet. Of the remaining 1,000 feet of road without sidewalk, The Montana Department of Transportation has plans to construct sidewalk along the northern section, through their Johson Lane Interchange project. This leaves approximately 500 feet of sidewalk of Johnson Lane from Silverton Street to Old Hardin Road that will be left without sidewalk. This Johnson Lane Sidewalk Connector Project will address two separate gaps in sidewalk facilities between to complete the connection. This TA application will provide the vital portion of sidewalk to be completed and provide safety and connectivity for pedestrians in Lockwood.

The conceptual design of the project is included in the appendix and shows the 6-foot-wide boulevard sidewalk to be constructed in concrete. The intent of the design will maintain all existing driveways and street approaches.

This project was first identified the LPSD's 2023 Non-Motorized Transportation Plan list of Engineering Projects. With completion of this grant project, Johnson Lane will have continuous sidewalk that will connect residents along Johnson Lane to the heart of Lockwood community!

7. Project Eligibility:

The Johnson Lane Sidewalk Connector Project is pivotal to the Lockwood Community as it satisfies multiple categories within the TA guidelines -- specifically Categories A & B (Off-road sidewalk facility and Safe Routes for Non-drivers). The importance of the Johnson Lane Sidewalk Connector Project was determined due to the project being prioritized in the 2023 Lockwood Pedestrian Safety District's Non-Motorized Transportation Plan. Johnson Lane is Lockwood's second busiest road for both vehicular and pedestrian traffic, so this project is critical to separating the two modes of traffic and providing a safe route for pedestrians that are currently being forced to walk in the road's driving paths and unpaved shoulders.

This sidewalk project will provide a facility for pedestrians to travel to and from the intersection of Old Hardin Road and Johnson Lane to the Emerald View Park Subdivision. The intersection offers commercial and convenience store amenities and is a connection to Old Hardin Road pedestrian facilities that serves as a main street for the community and connection to a residences, businesses, and parks.

In addition, the Lockwood Pedestrian Safety District's Non-Motorized Plan has identified a future project as the continuation of this project further to the south to tie into Sunrise Street alignment. This would provide a future Safe Routes to School connection to the Lockwood Elementary, Middle, and High Schools.

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8. Project Benefits (45 points):

a. Safety

Johnson Lane exists as a two-lane roadway classified within the Metropolitan Planning Organization's (MPO's) Long Range Transportation Plan (LRTP) as a major collector. An average AADT for Johnson Lane is approximately 3,600 vehicles per day and the posted speed limit is 35 mph. The lack of pedestrian facilities, high traffic volumes, and relatively high speeds creates a safety hazard for pedestrians.

Currently, Johnson Lane has no reported accidents within the project limits. However, the Federal Highway Administration (FHWA) notes that providing sidewalks results in up to an 89% reduction in pedestrian crashes with motor vehicles and suggests that walkways should be part of every new and renovated roadway facility, and every effort should be made to retrofit streets that currently do not have sidewalks. Both FHWA and the Institute of Transportation Engineers (ITE) recommend a minimum width of 5-feet for a sidewalk or walkway, should be continuous along the street, and should be fully accessible to all pedestrians including those in wheelchairs.

b. Accessibility

As detailed in previous sections, there are sidewalk facility's available along Johnson Lane within the project limits. However, these facilities are noncontinuous and do not serve to connect any pedestrian generating land uses. The Johnson Lane Sidewalk Connector project will connect the gaps in the sidewalk and provide a facility that is compliant with both ADA and PROWAG guidelines. This will allow for a continuous, hard-surfaced route that is ADA accessible by all adjacent land uses.

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c. Connectivity

One of the primary benefits of the Johnson Lane Sidewalk project is connectivity. As described in the previous sections of this application, there is/will be continuous sidewalk from Emerald View Park Subdivision to the intersection of Old Hardin Road and Johnson Lane. Old Hardin Road is the busiest road in Lockwood and contains a two mile stretch of continuous multi-use path. The Old Hardin Road corridor connects residents, commercial businesses (including multiple gas/convenience stores and the grocery store), Lockwood's popular baseball/softball field complex, and future school safe routes along Piccolo Lane.

The Lockwood Pedestrian Safety District's Non-Motorized Plan also details the extension of the Johnson Lane Sidewalk project further to the south to the Sunrise Street alignment. A future project along Sunrise Street will be able to connect these two projects to the Lockwood Elementary, Middle, and High Schools. This will create a Safe Routes to School connection for a large contingent of Lockwood School's attendance base.

9. Project Risk Analysis (45 points):

a. Budget

The construction budget for this grant project was developed based on a preliminary/conceptual design of the sidewalk connector project, as commissioned by the Lockwood Pedestrian Safety District. Quantities were estimated for sidewalk area, base gravel, geotextile fabric, excavation areas, and hydroseeding. With the quantities estimated, unit costs for these items were applied based on recent similar projects developed in MDT's database. These numbers were then extrapolated to determine the final construction number. As with standard engineering practice for planning level cost estimates, a contingency was applied to account for unforeseen construction items. The cost estimate was then utilized in Item 4 of this application to determine the overall TA application project cost. A detailed breakdown of this cost estimate is included in the Appendix.

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b. Matching Funds

The Lockwood Pedestrian Safety District is a Special Improvement District (SID) that was created by Yellowstone County as allowed under MCA 7-11-1001 through 7-11-1029. A 2014 referendum was presented to voters living within the Lockwood School District, in which they voted 61% to 39% in favor to create the district. Its purpose is to enhance pedestrian safety and provide for alternative means of transportation in the (unincorporated) Lockwood area. Accordingly, the LPSD has an estimated annual revenue of $260,000 per year for use on projects like this one. With Yellowstone County as the sponsor of this project, they are committed to ensuring that the local match is fully secured and in-hand.

c. Project Ownership and Maintenance

As sponsor of this application, Yellowstone County is fully committed, through the LPSD, for operation and maintenance of this project. The LPSD board currently holds contracts with local businesses to remove snow off existing sidewalks within the LPSD boundaries. This grant application project would be included in the snow removal contract. In addition, the LPSD annual budget includes $13,000 for annual maintenance of sidewalks. Through these annual budget items, the LPSD (and thus Yellowstone County) are committed to the ongoing operation and maintenance items for this grant application project.

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d. Project Right-of-Way and Railroad

The intent of the design for the Johnson Lane Sidewalk Connector project is to be fully constructed within the public right-of-way along Johnson Lane. As shown in the Right-of-Way Exhibits in the Appendix, there is currently 120 feet of public right-of-way along the project limits that is all free of conflicts. This will allow for adequate construction of the 6-foot sidewalk and boulevard throughout the project.

This project is free of railroad conflicts and no further action is required from a railroad coordination perspective.

e. Project Utility Impacts

For the Johnson Lane Sidewalk Connector project, the only utilities that could potentially be in conflict are overhead power lines within the vicinity of the proposed sidewalk. However, these power poles are located at the back of right-of-way, and the intent of the design is to place the sidewalk where power pole relocation will not be required. Yellowstone Valley Electric Cooperative has been informed about this potential project.

Also in proximity is a water line along the proposed sidewalk alignment. However, water lines are required to be buried greater than 6.5-feet beneath existing ground, and this will not cause conflicts. The water line is owned and operated by the Lockwood Water & Sewer District.

10. Appendix (add attachments): See enclosed attachments.

Yellowstone County

COMMISSIONERS
(406) 256-2701
(406) 256-2777 (FAX)

P.O. Box 35000
Billings, MT 59107-5000
bocc@yellowstonecountymt.gov

April 1, 2025

Lora Mattox
TA Coordinator/Transportation Planner
City of Billings Planning Division
2825 3rd Avenue North, Suite 400
Billings, MT 59101

Re: Transportation Alternatives Program Application
Johnson Lane Sidewalk Project

Dear Ms. Mattox:

The Yellowstone County Board of County Commissioners is in support of the Transportation Alternatives Program grant application for the Johnson Lane Sidewalk project. The project was identified within the Non-Motorized Transportation Plan produced by the Lockwood Pedestrian Safety District (LPSD).

The vision of the LPSD is to build a vibrant community with thriving industrial, commercial, and residential neighborhoods where people of all ages and physical abilities can travel safely and efficiently without the use of an automobile. The project will help accomplish this vision while also aiding in the mission to effectively eliminate fatalities and serious injuries caused by vehicular and pedestrian conflicts throughout the Lockwood area.

For questions regarding this letter of support please contact the Board of County Commissioners, Yellowstone County.

Sincerely,
BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

Mark Morse, Chair

Michael J. Waters, Member

John Ostlund, Member

LOCKWOOD PEDESTRIAN SAFETY DISTRICT

Lockwood Pedestrian Safety District
Advisory Board to Yellowstone County
PO Box 35000
Billings, MT 59107-5000

April 2, 2025

Lora Mattox
TA Coordinator/Transportation Planner
City of Billings Planning Division
2825 3rd Avenue North, Suite 400
Billings, MT 59101

Re: Transportation Alternatives Program Application
Johnson Lane Sidewalk Project

Dear Ms. Mattox:

The Lockwood Pedestrian Safety District Advisory Board is in support of the Transportation Alternatives Program grant application for the Johnson Lane Sidewalk project. The project is on a segment of roadway deemed a high priority by the district's Non-Motorized Transportation Plan. The project completes segments of existing sidewalk to a commercial center of the community for shopping and dining and connects to a residential subdivision.

The mission of the Lockwood Pedestrian Safety District is to effectively eliminate fatalities and serious injuries caused by vehicular and pedestrian conflicts throughout the Lockwood area. Completing the Johnson Lane Sidewalk at the project's location will offer pedestrians a safe way out of the road where steady residential and commercial vehicle traffic on one of Lockwood's busiest roads. As the Lockwood community continues to develop, the safety of neighbors of all ages and abilities is priority to assure an active, healthy lifestyle is responsibly encouraged and experienced.

For more information, please contact Brandy Dangerfield, Lockwood Pedestrian Safety District Advisory Board Chair.

Respectfully,

Brandy Dangerfield
LPSD Advisory Board Secretary
dangerfield.brandy@gmail.com

Travis Smith
LPSD Advisory Board Chair
travis@cd-mt.com

JOHNSON LANE SIDEWALK CONCEPTUAL DESIGN
(SHEET 1 OF 2)

ROCKWOOD ST TO OLD HARDIN RD
WITHIN
YELLOWSTONE COUNTY

NORTH
30 15 0 30 60
SCALE:1" = 30'

PREPARED FOR : YELLOWSTONE COUNTY, MONTANA
PREPARED BY : sanbell

APRIL 2025
BILLINGS, MONTANA

JOHNSON_LANE_PROPOSED.DWG 22113.03 3/31/25 CMH

JOHNSON LANE SIDEWALK CONCEPTUAL DESIGN
(SHEET 2 OF 2)

ROCKWOOD ST TO OLD HARDIN RD
WITHIN
YELLOWSTONE COUNTY

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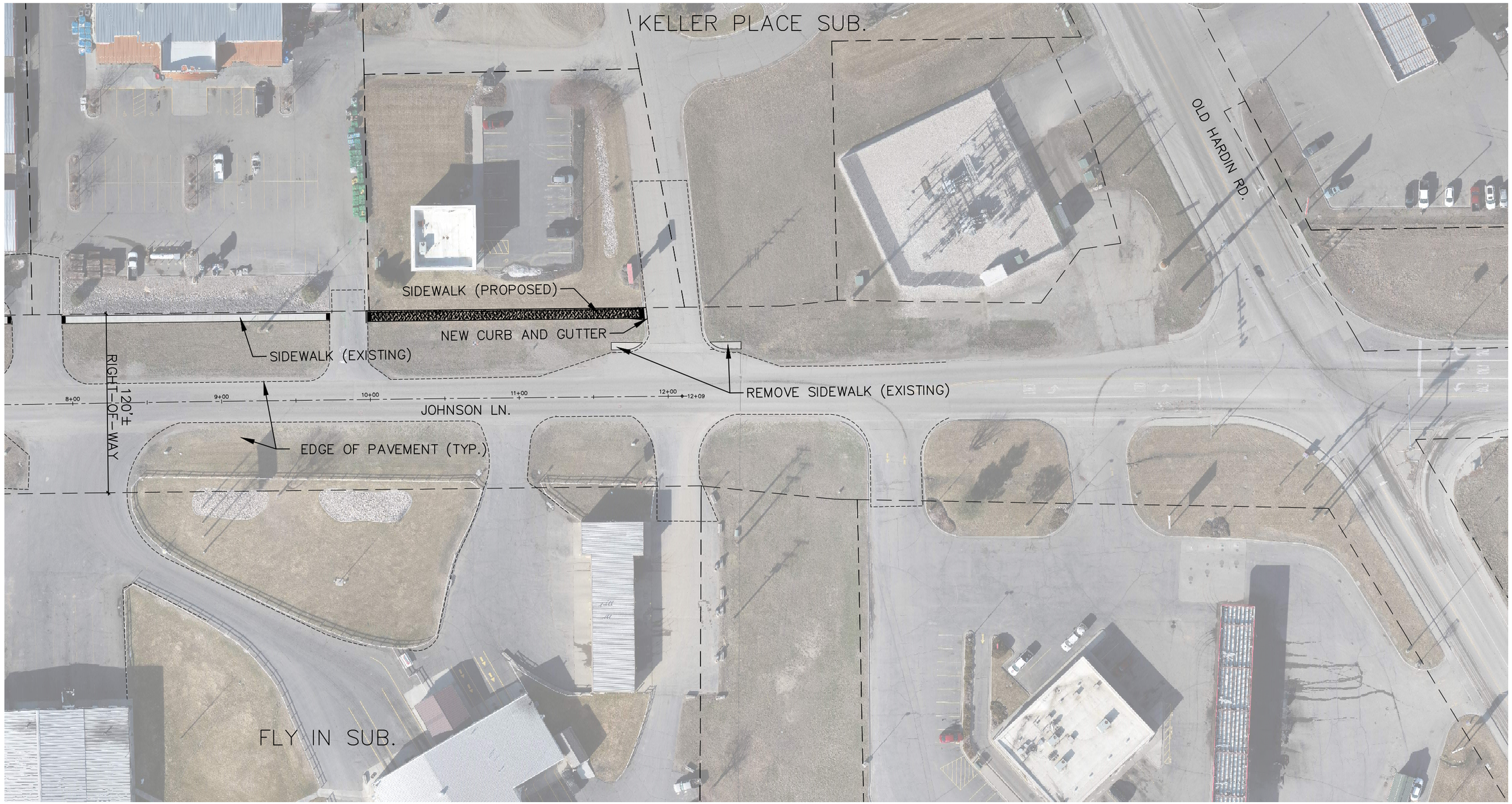
APRIL 2025
BILLINGS, MONTANA



JOHNSON LANE SIDEWALK CONNECTOR COST ESTIMATE				
QUANTITY	DESCRIPTION	UNIT	UNIT PRICE	AMOUNT
2,500	Miscellaneous Work	UNIT	$ 1.00	$ 2,500.00
1	Contractor Survey & Layout	LS	$ 5,000.00	$ 5,000.00
1	Mobilization/Demobilization - 10%	LS	$ 11,000.00	$ 11,000.00
1	Traffic Control	LS	$ 5,000.00	$ 5,000.00
1	Temporary Erosion Control	LS	$ 1,500.00	$ 1,500.00
2,610	Geotextile Fabric	SF	$ 0.50	$ 1,305.00
48	1-1/2" Minus Crushed Base Course	CY	$ 75.00	$ 3,625.00
2,610	6" Sidewalk (6 ft. wide)	SF	$ 20.00	$ 52,200.00
12	Unclassified Excavation	CY	$ 35.00	$ 420.00
30	Truncated Dome Detectable Warning Panel	SF	$ 65.00	$ 1,950.00
1	Clearing & Grubbing	LS	$ 5,000.00	$ 5,000.00
1,305	Hydroseeding	SF	$ 0.50	$ 652.50
145	Over-excavation & Backfill	CY	$ 75.00	$ 10,875.00
3	Removal and Disposal of Small Tree	EA	$ 200.00	$ 600.00
2	Removal and Disposal of Large Tree	EA	$ 2,500.00	$ 5,000.00
50	ADA Ramp-6 foot wide	SF	$ 20.00	$ 1,000.00
5	Street Sign w/ Post	EA	$ 591.33	$ 2,956.65
25	Sawcut Asphalt	LF	$ 8.00	$ 200.00
10	Curb & Gutter Removal	LF	$ 25.00	$ 250.00
15	Concrete Demo and Removal	SY	$ 12.00	$ 180.00
			SUBTOTAL	$ 111,214.15
			30% CONTINGENCY	$ 33,364.25
			SUBTOTAL	$ 144,578.40
			INFLATION 4%/YEAR x 3 YEARS	$ 18,052.64
			SUBTOTAL	$ 162,631.03
			TOTAL	$ 162,631.03

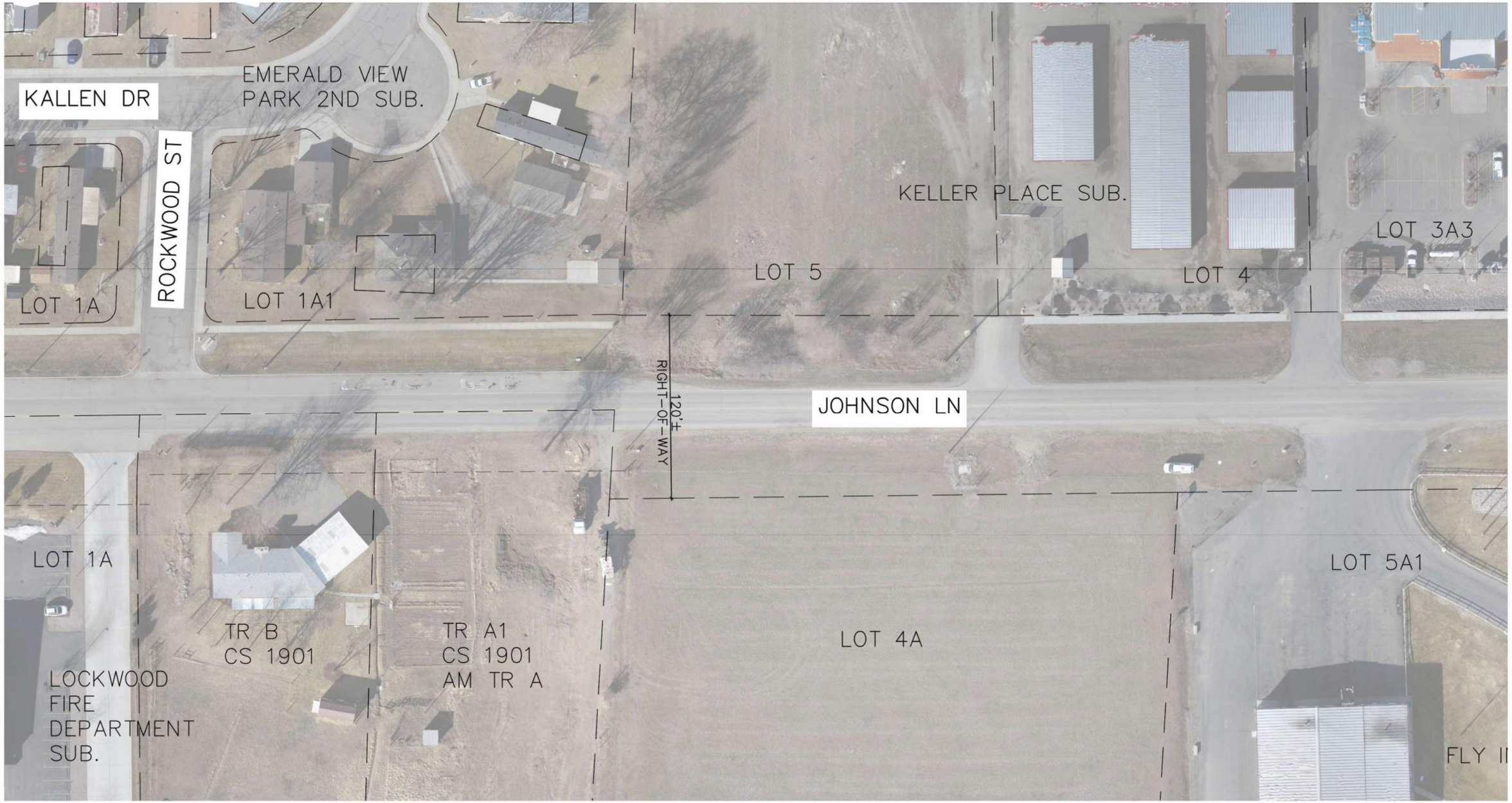
JOHNSON LANE SIDEWALK R/W EXHIBITS
(SHEET 1 OF 2)

ROCKWOOD ST TO OLD HARDIN RD
WITHIN
YELLOWSTONE COUNTY

NORTH
30 15 0 30 60
SCALE:1" = 30'

PREPARED FOR : YELLOWSTONE COUNTY, MONTANA
PREPARED BY : sanbell

APRIL 2025



JOHNSON LANE SIDEWALK R/W EXHIBITS
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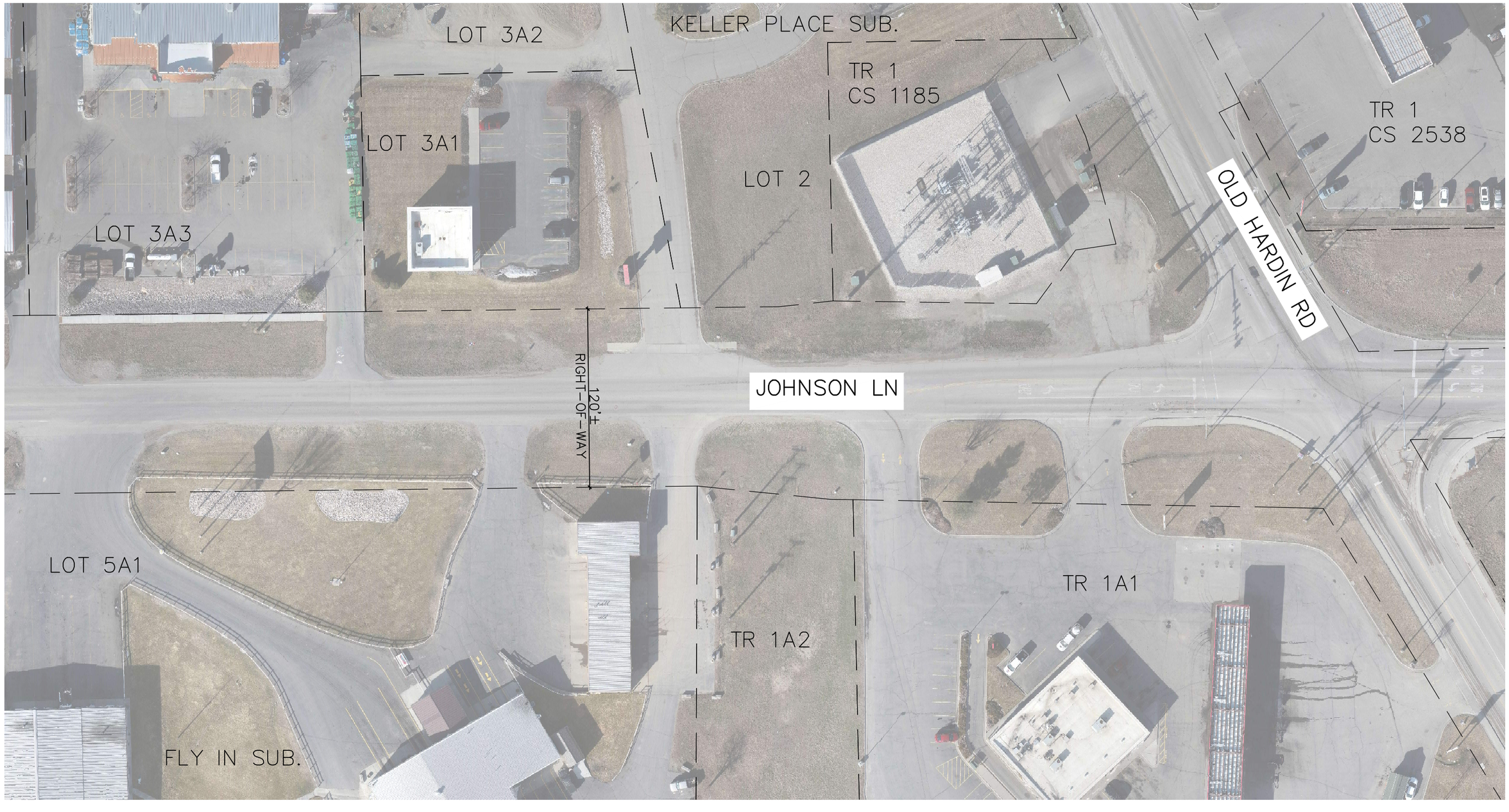

City Council Regular

Date:	07/14/2025
Title:	FY26 Unified Planning Work Program
Presented by:	Lora Mattox
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council forward a recommendation of approval of the FY26 Unified Planning Work Program (UPWP) to the Policy Coordinating Committee (PCC). The PCC is scheduled to take final action on the UPWP at its meeting on July 22, 2025.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The Billings Metropolitan Planning Organization (MPO) is presenting the draft 2026 UPWP for review and recommendation to the City Council and governing bodies. The UPWP is primarily for programming federal funds that Billings receives from the Federal Highway Administration (FHWA) for transportation planning and the Federal Transit Administration (FTA) for transit (MET) planning. These funds are passed through the Montana Department of Transportation (MDT). All transportation planning activities are included in the UPWP to represent a comprehensive document for the urban transportation planning program. This UPWP proposes planning activities for Federal Fiscal Year 2026, running from October 1, 2025, through September 30, 2026, and corresponds directly with the Planning Division's annual work plan.

This year the total PL allocation is $1,395,824, which the Planning Division proposes providing local matching funds which are required at a certain percentage per element (a total breakdown of funding is located in Table I Funding Summary on page 52 of the UPWP). Table 3 on page 53 outlines the percentage breakdown per element (note that some transportation planning elements are 100% PL funded). The Planning Division matches these funds through the County-wide Planning Mill Levy, and fees generated through city and county planning applications and processes. This year, with the allocation for staffing and transportation planning activities, the MPO is proposing to use up to $1,143,600 in PL funding. The local match is $758,400 (Planning). The unprogrammed PL funds will not be lost to the MPO; unprogrammed PL funds are carried over and re-allocated to the MPO in a two-year timeframe. This means in FY28, the MPO could receive an additional $204,224 in PL funding.

Projects identified for this year's program include (detailed description of each project in the UPWP):

Under Element 300 -- Transportation System Data -- 100% PL

- Replacement and upgrade of traffic and trail counters as needed. The total cost budgeted for this is $15,000. Proposed by the MPO.
- Support the City of Billings Transportation Corridor Analysis Study by providing Travel Demand Modeling Support as needed. The total cost budgeted for this is $50,000. Proposed by the MPO.
- An update to the 2017 Household Travel Survey. This information assists in the development and upkeep of the Billings Travel Demand Model in preparation for the 2028 Long Range Transportation Plan Update. This data is also applicable as the City conducts the Transportation Corridor Analysis and as MET Transit continues to evaluate its routes and system. The total budget for this is $150,000. Proposed by the MPO.

Under Element 302 -- Planning Studies -- 60% PL/40%

- **Feasibility and Planning Study -- Alkali Creek Trail Connection.** This project is proposed by the MPO. This project is identified in the FY26-30 CIP and the 2016 Bikeways and Trail Master Plan. Trail alignment and planning level design work is needed for this project to be prepared for a future Transportation Alternatives Program grant or other funding opportunity. The Parks Department supports the completion of this final connection between the trail segments in this area to enable users to remain on a park trail through the area. The total budgeted cost for this project is $20,000.
- **Feasibility and Planning Study -- Downtown to Billings Heights Non-Motorized Connection**. This project is proposed by the MPO. This project is identified in the FY26-30 CIP and the 2016 Bikeways and Trail Master Plan. Corridor analysis and planning level design work is needed for this project to be prepared for a

future Transportation Alternatives Program grant or other funding opportunity. The Parks Department supports the completion of this connection to provide access from the Downtown to Coulson Park as further park improvements are being made to make Coulson more of a destination. The total budgeted cost for this project is $20,000.

- **Feasibility and Planning Study -- Aronson Avenue to Annandale Road Trail Connection**. This project is proposed by the Billings City Council. This project is identified in the 2016 Bikeways and Trail Master Plan. Corridor analysis and planning level design work is needed for this project to be prepared for a future Transportation Alternatives Program grant or other funding opportunity. The Parks Department supports the completion of this connection to provide access from Aronson Avenue through several neighborhoods located in the Billings Heights up to Annandale Road, including an elementary, middle and high school. The total budgeted cost for this project is $40,000.
- Additional Evaluation and Public Outreach -- Safe Routes to School - St. Francis Catholic School/Poly Drive Elementary and Medicine Crow Middle School. This project is proposed by the Billings City Council. These projects are identified in the Phase I and Phase II Safe Routes to School Studies completed by the MPO. Both of these projects were identified needing additional evaluation and public outreach to determine feasibility and local support. The total cost budgeted for this project is $75,000.
- **Transportation Corridor Analysis Public Outreach (updated since Council Work Session)** -- The MPO is actively participating in Phase II of the Transportation Corridor Analysis project. Initiated by Engineering, this project will engage the community in shaping how the transportation network should function and its appearance. To meet this goal, Engineering launched a two-phase project. Phase I, led by Engineering, involves extensive public outreach using a variety of engagement tools and opportunities. Phase II, led by the MPO, will build upon the first phase by validating its findings and incorporating additional engagement efforts, including visual preference surveys, open houses, corridor pop-up events, and stakeholder group meetings. The total cost budgeted for this project is $80,000.

STAKEHOLDERS

The local review of the UPWP involved public discussion sessions, work sessions, and regular business meetings of the City Council, Yellowstone County Board of County Commissioners, and Yellowstone County Board of Planning (Planning Board). The Planning Board, the designated MPO, conducted a public hearing at the June 24th meeting. No public testimony was provided.

The public can provide comments or questions at any of these meetings, as well as formal public testimony at the Planning Board. Below is a list of outreach associated with the development of the FY26 UPWP. Meetings and discussions that occurred at the time of this memo, included:

- MPO staff discussed the initial development of the UPWP with the Technical Advisory Committee on May 8 and encouraged City and County Public Works to review potential transportation planning studies or projects that could be beneficial in advancing future capital projects.
- City Public Works Engineering discussed potential projects with the MPO and supports the additional Safe Routes to School analysis and public outreach (discussed above).
- May 21, MPO staff met with the County Public Works staff. Discussion included a discussion on the types of projects the MPO can assist with. One area of interest is conducting intersection studies at predetermined locations. The MPO also suggested that after the Billings Bypass is completed, an update to the Lockwood Transportation Study could be completed. No specific projects were identified at this meeting.
- MPO staff attended the June 4 Board of County Commissioners meeting to discuss the meeting with County Public Works, discuss proposed MPO projects and continue a dialogue with the Commissioners.
- On June 11th, MPO staff along with City Public Works and MET Transit met with the Council Legislative and Local Affairs Committee members of the City Council. This opportunity provided a discussion with council representatives on proposed projects and dialogue on council goals.
- On June 12th, the Technical Advisory Committee met and reviewed proposed projects submitted by the MPO, City and County. Based on this information, the TAC recommended the projects identified in this memo for inclusion.
- MPO staff attended the June 16 City Council Work Session and provided information on the UPWP and proposed projects. The City Council supports the above projects set forth by the MPO.
- On June 24th, the Planning Board received a presentation on the FY26 UPWP and conducted a public hearing to collect public comment. No public comment was received.

ALTERNATIVES

The City Council may:

- Forward a recommendation of approval of the FY26 UPWP to the Policy Coordinating Committee which will allow

the continuation of federal transportation planning funding to the MPO, or;
- Not forward a recommendation of approval of the FY26 UPWP to the Policy Coordinating Committee. Not forwarding a positive recommendation could jeopardize continued federal transportation planning funding to the MPO.

FISCAL EFFECTS

Approval of the 2026 UPWP allows the MPO to access federal funds for transportation planning in the community. Federal and local funds are combined to provide most of the planning work done by the Planning Division for the City and the County. If the UPWP is not approved, there would be a significant loss of resources for community planning, and the community's ability to manage transportation planning projects and programs would be severely limited. The estimated breakdown of funding sources for the FY 2026 UPWP is as follows:

- $274,000 Planning Dept. Fee Revenue (City of Billings)
- $170,000 Planning Dept. Fee Revenue (Yellowstone County)
- $668,000 County-Wide Planning Levy
- $1,395,824 Federal Planning (PL) Allocation

Total Local and Federal Program Funding (UPWP): $2,507,824

SUMMARY

Staff recommends that the Planning Board forward a recommendation of approval of the FY26 UPWP to the PCC. Approval of the UPWP grants access to federal funds for transportation planning, combining federal and local funds to support most planning work. Without approval, community planning resources would be significantly reduced, limiting the management of transportation projects.

Attachments

Draft FY26 UPWP
FY26 Project Locations

Unified Planning Work Program (UPWP)

Federal Fiscal Year 2026

(October 1, 2025 – September 30, 2026)

Prepared by:

Billings Metropolitan Planning Organization

In cooperation with:

City of Billings, Montana

Yellowstone County, Montana

Yellowstone County Board of Planning

Montana Department of Transportation

Federal Highway Administration

Federal Transit Administration

Approved by:

TAC: June 2, 2025

Yellowstone County: July 8, 2025

Yellowstone County Board of Planning: July 8, 2025

City of Billings: July 14, 2025

Policy Coordinating Committee: July 22, 2025

MDT:

FHWA/FTA:

This report was prepared with funding support from the Federal Highway Administration and the Federal Transit Administration of the U.S. Department of Transportation, provided through the State Planning and Research Program (Section 505) or the Metropolitan Planning Program (Section 104(d)) under Title 23 of the U.S. Code. The work program follows the format outlined in Chapter 2, Part 4 of Federal Transit Administration (FTA) Circular 8100.1D. The content of this report does not necessarily represent the official views or policies of the U.S. Department of Transportation.

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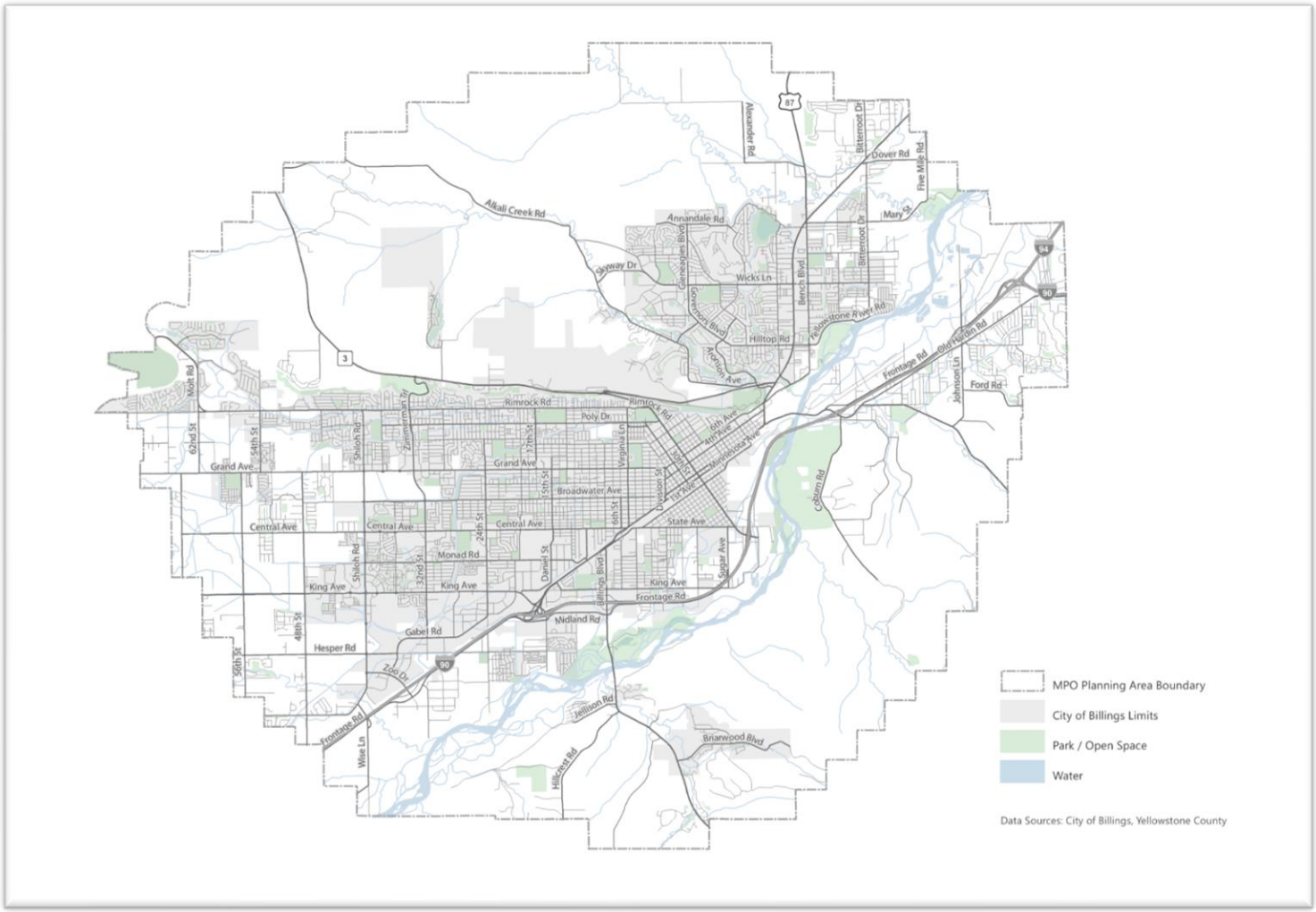
Billings MPO Boundary



CHAPTER 1 – HIGHWAY

SECTION 1 – INTRODUCTION

ABBREVIATIONS & ACRONYMS USED IN THE WORK PROGRAM

ADA	American Disability Act
ACS	American Community Survey
ARP	American Rescue Plan
AVL	Automated Vehicle Locator
BSED	Big Sky Economic Development
BUILD	Better Utilizing Investments to Leverage Development
CAC	Citizen Advisory Committee
CARES	Coronavirus Aid, Relief, and Economic Security
CDL	Commercial Driver's License
CIP	Capital Improvement Plan
CMAQ	Congestion Mitigation Air Quality
CTSP	Community Transportation Safety Plan
EBURD	East Billings Urban Renewal District
ERP	Equipment Replacement Plan
FAST Act	Fixing America's Surface Transportation Act
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
FY	Fiscal Year
FFY	Federal Fiscal Year
GIS	Geographic Information System
GTFS	General Transit Feed Specification
HPMS	Highway Performance Monitoring System
IIJA	Infrastructure Investment and Jobs Act
ITS	Intelligent Transportation Systems
LRTP	Long Range Transportation Plan
MDT	Montana Department of Transportation
MPO	Metropolitan Planning Organization
NTD	National Transit Database

PCC	Policy Coordinating Committee
PEP	Private Enterprise Participation
PL	Planning Funds
PTASP	Public Transit Agency Safety Plan
RAISE	Rebuilding American Infrastructure with Sustainability and Equity
SBBURD	South Billings Boulevard Urban Renewal District
TA	Transportation Alternative Program
TAC	Technical Advisory Committee
TAM	Transit Asset Management
TAZ	Traffic Analysis Zones
TDP	Transit Development Plan
TIP	Transportation Improvement Program
UPWP	Unified Planning Work Program
VMT	Vehicle Miles Traveled
YCBP	Yellowstone County Board of Planning

THE UNIFIED WORK PROGRAM AND ITS PURPOSE

The Unified Planning Work Program (UPWP) outlines transportation planning activities for the Billings Metropolitan area during the Federal Fiscal Year (FFY), which spans October 1 to September 30. The Yellowstone County Board of Planning acts as the designated Metropolitan Planning Organization (MPO) and is charged with the responsibility of administering the planning process. Each year, the Billings (MPO) prepares the UPWP for review and approval by local, state, and federal transportation authorities. The process begins with the Billings MPO Technical Advisory Committee, which conducts an initial review and provides a formal recommendation to the Yellowstone County Board of Planning, Billings City Council, and the Yellowstone Board of County Commissioners. These local agencies then submit their recommendations to the Policy Coordinating Committee (PCC), which gives final local approval before forwarding the UPWP to the Montana Department of Transportation (MDT), the Federal Highway Administration (FHWA), and the Federal Transit Administration (FTA) for final authorization.

The UPWP includes work elements such as administration, public involvement, and long- and short-range planning. Each element outlines objectives, accomplishments from the previous fiscal year, and planned activities for the upcoming year. It also specifies the agency responsible, required resources, including staff hours, funding amounts, and sources, ensuring a comprehensive and transparent planning framework.

FEDERAL GUIDANCE

The Infrastructure Investment and Jobs Act (IIJA) was passed by Congress on November 15, 2021, authorizing funding for Federal transportation programs for federal fiscal years 2022-2026. The IIJA effectively replaced the Fixing America's Surface Transportation (FAST) Act and the prior infrastructure act Moving Ahead for Progress in the 21st Century (MAP-21) Act.

The IIJA retains FAST Act's ten planning factors. The MPO is required, per 23 USC 134(h)(1), to consider these factors when developing transportation plans, programs, and projects:

1. Support the economic vitality of the metropolitan area, especially by enabling global competitiveness, productivity, and efficiency.

2. Increase the safety of the transportation system for motorized and non-motorized users.
3. Increase the security of the transportation system for motorized and non-motorized users.
4. Increase the accessibility and mobility of people and for freight.
5. Protect and enhance the environment, promote energy conservation, improve the quality of life, and promote consistency between transportation improvements and State and local planned growth, housing, and economic development patterns.
6. Enhance the integration and connectivity of the transportation system, across and between modes, people, and freight.
7. Promote efficient system management and operation.
8. Emphasize the preservation of the existing transportation system.
9. Improve resiliency and reliability of the transportation system and reduce or mitigate stormwater impacts of surface transportation.
10. Enhance travel and tourism.

PERFORMANCE MEASURES

The passage of the Infrastructure Investment and Jobs Act (IIJA) reinforces the performance-based planning and programming framework established by MAP-21 and the FAST Act. A key feature of these acts, continued under the IIJA, is the development of a performance- and outcome-based federal-aid program. The MPO will monitor performance measures and report progress to committees, agencies, and the public.

The performance measures address national goal areas, including safety, infrastructure condition, congestion reduction, system reliability, freight movement, environmental sustainability, and minimizing delays in project delivery. Instead of setting independent performance measure targets for the Billings Metropolitan Planning Area, the Yellowstone County Board of Planning and the City of Billings Aviation and Transit adopted the state performance targets established by MDT. This agreement, developed in coordination with Montana MPOs, was formalized through a Cooperative Performance-Based Planning Agreement on May 14, 2018.

SAFE AND ACCESSIBLE TRANSPORTATION OPTIONS (SATO)

IIJA/BIL requires an annual 2.5 percent of an MPO's PL allocation to be set aside for safe and accessible transportation options (SATO). The FY 26 set-aside is projected at $24,141. The MPO will program expenditures of the required set-aside in this year's projects. Those projects will be noted in the Work Program Elements. Note: PCC as a governing body has not formally adopted any policy outside the Federal Mandate for Alternative Modes. Any reference to Complete Streets in this document refers to the City of Billings only.

PUBLIC INVOLVEMENT

The development of the UPWP included multiple opportunities for public review and feedback, culminating in its adoption by the PCC. The MPO facilitated this process by hosting TAC UPWP meetings and posting the draft UPWP on its website for a two-week public review period. The PCC's adoption of the UPWP also took place in a public forum. Below are the outreach efforts and meetings where the public could provide input on the draft UPWP:

- Technical Advisory Committee (TAC): June 12, 2025
- UPWP Posted on MPO Website: June 17, 2025
- Yellowstone County Planning Board: July 8, 2025
- Yellowstone County Commissioners: July 8, 2025
- Billings City Council: July 14, 2025

Final action on the FFY 2026 UPWP occurred during the PCC meeting on July 22, 2025.

Additionally, the MPO welcomed comments and addressed questions in person, by mail, email, and phone as needed following the posting of the draft UPWP. Revisions to the document were made based on feedback received from MDT and the public.

SECTION 2 – WORK PROGRAM

PROGRAM SUPPORT AND ADMINISTRATION

100 Program Administration

Objectives

The role involves administering the transportation planning process and providing support to the Board of Planning, the City Council, and County Commissioners, and other boards and commissions in their decision-making activities related to transportation initiatives. Responsibilities include engaging in administrative and financial actions specific to transportation planning activities and effectively prioritizing those initiatives. Additionally, the position emphasizes enhancing staff skills and ensuring ongoing exposure to state-of-the-art practices and technologies in transportation planning, including relevant software. A key aspect of the role is maintaining contact with, providing input to, and receiving feedback from various local, state, and federal agencies, committees, and groups involved in transportation planning.

Accomplishments – Fiscal Year 2025

Conformance with federal, state, and local administrative and regulatory requirements, as well as maintenance of planning operations was achieved for FY25.

Members of the planning staff attended various professional meetings, workshops, and conferences at which planning, transportation, transit, bicycle/pedestrian and related topics were presented and discussed.

Specifically, the City-County Planning Division (Planning Division) and members of other local, state and federal departments and agencies actively participated in a diverse set of local meetings, including the Billings Technical Advisory Committee (TAC), Policy Coordinating Committee (PCC), Billings & Yellowstone County Zoning Commissions and Boards of Adjustment, Board of Planning, City Annexation Committee, City Development Process Review Committee, Community Development Board, Public Works (formerly the Traffic Control) Board, Bicycle and Pedestrian Advisory Committee, Historic Preservation Board, and others. Staff also participated in meetings with MDT and the other MPOs quarterly to discuss activities and issues. The Billings MPO also meets with MDT to discuss project coordination and issues.

Planning staff worked with GIS staff who updated geographic data in geographic information systems (GIS) including layers such as streets, zoning, addresses, ownership, and environmental

data. This GIS information is vital to provide to consultants for local plan development. Staff regularly utilize an application tracking and project management software system that integrates the existing City building permits with finance and land management software. The software also helps staff provide coordinated subdivision and development project reviews across City and County departments. Additionally, it allows for electronic submittal of building, sign, fence and exempt plats for local review. Staff also reviewed/updated the City Annexation Policy and Limits of Annexation Map and assisted in updates to the City's Capital Improvement Plan (CIP). Implementation of the City of Billings Complete Streets Policy is ongoing with the continued collection of data to be incorporated into the City of Billings Complete Streets Status Report. Implementation of the Billings Community Transportation Safety Plan will continue with reporting to MDT as required.

Proposed Activities - Fiscal Year 2026

All administrative functions of the Planning Division will be performed under this work element. Program management activities will include, but not be limited to the following:

- Correspondence
- Public Relations
- Employee Guidance, Supervision, and Training
- Program Organization and Management
- Consultant Liaison Activities
- Staff Meetings
- Negotiations
- Preparation of Contracts
- Performance Monitoring
- Office Equipment Acquisition
- Budget Management and Administration

Federal regulations require that performance measures and goals be established to monitor the performance of the region's transportation system.

The MPO will work with federal, state and local agencies to improve current performance tracking methods. Performance measures will be tracked on the MPO website and regular reporting will be provided to the Transportation Policy Coordinating Committee, MPO committees, and the general public depending on the availability of related data.

With the refilling of the Planner 1 positions, senior staff has had the ability to undertake a few neighborhood planning efforts this last year and will continue in this next year with the

initiation of the update to the Growth Policy, and land use plan for the newly opened Skyway Drive area. These projects have been identified with local funding.

PL Eligible Activities

The MPO plans to replace five staff computers in the upcoming fiscal year. This aligns with the city's strategic equipment replacement program, which outlines the scheduled replacement of computers and related equipment.

The MPO is proposing to have the current Transportation Planner, Elyse Monat, complete the ITE Professional Transportation Planner Certificate Program. This program is a professional development program offered by the Institute of Transportation Engineers (ITE). It is designed to enhance the knowledge and skills of transportation planners and engineers by providing comprehensive training in transportation planning principles, processes, and best practices. The program includes a series of online courses covering topics such as travel demand forecasting, land use and transportation integration, performance-based planning, and emerging technologies, followed by a certification exam. Participants who complete the required coursework earn a certificate that demonstrates their proficiency and commitment to the field of transportation planning.

In addition, the MPO will:

- As per the MPO's public participation plan and ongoing public outreach efforts, the planning staff will make available the documents and guidelines for transportation planning activities to the community, as well as keep abreast of federal and state requirements as they relate to the overall planning processes. These activities may include distribution of the current Billings Area Tour Map for bicycle and pedestrian users and visitors, distribution and explanation of the latest Billings Urbanized Area Traffic Count Map and Bicycle Count Map, explanation and distribution of the MPO's public participation plan to groups involved or interested in transportation planning processes in the community, and explanation and information dissemination of the TA or other grant programs to possible project applicants in the community.
- Staff will monitor the PL & Memorandum of Agreement as necessary to meet the requirements of the IIJA or any new legislation that may be approved in the upcoming fiscal year.
- Quarterly progress and expenditure reports will be prepared and transmitted to the Montana Department of Transportation (MDT) in order to maintain federal funding support.
- The FY 2026 UPWP will be continually appraised and monitored in terms of content and budget allocations and will be revised when deemed necessary.
- The Fiscal Year 2027 UPWP will be developed under this work element.

- The Board of Planning, Board of County Commissioners and City Council will be kept informed of the activities of the staff and their progress in completing the approved UPWP.
- All planning staff will participate in recognized and approved training programs in order to improve staff skills and capabilities. Planning expertise will be maintained through enrollment in appropriate planning and transportation-related courses at area colleges, workshops, seminars, webinars and conferences.
- Staff will adapt software programs to effectively utilize traffic data and continue computer-training programs.
- The use of PL funds for out-of-state travel and/or registration fees for the above or other purposes will continue to be subject to prior approval of MDT.
- The MPO TA Program administration will be funded through this work element.
- The Infrastructure Investment and Jobs Act (IIJA) will be reviewed so staff may become familiar with changes affecting the metropolitan planning process.
- Planning activities pertaining to Bicycle-Pedestrian in this work element will include:
    - Work field inspections, handle complaints and investigate problem areas of the Bike/Pedestrian system.
    - Presentations as needed.

Locally Funded Activities

- General administrative activities will include maintenance of files, library documents, daily correspondence and preparation of necessary periodic reports.
- Interagency committee participation is included in this work element.
- All staff members will continue to participate in and encourage increased cooperation between state and local agencies, departments and governing bodies.
- The Planning Division will serve both as a coordinator of and a participant in meetings and committees.
- Planning Division involvement will include participation with such agencies as the Housing Authority, Big Sky Economic Development (BSED), Air Pollution Control Board, RiverStone Health (City-County Health Department), Healthy by Design, legislative study committees, and other agencies.
- Staff will continue to implement long-term document storage through virtual servers and cloud storage platforms.

STAFFING

22 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

The Planning Division will be responsible for administering the area-wide planning process for the City and County.

PRODUCT

- An ongoing administrative program focused primarily on effective and expeditious implementation of this UPWP.
- The continual enhancement of the Planning Division staff skills and knowledge.
- Maintenance of a coordinated, comprehensive, and cooperative planning process that is endorsed and supported by the local community.
- The development of the FY27 UPWP.

FUNDING SCHEDULE - ADMINISTRATION

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$295,900.00	$242,100.00	$538,000.00
TOTAL	$295,900.00	$242,100.00	$538,000.00

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	55	45	100

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$171,600.00	$140,400.00	$312,000.00
TOTAL	$171,600.00	$140,400.00	$310,000.00

*The matching ratio is Federal PL--86.58% and State match-13.42%.

** Five computer replacements - $9,500; ITE Transportation Planning Certificate Program - $800.

101 Service

Objectives

To facilitate the sharing of information and the exchange of ideas among planning agencies, the interested public, decision-makers, and other relevant departments, agencies, and organizations associated with the Billings MPO.

Accomplishments – Fiscal Year 2025

The planning staff engaged in a diverse range of service tasks. Their responsibilities included delivering presentations concerning roadways and alternative transportation, addressing citizen inquiries and complaints about streets, subdivision layouts, sight distances, zoning requests, and ensuring alignment with the 2024 Transportation Plan, the 2017 Billings Area Bikeway and Trails Master Plan, the City of Billings 2016 Growth Policy, the Lockwood Growth Policy, and various neighborhood and community plans.

Staff also provided transportation planning information to organizational and agency partners as needed for education and decision-making purposes. Additionally, they shared updates and insights with the community and stakeholders throughout the development of several planning initiatives.

Proposed Activities - Fiscal Year 2026

PL Eligible Activities

- Planner I positions will also be working within this element. These positions will provide transportation and related planning information to the general public and interested organizations.
- Planning Division and Transportation Planning staff continually look at ways to disseminate and provide information on transportation activities, including by creating social media posts addressing transportation safety, and tabling at community events.

Locally Funded Activities

- Staff will continue to develop and use website tools enabling citizens to access information on upcoming planning activities, board and commission meetings, and recent land use applications, as well as interact with various planning processes through email notification and online comment programs. Staff will look at implementing citizen access to the Questys System software for access to historical data related to transportation, zoning and other planning applications.
- Continue increasing community and agency awareness of the interrelationships between land use development and transportation needs through dissemination of information and drafting of planning documents that incorporate both elements together.

STAFFING

7 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

As Assigned.

PRODUCT

- A responsive and flexible planning process utilizing staff capable of providing short-term findings and recommendations, as well as ongoing customer service to the public on all levels of planning projects and regulations.
- Provide transportation-related webinars to staff, local officials and the general public to educate on current transportation issues.

FUNDING SCHEDULE - SERVICE

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$32,500.00	$32,500.00	$65,000.00
TOTAL	$32,500.00	$32,500.00	$65,000.00

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	50	50	100

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$25,000.00	$25,000.00	$50,000.00
TOTAL	$25,000.00	$25,000.00	$50,000.00

*The matching ratio is Federal PL--86.58% and State match-13.42%.

102 Citizen Involvement

Objectives

To gather community input on values and goals while encouraging participation in the development of plans and projects.

Accomplishments – Fiscal Year 2025

Planning staff attended numerous meetings with service clubs, civic groups, and professional organizations to discuss various aspects of local planning. The Planning Board actively sought public input to review and gather feedback on a broad range of planning issues affecting both the City and County. Staff also participated in meetings of neighborhood task force organizations and advisory committees, responding to questions and addressing long-term planning topics, particularly those related to transportation projects and code enforcement concerns.

Proposed Activities - Fiscal Year 2026

PL Eligible Activities

- The City of Billings is undertaking the development of a Land Use Plan and Future Land Use Map to comply with the Montana Land Use Planning Act (MLUPA). The MLUPA legislation is aimed at fostering the well-being of Montana's residents by implementing comprehensive land use planning. Transportation will be very relevant to the development of the future land use map. Significant public outreach and engagement will be involved in this project. The MPO is proposing to allocate $5,000 of PL funding towards this activity to assist in public engagement. This project was kicked off in May of 2025 with the majority of the engagement beginning summer into spring of 2026.
- Outreach to the public and all affected jurisdictions for ongoing transportation projects, including but not limited to several MDT planning and construction projects such as the North Billings Bypass, 1st Avenue North reconstruction, Zoo Drive and several MPO projects. The MPO has several projects that will be completed and initiated this upcoming year including an update to the 2017 Household Travel Survey.
- The staff will continue to support the Bicycle and Pedestrian Advisory Committee. The Committee is responsible for forwarding recommendations to the Planning Board and governing bodies on bicycle safety, bike lanes, pedestrian safety and access, and other matters. The group will be involved in the nomination and review of TA Program eligible projects, bicycle and pedestrian signing and safety projects, grant applications for non-motorized transportation projects, and community education and outreach on bicycle and pedestrian safety within the MPO.

- The MPO has several planning efforts this year and next, as part of its continuous efforts to engage the public in these transportation planning efforts, staff will be actively engaged with City and County Departments and partnering organizations to push information and public participation opportunities to the community.
- TAC and PCC meetings will be held, and meeting information disseminated as necessary.
- Staff will continue to update and maintain the MPO's website to provide the most current up to date information for the community.
- Staff will utilize web-based GIS and web mapping software for assistance in transportation planning.
- Some of the specific projects that will involve community participation include the completion of the update to the 2017 Household Travel Survey, MPO participation in the City of Billings Transportation Corridor Plan, and the significant development of the Billings Comprehensive Plan. These projects will include extensive public participation and solicitation.

Locally Funded Activities

- Meetings with various citizen groups will be coordinated and attended for the purpose of soliciting information and ideas on a broad range of planning issues within the Billings Urban Area and throughout Yellowstone County.
- Community participation using new tools and techniques will also be included in all planning studies proposed within this document.
- Staff will utilize web-based GIS and Web mapping software for assistance in land-use planning.

STAFFING

9.5 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

- A comprehensive and coordinated solicitation and collection of public opinions in order to accurately reflect the preferences and priorities of the citizens within the Billings Urban Area.
- An enhanced integrated web-based public participation software that includes MPO and general planning projects and procedures and other pertinent information.

FUNDING SCHEDULE - CITIZEN INVOLVEMENT

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$51,000.00	$51,000.00	$102,000.00
TOTAL	$51,000.00	$51,000.00	$102,000.00

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	50	50	100

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$45,000.00	$45,000.00	$90,000.00
TOTAL	$45,000.00	$45,000.00	$90,000.00

*The matching ratio is Federal PL--86.58% and State match-13.42%. Includes $5,000 for public outreach and engagement activities associated with the City of Billings Land Use Plan and Future Land Use Map development.

GENERAL DEVELOPMENT & COMPREHENSIVE PLANNING

200 Community Planning

Objectives

The planning staff is responsible for maintaining accurate records and projections related to population, dwelling units, land use, employment data, and financial reports. They provide up-to-date information on the quantity of residential, commercial, industrial, and public land within the MPO and across the County. Staff analyze and summarize development trends, offering visual data and insights to the City Council, County Commission, Planning Board, and the public to support informed transportation and land-use decision-making. Additionally, they recommend implementing the goals, policies, and strategies outlined in the 2016 City of Billings and Lockwood Growth Policies and facilitate the implementation of the Long-Range Transportation Plan and related planning studies.

Ten Planning Factors Incorporated into the UPWP:

1. **Economic Vitality:** Support the metropolitan area's economic vitality by fostering global competitiveness, productivity, and efficiency.
2. **Safety:** Enhance the safety of transportation systems for both motorized and non-motorized users.
3. **Security:** Improve the security of transportation systems for all users.
4. **Accessibility and Mobility:** Increase accessibility and mobility for people and freight.
5. **Environmental Protection and Quality of Life:** Protect the environment, promote energy conservation, improve quality of life, and align transportation improvements with State and local growth, housing, and economic development plans.
6. **System Integration and Connectivity:** Improve the integration and connectivity of transportation systems across different modes for both people and freight.
7. **System Efficiency:** Promote efficient management and operation of transportation systems.
8. **Preservation:** Prioritize the preservation and maintenance of existing transportation systems.

9. **Resilience and Reliability:** Enhance the resilience and reliability of transportation systems while reducing or mitigating stormwater impacts from surface transportation.

10. **Travel and Tourism:** Support enhancements to travel and tourism through transportation initiatives.

Accomplishments – Fiscal Year 2025

Staff reviewed and analyzed the most current release of the 2019-2023 Census and American Community Survey (ACS) data. Current ACS data is updated and placed in various databases as it has become available. Data gathered and updated included annual information related to population estimates for city and counties within the State of Montana. This annual information is used by the public and public agencies for planning purposes. The ACS is accessed for review and dissemination, and updated information released by the US Census Bureau in regard to commuting patterns. Other data gathered includes:

- Building Permits, Demolition Permits, Electrical Permits, Subdivision Applications, Zoning Applications, Special Reviews, Variances, temporary use permits, sign permits, zoning compliance permits and zoning clarification documents, annexation data, population trends, land use trends, school enrollment, employment data and general economic indicators.

The planning staff continues to review the most current ACS data and information from the 2020 Census data and estimates for population and demographic data. Census information is made available to various local agencies and organizations and to the general public. The data is used for developing reports, grant applications and planning documents such as Transportation and Land Use Plans and for projects like the Recreational Trails Program Grant and other grants as needed.

The City-County Planning Division, on behalf of the Billings MPO, is responsible for preparing a City of Billings Complete streets (excluding Yellowstone County) Progress Report. This direction was outlined in the City of Billings Complete streets (excluding Yellowstone County) Policy: "The City will periodically collect, review and report performance data and benchmark measurements to demonstrate the effectiveness of the policy." This effort was completed with the first-ever City of Billings Complete Streets (excluding Yellowstone County) Benchmark Report prepared in 2013. This Progress Report includes comparison of various data sets related to motorized and non-motorized transportation.

Numerous other special purpose maps were prepared for meeting purposes including bicycle trail maps, annexation maps, estimated development density maps and tables for the Limits of

Annexation Map area, and other project influence areas. Natural resources, 2020 Census, and jurisdictional boundary information was updated or developed. Traffic count station locations were geo-positioned and linked with the City-County traffic count matrix. The City also upgraded its internal mapping system with an ArcGIS product that makes access to the most current property data and aerial photography better and easier for staff when researching existing conditions of transportation corridors and adjacent property. The new system provides a robust City GIS base map for use in application reviews, transportation planning efforts, and general customer inquiries. Ongoing review and implementation of sub-area neighborhood and transportation plans, and other planning documents were carried out by staff.

While not a part of PL funds, the City of Billings was awarded a Safe Streets for All (SS4A) grant from the US DOT. The Transportation Planner anticipates dedicating a significant amount of time to managing this grant, including coordinating a public education campaign about Safe Routes to School and helping to provide management for the implementation of Safe Routes to School projects.

Proposed Activities - Fiscal Year 2026
PL Eligible Activities

- In FY25, the MPO added an additional employee to the PL formula. In 2008, the recession forced the Planning Division to reorganize staffing and eliminated the Long Range/Neighborhood Planner position. Based on community and City Council goals, this position is needed to complete numerous neighborhood, subarea, and long-range plans. The funding structure is set at a 30-70 split, with 30 percent of the budget provided by the PL and the remaining 70 percent covered by local funding. This collaborative funding approach ensures that the Neighborhood Planner is well-resourced to address local needs while aligning with broader planning objectives. In May of 2025, the Planning Division successfully filled this position with Tate Johnson. Previously working the front lines for the Planning Division and processing numerous planning applications, Tate will be a great addition to the long-range planning activities. The Neighborhood Planner will play a crucial role in the MPO's transportation planning activities, including:
  - Community Engagement.
  - Data Collection and Analysis.
  - Assistance with the development of Transportation Plans.

- The web-based GIS software is compatible with available datasets and utilizes the existing data sets more effectively. The GIS software will be utilized to develop a series of maps, including existing and proposed pedestrian trail routes and projects in the community, maps to implement the Long-Range Transportation Plan, updates to a preferred growth

area map in conjunction with the City's Limits of Annexation Map, mapping of focus areas for implementation of the City's Infill Development Policy, and others. This ability of the GIS program allows for anticipating and planning for the transportation network in areas of annexation and infill. This will assist in the implementation of our LRTP and project planning for future plans and studies.

- The planning staff, under the direction of the Board of Planning, will continue to work on long-range planning projects according to the priorities established by both the City of Billings and Yellowstone County. In particular, the continuing implementation of the 2024 Long Range Transportation Plan Update, and to implement the 2017 Bikeway and Trails Master Plan.

Work related to Bicycle-Pedestrian activities in this work element will include:

- Work with staff to ensure a bike/pedestrian friendly community.
- Review of proposed subdivisions for non-motorized transportation connectivity.

Locally Funded Activities

- Senior staff will be undertaking development of a variety of long-range land use plans this upcoming year that will all include significant public involvement and engagement including as mentioned earlier.
- The Planner I's will continue to undertake the review of:
  - Zoning applications. The development and adoption of Project Re:Code now ties land uses and land patterns to the road and street network.
  - Site development plans to address clear vision and controlled and shared access points.
  - Site development plans address newly implemented build to zones which prevent traffic flow in front of buildings.
  - Site orientations that allow for internal traffic and other services, for example, drive through locations.
- Staff also will continue to work with the Big Sky Economic Development (BSED) to implement the Master Plan for the East Billings Urban Renewal District (EBURD), the Hospitality Corridor Planning Study, the Exposition Gateway Concept Plan and the South Billings Boulevard Urban Renewal District (SBBURD) Master Plan. The plans include detailed analysis of the transportation and land use connections in the area and promote sustainable development projects.
- Staff plans to work with the City, County, BSED, and neighborhood groups to identify planning needs in various parts of the urbanized area.
- Continued maintenance and update of socio-economic and land use data for both transportation and comprehensive planning activities will continue in 2026, with 2020 Decennial Census data and the 2023 American Community Survey data.

- Various GIS databases and layers will continue to be developed and centrally maintained, including information on neighborhoods, community assets, route planning, trail systems and transportation plans.
- The new web-based system tracking and managing projects will include application information on zoning and subdivision applications.
- Neighborhood planning activities will be initiated to identify local issues and strategies to assist neighborhood groups and organizations with neighborhood sustainability, equity, and safety.

STAFFING

21.5 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

- Various reports, files, and projections of socio-economic data necessary for current transportation and comprehensive planning activities, as well as support of City/County economic development activities.
- An ongoing GIS database/mapping system for the City of Billings and Yellowstone County.
- Ongoing updates to the preferred growth areas mapping and analysis for the City, implementation of the City Infill Development Policy, SBURD Master Plan, the 2024 Long Range Transportation Plan Update, 2018 Public Participation Plan, the Downtown Area Traffic Circulation and Safety Study, Wayfinding Sign Plan, and the Heritage Trail Tour Map and Application.

FUNDING SCHEDULE – COMMUNITY PLANNING

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$104,400.00	$243,600.00	$348,000.00
TOTAL	$104,400.00	$243,600.00	$348,000.00

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	30	70	100

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$105,000.00	$245,000.00	$350,000.00
TOTAL	$105,000.00	$245,000.00	$350,000.00

*The matching ratio is Federal PL--86.58% and State match-13.42%.

204 Zoning Administration

Objectives

The planning staff is responsible for overseeing, interpreting, and enforcing current City and County zoning regulations. They ensure effective administration of these regulations while providing efficient service to elected officials and the public. Additionally, staff maintain up-to-date zoning and land use information for all zoned properties within the jurisdiction of the Billings Metropolitan Planning Organization, supporting long-range transportation planning studies, traffic analysis, and transportation projects.

Accomplishments – Fiscal Year 2025

Staff continues to see robust applications for zone changes, special reviews, variances, and planned developments. Reports and recommendations were prepared on each case to the various boards, commissions, and governing bodies. Digital photos are now incorporated into all zoning reports and Microsoft PowerPoint presentations are given to all boards and commissions. Staff is in the process of ongoing scanning of historic zoning files in preparation of future citizen access through a new archiving system software. All applications for building permits were also reviewed for compliance with City and County zoning regulations. Special zoning studies and ordinance updates were prepared as requested by the governing bodies. These included making a series of zoning code amendments to bring the regulations into compliance with changes in State Law and changes driven by community interests.

Staff coordinated with the County GIS Department to ensure that all zone changes within the Billings MPO area were reflected on GIS online and printed maps to ensure land use information was current.

A significant amount of time was also spent assisting the public with general zoning questions. The status of all active zoning applications is now posted on the City/County Planning websites.

After 25 years of service, Nicole Cromwell, the City-County Zoning Coordinator, retired at the end of May. Nicole leaves very big shoes to fill. Karen Husman, a long-time planner with City/County Planning, stepped into this role at the end of May.

Proposed Activities - Fiscal Year 2026

PL Eligible Activities

- Zoning, Special Review, and Variance applications will be reviewed for land use compatibility, traffic, access, and overall site design.
- Staff will continue to maintain its zoning maps and land use information so that it is applicable to long-range transportation planning efforts in the Billings MPO. This

information is regularly applied to a variety of MPO functions, including corridor analysis efforts like those involved in the Billings Bypass project, specific road projects, TA program applications and non-motorized grant applications.

- Staff will continue implementing the Zoning Code. Staff continues to review and trouble-shooting inconsistencies or inaccuracies in the code with the intent to make any needed amendments. As stated earlier, the Zoning Code places a higher emphasis on the transportation system, including road classification; safety and connectivity is vital to how the adjacent land uses for residential and commercial development are built. The road system emphasizes location and setting of any structures.
- Planner I's allow senior staff to take a more active role in long range planning. It is anticipated that Planner I's will undertake the review of:
  - Zoning applications. Project Re:Code now ties land uses and land patterns to the road and street network.
  - Site development plans to address clear vision and controlled and shared access points.
  - Site development plans to address newly implemented build to zones which prevent traffic flow in front of buildings.
  - Site orientations that allow for internal traffic and other services, for example, drive through locations.

Locally Funded Activities

- Carrying out the day-to-day activities required to effectively administer the zoning regulations as well as ensure that land use information is current and available for all long-range transportation planning efforts, including Transportation Plan updates, specific road projects, corridor studies and the North Bypass project.
- Activity in 2026 will include ordinance updates as required by State law or requested by the public or governing bodies.
- All zone change applications will be reviewed for compliance with local plans.
- Staff will continue the update to the Zoning Code based on fulfilling policy goals set by the local governing body including Growth Policy, Neighborhood Plans, and by increasing safe and accessible transportation planning options Streets and Infill Policies.

STAFFING

15.5 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

- Effective zoning regulations and administration for the City of Billings and Yellowstone County. Effective enforcement of the zoning regulations for Yellowstone County.
- Online submittal capability for certain zoning permits, i.e., sign and fence will increase efficiency and convenience for applicants.

FUNDING SCHEDULE – ZONING ADMINISTRATION

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$42,000.00	$168,000.00	$210,000.00
TOTAL	$42,000.00	$168,000.00	$210,000.00

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	20	80	100

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$24,000.00	$96,000.00	$120,000.00
TOTAL	$24,000.00	$96,000.00	$120,000.00

*The matching ratio is Federal PL--86.58% and State match-13.42%.

205 Subdivision Administration

Objectives

The planning staff is responsible for maintaining current City and County subdivision regulations and updating them as needed to align with changes in State law. They ensure effective administration of these regulations, providing efficient service to developers, engineers, surveyors, elected officials, and the community. Staff work to minimize negative impacts of development on the community, ensuring that subdivisions are designed to be safe and sustainable. When subdivision applications are submitted, they evaluate traffic accessibility studies, general circulation data, and ensure conformity with the Functional Classification Map and elements of the Long-Range Transportation Plan. Additionally, they collect, manage, and apply subdivision development information to support long-range transportation planning activities for the MPO, including updates to the transportation plan and maintenance of traffic modeling inputs.

Accomplishments – Fiscal Year 2025

The Board of Planning and the planning staff reviewed all preliminary major and minor plat applications. Numerous conceptual and pre-application meetings were coordinated and attended by staff. All final plats were reviewed and processed. Also, a significant amount of time was spent assisting the public with general subdivision questions. Updates to the City and County Subdivision Regulations due to legislative changes were drafted and approved.

Staff collected and compiled information on the details of each new subdivision, such as the number of lots and land area slated for development. This information is integral to any transportation plan updates or long-range transportation planning efforts undertaken by the MPO in the community to determine population growth and location of residents and commercial services that affect the transportation system. This involved monthly subdivision activity reporting and periodic reviews of new development locations. This is also considered in relation to the TA program and when the MPO pursues grants for non-motorized transportation projects in the community.

The MPO continues to implement and enforce the County Subdivision Regulations that require property currently outside the city limits but within the County Zoning Jurisdiction that may be annexed in the future to develop at city standards for infrastructure such as sidewalk, storm water management and future utility access. This procedure has been positive to residential development in the city fringe areas and contributes to the development of safe and accessible transportation options.

Proposed Activities - Fiscal Year 2026

PL Eligible Activities

- Staff will review all subdivisions for compliance with the Billings Area Long Range Transportation Plan, and for conformity with the Billings Area Bikeway and Trails Master Plan, Lockwood Transportation Plan, Blue Creek Transportation Plan, and other neighborhood and community transportation plans as applicable.
- Staff also will continue to collect information on the details of each new subdivision as an integral data source for long-range transportation planning efforts undertaken by the MPO. The MPO expects to use this data in 2026 for a variety of projects, including the implementation of the Long-Range Transportation Plan, the Bike/Ped Plan and continued analysis for the North Bypass.
- In the last couple of years with the addition of the new Planner I to the UPWP, the Division has additional assistance in reviewing subdivision applications for compliance with the various transportation and planning documents overseeing land use within the MPO and Planning jurisdictional area.

Locally Funded Activities

- All subdivision applications will be reviewed for compliance with local and state subdivision law.
- Staff will continue to carry out the day-to-day activities required to effectively administer the subdivision regulations, and to keep the regulations current.
- Continued implementation of the Suburban Subdivision Regulations within the County Zoning Jurisdiction area.

STAFFING
17 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY
City/County Planning

PRODUCT
- An effective subdivision review process regarding local and state law, the Growth Policy, and the Billings Area Transportation Plan.
- Accurately identified and reviewed the street segments proposed in the new subdivision to ensure their alignment with the designated road functional classifications as outlined in the 2023 Transportation Plan Functional Classification Map. This involved a thorough

analysis to verify that each street segment meets the specific criteria and standards set forth in the plan, ensuring consistency with the broader transportation network and supporting the intended flow of traffic. The review process included cross-referencing proposed street layouts with the functional classification map, assessing potential impacts on traffic patterns, and confirming that the street segments will contribute to an efficient and well-coordinated transportation system within the subdivision and its connection to existing infrastructure.

FUNDING SCHEDULE – SUBDIVISION ADMINISTRATION

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$63,900.00	$149,100.00	$213,000.00
TOTAL	$63,900.00	$149,100.00	$213,000.00

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	30	70	100

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$45,000.00	$105,000.00	$150,000.00
TOTAL	$45,000.00	$105,000.00	$150,000.00

*The matching ratio is Federal PL--86.58% and State match-13.42%.

LONG RANGE TRANSPORTATION PLANNING

300 Transportation System Data

Objectives

The planning staff is responsible for developing and maintaining the current transportation system data files and records. They provide transportation planning and data information to City and County staff, elected officials, developers, engineering firms, and the general public to support informed decision-making and project development.

Accomplishments – Fiscal Year 2025

The traffic, trail and bike lane count programs for FY 2025 was completed. Travel times/delay/speed studies were completed, calculations computed, and level-of-service values determined. This data was used for various planning and engineering projects throughout the year. In addition, the public commonly requests this data for land use planning.

Staff participated in the update of the City of Billings Capital Improvement Plan (CIP). Crash information was compiled and analyzed. Crash data is also used in many of the planning studies undertaken by the MPO. The staff also continued to utilize the trail scanners that were purchased and found new and better ways to both use the scanners in more trail locations in the community and display the data for various applications. A couple of years ago, the MPO also took over collection and distribution of the data from the Lockwood sidewalk counters purchased through the Lockwood Pedestrian Safety District.

Proposed Activities - Fiscal Year 2026

PL Eligible Activities

- The traffic count program for the Billings Urban Area as well as the Yellowstone County influence area will be conducted and the appropriate data recorded during FY2025. All traffic count data will be submitted to the MDT by February 1, 2026.
- Staff will update, where appropriate, the City's Capital Improvement Program.
- Continue with the contract position with City Engineering to continue traffic and trail counts.
- Staff will collect and maintain bike/pedestrian information through use of the trail-bike/pedestrian scanners. The information from the bike/pedestrian counts links directly to the development of the LRTP and the MPO's non-motorized planning studies. These counts also contribute to other planning projects such as the City of Billings Complete Streets Progress Report. This activity is in conjunction with MPO region wide planning.

- The traffic count data archive will be maintained and accessible for other agencies and the public.
- Data will also be used during proposed FY26 Planning Studies as needed.
- The Bicycle-Pedestrian activities will continue. Duties will include but are not limited to:
  - Maintain Bike/pedestrian databases in conjunction with MPO region wide planning purposes.
  - Maintain database for easement acquisition.

Proposed Special Activities or Projects

Replacement and Upgrades to Traffic and Trail Counters

To support data-driven planning and performance measurements, the Billings Metropolitan Planning Organization (MPO) utilizes a network of traffic and trail counters to monitor bicycle and pedestrian activity across the region. As these devices age and technology evolve, many of the existing counters have become outdated, unreliable, or incompatible with newer data collection platforms. In response, the MPO proposes the replacement and necessary upgrades of its current counting equipment to ensure the continued accuracy, consistency, and usability of non-motorized traffic data.

Upgrading and replacing the counters will allow for better integration with current data platforms, improved remote access and maintenance, and more precise detection of different travel modes. This effort will also support year-round data collection with weather-resistant and automated systems that reduce manual labor and increase reliability.

Furthermore, high-quality count data is a critical asset in securing competitive state and federal funding. Many grant programs, including Transportation Alternatives, Safe Routes to School, and multimodal safety initiatives—require or strongly recommend supporting data that demonstrates community use and project justification.

Investing in modern, dependable traffic and trail counters will enhance the MPO's ability to make informed decisions, track progress toward mobility and safety goals, and advance a connected, efficient, and inclusive non-motorized transportation network for the Billings region.

The MPO is proposing allocating $15,000 towards the completion of this project.

The expenditure of these funds will occur throughout the federal fiscal year as needed.

Travel Demand Modeling Support for the Billings Transportation Corridor Plan

The City of Billings is in the process of developing a comprehensive Transportation Corridor Analysis Plan to evaluate the existing roadway network and guide the future of transportation infrastructure across the metropolitan area. In support of this effort, the Billings Metropolitan Planning Organization (MPO) proposes the use of Planning (PL) funding to conduct advanced travel demand modeling. This modeling will serve as a critical analytical tool to assess how proposed roadway improvements and alternative development scenarios would impact travel patterns, traffic flow, and overall network performance.

The goal of the modeling effort is to provide data-driven insights that inform long-range transportation planning decisions, prioritize infrastructure investments, and ensure that the evolving transportation network meets the needs of a growing and changing population. By testing various roadway configurations and land use scenarios, the MPO will be able to forecast future conditions, identify potential congestion points, and evaluate the effectiveness of multimodal strategies, including public transit, bicycle, and pedestrian infrastructure.

The MPO plans to continue its successful partnership with Kittelson & Associates, a firm with extensive experience in transportation modeling and planning. Kittelson has previously supported the MPO with travel demand modeling tasks on an as-needed basis and is well-versed in the specific characteristics and needs of the Billings region. Their expertise will help ensure that the modeling is technically sound, consistent with best practices, and tailored to the unique challenges and opportunities facing the community.

This project represents a strategic use of federal planning resources to enhance the technical foundation of the Billings model, support scenario planning, and advance the development of a safe, efficient, and resilient transportation system for the region.

The MPO is proposing allocating $50,000 towards the completion of this project. This project will be initiated at the request of the City of Billings for the project.

Billings MPO Household Travel Survey Update – Project Description

The Billings Metropolitan Planning Organization (MPO) is initiating an update to the 2017 Household Travel Survey to better understand current travel behavior and trends within the Billings urban area. This comprehensive survey will collect data on how, when, and why residents travel throughout the region, providing a critical foundation for transportation planning, modeling, and investment decisions.

The updated Household Travel Survey will incorporate contemporary data collection methods, including digital tools and mobile technology, to ensure broader participation and more accurate representation of daily travel patterns. The information gathered will include trip purposes, modes of travel, trip start and end times, and socio-demographic characteristics of participating households.

This effort is essential to support the development of future transportation plans, including the Billings Long Range Transportation Plan (LRTP), transit planning, corridor studies, and other transportation planning efforts. The updated survey will also help align transportation strategies with the changing needs of the community, promote equity in planning, and guide investments that improve mobility, safety, and accessibility for all users.

The Billings MPO is committed to a transparent and inclusive process, engaging stakeholders and the public throughout the survey's development and implementation phases. The updated data will be a vital tool in ensuring that transportation infrastructure and services continue to meet the needs of a growing and evolving region.

The MPO is proposing allocating $150,000 towards the completion of this project with $10,000 towards safe and accessible transportation options allocated to this project. The MPO will advertise this project in December of 2025 with project start in the spring of 2026.

STAFFING
9.0 Staff Months – City/County Planning
11.0 Staff Months – City of Billings Engineering

FUNCTIONAL AGENCY RESPONSIBILITY
City/County Planning/MDT

PRODUCT
- Documentation as necessary, support of transportation grant programs, transportation system modeling, updated Traffic Count Program, and research and integration of traffic information into planning projects and development review activities.
- Current traffic count data. Traffic counts are vital for any long-range planning efforts and during development of commercial and residential projects. Traffic counts also directly relate to the development of projects in the LRTP and ultimately for programming in the TIP.
- Current bike/pedestrian counts. MPO uses these counts for the development of the non-motorized network. This information is used for the development of the Bikeway and Trails Master Plan as well as for applications for various grants.

- To comply with Federal Guidelines for reporting Performance Measures under the BUILD Grant, the MPO will contract to develop the following performance measure components: Crash rates by type and severity, average daily traffic, and bike and pedestrian count/trips. This information is required at various time frames including a baseline, year 1, year 2, and final report in year 3.
- The City of Billings is developing a Transportation Corridor Plan to evaluate the existing road network and various transportation elements. The Metropolitan Planning Organization (MPO) proposes using PL funding for travel demand modeling to analyze proposed roadway improvements or scenario planning. This modeling will help assess how the proposed roadways would function and their overall impact on the transportation network. The MPO has previously contracted with Kittelson & Associates for modeling assistance with transportation planning projects as needed.
- The proposed update to the 2017 Billings Metropolitan Planning Organization (MPO) Household Travel Survey aims to collect current and comprehensive travel behavior data from a representative sample of households within the Billings metropolitan area. This update will provide critical insights into daily travel patterns, mode choices, trip purposes, and household demographics, reflecting changes in population, land use, transportation infrastructure, and mobility trends since the original survey. The refreshed data will support transportation planning, travel demand modeling, and policy development to ensure an efficient, equitable, and future-ready regional transportation system. The updated survey will also incorporate technological advancements and best practices in data collection, including online and smartphone-based participation options, to improve accuracy and public engagement.

FUNDING SCHEDULE – TRANSPORTATION SYSTEM DATA

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$190,000.00	$0.00	$190,000.00
TOTAL	$190,000.00	$0.00	$190,000.00

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	100	0	100

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$350,000.00	$0.00	$350,000.00
TOTAL	$350,000.00	$0.00	$350,000.00

*The matching ratio is Federal PL--86.58% and State match-13.42%. **This Includes - $15,000 for Traffic Counters, $50,000 for use of the Billings MPO Travel Demand Model for the Billings Transportation Corridor Plan, $150,000 for an update to the 2017 Household Travel Survey (includes $10,000 towards Safe and Accessible Transportation Options),

301 Transportation Plan

Objectives

As part of its ongoing commitment to strategic, data-informed transportation planning, the Billings Metropolitan Planning Organization (MPO) will focus on implementing the goals and objectives outlined in the Billings Long Range Transportation Plan (LRTP). This implementation effort involves translating the vision of the LRTP into actionable strategies that guide policy development, project prioritization, and investment decisions across the urban transportation network. To effectively support this process, the MPO will also work to develop and maintain comprehensive, up-to-date datasets for the Billings urban area. These datasets are essential for monitoring key performance indicators, tracking system performance, and evaluating the continued validity and relevance of the LRTP over time. By collecting and analyzing data on travel behavior, traffic volumes, safety trends, system usage, and demographic shifts, the MPO can ensure that the transportation plan remains aligned with current conditions and future needs. This data-driven approach not only strengthens regional planning efforts but also enhances the MPO's ability to respond to emerging challenges, adapt to growth, and pursue targeted improvements that support a safe, efficient, and equitable transportation system for all users.

Accomplishments – Fiscal Year 2025

Staff implemented the 2023 Long Range Transportation Plan (LRTP). Elements in the LRTP include Goals and Objectives, a Transit section, an analysis of the railroad interface with the community, and a review of current projects listed in the Plan.

The Billings MPO successfully completed the audit and redesign of the project list in the 2023 LRTP, addressing the constructive recommendations provided by FHWA during the FHWA/MDT audit. Several inaccuracies were corrected, and the revised project list was restructured to improve clarity and ease of review. PL funds were effectively utilized to support this effort. In addition, the MPO updated its urban planning boundary in accordance with the 2020 Census review of the urbanized area. These updates were incorporated into a formal modification of the 2023 LRTP, ensuring compliance and enhancing the accuracy and usability of the document.

Trail Mobile Application

The Trail Mobile Application, originally created in 2019 to help residents and visitors easily navigate the bikeway and trail system, was updated to ensure continued compatibility with newer mobile devices and to enhance the user interface. Five years after its initial launch, the app was modernized to improve functionality and user experience.

Proposed Activities - Fiscal Year 2026
PL Eligible Activities

- Projects will continue to be reviewed for future implementation in the City's CIP and the MPO's TIP.
- MPO Staff to meet recommendations from the 2024 Billings MPO FHWA/MDT Audit, will begin compiling a list of MPO processes to develop an internal handbook for MPO staff when implementing various transportation planning procedures.

STAFFING
15 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY
City/County Planning/MDT

PRODUCT

- Implementation of transportation projects identified in the Billings Area Bikeway and Trails Master Plan, the Transportation Improvements Program, Transportation Plan and the Capital Improvements Program.
- An internal guidance document for MPO staff to undertake the various transportation planning processes.

FUNDING SCHEDULE – TRANSPORTATION PLAN

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$150,000.00	$0.00	$150,000.00
TOTAL	$150,000.00	$0.00	$150,000.00

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	100	0	100

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE			
AGENCY	**PL**	**LOCAL**	**TOTAL**
MPO	$150,000.00	$0.00	$150,000.00
TOTAL	$150,000.00	$0.00	$150,000.00

*The matching ratio is Federal PL--86.58% and State match-13.42%.

302 Planning Studies

Objectives

The planning staff develops and maintains up-to-date transportation system data files and records. They share this information with City and County staff, elected officials, developers, engineering firms, and the general public to facilitate informed decision-making and support project development.

Accomplishments – Fiscal Year 2025

During the FHWA/MDT audit of the Billings MPO, FHWA provided constructive recommendations on the project list in the 2023 LRTP, highlighting several inaccuracies and noting that the list was confusing to review. In response, the MPO used PL funds to audit and redesign the project list, ensuring accurate funding sources and listings. Additionally, the MPO updated its urban planning boundary to comply with the 2020 Census review of the urbanized area. These updates were incorporated into a modification of the 2023 LRTP to address the identified needs.

The update to the Billings Heights Neighborhood Plan was continued and completed. The plan included a significant MPO-led transportation element, incorporating accident and volume data, as well as considerations for neighborhood mobility, safety, and equity within the transportation system.

Projects will continue to be reviewed for future implementation in the City's CIP and the MPO's TIP.

Proposed Activities - Fiscal Year 2026

PL Eligible Activities

Proposed Special Activities or Projects

Alkali Creek Trail Connection – Feasibility and Planning Study

The Billings Metropolitan Planning Organization (MPO) consulted the City of Billings' Capital Improvement Plan (CIP) and there are several shared use path projects in the Planning Division's section. Several of these ideas are conceptual and need more evaluation of feasibility, definition of scope, and other planning-level pre-work to get them ready for a potential grant application. Grant opportunities come up yearly, but it is hard to complete the application in the allotted time if the groundwork is not laid when the application opens. Besides being listed in the City's CIP, this project is also listed in the 2016 Bikeways and Trail Master Plan.

The Project Narrative

The Alkali Creek Trail Connection connects two sections of existing shared use path. The path would be generally parallel to Airport Road and would run at least partially on private property. Right now, the only way to get between the two existing path segments is the sidewalk on Airport Road which is uncomfortable as it is close to fast moving traffic. The new connector would provide a safer and more pleasant route.

The MPO's project would start with discussions with the property owners to determine feasibility and move into developing a planning-level design and cost estimate, taking into consideration the terrain by the creek while developing a cost-effective plan.

Separately, Billings TrailNet donated funds for work on this project. Funds from Billings TrailNet are more flexible and could be used for developing and obtaining easements from the property owners as well as more in-depth design past the planning-level design.

Getting this project more shovel ready could help it qualify grants like the Recreational Trails Program Grant, Montana Trail Stewardship Grant, and/or Transportation Alternatives, as well as any other grants that come available.

The MPO is scheduling this project to begin in the spring as part of a package of trail feasibility studies that includes this project and the Downtown and Aronson projects. The MPO proposes allocating a budget of $20,000 to the completion of this feasibility and planning study, $5,000 would be allocated towards Safe and Accessible Transportation Planning Options.

Downtown to Billings Heights Non-Motorized Connection – Feasibility and Planning Study

The Billings Metropolitan Planning Organization (MPO) consulted the City of Billings' Capital Improvement Plan (CIP) and there are several shared use path projects in the Planning Division's section. Several of these ideas are conceptual and need more evaluation of feasibility, definition of scope, and other planning-level pre-work to get them ready for a potential grant application. Grant opportunities come up yearly, but it is hard to complete the application in the allotted time if the groundwork is not laid when the application opens. Besides being listed in the City's CIP, this project is also listed in the 2016 Bikeways and Trail Master Plan.

The Project Narrative

The Downtown to Billings Heights Non-Motorized Connection would provide a safer non-motorized connection to the Jim Dutcher Trail, Coulson Park, and the campgrounds in the area,

as well as the Billings Heights. Until the Stagecoach Trail is built, the Jim Dutcher Trail currently provides the only separated non-motorized connection between downtown Billings and the Billings Heights. Building the shared use path would require coordination with local businesses and possibly the railroad. Initial conversations with Phillips 66, one of the property owners in this area, have been positive.

Separately, Billings TrailNet donated funds for work on this project. Funds from Billings TrailNet are more flexible and could be used for developing and obtaining easements from the property owners as well as more in-depth design past the planning-level design.

Getting this project more shovel ready could help it qualify grants like the Recreational Trails Program Grant, Montana Trail Stewardship Grant, and/or Transportation Alternatives, as well as any other grants that come available.

The MPO is scheduling this project to begin in the spring as part of a package of trail feasibility studies that includes this project and the Alkali Creek and Aronson projects. The MPO proposes allocating a budget of $20,000 to the completion of this feasibility and planning study, $5,000 would be allocated towards Safe and Accessible Transportation Planning Options.

Aronson Avenue to Annandale Road Trail Connection – Feasibility and Planning Study

The Billings Metropolitan Planning Organization (MPO) consulted with the Billings City Council on developing transportation planning projects that would benefit the city in advancing desired capital transportation projects. A request was made by the City Council to include a feasibility study on a non-motorized connection from Aronson Avenue to Annandale Road. This project is also listed in the 2016 Bikeways and Trail Master Plan.

The Project Narrative

Completing a non-motorized study of the trail connection between Aronson Avenue and Annandale Road in Billings Heights offers valuable benefits for the community. This study would help identify the most feasible and safe route for pedestrians and bicyclists, improving access to nearby neighborhoods, parks, and schools. It would support efforts to enhance connectivity within the Billings trail system, reduce reliance on motor vehicles, and promote healthier, more active lifestyles. Additionally, the study would help address safety concerns, guide future infrastructure investments, and align with community goals for sustainable, multi-modal transportation options in the growing Heights area.

Getting this project more shovel ready could help it qualify grants like the Recreational Trails Program Grant, Montana Trail Stewardship Grant, and/or Transportation Alternatives, as well as any other grants that come available.

The MPO is scheduling this project to begin in the spring as part of a package of trail feasibility studies that includes this project and the Alkali Creek and Downtown projects. The MPO proposes allocating a budget of $40,000 to the completion of this feasibility and planning study, $5,000 would be allocated towards Safe and Accessible Transportation Planning Options.

St. Francis Catholic School/Poly Drive Elementary Safe Routes to School and Medicine Crow Middle School – Additional Evaluation and Public Input Study

The Billings Metropolitan Planning Organization (MPO) consulted with the Billings City Council on developing transportation planning projects that would benefit the city in advancing desired capital transportation projects. Staff recommended additional evaluation and public input on certain Safe Routes to School (SRTS) projects identified in two SRTS Studies. The City Council approved this request and is recommending two areas of evaluation. The first is the St. Francis Catholic School and Poly Drive SRTS project and the second is the Medicine Crow Middle School.

The Project Narrative

The MPO is scheduling this project to begin in the fall/winter of 2025 and is allocating a budget of $75,000 to the completion of this evaluation and public outreach, $10,000 would be allocated towards Safe and Accessible Transportation Planning Options.

Transportation Corridor Analysis Public Outreach

The Billings Metropolitan Planning Organization (MPO) is partnering with the City of Billings Public Works Engineering Division to support Phase II of the Transportation Corridor Analysis project. Initiated at the request of the Billings City Council, this project is focused on gathering meaningful community input to help define the future function and appearance of the city's transportation network.

The Project Narrative

The Billings Metropolitan Planning Organization (MPO) is actively participating in Phase II of the Transportation Corridor Analysis project, initiated by the City of Billings Public Works

Engineering Division (Engineering). This project was requested by the Billings City Council to engage the community in shaping how the transportation network should function and appear.

To meet this goal, Engineering launched a two-phase project. Phase I, led by Engineering, involves extensive public outreach using a variety of engagement tools and opportunities. Phase II, led by the MPO, will build upon the first phase by validating its findings and incorporating additional engagement efforts, including visual preference surveys, open houses, corridor pop-up events, and stakeholder group meetings.

The culmination of both the phases will allow Engineering to use the information developed in Phase I to develop a draft Vision and Typologies Document.

This effort is essential to support the development of future transportation plans, including the Billings Long Range Transportation Plan (LRTP), transit planning, corridor studies, and other transportation planning efforts.

The Billings MPO is committed to a transparent and inclusive process, engaging stakeholders and the public throughout the survey's development and implementation phases. The updated data will be a vital tool in ensuring that transportation infrastructure and services continue to meet the needs of a growing and evolving region.

STAFFING
11.5 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY
City/County Planning/MDT

PRODUCT

- Implementation of transportation projects identified in the Billings Area Bikeway and Trails Master Plan, the Transportation Improvements Program, Transportation Plan and the Capital Improvements Program. This will include three non-motorized feasibility studies for Alkali Creek, Downtown Connection and Aronson.
- Safe Routes to School additional project evaluation and public input for two projects St. Francis Catholic School/Poly Drive and Medicine Crow Middle School. A completed a corridor study for Monad Road between Daniel Street and Moore Lane. The study will provide transportation planning-level information to inform future infrastructure projects identified and approved in the City's FY26–30 Capital Improvement Plan (CIP).
- Partnering with the City of Billings in the development of a Vision and Typologies Document.

FUNDING SCHEDULE – PLANNING STUDIES

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$123,000.00	$82,000.00	$205,000.00
TOTAL	$123,000.00	$82,000.00	$205,000.00

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	60	40	100

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$201,000.00	$134,000.00	$335,000.00
TOTAL	$201,000.00	$134,000.00	$335,000.00

*The matching ratio is Federal PL--86.58% and State match-13.42%.

**Approximately $20,000 for the Alkali Creek Trail Connector Feasibility Study, $20,000 for a Downtown to Billings Heights Non-Motorized Connection Feasibility Study and $40,000 for the Aronson Avenue to Annandale Road Trail Feasibility Study (includes $15,000 towards Safe and Accessible Transportation Options)

TRANSPORTATION IMPROVEMENT PROGRAM

500 Transportation Improvement Program

Objectives

To maintain a viable five-year program of transportation improvements for the Billings Urban Area.

ACCOMPLISHMENTS - FISCAL YEAR 2025

At the time of the development of this UPWP, the MPO completed two TIP amendments and one Administrative Modification in FY25. These updates included updating projects, project costs and project timing. The last amendment was approved on April 15, 2025, by the Policy Coordinating Committee.

PROPOSED ACTIVITIES - FISCAL YEAR 2026

PL Eligible Activities

- The Transportation Improvement Program (TIP) will be evaluated and updated as needed. A certification statement will be included, as appropriate, to conform to the planning regulations. Based on the Transportation Plan, projects will be evaluated and ranked in accordance with the Priority Ranking Procedures, and in accordance with consistency/conformity procedures. Necessary data will be gathered from primary and secondary sources by the planning staff based upon the Memorandum of Understanding with the City of Billings Public Works Department, establishing areas of data responsibility. Conformity determinations will be prepared as necessary to ensure conformity with the Clean Air Act.

STAFFING

2.5 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

- A current transportation improvement program which reflects conformity with FHWA, the Clean Air Act, and local priorities.

FUNDING SCHEDULE - TRANSPORTATION IMPROVEMENT PROGRAM

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$30,000.00	$0.00	$30,000.00
TOTAL	$30,000.00	$0.00	$30,000.00

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	100	0	100

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$50,000.00	$0.00	$50,000.00
TOTAL	$50,000.00	$0.00	$50,000.00

*The matching ratio is Federal PL--86.58% and State match-13.42%.

SPECIAL PROJECTS

600 Environmental Considerations

Objectives

The Metropolitan Planning Organization (MPO) is responsible for maintaining up-to-date records of monitored air pollution levels and acquiring additional environmental data as needed within the Metropolitan Planning Area. Additionally, the MPO reviews proposed development projects and transportation system improvements to ensure they align with environmental considerations within its area of influence.

ACCOMPLISHMENTS - FISCAL YEAR 2025

The MPO was notified that in July of 2021 the Billings Urban Area was removed from the Air Quality's "Not Classified" list. The MPO is now designated as an Attainment Area and will move the update of the LRTP from 4-years to 5-years.

The MPO collaborated with MDT on the development MDT Statewide Carbon Reduction Strategy Plan.

Air quality monitoring information was obtained from the County Air Pollution Control Board. Air quality mapping for the State Air Quality Bureau was revised. The Congestion Mitigation Air Quality (CMAQ) program was implemented. Staff continues to monitor carbon monoxide (CO) information in the Urbanized Area.

The Socio-Economic and Environmental (SEE) effects guidelines were used to review proposed developments and transportation system improvements.

PROPOSED ACTIVITIES - FISCAL YEAR 2026

PL Eligible Activities

- Continue to collaborate with MDT on the Carbon Reduction Plan.
- The planning staff will continue to utilize the SEE effects guidelines to evaluate all major development proposals in terms of transportation systems. This would include the CMAQ program.
- Work will continue to maintain the Billings air quality designation.
- Staff will continue to review the MOVES Program and others like it and their relationship to the MPO.

STAFFING

1.5 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

Current environmental data as well as a comprehensive planning and transportation planning process that will substantially address the socio-economic and environmental consequences associated with growth and development.

FUNDING SCHEDULE - ENVIRONMENTAL CONSIDERATIONS

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$36,000.00	$0.00	$36,000.00
TOTAL	$36,000.00	$0.00	$36,000.00

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	100	0	100

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$25,000.00	$0.00	$25,000.00
TOTAL	$25,000.00	$0.00	$25,000.00

*The matching ratio is Federal PL--86.58% and State match-13.42%.

OTHER ACTIVITIES

700 Un-Programmed Funds

Objectives
To provide for the accounting of available un-programmed funds in the current UPWP.

ACCOMPLISHMENTS - FISCAL YEAR 2025
N/A

PROPOSED ACTIVITIES - FISCAL YEAR 2026

PL Eligible Activities

- This work element will be utilized for accounting purposes only. No specific work activity will be charged to this work element.

STAFFING
N/A

FUNCTIONAL AGENCY RESPONSIBILITY
N/A

PRODUCT
N/A

FUNDING SCHEDULE - CONTINGENCY

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	$2,834.00	$118,350.00	$121,184.00
TOTAL	$2,834.00	$118,350.00	$121,184.00

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	100	0	100

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE			
MPO	$220,324.00	$392,500.00	$607,824.00
TOTAL	$220,324.00	$392,500.00	$607,824.00

*The matching ratio is Federal PL--86.58% and State match-13.42%.

SECTION 3 – FUNDING

TABLE I
FUNDING SUMMARY
FEDERAL FISCAL YEAR 2026

WORK ELEMENT	FUNDING SOURCES FY 2026		
	PL*	LOCAL	EST. COST
100 Administration	$171,600.00	$140,400.00	$312,000.00
101 Service	$25,000.00	$25,000.00	$50,000.00
102 Citizen Involvement	$45,000.00	$45,000.00	$90,000.00
200 Community Planning	$105,000.00	$245,000.00	$350,000.00
204 Zoning	$24,000.00	$96,000.00	$120,000.00
205 Subdivision	$45,000.00	$105,000.00	$150,000.00
300 Transportation System	$350,000.00	$0.00	$350,000.00
301 Transportation Plan	$150,000.00	$0.00	$150,000.00
302 Planning Studies	$201,000.00	$134,000.00	$335,000.00
500 T.I.P.	$50,000.00	$0.00	$50,000.00
600 Environmental	$25,000.00	$0.00	$25,000.00
700 Un-Programmed Funds	$204,224.00	$321,600.00	$525,824.00
Totals	**$1,395,824**	**$1,112,000.00**	**$2,507,824**

*The matching ratio is Federal PL--86.58% and State match-13.42%.

TABLE II
FUNDING COMPARISONS

WORK ELEMENT	FY 2026 ESTIMATED COST	FY 2025 ESTIMATED COST
100 Administration	$312,000.00	$312,000.00
101 Service	$50,000.00	$50,000.00
102 Citizen Involvement	$90,000.00	$90,000.00
200 Community Planning	$350,000.00	$350,000.00
204 Zoning	$120,000.00	$120,000.00
205 Subdivision	$150,000.00	$150,000.00
300 Transportation System	$350,000.00	$350,000.00
301 Transportation Plan	$150,000.00	$150,000.00
302 Planning Studies	$255,000.00	$335,000.00
500 T.I.P.	$50,000.00	$50,000.00
600 Environmental	$25,000.00	$25,000.00
700 Un-Programmed Funds	$605,824.00	$605,824.00
TOTAL	**$2,507,824.00**	**$2,587,824**

TABLE III
FUNDING PERCENTAGES FEDERAL FISCAL YEAR 2026

WORK ELEMENT	RECIPIENT	PL	LOCAL	TOTAL
100 Administration	MPO	55	45	100
101 Service	MPO	50	50	100
102 Citizen Inv.	MPO	50	50	100
200 Community Planning	MPO	30	70	100
204 Zoning Administration	MPO	20	80	100
205 Subdivision Admin.	MPO	30	70	100
300 Trans. System Data	MPO	100		100
301 Transportation Plan	MPO	100		100
302 Planning Studies	MPO	60	40	100
500 T.I.P.	MPO	100		100
600 Environmental	MPO	100		100
700 Un-Programmed Funds	MPO	100		100

TABLE IV
STAFF MONTHS BY WORK ELEMENT FISCAL YEAR 2026

Work Element	Director-Friday	MPO Coord.-Mattox-Planner II	Planner I-Husman	Planning Manager-Vickers	Planner II (Trans)-Monat	Clerk-Berns	Planner II-Green	Planner I-Johnson	Planner I-Kelly	Zoning Coord.Planner II-Cromwell	Planner I (Multi-Modal)-Vacant	Planner II (LRP)-Vac	Total M.M.
100	7	1.5	1.5	6	0.5	2	0.5	0.5	0.5	1	0.5	0.5	22
101	0.5	0	2	0	0	1.5	0.5	0.5	0.5	1	0	0.5	7
102	0.5	0	2	0.5	0.5	1.5	1	0.5	0.5	0	0.5	2	9.5
200	1.5	0	2	2	1	2	1	2	2	2	1	5	21.5
204	0	0	2	0.5	0	1	0.5	3	2	6	0	0.5	15.5
205	0	0	1.5	0.5	0	1	7.5	2	3	1	0	0.5	17
300	0	3	0	0.5	2	0.5	0	0	0	0	3	0	9
301	0.5	3	0	0.5	3	0.5	0	2.5	0	0	3	2	15
302	0.5	1.5	0	0.5	3	0.5	0	0	2.5	0	3	0	11.5
500	0.5	1	0	0	0.5	0.5	0	0	0	0	0	0	2.5
600	0	1	0	0	0.5	0	0	0	0	0	0	0	1.5
Total	11	11	11	11	11	11	11	11	11	11	11	11	132

WORK ELEMENT	CITY TRAF. TECHNICIAN
300	11
TOTAL	11

TABLE V
ELIGIBLE SAFE AND ACCESSIBLE TRANSPORTATION OPTIONS
PLANNING ACTIVITY BY WORK ELEMENT FISCAL YEAR 2025

WORK ELEMENT	FY 2026 ELIGIBLE SAFE AND ACCESSIBLE TRANSPORTATION OPTIONS PLANNING ACTIVTY ESTIMATE COST	FY 2025 ELIGIBLE SAFE AND ACCESSIBLE TRANSPORTATION OPTIONS PLANNING ACTIVTY ESTIMATE COST
300 Transportation System Data	$ 15,000.00	
301 Transportation Plan	$ -	$ 10,000.00
302 Planning Studies	$ 20,000.00	$ 10,492.00
TOTAL	$ 35,000.00	$ 20,492.00

The 2.5% PL Funding set-aside for Alternative Modes Planning activities have a match ratio of 86.58% Federal Share/13.42% State Share and are eligible for 100% Federal Share in FFY2024 and FFY2025.

SECTION 4 – INDIRECT COST PLAN

Introduction

The Office of Management and Budget Circular 2 CFR Part 200 is used as governing criteria for establishing the allowed costs.

Identification of Costs

The costs are delineated below by type:

DIRECT	INDIRECT	BENEFITS
Salaries & Wages	Maintenance	FICA
Legal Notices	Reproduction	PERS
Travel	Supplies	Workmen's Compensation
Printing	Postage	Accident Insurance
Training	Subscriptions	Health Insurance
Consultants	Telephone	Sick Leave
Equipment	Utilities	Vacation
Mileage	Rent	Holidays
Moving/Interview	Audit	Maternity
	Messenger	Military
		Life Insurance
		Dental Insurance

Allocation of Costs

Direct costs will be charged to the work program line item to which they apply.

An indirect cost rate of **9%** of the City and County's direct salaries and wages is proposed. The **9%** rate will be applied to the direct wages and salaries of each line item within the work program to cover all indirect expenses.

Benefits will be calculated at a rate of **55%** of the City and County's direct salaries and wages charged to each line item.

Funding Sources

The degree of participation by each funding agency is based on the prorations which have been determined for each line item. Each agency will be billed their share of the total charges made against each line item according to the approved prorations.

Funding sources and amounts contained in the UPWP are as follows:

Planning Dept. Fees (City of Billings)	$274,000
Planning Dept. Fees (Yellowstone Co.)	$170,000
Yellowstone County (Mill)	668,000
PL*	$1,395,824
TOTAL	$2,507,824

*The matching ratio is Federal PL--86.58% and State match-13.42%.

Summary

The indirect cost rate is a predetermined fixed rate which is not subject to adjustment. The base period used in determining the rate is the period from July 1, 2025, through June 30, 2026. The calculated rate is applicable to the grant period, which is October 1, 2025, through September 30, 2026.

CHAPTER 2 – TRANSIT DIVISION

SECTION 1 – UNIFIED PLANNING WORK PROGRAM ELEMENTS

44.21.00 PROGRAM SUPPORT ADMINISTRATION

44.21.01 Administration

OBJECTIVE

The program aims to deliver comprehensive support through general administration and effective grant management, while also offering training to enhance transit planning activities.

ACCOMPLISHMENTS - FISCAL YEAR 2025

Conformance with federal, state, and local administrative and regulatory requirements for maintenance of transit planning and development, as well as execution of developed plans.

Staff remained informed of Federal and State requirements concerning all federal funding sources including, but not limited to, Sections 5303, 5307, 5310, and 5339. Staff programmed, managed, revised, and closed grants from state and federal sources, as needed.

Staff prepared and submitted quarterly progress and expenditure reports to MDT to maintain federal and state funding support.

Staff attended training opportunities to enhance knowledge and skills, including the Spring Montana Transit Association conference focused on grant and budget guidance, American Public Transportation Association Marketing, Communications, and Customer Experience Workshop, Community Transportation Association of America Expo focused on training and system improvements, and other education opportunities and webinars on various safety and federal requirements.

Staff maintained and updated the Transit Asset Management (TAM) Plan with upcoming and in- process capital projects, as well as fleet and facility metrics to ensure accurate capital and asset planning.

Updated the Public Transit Agency Safety Plan for MET Transit for the required annual review; this included additional training program development for operator and dispatch

staff including focuses on transit employee assaults and de-escalation training. Submitted the newly required Safety Management System Report, including planning for future transit safety measures.

Staff managed FTA Section 5303 grant activities and prepared the transit aspect of Unified Planning Work Program.

Staff updated the DBE Program Plan based on newly required Federal updates and prepared the DBE Program semi-annual reports to ensure continued attempts to meet DBE Program goals while planning capital purchases.

Updated the MET Transit Title VI and Public Participation Plans due April 1, 2025.

PROPOSED ACTIVITIES - FISCAL YEAR 2026

All administrative functions necessary in support of transit planning and development will be performed under this work element. Activities will include:

- Quarterly progress and expenditure reports will be prepared and transmitted to the Montana Department of Transportation, Urban Planning Division to maintain funding requirements.
- The FY2026 UPWP will be monitored and revised as necessary.
- Transit activities for the FY2027 UPWP will also be developed within this element.
- Staff will execute grant administrative functions; staff will continue research and development regarding the utilization of FTA funding, including furthering innovative funding practices and partnerships.
- Maintenance of coordination agreements with 5310 providers and, as the lead agency, updates to the Billings Area Human Services Transportation Coordination Plan.
- Research feasibility and make recommendations for capital grants in the 5339 Bus and Bus Facilities programs and other funding opportunities utilizing the TAM plan, as well as the City Equipment Replacement plan.
- Extensive division policy development includes procedures, regulations, codes, and practices to ensure compliance with federal, state, and local requirements as they relate to the transit planning process.
- Participate with the TAC, Transportation Coordination Plan Committee, citizen advisory boards and other committees throughout the community, as needed.
- Staff will continue updating and maintaining the FTA mandated Transit Asset Management Plan.
- Staff will continue to update and implement the required Public Transit Agency

Safety Plan, including annual updates to the PTASP and Safety Management System Reports, as well as further research and development of best practices.

STAFFING

120.00 Asst. Transit Director Staff Hours

280.00 Transit Planner Staff Hours

120.00 Transit Operations Coordinator

40.00 Marketing and Outreach Coordinator Staff Hours

560.00 Total Staff Hours

FUNCTIONAL AGENCY RESPONSIBILITY

City of Billings Transit Division – MET Transit

PRODUCT

- An ongoing administrative program to carry out the transit elements identified within this UPWP.
- Administrative oversight and execution of transit planning and development functions, including federally required plans.
- Enhancement of transit division skills and knowledge.
- Proper maintenance and administration of grant related activities.

FUNDING SCHEDULE - ADMINISTRATION

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	LOCAL	FTA	TOTAL
MET	$9,538	$38,152	$47,690
TOTAL	**$9,538**	**$38,152**	**$47,690**

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	LOCAL	FTA	TOTAL
MET	$ 10,706	$42,825	$53,531
TOTAL	**$ 10,706**	**$42,825**	**$53,531**

44.24.00 SHORT RANGE TRANSPORTATION PLANNING

44.24.01 Future Service Analysis and Enhancements

OBJECTIVE

To facilitate considerations of means to ensure citizens will have acceptable and improved public transportation alternatives in the future.

ACCOMPLISHMENTS - FISCAL YEAR 2025

Members of the transit division updated projections of future revenues and expenses and directed annual budget and financial resources analysis, including multi-year forecasts in response to changes to mill levy structure and funding sources.

Staff arranged for and ensured execution of on-going data gathering and analysis efforts to monitor current system effectiveness and efficiency. This assisted in identification of operating and capital needs required to ensure a reliable and effective system into the future.

Staff updated several fixed routes and bus stops previously implemented through the Transit Development Plan in response to needed and requested changes.

Staff tracked and compiled on-going ridership metrics by route and mode to support planning practices and updated cost of service rates with new routes and budget figures.

Staff completed the Request for Proposals process and awarded SRF Consulting, Inc. the contract to complete the Transit Financial Sustainability and Governance Study; Study meetings and research are still in progress.

Staff provided information and comments related to transit at meetings geared toward development, annexation, and traffic projects. Staff also received and responded to system inquiries, concerns, complaints, and suggestions.

Staff continued evaluating approximately 450 designated bus stop locations for placement, bus stop amenities, and ADA requirements.

Transit members attended and participated in a diverse range of transit-related and general community meetings including the Billings Technical Advisory Committee (TAC), the Policy Coordinating Committee (PCC), City of Billings Transportation Team meetings,

City of Billings Annexation Committees, Bike and Pedestrian, West End and Heights Plan Steering Committees, Yellowstone County Health Improvement Planning Meeting, and Safe Routes to Schools. As the lead agency on the Coordinated Human Services Transportation Plan Committee, staff also provided guidance and updates to the plan.

PROPOSED ACTIVITIES - FISCAL YEAR 2026

Functions necessary in support of future transit planning and development will be performed under this work element, including continuation of activities undertaken in FY2025. These activities necessitate the ongoing cloud-based software costs and run-cutting module, for route development and planning, which is split between this element and current service enhancements. Activities are as follows:

- Continue investigating the feasibility of expanding service beyond existing city limits and engage county stakeholders in discussion regarding potential for service to outlying areas.
- Assess the feasibility of adding additional transfer locations, specifically in growing areas of the City, including the Heights and near the West End Reservoir locations.
- Assess feasibility of a rapid transit line to directly connect Heights, Downtown, and West End to decrease passenger travel time.
- Continue to analyze and evaluate current City and other area government practices for right of way requirements regarding future bus stop locations.
- Assessing ongoing and future capital and operating requirements based upon projected demand and growth. Continue to assess financial and infrastructure requirements of transitioning eligible fleet vehicles to electric or alternative fuel sources.
- Continue research on feasibility of, and make recommendations for additional technology conveniences for passengers, including amenities at transfer centers.
- Continuation of planning efforts regarding public and stakeholder involvement and input opportunities, including recruiting involvement from key partners.
- Facilitation of public meetings to support system improvements, as well as specialized services for seniors and disabled.
- Perform additional analysis of fare structure, including comparisons to similar systems and populations to ensure equitable and sustainable fare generation.
- Analyze, develop, and recommend opportunities for MPO and Transit collaboration on projects eligible for multiple funding sources, including flex funding, to support integration of transit and overall surface transportation structure.

180.00 Asst. Transit Director Staff Hours

160.00 Transit Planner Staff Hours

120.00 Transit Operations Coordinator

80.00 Marketing and Outreach Coordinator Staff Hours

540.00 Total Staff Hours

PRODUCT

- Completed and approved Transit Financial Sustainability and Governance Study.
- Financial and capital analysis for future transit enhancements.
- Identification and assistance in implementation of future system modifications.
- Annual subscription to planning and scheduling software.

FUNCTIONAL AGENCY RESPONSIBILITY

City of Billings Transit Division – MET Transit

FUNDING SCHEDULE – FUTURE SERVICE EVALUATION AND ANALYSIS

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	LOCAL	FTA	TOTAL
MET	$43,400	$173,599	$216,999
TOTAL	**$43,400**	**$173,599**	**$216,999**

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	LOCAL	FTA	TOTAL
MET	$15,302	$61,208	$76,510
TOTAL	**$15,302**	**$61,208**	**$76,510**

**The 2026 amounts figure above includes $22,500 for planning software and $54,010 budgeted for staff hours.

44.24.02 Current Service Enhancement

OBJECTIVE

To improve service, ridership, and effectiveness of the existing transit system.

ACCOMPLISHMENTS FISCAL YEAR 2025

Staff continued implementation of expanded marketing programs, including outreach to various community groups, education institutions, and public events.

Completed the integration with Apple Maps in addition to previous integration with Google Maps.

Continued to develop the internal advertising program, by exploring additional amenity opportunities to support transit operations, as well as opportunities for capital support.

Continued to leverage data gained from the electronic fare system to make recommendations to admin regarding metric tracking and budget structure.

Updated and began redesign of agency website to increase ease of use, as well as improve overall communication with the public. Continued to develop and implement an improved social media presence for public engagement, including campaigns about the AVL system, designated bus stops, hiring events, and route updates.

Developed and implemented fixed-route service, including routes and schedules in the Downtown core due to the City's conversion of 1-way streets to 2-way streets.

Developed FY2025 APC Maintenance Plan update, due to mandatory sampling year.

Staff reviewed ridership data in analysis of system functioning and passenger miles travelled metrics; members also provided monthly ridership analysis (including ADA lift use and bike rack use), assessed ridership trends, and prepared other information on system functioning, as requested.

Staff prepared National Transit Database reports for monthly submission of ridership, safety, and operational data, as well as annual reporting requirements.

Staff members regularly participated in group meetings and committee meetings (both in person and virtual) to solicit partner and public feedback on current system usage, demands, successes, and shortfalls.

PROPOSED ACTIVITIES FISCAL YEAR 2026

Functions necessary in support of planning and development of enhancements to the current systems will be performed under this work element, including continuation of activities undertaken in FY2025. These activities necessitate the ongoing cloud-based software costs and run cutting module, for route development and planning, which is split between this element and future service enhancements.

Activities are as follows:

- Continue to develop and implement criteria for bus stop amenities and other required items and make changes to stop amenities as needed; make recommendations on funding priorities to support bus stops with high usage and infrastructure needs.
- Enhance development and implementation of education and outreach strategies to guide market research, promote public awareness, and engagement to increase ridership.
- Develop and implement further education and outreach programs to increase partnerships and other forms of participation.
- Collect and analyze ridership data from automatic passenger counters hardware and software.
- Continue to sample manual ridership on all bus routes to ensure data reporting is correct and consistent; FY2026 is a mandatory sampling year for passenger miles traveled (PMT).
- Develop further marketing strategies, including opportunities for increased revenue generation through amenity expansion and innovative concession programs. Include analysis of potential concession for retail space and other revenue generators at the Downtown Transfer Center.
- Assessment of current personnel usage for areas of improvement in utilization of resources and effectiveness; evaluate effectiveness of current staffing levels.
- Maintain monthly ridership figures and summary figures for effective decision-making and complete related National Transit Database reports.
- Solicit and record public reaction to any modified routes, schedules, education efforts, and technology enhancements.
- Assessment of current budgetary impact of recommended improvements.

STAFFING

200.00 Asst. Transit Director Staff Hours
240.00 Transit Planner Staff Hours
60.00 Transit Operations Coordinator
95.60 Marketing and Outreach Coordinator Staff Hours

595.60 Total Staff Hours

FUNCTIONAL AGENCY RESPONSIBILITY

City of Billings Transit Division – MET Transit

PRODUCT

- Information relating to potential enhancements to existing service and system with newly designed website.
- Recommendations for immediate improvements.
- Analysis of current system functions.
- Budget alternatives.

FUNDING SCHEDULE – CURRENT SERVICE ENHANCEMENTS

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	LOCAL	FTA	TOTAL
MET	$18,817	$75,268	$94,085
TOTAL	**$18,817**	**$75,268**	**$94,085**

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	LOCAL	FTA	TOTAL
MET	$16,260	$65,040	$81,300
TOTAL	**$16,260**	**$65,040**	**$81,300**

**The 2026 amounts figure above includes $22,500 for planning software and $58,800 budgeted for staff hours.

44.25.00 TRANSPORTATION IMPROVEMENT PROGRAM

44.25.01 Transportation Improvement Program

OBJECTIVE

To maintain a viable five-year program of transit improvements for the Billings Urbanized Area.

ACCOMPLISHMENTS FISCAL YEAR 2025

Developed Transit specific data for a TIP/STIP update for the new five-year document, including programming for selected capital programs. Updated projects were also added to the Division's Transit Asset Management Plan (TAM), Capital Improvement Plan (CIP), and Equipment Replacement Plan (ERP).

Monitored projects for inclusion in the TIP and STIP. The Statewide Transportation Improvement Program (STIP) process was also addressed and monitored.

Completed TIP amendments; attended and participated in MPO meetings.

PROPOSED ACTIVITIES FISCAL YEAR 2026

Functions necessary in support of transit related project inclusion in the Transportation Improvement Program will be performed under this work element. Activities are as follows:

- Division members will develop and compile information on operating and capital projects for which MET Transit plans to utilize grant assistance for inclusion in the TIP; this includes utilizing and updating the Division's TAM, CIP, ERP, and other plans as required.
- All applicable projects will be provided to the MPO for inclusion in the program.
- Staff will monitor inclusion in the TIP and STIP to ensure the ability to obtain federal Sections 5307, 5310, 5339, and other applicable grants

STAFFING

32.00 Asst. Transit Director Staff Hours

32.00 Transit Planner Staff Hours

64.00 Total Staff Hours

FUNCTIONAL AGENCY RESPONSIBILITY

City of Billings Transit Division – MET Transit will provide transit-related information to the City/County Planning Department for the MPO's inclusion in the TIP document.

PRODUCT

- Monitoring of plans including Transit Asset Management, the Capital Improvement Program, and components of the Equipment Replacement Plan for related projects.
- Annual inclusion of projects in TIP, as necessary per FTA regulations.
- Amendments to TIP as necessary to include new projects.

FUNDING SCHEDULE – Transportation Improvement Program

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	LOCAL	FTA	TOTAL
MET	$1,526	$6,103	$7,629
TOTAL	**$1,526**	**$6,103**	**$7,629**

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	LOCAL	FTA	TOTAL
MET	$1,395	$5,578	$6,973
TOTAL	**$1,395**	**$5,578**	**$6,973**

44.26.12 COORDINATION ON NON-EMERGENCY HUMAN SERVICE TRANSPORTATION

44.26.12 Coordination of Non-Emergency Human Service Transportation

OBJECTIVE

To ensure optimal use of City of Billings funds in meeting the transportation needs of seniors and individuals with disabilities in both demand response and fixed route transportation in accordance with Federal Regulations.

ACCOMPLISHMENTS FISCAL YEAR 2025

Staff continued to investigate methods to improve paratransit efficiency and cost-effectiveness.

Continued evaluating dispatch and customer service practices for potential modification in regard to dispatching software implementation, as well as other technology implementations.

Members also continued to assess the financial and operational functioning of paratransit services, including a contractual agreement with Adult Resource Alliance. MET staff worked with Alliance staff regarding certifications of clients to ensure program sustainability.

Staff monitored procedures and policies involving ADA accessible fixed-route service and other accessibility features/requirements and updated with relevant findings, including updates to the Paratransit and Dispatch Handbooks.

Assessed and updated paratransit vehicle specifications to support future vehicle purchases; continued implementation and further procurement development of smaller ADA equipped vehicles to enhance paratransit service efficiencies.

Staff familiarized passengers with fixed route system use as appropriate via MET's travel training program.

Staff continued to coordinate transportation services among 5310 transit providers, social service agencies, and the public to provide an overall strategy to enhance transportation access, minimize duplication of services, and facilitate the most appropriate cost-effective transportation possible within available resources. This also

included outreach and engagement to improve and advance the coordination plan, as well as to improve community relations.

PROPOSED ACTIVITIES FISCAL YEAR 2026

Functions necessary in support of planning and development of transit related Americans with Disabilities projects, procedures, outreach, and other related activities will be performed under this work element. Activities are as follows:

- Continue developing and refining improvements to current travel training options to the public using available technology and updated delivery methods; improve education and outreach surrounding these services.
- Staff will continue to evaluate each bus stop for ADA compliance and suggest improvements based on priority of needs and funding availability, as outlined in the Bus Stop Master Plan.
- Staff will continue to provide outreach and education for professionals, organizations, and other identified entities in the community, including participating on advisory groups in order to maintain positive relationships with individuals with disabilities and senior communities.
- Staff will continue to facilitate and encourage involvement in regular Billings Area Human Services Transportation Coordination Plan meetings with human service providers, social service agencies, transportation providers, and the public to coordinate efforts associated with transit capital and service planning.
- Continue to facilitate effective service provision and usage of lift-equipped fixed-route vehicles; assess and recommend capital and operational projects with the intent of supporting existing service, increased demand, and adding potential enhancements.
- Continue identification of means to address transit and paratransit needs, assessing both short- and long-term paratransit needs, and the organizational and financial capabilities of addressing those needs.
- Continue community outreach to the public and organizations in support of improving access to transportation for seniors, individuals with disabilities, and low-income populations; continue participation on community committee meetings, while exploring avenues for further outreach and engagement.
- Analyze and recommend improvements to current scheduling practices, including more advanced use of available technologies to expand availability of services to seniors and low-income groups.
- Continue to assess, evaluate, and recommend improvements to the Paratransit Eligibility process to respond to increased demand for services to ensure all requirements regarding capacity and service are executed efficiently and equitably.

STAFFING

160.00 Asst. Transit Director Staff Hours
100.00 Transit Planner Staff Hours
120.00 Transit Operations Coordinator
80.00 Marketing and Outreach Coordinator Staff Hours

460.00 Total Staff Hours

FUNCTIONAL AGENCY RESPONSIBILITY

City of Billings Transit Division – MET Transit

PRODUCT

- Continued community consensus and support of City of Billings methods for addressing specialized needs, including lift-equipped vehicles and other options for individuals with disabilities and seniors.
- Recommendations and proposals for enhancements to existing system and programs in support of ADA compliance and regulations aimed at increasing efficiency and effectiveness.
- Public involvement and feedback regarding potential system enhancements in support of transportation for seniors and individuals with disabilities.

FUNDING SCHEDULE – ADA SERVICE (COORDINATION OF NON-EMERGENCY HUMAN SERVICE TRANSPORTATION)

FUNDS PROGRAMMED - FISCAL YEAR 2025

FUNDING SOURCE

AGENCY	LOCAL	FTA	TOTAL
MET	$8,572	$34,289	$42,861
TOTAL	**$8,572**	**$34,289**	**$42,861**

FUNDS PROGRAMMED - FISCAL YEAR 2026

FUNDING SOURCE

AGENCY	LOCAL	FTA	TOTAL
MET	$9,261	$37,043	$46,304
TOTAL	**$9,261**	**$37,043**	**$46,304**

SECTION 2 – FUNDING SUMMARY

FEDERAL FISCAL YEAR 2026

WORK ELEMENT	FUNDING SOURCES FY 2026			STAFF HOURS
	LOCAL	FTA	EST.COST	
44.21.01 Administration				
Staff Hours	$10,706	$42,825	$53,531	560.00
44.24.01 Future Service				
Staff Hours	$10,802	$43,208	$54,010	540.00
Planning Software	$4,500	$18,000	$22,500	
44.24.02 Current Service				
Staff Hours	$11,760	$47,040	$58,800	595.60
Planning Software	$4,500	$18,000	$22,500	
44.25.01 T.I.P.				
Staff Hours	$1,395	$5,578	$6,973	64.00
44.26.12 Coordination of Non- Emergency Human Service Transportation				
Staff Hours	$9,261	$37,043	$46,304	460.00
TOTAL	**$52,924**	**$211,694**	**$264,618**	**2,219.60**

ALLOCATION OF COSTS

Expenditures identified include direct costs, benefits at the rate of 73% of direct salary or wages, and indirect costs at the rate of 11% of direct salary or wages.

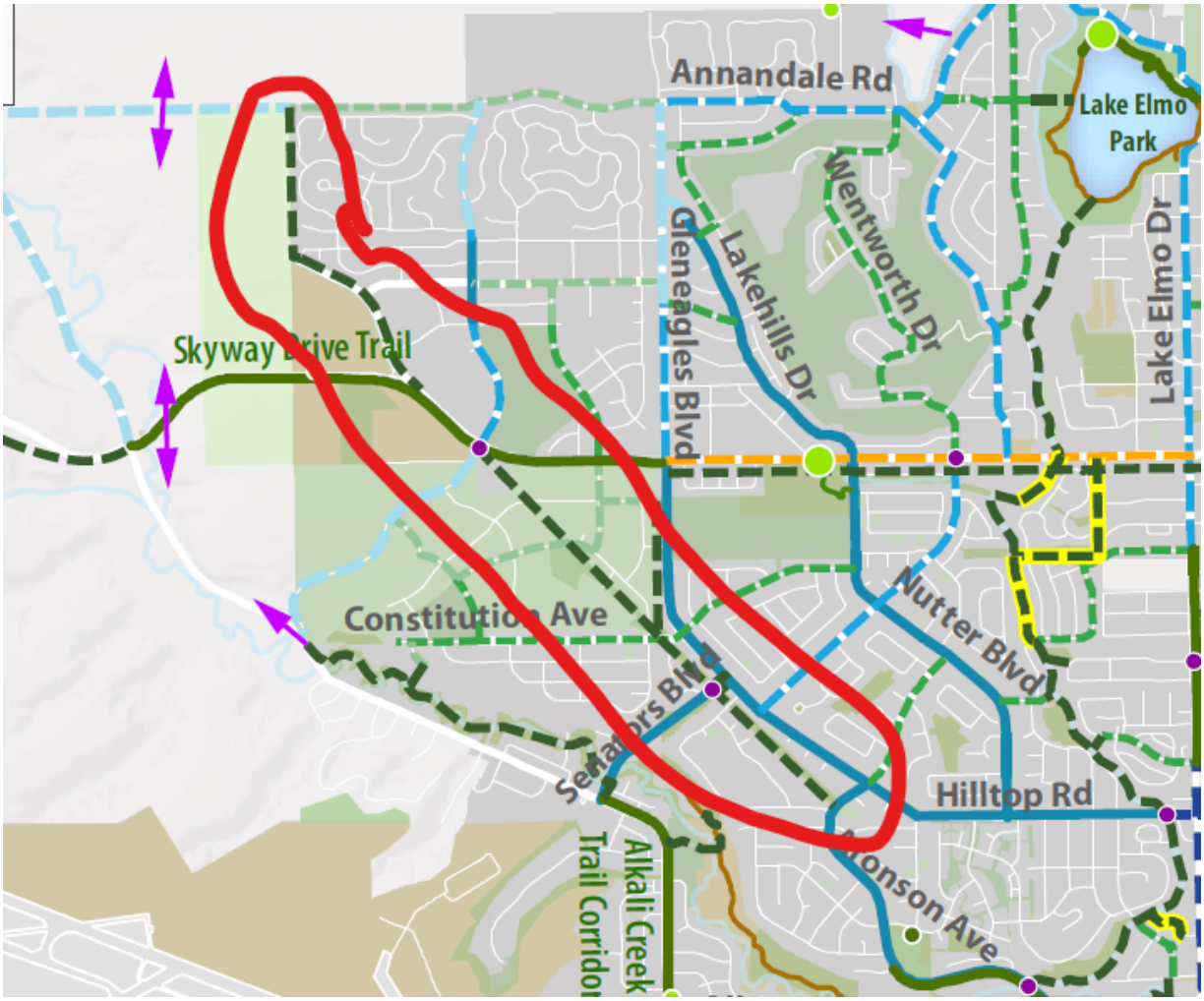
Federal Transit Administration Section 5303 funding is available at an 80% reimbursement rate, meaning the local to FTA funding ratio for all categories is 20% local, 80% federal.

Proposed FY26 UPWP Project Locations

Alkali Creek Trail Connection

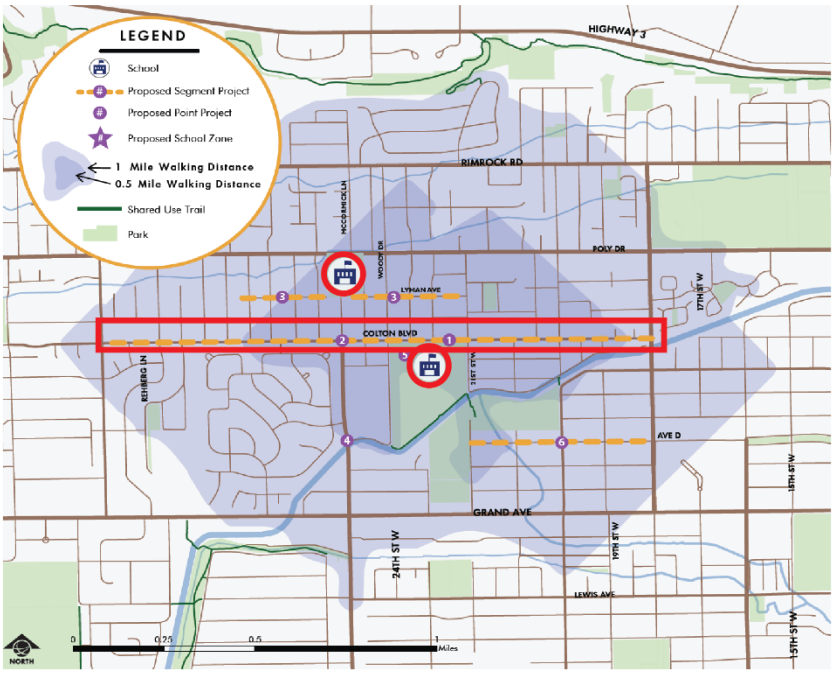
Downtown to Billings Heights Connection

Aronson Avenue to Annandale Road Trail Connection

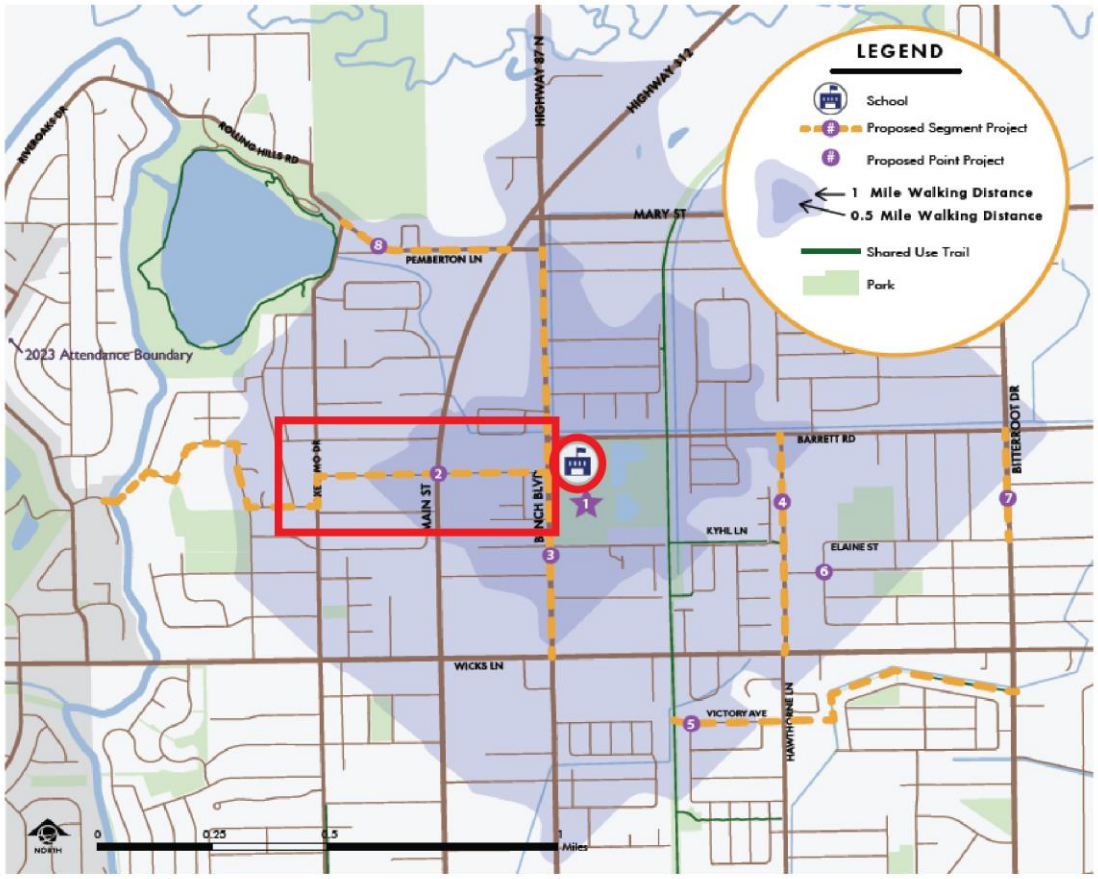


Additional Safe Routes to School Evaluation and Public Input – St. Francis/Poly Drive & Medicine Crow

Proposed Projects Map at St. Francis Catholic School and one at Poly Drive Elementary



Proposed Projects Map at Medicine Crow Middle School



City Council Regular

Date:	07/14/2025
Title:	Loan Application Approval and Acceptance if Awarded - EPA Brownfields RLF for 802 Yellowstone Avenue Abatement
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	No
Legal Review:	No
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council approve the Loan Application for the US EPA Brownfields Revolving Loan Fund Program for abatement and demolition of 802 Yellowstone Avenue, accept the loan if awarded to complete the work and authorize the City Administrator (or Mayor) to execute any documents necessary to effectuate the loan.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The property at 802 Yellowstone has been a nuisance property for the neighborhood and the City for over 20 years. Code Enforcement has a record of cases for the property dating back to 2005. These cases included violations of graffiti, open storage, nuisance weeds, boarded building, and nuisance structure. In 2024, the City filed in district court to get the property into compliance. Ultimately through mediation, the owner agreed to deed the property to the City as he was not able to meet the compliance requirements. The City also saw this as an opportunity to utilize the Brownfields program to access clean up resources both professional and financial. The City also wants to ensure the property is redeveloped in a way that fits the neighborhood and the neighbors' interest in having a property that contributes to the area again as it did decades ago.

Since late 2024, Big Sky Economic Development (BSED) and the city have been working on the assessment and cleanup of 802 Yellowstone Avenue (former Meat House and Lockers). With the cooperation of the previous owner, Granite Peak Environmental (BSED's consultant for the Brownfields program), assessed the presence and extent of hazardous building materials in the structure, developed an Analysis of Brownfield Cleanup Alternatives (ABCA), and conducted a public meeting with City staff at City Hall on February 27, 2025 to discuss the findings. The City obtained ownership of the property in December 2024. Through the Brownfield Revolving Loan Fund, BSED can provide funding for the abatement and demolition of the building.

The winning quote for the abatement and demolition of this structure came back at $70,447. The oversight required by the EPA to ensure proper abatement and disposal is an additional $14,401, for a total of $84,848. The City Administrator has signed off on these two separate quotes per the City Purchasing Policy and his approval authority. However, the City Council must approve application and acceptance for the Loan so that the City Administrator and staff may continue the cleanup process and move to redevelopment options with the Council (see draft Loan Agreement attached). A redevelopment strategy will ultimately be a decision for City staff and City Council to make. Staff is already in discussions with Community Development staff, Parks staff and Finance staff to evaluate options for redevelopment, consider further neighborhood engagement, and preparing to bring options to the City Council for direction on moving ahead with redevelopment activity.

The BSED Brownfield Revolving Loan Fund offers subgrants to municipalities and non-profit organizations. BSED's plan with the City is to write this initially as a loan with no interest and no fees and with no repayment due for a sufficient period (three years) for the City to decide what they will do with the property. If the City sells the property, any proceeds from the sale will be used to repay the loan. Any amount remaining will be forgiven as a subgrant. If the City uses the property for a public purpose (like a park) or donates it to an entity to foster or encourage a public purpose, like affordable housing, BSED would forgive the entire loan as a subgrant (Also see information in Fiscal Effects portion of this memo).

This project contributes to the overall goals of the BSED Brownfield program in the following ways:

- Alignment with Community Needs -- The community members in attendance at the initial public meeting were overwhelmingly in favor of cleanup and demolition of this structure. It is currently a blighted property in the middle of a primarily residential neighborhood and invites potential squatters and transients. Possible redevelopment options include multi-family housing, a neighborhood commercial activity, or park/open space.
- Local Government and Community Partnerships -- Partnership with the City will help promote BSED's RLF

program while also creating a template to use Brownfields funding for future cleanup of blighted and condemned properties the City would like to acquire.
- RLF Funding -- This would be BSED's first RLF project and would help meet requirements in BSED's EPA RLF workplan.

STAKEHOLDERS

The Billings community is a stakeholder in this effort, but the neighbors in the area around 802 Yellowstone will finally receive some significant benefit for having this nuisance property completely cleaned up so that it is ready for future redevelopment in the neighborhood. The residents of Billings also benefit from the City's use of the US EPA Brownfields program administered by Big Sky Economic Development and the option to utilize the revolving loan fund (RLF) for this project. Approaching cleanup of this property through this program, after years of challenges in getting it addressed, benefits the City by not using significant City resources to fund cleanup work and flexibility in what the City may reimburse the RLF program in the future.

ALTERNATIVES

City Council may:

- Approve the Loan Application and Acceptance, if awarded, of the EPA Brownfields RLF for 802 Yellowstone Avenue; or
- Not Approve the Loan Application and Acceptance, if awarded, of the EPA Brownfields RLF for 802 Yellowstone Avenue. Not approving the loan application and use of the loan funding would result in the property not being cleaned up by late September 2025 and likely years more delay in abatement of the property.

FISCAL EFFECTS

There is no financial impact to the City's budget by approving of the loan application and use of the loan for this project. Future redevelopment of the property, guided by the City, that benefits the community and meets the US EPA Brownfields program goal of remediating a property to enable redevelopment, means the City would not be obligated to pay back the loan based on the redevelopment scenario. If any portion of the loan were to be paid back, it would come in two cases:

- From profit the City made from selling the property outright and not insuring community benefit.
- If the City ensures the property is redeveloped to achieve community benefit through possible residential, commercial or open space uses of the property, loan repayment would be limited to any profit the City made after carrying out one of these redevelopment scenarios.

Options for redevelopment will be brought to the Council at a separate meeting in alignment with cleanup of the property for redevelopment activities.

Attachments

802 Yellowstone Brownfields Condition Analysis
Approved Abatement Quote
Approved Granite Peak Brownfields Oversight Quote
Promissory Note Final
Montana Trust Indenture
Brownfields Loan Agreement Final

JANUARY 31, 2025

GRANITE PEAK
ENVIRONMENTAL

Prepared By:
Granite Peak Environmental
PO Box 2344
Havre, Montana 59501

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
MEAT HOUSE AND LOCKERS
802 YELLOWSTONE AVENUE
BILLINGS, MONTANA 59101

Big Sky Economic Development
Brownfields Program
201 North Broadway
Billings, MT 59101
406.869.8407

Analysis of Brownfield Cleanup Alternatives

Meat House and Lockers

802 Yellowstone Avenue

Billings, MT 59101

Prepared For:
Big Sky Economic Development
201 North Broadway
Billings, MT 59101

Prepared By:
Granite Peak Environmental, LLC
PO Box 2344
Havre, MT 59501

January 31, 2025

GRANITE PEAK
ENVIRONMENTAL

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1.0 Introduction

Granite Peak Environmental, LLC (Granite Peak) prepared this Analysis of Brownfields Cleanup Alternatives (ABCA) in anticipation of environmental cleanup at the Meat House and Lockers Property (site) in Billings, Montana (**Figure 1**). Big Sky Economic Development (BSED) was awarded a U.S. Environmental Protection Agency (EPA) Brownfields Revolving Loan Fund (RLF) Grant to assist landowners in the remediation of Brownfields sites within Yellowstone County. A Pre-Demolition Survey completed by Northern Industrial Hygiene (NIH) in 2024 revealed asbestos-containing materials (ACMs) at the site. A subsequent Phase II Environmental Site Assessment (ESA) completed by Granite Peak in 2025 revealed lead-based paint (LBP) and universal and biological wastes at the site. This ABCA identifies abatement options for the cleanup of the hazardous building materials at the site to allow for future site redevelopment.

2.0 Site Background

The site is a 0.118-acre lot located at 802 Yellowstone Avenue in Billings, Montana (**Figure 1**). It is situated west of downtown Billings at the southwestern corner of North 8th Street and Yellowstone Avenue and contains a single commercial building totaling approximately 4,500 square feet (**Figure 2**). The rectangular building is a single-story structure that was originally built in 1948 and has had several additions throughout the years. Recent site conditions documented during the 2025 Phase II ESA (Granite Peak, 2025) are included in the photograph log provided as **Appendix A**.

The site was originally constructed and used as a meat processing, packaging, and storage facility. The business has been inoperable for many decades. The building was used by the previous owner as a woodworking space and for personal storage for several years before it was acquired by the City of Billings (City) in December of 2024. The City would like to remove all hazards, demolish the building, and develop the condemned property into a beneficial space for the surrounding community.

2.1 Known Contamination

A Pre-Demolition Asbestos Survey of the building was completed by NIH in May 2024. The purpose of this survey was to identify any asbestos-containing materials in the interior and exterior portions of the on-site structure, including the roof. NIH identified 37 homogenous building materials that were suspected of containing asbestos (NIH, 2024). Of these 37 materials, laboratory analysis confirmed 11 materials contained asbestos at a concentration of greater than one percent (>1%) and three materials contained asbestos at a concentration of less than one percent (<1%). The locations of the 11 confirmed ACMs (>1% asbestos) are shown in **Figures 3** and **4**. Descriptions of the ACMs and the materials containing <1% asbestos that were identified by NIH during the pre-demolition survey are shown in the table below.

Identified Asbestos Containing Materials, Meat House Facility

Sample ID	Material Description	Location	Approximate Quantity	Asbestos Type	Asbestos Content	Regulatory Category
F1.1	Vinyl Sheet Flooring – Tan Small Pebble Pattern w/ Inseparable Mastic/Leveler	North-to-South Hallway	36 ft²	Chrysotile	Vinyl – 20% Mastic/Leveler – 4%	RACM
F1.2	Vinyl Sheet Flooring – Beige Large Pebble Pattern	East-to-West Hallway	190 ft²	Chrysotile	20%	RACM
F1.3	Vinyl Sheet Flooring – Red-brick Design w/ Brown/Tan Mastic/Underlayment (Mastic/Underlayment does not contain asbestos)	Westernmost Bathroom	40 ft²	Chrysotile	Vinyl – 20% Mastic/Underlayment - ND	RACM
F2.1	12"x12" Vinyl Floor Tile – Stone Pattern w/ Inseparable Mastic	Hallway Closet	32 ft²	Chrysotile	3%	Category I
F3.1	9"x9" Vinyl Floor Tile – Tan w/ Brown/Black Mastic (Mastic does not contain asbestos)	Entry Hallway	351 ft²	Chrysotile	Tile – 3% Mastic – ND	Category I
M1.2	Built-up Roofing	Center of Building	2,312 ft²	Chrysotile	Roofing 1/Silver Paint – 1% Roofing 2 – ND Roofing 3 – 2% Roofing 4 – 4% Roofing 5/Tar – 15% Insulation - ND	Category I
M8.4	Black Window Caulk	Windows	7 Window Systems	Chrysotile	20%	Category II
M8.5	Door Frame Caulk	Doors	4 Door Systems	Chrysotile	4%	Category II
M8.6	Exterior Window Caulk	Windows	7 Window Systems	Chrysotile	16%	Category II
M8.8	Roof Sealant (Black)	Roof (Flashing and Roof Penetrations on all Roof Types)	Entire Roof System	Chrysotile	10%	Category I
M20.6	Silver Paint on Metal Debris	Center of Building; Room w/ wood floors & Western end of building beneath covering	Small Quantities of Removable Items	Chrysotile	3%	Category II
F5.1	Residual Black Mastic	Entry Hallway	240 ft²	Chrysotile	<1%	OSHA
M3.1	Gypsum Board System	Easternmost Bathroom, East-to-West Hallway, & Entry Hallway	312 ft²	Chrysotile	0.75% - 1.25%	RACM
M8.3	Window Glazing Compound	Windows	7 Window Systems	Chrysotile	<1%	OSHA

ND = Non-detect
NESHAP Category Descriptions:
Category I: Non-friable ACM
Category II: Non-friable ACM, excluding Category I materials
OSHA: Building materials not currently regulated by EPA or DEQ, but are regulated under 29 CFR 1926.1101

Granite Peak subsequently completed a Phase I ESA in September 2024 at the facility. The assessment concluded that while hazardous building materials such as asbestos and LBP are not considered recognized environmental conditions (RECs), such materials may be present in the on-site structure due to its age. Granite Peak recommended a supplemental building materials investigation (BMI) to (1) confirm that all ACMs had been identified by NIH, (2) quantify the

materials, and (3) identify other hazardous materials associated with the building such as LBP, polychlorinated biphenyl (PCB)-containing light ballasts, and/or mercury-containing thermostats and fluorescent light tubes (Granite Peak, 2024).

The supplemental BMI was completed by Granite Peak in January 2025. This investigation quantified each ACM identified in NIH's 2024 survey and determined that no other materials suspected of containing asbestos were present in the building. The investigation also included an exterior LBP survey that revealed two areas with building materials coated with LBP (**Figure 5**). Laboratory analysis showed lead concentrations in soil beneath identified LBP areas were below DEQ direct contact and leaching to groundwater thresholds. A visual survey for universal wastes identified several fluorescent light fixtures, which are assumed to have PCB-containing light ballasts and mercury-containing light tubes. The investigation also noted potential biological hazards associated with the site including human waste and nuisance dust associated with the dilapidated interior conditions of the building (Granite Peak, 2025).

3.0 Cleanup Standards

When left intact and undisturbed, ACMs do not pose a health risk to people working or living in buildings or homes. However, if ACMs are disturbed by fire, renovation, or demolition activities, they may become friable and capable of releasing asbestos fibers into the air resulting in potentially significant health concerns for the community by inhalation of asbestos fibers. Inhaled fibers can become entrapped in the lungs and cause diseases such as asbestosis, lung cancer, and mesothelioma. Potential human exposure pathways for LBP and lead in soil include inhalation of lead in dust or ingestion of lead in dust, soil, or groundwater.

The cleanup requirements for asbestos on a commercial structure in Montana are found in 40 Code of Federal Regulations (CFR) 61.140-157, also known as the EPA National Emission Standards for Hazardous Air Pollutants (NESHAP), and Chapter 74 of the Administrative Rules of Montana (ARM).

Lead exposure can cause reproductive problems in men and women, high blood pressure, kidney disease, digestive problems, nerve disorders, memory and concentration problems, and muscle and joint pain. There is also evidence that lead exposure can result in cancer in adults.

LBP must be remediated in accordance with the Resource Conservation and Recovery Act (RCRA). In general, substrates having lead concentrations of 0.5% by weight or 5,000 milligrams per kilogram (not risk based) identifies the substrate as a LBP. Waste materials generated during lead abatement containing leachable lead above the RCRA TCLP limit of 5.0 mg/L may also be a hazardous waste, requiring special waste handling. However, if a building is demolished in its entirety, the Montana Department of Environmental Quality (DEQ) Solid Waste Division and EPA allow the waste generated to be disposed of in a Class II landfill even while containing LBP components. DEQ has determined that components coated with LBP for a whole building demolition are less likely to be hazardous due to the ratio of LBP to the total mass of the waste stream. DEQ guidance concerning this issue is included in **Appendix B**.

3.1 Applicable Laws

This section summarizes the laws and regulations that are applicable to the proposed cleanup.

3.1.1 Asbestos

Applicable codes, regulations, and laws that govern asbestos remediation/cleanup work and transport/disposal of asbestos-contaminated wastes include the following:

- CFR Publications:
  - OSHA 29 CFR 1926.1101 Construction Industry Standard (1994)
  - OSHA 29 CFR 1926.500 Guardrails, Handrails, and Covers
  - OSHA 29 CFR 1910.134 Respiratory Protection
  - OSHA 29 CFR 1910.145 Specifications for Accident Prevention Signs and Tags
  - EPA 40 CFR 61 Subpart A, General Provisions
  - EPA 40 CFR 61 Subpart M, National Emission Standard for Hazardous Air Pollutants
  - EPA 40 CFR 763.120, 121 Asbestos Abatement Projects
  - EPA 40 CFR 763 Subpart E, Asbestos Hazard Emergency Response Act Asbestos-Containing Materials in Schools
- ANSI Publications:
  - Z9.2-1979 Fundamentals Governing the Design and Operations of Local Exhaust Systems
  - Z88.2-1980 Practices for Respiratory Protection NIOSH Revised Recommended Asbestos Standard
- EPA:
  - 560/5-85-024 Guidance for Controlling Friable Asbestos-Containing Materials in Buildings
- State Requirements:
  - Chapter 74 Administrative Rules of Montana
  - Applicable sections of the Asbestos Work Practices and Procedures Manual, (2005)

3.1.2 Lead

Applicable codes, regulations, and laws that govern lead remediation/cleanup work and transport/disposal of lead-contaminated wastes include the following:

- CFR Publications
  - Occupational Safety and Health Administration (OSHA 29 CFR 1926.62 Construction Industry Standard (1994)
  - OSHA 29 CFR 1926.500 Guardrails, Handrails, and Covers
  - OSHA 29 CFR 1910.134 Respiratory Protection
  - OSHA 29 CFR 1910.145 Specifications for Accident Prevention Signs and Tags
  - OSHA 29 CFR 1917.152 Hot Work
- American National Standard Institute (ANSI) Publications:
  - Z88.2-1980 Practices for Respiratory Protection National Institute for Occupational Safety and Health (NIOSH)
- Montana Department of Environmental Quality – Solid Waste Program
  - Lead-Based Paint Disposal Guidance (**Appendix B**)

4.0 Cleanup Alternatives

Granite Peak identified three cleanup alternatives for the site, as follows:

Alternative 1 – No action. Under this alternative, no actions would be taken to abate the hazards associated with the on-site structure. All ACMs, LBP, universal waste, and biological hazards would remain in place.

Alternative 2 – Abate ACMs and LBP with the building remaining. Under this alternative, the building would remain, and hazardous building materials would be addressed as follows:

- *Asbestos-Containing Materials* – All identified ACMs would be abated by a certified abatement contractor with the building in-tact. All abated materials would be removed from the building, properly packaged to prevent the release of asbestos, and hauled to the Billings Regional Landfill for disposal as asbestos-containing waste and RACM, as appropriate.
- *Lead-Based Paint* – All LBP would be stripped and removed from the building by a certified lead-abatement contractor. The LBP waste would be containerized during abatement, sealed, and scheduled for proper transport and disposal as LBP hazardous waste.
- *Universal Wastes* – The fluorescent light tubes and presumed PCB-containing light ballasts would be removed and disposed of in accordance with solid waste regulations.
- *Biological Hazards* – Biological hazards would not be addressed under this alternative.

Alternative 3 – Abate all hazards prior to or during demolition. Under this alternative, the building would be demolished, and hazardous building materials would be addressed as follows:

- *Asbestos-Containing Materials* – Prior to building demolition, RACM and Category II ACMs would be abated by a certified abatement contractor. RACM and Category II ACMs would be properly wrapped ("burrito" wrapped in 6-mil plastic) to prevent the release of asbestos during transportation to the Billings Regional Landfill. During demolition, inert materials (concrete, wood, metal, and glass) would be sorted from the demolition waste stream and disposed of as construction and demolition (C&D) waste at the Billings Regional Landfill. The remaining demolition debris, including Category I ACMs, would be disposed of as asbestos-containing waste at the Billings Regional Landfill. Demolition and abatement would be overseen by a third-party certified abatement supervisor. After demolition, backfilling would occur to bring the site back to grade, as needed.
- *Lead-Based Paint* – Per DEQ guidance (**Appendix B**), LBP would not require abatement under this alternative since it would be included in the waste stream of a whole-building demolition. Contractors performing the demolition would need to be aware of the presence of LBP and LCP and follow lead-safe demolition practices. The demolition would be overseen by a certified lead-risk assessor.
- *Universal Wastes* – The fluorescent light tubes and presumed PCB-containing light ballasts would be removed and disposed of in accordance with solid waste regulations.
- *Biological Hazards* – All biological hazards would be removed from the site during building demolition.

5.0 Evaluation of Alternatives

Each of the alternatives identified for the site are evaluated in this section using three criteria: long-term human health risk reduction, implementability, and costs relative to human health risk reduction. **Table 1**, below, summarizes the evaluation and cost estimates for the three action alternatives. Cost estimates are included in **Appendix C**.

Table 1 – Alternative Comparison

Alternative	Criteria		
	Risk Reduction	Implementability	Cost
Alternative 1 – No Action	None	Implementable	$0
Alternative 2 – Abate ACMs and LBP with the building remaining	Removes most environmental risks, but some remain on-site; slight risks during cleanup; future health and safety risks remain	Implementable	$65,236
Alternative 3 – Abate all hazards prior to or during demolition	Removes all future human health and environmental risks; slight risks during cleanup	Implementable	$58,147

Alternative 1 – No Action. Under this alternative, hazardous building materials would remain in-place, and the unusable, blighted building would continue to pose a public safety risk. Although this option is both cost-effective and implementable, the property could not be redeveloped and the risk of exposure of hazardous materials to the surrounding community would persist.

Alternative 2 – Abate ACMs and LBP with the building remaining. This alternative is implementable and poses limited safety risks to workers abating materials in the building. However, the extent of interior LBP has not been evaluated. Therefore, to implement this alternative, a supplemental LBP survey would be required to properly identify all LBP associated with the interior of the building. Once identified, all LBP would be abated (removed and disposed of as a hazardous waste) or encapsulated and left in place. Disposal costs of the abated LBP would be significantly higher compared to abatement via whole-building demolition (Alternative 3) because the stripped LBP would have to be disposed of as a hazardous waste. OSHA-regulated LCP would not be addressed through this alternative, and any contractors working near LCP during future building renovations would be required to have an awareness for potential lead exposure. OSHA-safe work practices would apply for all future contractors.

This alternative would leave the building in-tact, but in an even worse condition. The roof system would be removed during the ACM-abatement process and would need to be replaced at the owner's expense outside of this abatement project. The building would remain vacant and in poor condition for an unknown period until additional funding was secured to renovate or demolish the building. The vacant building would continue to pose a threat to public safety for the surrounding neighborhood. Biological hazards (human feces) would also remain in place and would likely accumulate until the building was renovated or demolished.

This alternative is less cost-effective than Alternative 3 and would leave biological and lead hazards in place, and the building would remain on the property in a degraded condition. Ultimately, this alternative poses a health and safety risk to the community by leaving the building vacant, with unaddressed hazards and in poor condition, for an undetermined amount of time.

Alternative 3 – Abate all hazards prior to or during demolition. This alternative is implementable, cost effective, and removes all hazardous materials from the site. ACMs would be abated from the building either prior to demolition or at the time of demolition, and LBP would be abated during demolition. By demolishing the building, LBP would be disposed of as C&D waste, saving future supplemental survey and renovation costs, and all biological hazards would be effectively removed from the site. Additionally, this option would remove the public safety risk the currently vacant building poses to the community and would fully prepare the site for future redevelopment for the lowest cost.

6.0 Preferred Alternative

The preferred action is Alternative 3. All hazardous materials including asbestos, LBP, universal waste, and biological hazards would be abated and wastes generated would be disposed of properly in accordance with DEQ and EPA regulations under this alternative. The vacant building would be removed from the site and would no longer pose a potential public safety risk. This alternative is the most cost-effective option and offers the most comprehensive cleanup while minimizing risks to workers and future site occupants. Alternative 3 results in the greatest protection of human health and the environment for the lowest price and best prepares the site for future redevelopment.

Should the landowner proceed with cleanup of the site through the RLF program, BSED would obtain cost estimates from abatement contractors capable of completing Alternative 3. A copy of the final abatement and demolition report describing all abatement completed on the project would be transmitted to BSED and EPA.

7.0 Climate Change and Severe Weather Events

The EPA requires a discussion of whether climate change could be impacted by the preferred alternative. According to the Montana Climate Assessment, climate changes predicted for Montana include:

- Increased mean annual air temperatures with winter and spring temperatures increasing the most
- Increased precipitation in winter, spring, and fall, with decreasing precipitation in summer
- Decreased snowpack with peak runoff occurring earlier
- Increased frequency of flooding
- Increased time of drought
- Increased frequency and longer wildfire seasons
- Decreased carbon capturing forests

The proposed cleanup would not significantly impact the climatic changes described above, except for potentially increasing mean annual temperature through the burning of fossil fuels. The site is not in a floodplain and the preferred alternative would not increase the potential for flooding. It is recommended that equipment used for abatement be turned off when not in use.

8.0 Public Review and Comments

The ABCA would be presented at a public meeting to be held in Billings, Montana, and the public would be notified that the ABCA is available for review. A copy of this document would be available to the public on BSED's website at www.bigskyeconomicdevelopment.org or by request. BSED would document all public comments in writing, provide a response to each comment, and

incorporate relevant comments into the final cleanup design and approach. All comments would be submitted to:

Thom MacLean
Senior Project Manager
Big Sky Economic Development
thom@bigskyeda.org

9.0 References

Northern Industrial Hygiene, Inc. (NIH), 2024. Pre-Demolition Asbestos Survey, Letter Report. Former Meat House Lockers, 802 Yellowstone Avenue, Billings, MT. Northern Project Number 101-169. May 29.

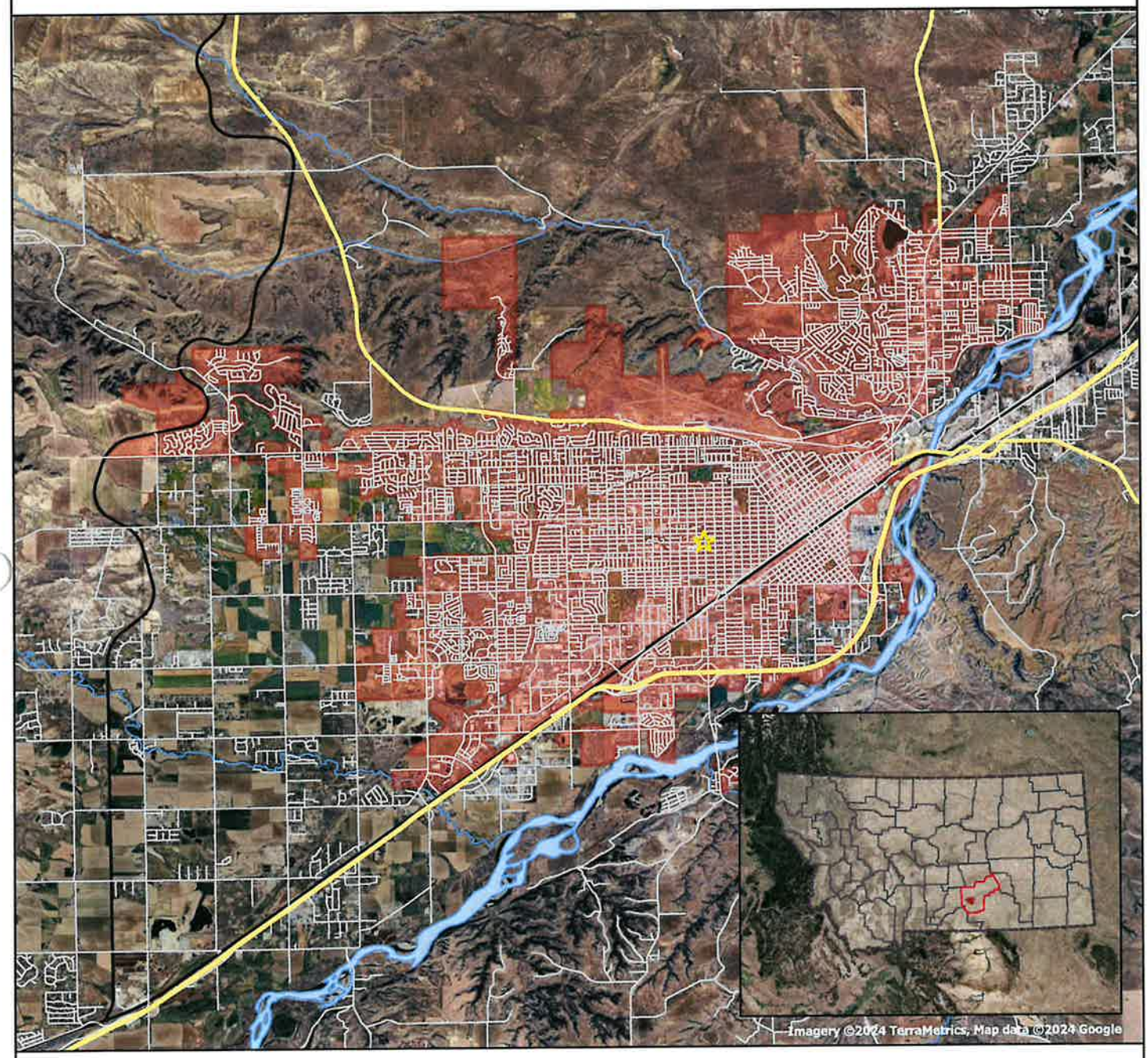
Granite Peak Environmental, LLC (Granite Peak), 2024. Phase I ESA, Meat House and Lockers, 802 Yellowstone Avenue, Billings, Montana 59101. Prepared for Big Sky Economic Development. September 20.

_____, **2025.** Report of Findings, Building Materials Investigation, Meat House and Lockers, 802 Yellowstone Avenue, Billings, Montana 59101. Prepared for Big Sky Economic Development. January 24.

FIGURES

Figure 1 – Area Map
Meat House Property
802 Yellowstone Avenue
Billings, MT 59101

GRANITE PEAK
ENVIRONMENTAL



0 1 2 mi

Roads
Major Highways
Railroad
Site
Billings City Limits
Yellowstone County

N

Figure 2 – Site Map
Meat House Property
802 Yellowstone Avenue
Billings, MT 59101

GRANITE PEAK ENVIRONMENTAL

0 50 100 ft

Subject Property Boundary

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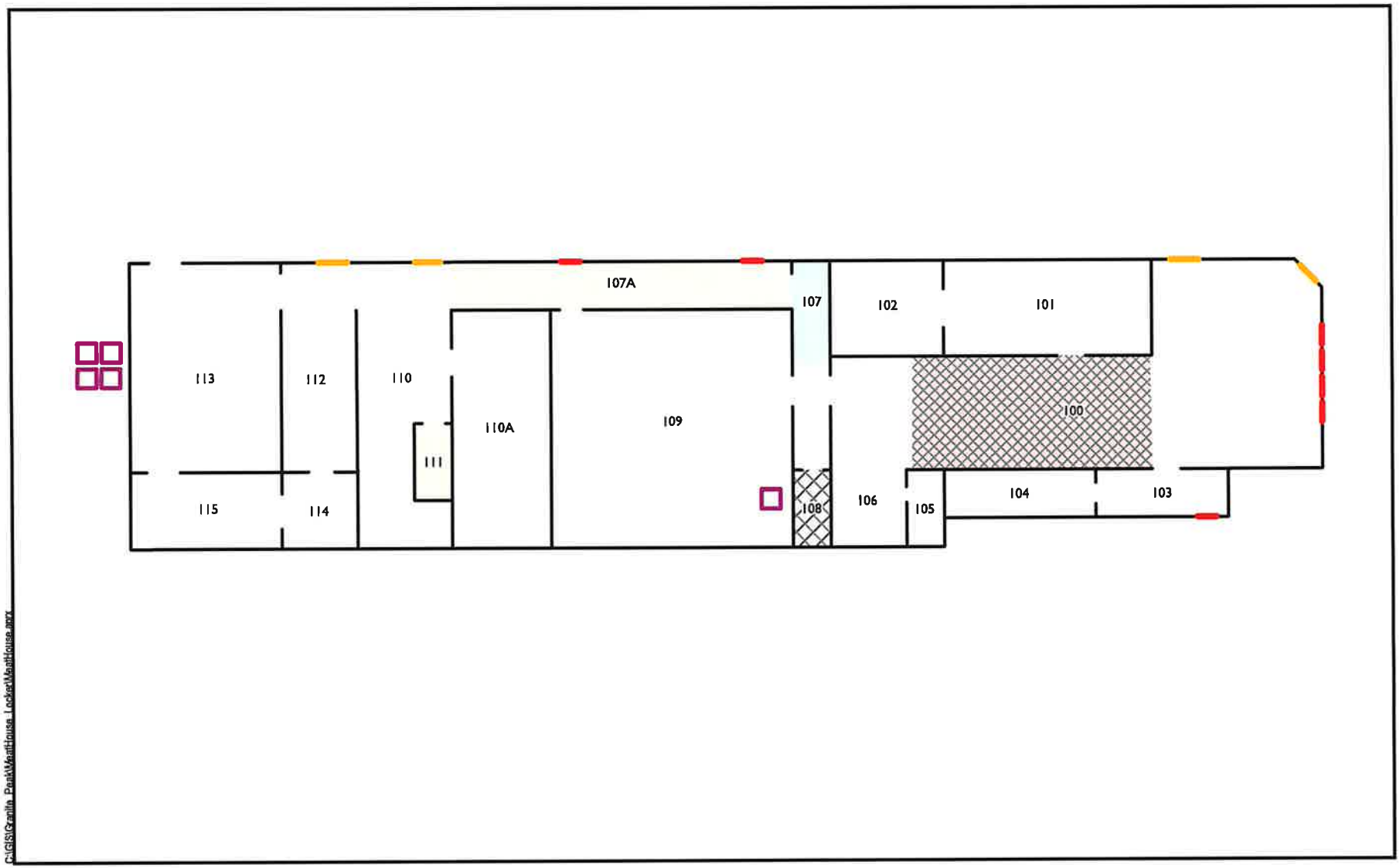
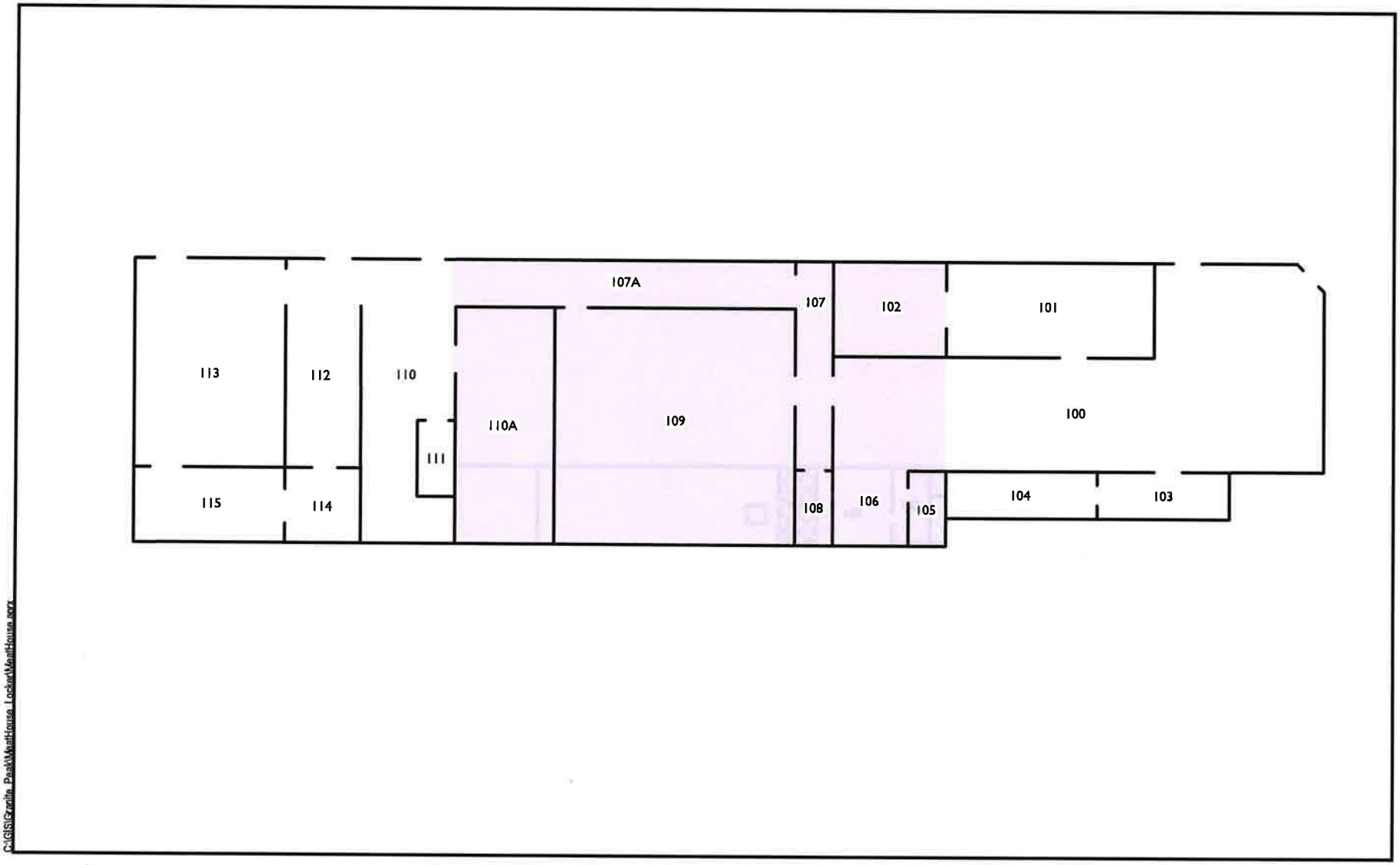


GRANITE PEAK ENVIRONMENTAL

- ACM Door Frame Caulk
- ACM Window Frame Caulk
- ACM Silver Paint on Metal Debris
- ACM 12"x12" Floor Tile & Mastic
- ACM 9"x9" Floor Tile (Mastic ND)
- ACM Vinyl Sheet Flooring & Mastic
- ACM Vinyl Sheet Flooring (No Mastic Present or Mastic ND)

Figure 3 – Positive Asbestos Results
Meat House Property
802 Yellowstone Avenue
Billings, MT 59101



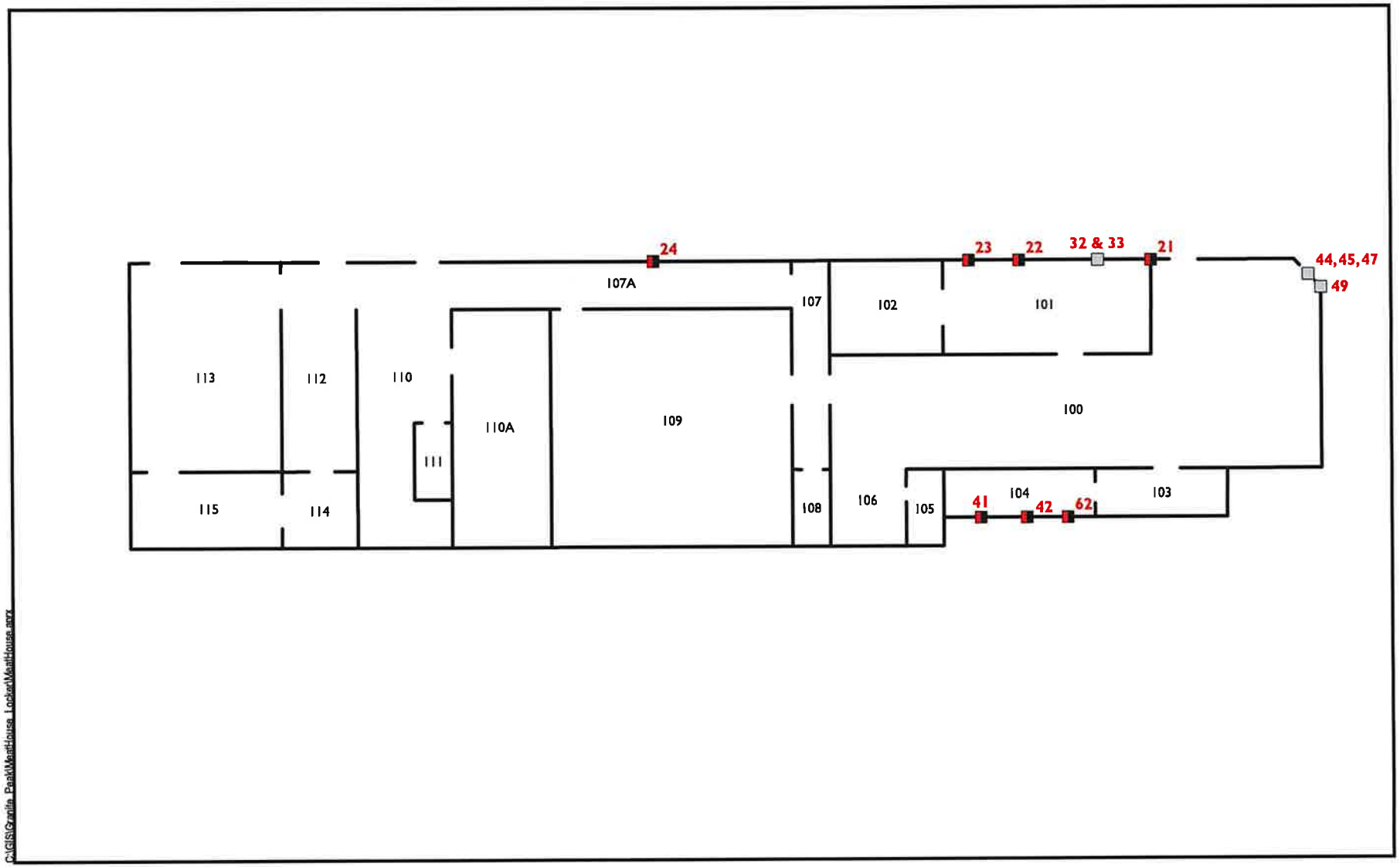
N

0 Feet 15

GRANITE PEAK ENVIRONMENTAL

ACM Built-up Roof

Figure 4 – Asbestos in Roofing Materials
Meat House Property
802 Yellowstone Avenue
Billings, MT 59101



C:\GIS\Granite Peak\MeatHouse_Locker\MeatHouse.aprx

N

0 Feet 15

GRANITE PEAK ENVIRONMENTAL

Sample location positive for Lead-Based Paint

Sample location positive for Lead-Containing Paint

Figure 5 – Lead-based Paint Results
Meat House Property
802 Yellowstone Avenue
Billings, MT 59101

APPENDIX A
PHOTOGRAPH LOG

INSPECTION PHOTOGRAPH LOG

1) Meat House and Lockers building looking southwest. Select areas of white paint on CMU tested positive for lead.

3) Meat House and Lockers building looking southeast. All substrates tested negative for lead.

2) Meat House and Lockers building looking northwest. Red paint of the Pepsi logo tested positive for lead. One 5-point composite soil sample was collected underneath the logo. Window glazing positive for asbestos on the east facing windows.

4) Meat House and Lockers building looking northeast. White peeling paint on CMU tested negative for lead.

INSPECTION PHOTOGRAPH LOG

5) Meat House and Lockers building looking north at the west end of the building. White paint on CMU tested negative for lead.

7) Close-up of the southwest exterior corner of the Meat House and Lockers building looking east. White paint on CMU, and blue and red paint on wood tested negative for lead.

6) Close-up of the southwest exterior corner of the Meat House and Lockers building looking west. White paint on CMU tested negative for lead.

8) Photograph of the east end of the building. Exterior corrugated sheet metal siding is negative for lead.

9) Water damaged sheetrock ceiling confirmed in the south storage area. Green paint on CMU tested negative for lead.

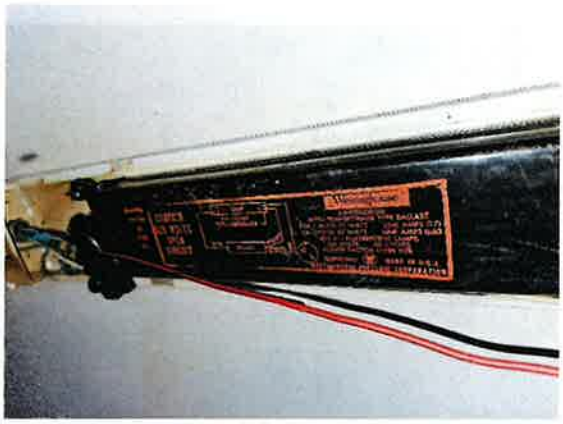
11) Close-up of collapsed roof looking west from the south storage area.

10) Close-up of damaged CMU wall looking west from the south storage area.

12) Photograph taken inside the east end of the building, looking east. Sheetrock ceiling contains <1% asbestos.

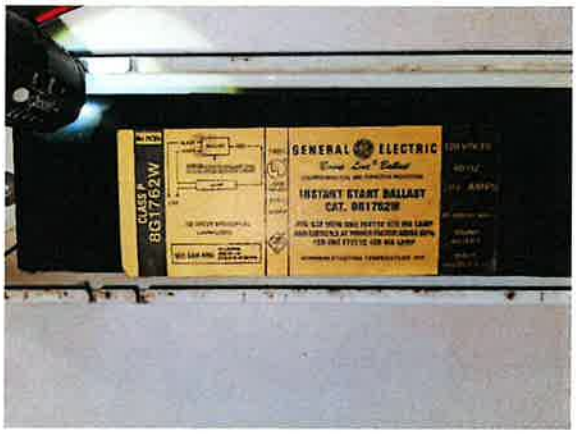
INSPECTION PHOTOGRAPH LOG

13) Photograph taken inside the north storage area of the east end of the building, looking east.



15) Photo of one type of light ballast presumed positive for PCB's.

14) Photograph showing the poor conditions within the building that may include biological hazards.

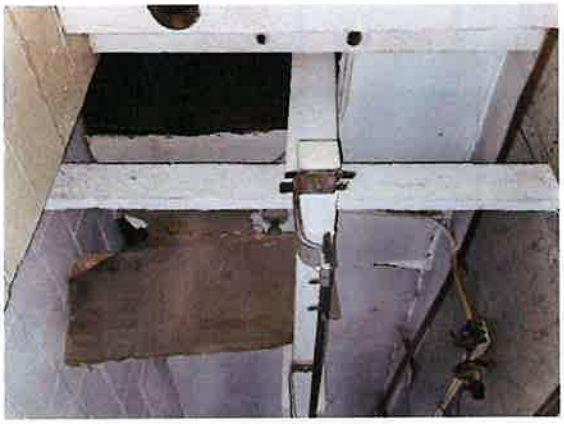


16) Photo of one type of light ballast presumed positive for PCB's.

17) Photo of one type of light ballast presumed positive for PCB's.

19) Photograph of the eastmost bathroom. Sheetrock materials contain <1% asbestos.

18) North side of the building underneath the areas that tested positive for lead. Confirmed the LBP is above the concrete sidewalk.



20) Photograph within the east to west hallway. Sheetrock materials contain <1% asbestos.

APPENDIX B
MONTANA LBP DISPOSAL FACT SHEET

RENOVATION & ABATEMENT

- Small-scale debris that is generated during renovation, maintenance, or abatement activities such as paint chips, vacuum debris and dust, waste wash water and sludge from chemical paint stripping is more likely to exceed the TCLP.

- Sampling may be appropriate for intermediate-volume renovation wastes such as window moldings, doors, etc.

- Core or sectional samples can be taken of representative waste items to determine whether each waste is hazardous.

    - Fewer samples could be taken by taking one or more core samples, compiling ratios of waste material surface area to mass for each type, and then comparing these to the surface area/mass ratio of the sample.
    -Sampling protocol should be used for each site.

- Individual waste materials should either:
    - Be sampled and analyzed by TCLP and then handled/disposed of accordingly; or
    - Be segregated from other large-scale debris and then managed as hazardous waste.

- Records of sampling procedures and analytical results must be kept for at least 3 years.

Montana Department of Environmental Quality
PO Box 200901
Helena, MT 59620-0901

DEQ
Montana Department of Environmental Quality

Solid Waste Program

Lead-Based Paint

Solid Waste Section
www.deq.mt.gov/Land/solidwaste
406-444-5300

Solid Waste Program (SWP)
deqswprogram@mt.gov
406-444-3463

LEAD-BASED PAINT (LBP)

Where do we find it?

- Prior to the 1950s, paints used for residential use contained up to 50% lead.
- Lead-based paint was used on buildings until 1978, when it was banned on residential structures by the consumer Products Safety Commission.
- Renovation, remodeling, demolition, and surface preparation for painting have the potential to produce hazardous wastes if LBP was involved.

How do we know it is there?

- Test the paint for lead to be certain of the presence of lead.
- Hazardous waste criterion for lead waste is established under the federal Resource Conservation and Recovery Act (RCRA), Subtitle C, as 5.0 mg/L measured with the Toxicity Characteristic Leaching Procedure (TCLP).

STRUCTURE DEMOLITION

Residential Structures

Household Hazardous Waste Exemption

- On June 18, 2003, the Environmental Protection Agency (EPA) published a rule under solid waste regulations to streamline LBP debris disposal.
- LBP debris from households generated by homeowners or contractors may be disposed of at a municipal solid waste landfill or and construction and demolition waste landfill.

Non-residential Structures

Waste Determination and Management

- LBP debris that comes from commercial or industrial sources, ***not households***, may be subject to state and federal hazardous waste rules.
- The generator of the waste must determine whether the debris fails the TCLP for lead.
- Two scenarios outlined for making the waste determination and then managing the LBP debris are:
  - Whole-Building Demolition
  - Re vation and Abatement

WHOLE-BUILDING DEMOLITION

- Whole-building demolitions debris is considered a non-hazardous waste with regard to lead.
  - EPA stated that solid architectural components coated with LBP are less likely to be hazardous because of the small ratio of lead paint to total waste mass.
  - The US Army conducted a study that concluded that whole-building demolition debris is not likely to exceed the toxicity characteristic standard for lead if it is handled as a single, whole waste stream and disposed of all together.

- No sampling or analysis of painted components for lead is required for disposal as a non-hazardous waste.

NOTE: Constituents other than LBP, including PCBs from light ballasts or asbestos containing materials, may require special handling and should be removed before demolition.

APPENDIX C
COST ESTIMATES

Cost Estimate
Alternative 2 - Abate ACMs & LBP with the Building Remaining
Meat House & Lockers
802 Yellowstone Avenue, Billings, MT 59101

GRANITE PEAK ENVIRONMENTAL

Material Description	Quantity	Unit	Unit Rate	Total
Task 1: Mobilization, Site Preparation, and Permit				
Mobilization/Site Preparation (Asbestos Abatement Contractor)[1]	1	ls	$5,000	$5,000
Pre-clean Building	1	ls	$8,000	$8,000
			Task 1 Subtotal	**$13,000**
Task 2: Asbestos Abatement of All ACMs[2]				
VSF - North-to-South Hallway	36	sf	$15	$540
VSF - East-to-West Hallway	190	sf	$15	$2,850
VSF - Westernmost Bathroom	40	sf	$15	$600
12"x12" VFT - Hallway Closet	32	sf	$5	$160
9"x9" VFT - Entry Hallway	351	sf	$5	$1,755
Built-up Roofing	2,312	lf	$5	$11,560
Black Window Caulk	7	window systems	$250	$1,750
Door Frame Caulk	4	door systems	$500	$2,000
Exterior Window Caulk	7	window systems	$250	$1,750
Roof Sealant (Black)	1	ls	$1,500	$1,500
Silver Paint on Metal Debris	1	ls	$1,000	$1,000
Residual Black Mastic	240	sf	$2	$480
Gypsum Board System	312	sf	$5	$1,560
Window Glazing Compound	7	window systems	$250	$1,750
			Task 2 Subtotal	**$29,255**
Task 3: Lead-Based Paint Survey & Abatement[3]				
Interior LBP Survey	1	ls	$3,500	$3,500
LBP Abatement (three workers for three days)	72	hours	$125	$9,000
Abatement Supplies	1	ls	$800	$800
LBP Disposal as a hazardous waste	1	ls	$2,500	$2,500
			Task 3 Subtotal	**$15,800**
Task 4: Universal Waste Removal[4]				
Fluorescent light tubes disposal	1	ls	$250	$250
PCB Light Ballasts	1	ls	$1,000	$1,000
			Task 4 Subtotal	**$1,250**
			Total (All Tasks)	$59,305
			Contingency (10%)	$5,931
			Total Estimated Cost	**$65,236**

Notes/Assumptions:

[1] Abatement contractor mobilization includes travel to and from site, lodging, site preparation, project permitting and bonding, site security, traffic control, dust control, Project-Specific Health and Safety Plan preparation, and incidentals (e.g., equipment, tools, plastic sheeting, fuel, etc.,) to complete the Project).

[2] Per unit cost includes disposal of asbestos containing materials at the Billings Landfill.

[3] All exterior lead-based paint (LBP) will be abated by the abatement contractor and disposed of as a hazardous waste. To leave building in place, an interior LBP survey would need to be completed, and LBP identified would need to be removed or encapsulated. Costs may vary depending on results of LBP survey.

[4] Universal waste includes all fluorescent light fixture ballasts which are assumed to contain PCBs and all fluorescent light tubes.

Cost for oversight firm, including bid specifications, air clearance sampling, project oversight, and project reporting is not included in this estimate.

Cost Estimate
Alternative 3 - Abate All Hazards Prior To or During Demolition
Meat House & Lockers
802 Yellowstone Avenue, Billings, MT 59101

GRANITE PEAK ENVIRONMENTAL

Material Description	Quantity	Unit	Unit Rate	Total
Task 1: Mobilization, Site Preparation, and Permit				
Mobilization/Site Preparation (Asbestos Abatement & Demo Contractor)[1]	1	ls	$7,500	$7,500
Pre-clean Building	1	ls	$4,000	$4,000
			Task 1 Subtotal	**$11,500**
Task 2: Asbestos Abatement of RACM & Category II ACMs[2]				
VSF - North-to-South Hallway	36	sf	$15	$540
VSF - East-to-West Hallway	190	sf	$15	$2,850
VSF - Westernmost Bathroom	40	sf	$15	$600
Black Window Caulk	7	window systems	$250	$1,750
Door Frame Caulk	4	door systems	$500	$2,000
Exterior Window Caulk	7	window systems	$250	$1,750
Silver Paint on Metal Debris	1	ls	$1,000	$1,000
Gypsum Board System	312	sf	$5	$1,560
			Task 2 Subtotal	**$12,050**
Task 3: Universal Waste Removal[3]				
Fluorescent light tubes disposal	1	ls	$250	$250
PCB Light Ballasts	1	ls	$1,000	$1,000
			Task 3 Subtotal	**$1,250**
Task 4: Building Demolition				
Segregate inert materials (concrete, wood, and metal). Remove all building debris, including Category I ACMs	278	cy	$50	$13,900
Hauling (inert materials)	170	tons	$30	$5,100
Disposal (inert materials)	170	tons	$27.80	$4,726
Hauling (asbestos materials)	11	tons	$60	$660
Disposal (asbestos materials)	11	tons	$102.30	$1,125
Backfill Excavation to grade (includes material, hauling, and placement)[4]	85	cy	$30	$2,550
			Task 4 Subtotal	**$28,061**
			Total (All Tasks)	$52,861
			Contingency (10%)	$5,286
			Total Estimated Cost	**$58,147**

Notes/Assumptions:

[1] Abatement and demolition contractor mobilization includes travel to and from site, lodging, site preparation, project permitting and bonding, site security, traffic control, dust control, Project-Specific Health and Safety Plan preparation, and incidentals (e.g., equipment, tools, plastic sheeting, fuel, etc., to complete the Project).

[2] Per unit cost includes disposal of asbestos containing materials at the Billings Landfill.

[3] Universal waste includes all fluorescent light fixture ballasts which are assumed to contain PCBs and all fluorescent light tubes.

[4] Cost includes sourcing clean material, hauling material to site, and placement. Project does not need compaction specs.

Cost for oversight firm, including bid specifications, air clearance sampling, project oversight, and project reporting is not included in this estimate.

Quote Schedule
Asbestos Abatement & Lead-Safe Building Demolition
Former Meat House & Lockers
802 Yellowstone Avenue, Billings, MT 59101
Date: June 4, 2025

Former Meat House and Lockers Cleanup - Summer 2025				Safetech, Inc	
Item #	**Description**	**Quantity[1]**	**Units**	**Unit Cost**	**Total**
Mobilization, Site Preparation, and Permit					
1	Mobilization/Site Preparation[2]	1	lump sum	$14,800.00	$14,800.00
2	Pre-clean Building	1	lump sum	$4,200.00	$4,200.00
3	Water Truck	1	lump sum	$2,800.00	$2,800.00
Asbestos Abatement of RACM & Category II ACMs[3]					
4	VSF - North-to-South Hallway	36	sf	$16.00	$576.00
5	VSF - East-to-West Hallway	190	sf	$16.00	$3,040.00
6	VSF - Westernmost Bathroom	40	sf	$16.00	$640.00
7	Black Window Caulk	7	window systems	$200.00	$1,400.00
8	Door Frame Caulk	4	door systems	$250.00	$1,000.00
9	Exterior Window Caulk	7	window systems	$200.00	$1,400.00
10	Silver Paint on Metal Debris	1	ls	$1,000.00	$1,000.00
11	Gypsum Board System	312	sf	$6.00	$1,872.00
Universal Waste Removal[4]					
12	Fluorescent light tubes disposal	1	ls	$1,800.00	$1,800.00
13	PCB Light Ballasts	1	ls	$1,800.00	$1,800.00
Building Demolition[5]					
14	Segregate inert materials (concrete, wood, and metal). Remove all building debris, including Category I ACMs. Separate metals for recycling (if possible).	278	cy	$83.00	$23,074.00
15	Hauling (inert materials)	236	tons	$20.00	$4,720.00
~~16~~	~~Disposal (inert materials)~~	~~236~~	~~tons~~		
17	Hauling (asbestos materials)[6]	11	tons	$150.00	$1,650.00
~~18~~	~~Disposal (asbestos materials)[6]~~	~~11~~	~~tons~~		
19	Backfill Excavation to grade (includes material, hauling, and placement)[7]	85	cy	$55.00	$4,675.00
		Total Cost (in Dollars)		**$70,447.00**	

Notes:

Line items 16 and 18 for disposal costs at the City of Billings landfill have been removed per City request. City plans to pay for these costs internally.

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Cost Estimate

Project: Meat House and Lockers - Cleanup Planning and Oversight

Client: Big Sky Economic Development

Date: May 23, 2025

GRANITE PEAK ENVIRONMENTAL

Description	Quantity	Units	Hourly Rate	Total
Task 1 - Cleanup Oversight				
Task 1a - Cleanup Oversight and Confirmation Sampling				
Project Manager	6	hours	$120	$720
Asbestos Supervisor Travel (75% of hourly rate)	8	hours	$95	$759
Asbestos Supervisor	36	hours	$127	$4,554
Clearance Equipment	1	event	$366	$366
Lead in Soil Sample	1	each	$30	$30
Mileage	475	miles	$0.70	$333
Lodging	4	each	$137.50	$550
Per Diem	5	each	$68.00	$340
			Total Task 1a	$7,651
Task 1b - Davis Bacon Wage Interviews				
Asbestos Supervisor	2	hours	$127	$253
			Total Task 1b	$253
Task 1c - Certified Payroll Report Review				
Project Manager	2	hours	$120	$240
			Total Task 1c	$240
Task 1d - Contractor Invoice Review and Approval				
Project Manager	4	hours	$120	$480
			Total Task 1d	$480
Task 1e - Waste Manifest and Disposal Ticket Review				
Project Manager	2	hours	$120	$240
			Total Task 1e	$240
			Total Task 1	**$8,864**
Task 2 - Cleanup Completion Report				
Senior Scientist	2	hours	$150	$300
Project Manager	2	hours	$120	$240
Asbestos Supervisor	10	hours	$127	$1,265
Staff Scientist	16	hours	$100	$1,600
GIS Specialist	2	hours	$80	$160
			Total Task 2	**$3,565**
Task 3 - Project Management				
Asbestos Supervisor	8	hours	$127	$1,012
Project Manager	8	hours	$120	$960
			Total Task 3	**$1,972**
			Total Estimated Costs	**$14,401**

DS CAK

Notes/Assumptions:

- This should be considered an estimate and actual time/costs will be billed at approved rates.
- This estimate assumes that a certified asbestos abatement firm will complete the abatement and will provide required information for the completion report.
- Task 1 assumes the project would be completed in one week and the asbestos supervisor woud be on site for four days of oversight and sampling.

PROMISSORY NOTE

As hereinafter provided, the undersigned **CITY OF BILLINGS,** a Municipal City, whose address is 316 N. 26th Street, Billings, MT 59101 (**"Borrower"**), promises to pay to **BIG SKY ECONOMIC DEVELOPMENT CORPORATION**, a Montana nonprofit corporation, whose address is 201 N. Broadway, Billings, MT 59101, (**"Lender"**), the sum of **EIGHTY FOUR THOUSAND EIGHT HUNDRED FORTY EIGHT** dollars ($84,848.00) for value received, plus interest upon the principal balance at the rate of **ZERO** percent (0.00%) per annum from the date of this note, until paid in full.

The Note shall be a single pay note having a term of **THIRTY SIX** (36) months from the date of execution of this note. The Maturity Date will be **THIRTY SIX** (36) months from the execution date of this note. **Borrower** shall make one lump sum principal payment in the amount of **EIGHTY FOUR THOUSAND EIGHT HUNDRED FORTY EIGHT** dollars ($84,848.00) upon the Maturity Date. Upon the failure by **Borrower** to make any payment pursuant to this Note or to comply with any promises or conditions contained in the Loan Agreement executed by **Borrower** contemporaneously with this Note, or any Related Documents (as defined in the Loan Agreement), **Lender** may declare the entire unpaid principal balance under this Note and all accrued unpaid interest immediately due and payable.

Borrower agrees in case of default in the payment of this Note to pay all costs and expenses of collecting the same, including reasonable attorney fees.

This Note is secured by a Montana Trust Indenture.

If any part of this Note cannot be enforced, this fact will not affect the rest of the Note. **Borrower** does not agree or intend to pay, and **Lender** does not agree or intend to contract for, charge, collect, take, reserve or receive (collectively referred to herein as "charge or collect"), any amount in the nature of interest or in the nature of a fee for this loan, which would in any way or event (including demand, prepayment, or acceleration) cause **Lender** to charge or collect more for this loan than the maximum **Lender** would be permitted to charge or collect by federal law or the law of the State of Montana (as applicable). Any such excess interest or unauthorized fee shall, instead of anything stated to the contrary, be applied first to reduce the principal balance of this loan, and when the principal has been paid in full, be refunded to **Borrower**. **Lender** may delay or forgo enforcing any of its rights or remedies under this Note without losing them. **Borrower** and any other person who signs, guarantees or endorses this Note, to the extent allowed by law, waive presentment, demand for payment, and notice of dishonor. Upon any change in the terms of this Note, and unless otherwise expressly stated in writing, no party who signs this Note, whether as maker, guarantor, accommodation maker or endorser, shall be released from liability. All such parties agree that **Lender** may renew or extend (repeatedly and for any length of time) this loan or release any party or guarantor or collateral; or impair, fail to realize upon or perfect **Lender**'s security interest in the collateral; and take any other action deemed necessary by **Lender** without the consent of or notice to anyone. All such parties also agree that **Lender** may modify this loan without the consent of or notice to anyone other than the party with whom the modification is made. The obligations under this Note are joint and several.

IN WITNESS WHEREOF, the parties have caused this Promissory Note to be executed by their respective officers thereunto duly authorized, as of the following date.

DATED _____.

BORROWER:
CITY OF BILLINGS,
A Municipal City,

By: _____
William A. Cole, Mayor

ATTEST:

By: _____
Name:

LENDER:
ATTEST: **BIG SKY ECONOMIC DEVELOPMENT CORPORATION**

By: _____ By: _____
Nina Philpott, Assistant Secretary Paul Green, Executive Director

When Recorded Return To:
Big Sky Economic Development Corporation
Attn: Loan Servicing
201 North Broadway
Billings, MT 59101

MONTANA TRUST INDENTURE

THIS TRUST INDENTURE, made on _____ between the **CITY OF BILLINGS**, a Municipal City, whose mailing address is 316 N. 26th Street, Billings, MT 59101 (the "Grantor"), **_____ "TITLE COMPANY"**, with principal office at _____(the "Trustee"), and BIG SKY ECONOMIC DEVELOPMENT CORPORATION, whose address is 201 N Broadway, Billings, MT 59101 (the "Beneficiary"),

WITNESSETH:

That Grantor hereby irrevocably GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS TO TRUSTEE, IN TRUST, nevertheless, WITH POWER OF SALE that certain real property, which does not exceed forty (40) acres in area, situated in the County of Yellowstone, State of Montana, particularly described as follows, to-wit:

Lot One (1), in Block Three (3), of Rickman Subdivision, in the City of Billings, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 345049.

Property is commonly known as 802 Yellowstone Avenue, Billings, MT 59101.

TOGETHER WITH: (1) All buildings, fixtures and improvements thereon and all water rights, rights-of-way, tenements, hereditaments, privileges and appurtenances thereunto belonging, now owned or hereafter acquired, however evidenced, used or enjoyed with said premises or belonging to the same; (2) All right, title and interest hereafter acquired in or to any of said premises, hereby also releasing, relinquishing and waiving all exemptions, rights of dower and homestead, in or to said premises, vested or inchoate; (3) All heating, air conditioning, plumbing and lighting facilities, equipment and fixtures now or hereafter installed upon or within said premises, used or proper or necessary to constitute the said premises a habitable, usable or operating unit-all of said property being designated and deemed for the purposes of this instrument a part of the realty; and (4) All of the rents, issues and profits of said premises, SUBJECT, HOWEVER, to the right, power and authority hereinafter conferred upon Beneficiary to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: (1) Payment of the principal sum of **EIGHTY FOUR THOUSAND EIGHT HUNDRED FORTY EIGHT** dollars ($84,848.00) with interest thereon according to the terms of a Promissory Note dated _____ (and any extensions and/or renewals or modifications thereof), made payable to **Beneficiary** in installments, the last of which, unless sooner paid, will be due and payable on _____; (2) Payment of all sums expended or advanced by **Beneficiary** under or pursuant to the terms hereof, together with interest thereon as herein provided; (3) Performance of each agreement of **Grantor** herein and in said note contained.

TO PROTECT THE SECURITY OF THIS TRUST INDENTURE, AND FOR OTHER PURPOSES, GRANTOR AGREES:

1. To keep said property in good condition and repair; to complete and restore promptly and in a good and workmanlike manner any building which may be constructed, damaged or destroyed thereon, and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws, covenants and restrictions affecting said property; not to commit or permit waste thereof; not commit, suffer or permit any act upon said property in violation of the law; to do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general; and if the loan secured hereby or any part thereof is being obtained for the purpose of financing environmental cleanup on said property, Grantors further agree:

(a) To commence environmental cleanup promptly and to pursue the same with reasonable diligence to completion in accordance with plans and specifications satisfactory to the Beneficiary, and
(b) To allow Beneficiary to inspect said property at any time during environmental cleanup.

Trustee, upon presentation to it of an affidavit signed by Beneficiary, setting forth facts showing a default by Grantor under this numbered paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon al provided in this instrument, and as allowed by law.

2. To provide, maintain and deliver to Beneficiary, insurance of such type or types and amounts as Beneficiary may require, on the improvement now existing or hereafter erected or placed on said property. Such insurance shall be carried in companies approved by the Beneficiary with loss payable clause in favor of and in a form acceptable to Beneficiary. In the event of loss, Grantor shall give immediate notice to Beneficiary, who may make proof of loss and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Beneficiary instead of to Grantor and Beneficiary jointly, and the insurance proceeds, or any part thereof, may be applied by Beneficiary, at its option, to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged.

3. To deliver to, pay for and maintain with Beneficiary until the indebtedness secured hereby is paid in full, such evidence of title as Beneficiary may require, including abstracts of title or polices of title insurance and any extensions or renewals thereof or supplements thereto.

4. To pay before delinquent, all taxes and assessments, including interest and penalties, affecting said premises and improvements; to promptly pay and discharge all encumbrances, charges and liens on said property which at any time are, or appear to be, prior or superior hereto, In addition to the payments due in accordance with the terms of the note hereby secured, Grantor shall, at the option and on demand of the Beneficiary, pay to the Beneficiary monthly and concurrently with payment of principal and interest, a sum equal to one-twelfth (1/12th) of the annual taxes, assessments, insurance premiums, maintenance and other charges upon the property, as estimated by the Beneficiary, in trust nevertheless for Grantor' use and benefit and for payment by Beneficiary of any such item when due. The failure of the Grantor to make any of such payments shall constitute a default under this trust.

5. Except as otherwise expressly provided herein, to pay all costs, fees, and expenses of this trust, including cost of search and evidence of title, advertising and recording expense, documentary taxes and Trustee's and attorney's fees as allowed by law.

6. Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, without obligation so to do and without notice to or demand upon Grantor and without releasing Grantor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes.

7. To pay immediately and without demand all sums expended hereunder by Beneficiary or Trustee, with interest from date of expenditure at the rate stated in the Grantor's corresponding Promissory Note per annum until paid, and the payment thereof shall be secured hereby.

IT IS MUTUALLY AGREED THAT:

8. Without affecting the liability of any person, including Grantor, for the payment of any indebtedness. secured hereby, or the lien of this Trust Indenture on the remainder of the property for the full amount of any indebtedness unpaid, Beneficiary and Trustee are respectively empowered as follows, Beneficiary may from time to time and without notice:

(a) Release any person liable for payment of any of the indebtedness,
(b) Extend the time or otherwise alter the terms of payment of any of the indebtedness,
(c) Alter, substitute or release any property securing the indebtedness.

Trustee may, at any time and from time to time, upon the written request of Beneficiary:

(a) Consent to the making of any map or plat of the property,
(b) Join in granting any easement of creating any restriction thereon,
(c) Join in any subordination or other agreement affecting this Trust Indenture or lien or charge thereof,
(d) Reconvey, without warranty, all or any part of the property.

9. Both parties agree that Beneficiary may, if Beneficiary so elects, procure and thereafter continue during the term of this Indenture, for as long as Beneficiary desires, a form of insurance acceptable to Beneficiary insuring Beneficiary against any loss sustained by Beneficiary by reason of any default in payment by Grantor of the secured indebtedness. If the Beneficiary elects to procure such insurance, Grantor shall promptly reimburse Beneficiary, the full amount of the initial premium for such insurance. During the term of this Indenture, Grantor shall each month deposit in escrow with Beneficiary, 1/12th of the next following anticipated annual premium for such insurance, said deposit to be made at the same time and place as Grantor makes monthly payments on the aforementioned promissory note. Beneficiary may therefore pay all annual renewal premiums from such escrow. Should the amount deposited in escrow be insufficient to pay any renewal premium in full as the same become due, Grantor shall immediately upon demand deposit with or pay to Beneficiary such additional amount as may be sufficient to pay the renewal premium in full. Failure of Grantor to pay or deposit any of the amounts referred to herein shall constitute a default of the terms of this Indenture. Grantor further agrees to deposit in escrow with Beneficiary 1/12th of the annual premium for hazard insurance coverage and annual taxes and assessments each month. Failure of the Grantor to deposit any of the above amounts in the escrow account shall constitute a default of the terms of

this indenture.

10. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Trust Indenture and said note to Trustee for cancellation and retention and upon payment by Beneficiary of its fees, Trustee shall reconvey to Grantor, without warranty, the property then held hereunder.

11. As additional security, Grantor hereby assigns to Beneficiary, during the continuance of these trusts, all rents, issues, royalties, and profits of the property affected by this Trust Indenture and of any personal property located thereon. Until Grantor shall default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, Grantor shall have the right to collect all such rents, issues, royalties, and profits earned prior to default as they become due and payable. If Grantor shall default as aforesaid, Grantor' right to collect any of such monies shall cease and Beneficiary shall have the right, with or without taking possession of the property affected hereby, to collect all rents, royalties, issues, and profits. Failure or discontinuance of Beneficiary at any time or from time to time to collect any such monies shall not in any manner affect the subsequent enforcement by Beneficiary of the right, power, and authority to collect the same. Nothing contained herein, nor the exercise of the right by Beneficiary to collect, shall be, or be construed to be, an affirmation by Beneficiary of any tenancy, lease or option, nor an assumption of liability under, nor subordination of the lien or charge of this Trust Indenture to any such tenancy, lease or option.

12. Upon any default by Grantor hereunder, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court (Grantor hereby consent to the appointment of Beneficiary as such receiver), and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof in its own name sue for or otherwise collect said rents, issues, and profits, including those past due and unpaid, and apply the same, less cost and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine.

13. The entering upon and taking possession of said property, the collection of such rents, issues, and profits, or the proceeds of fire or other insurance policies, or compensation or awards for any taking or damage of said property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

14. Time is of the essence hereof. Upon default by the Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of such default, Beneficiary may execute or cause Trustee to execute a written notice of default and of election to cause such property to be sold to satisfy the obligations hereof, and Trustee or Beneficiary shall file such notice for record, in each county wherein said property or some part thereof is situated. The Beneficiary shall also deposit with the Trustee the note and all documents evidencing expenditures secured hereby.

15. After the lapse of such time as may then be required by law following the recordation of said notice of default and of election to cause said property to be sold, and notice of default and notice of sale having been given as then required by law, Trustee, or its attorney, without demand on Grantor, shall sell said property on the date and at the time and place designated in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine (but subject to any statutory right of Grantor to direct the order in which such property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder, the purchase price payable in cash in lawful money of the United States at the time of sale. The person conducting the sale may for any cause he deems expedient, postpone the sale for a period not exceeding fifteen (15) days by public proclamation by such person at the time and place fixed in the notice of sale, and no other notice of the postponed sale need be given. Trustee shall execute and deliver to the purchaser its deed conveying said property so sold, but without any covenant of warranty, express or implied. The recitals in the deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person including Beneficiary (but excluding Trustee) may bid at the sale. After deducting all costs and expenses of exercising the power of sale and of the sale, including cost of search and evidence of title, advertising and recording expense, documentary taxes and Trustees' and attorney's fees, Trustee shall apply the proceeds of sale to payment of all amounts secured hereby and due hereunder, including all sums expended by the Trustee and Beneficiary, or either of them, with accrued interest thereon at the rate of six percent (6%) per annum from the date of expenditure thereof, and the surplus, if any, to the person or persons legally entitled thereto; provided that the Trustee, in its discretion, may deposit such surplus with the County Clerk and Recorder of the county in which the sale took place.

16. Grantor agrees to surrender possession of the above-mentioned trust property to the purchaser at the aforesaid sale on the tenth (10th) day following said sale, in the event such possession has not previously been delivered by Grantor.

17. Each abstract of title, title insurance policy and all other evidence of title, and all hazard insurance policies placed or deposited with the Beneficiary shall be deemed an incident to the title to the trust property and upon foreclosure by exercise of power of sale, or otherwise, shall pass to the purchaser and the same are hereby pledged as additional security for payment of the indebtedness secured hereby.

18. Upon the occurrence of any default hereunder, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Trust Indenture in the manner provided by law for the foreclosure of mortgages on real property and Beneficiary shall be entitled to recover in such proceedings all costs and expenses incident thereto, including a reasonable attorney's fee in such amount as shall be fixed by the Court.

19. Except as may be otherwise provided herein, Grantor agrees to pay to Beneficiary or Trustee the costs and expenses, including a reasonable attorney's fee, incurred by either of them in instituting, prosecuting or defending any Court action in which Grantor does not prevail, if such action involves the interpretation hereof or performance hereunder by a party hereto or the breach of any provision hereof by a party hereto, including but not limited to an action to obtain possession of the above described property after exercise of the power of sale granted hereunder.

20. This Trust Indenture shall apply to, inure to the benefit of and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. All obligations of Grantor hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including any pledge, of the note secured hereby. In this Trust Indenture, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

21. Trustee accepts this Trust when this Trust Indenture, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of a pending sale under any other trust indenture or of any action or proceeding in which Grantor, Beneficiary, or Trustee shall be a party, unless brought by Trustee.

22. This Trust Indenture is made within the State of Montana pursuant to the Small Tract Financing Act of Montana and is not made or taken in substitution for any mortgage in existence on the effective date of said Act.

23. Grantor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinabove set forth.

IN WITNESS WHEREOF, the Grantors have executed this document the day and year first above written.

BORROWER:
CITY OF BILLINGS,
a Municipal City

By: _____
William A. Cole, Mayor

STATE OF MONTANA)
) ss.
COUNTY OF YELLOWSTONE)

This instrument was acknowledged before me on _____ by William A. Cole, Mayor of the City of Billings.

_____
Notary Public for the State of Montana

LOAN AGREEMENT

THIS LOAN AGREEMENT is made and entered on _____, by and between the **CITY OF BILLINGS,** a Municipal City, whose address is 316 N. 26th Street, Billings, MT 59101 (**"Borrower"**) and the **BIG SKY ECONOMIC DEVELOPMENT CORPORATION,** a Montana nonprofit corporation, whose mailing address is 201 N. Broadway, Billings, MT 59101 (**"Lender"**).

RECITALS

WHEREAS, the **Lender** operates a lending program for the purpose of creating job opportunities and economic development for the residents of Yellowstone County, Montana; and

WHEREAS, the **Borrower** wishes to borrow the total sum of **EIGHTY FOUR THOUSAND EIGHT HUNDRED FORTY EIGHT** ($84,848.00) from **Lender** under the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the purpose of property remediation / environmental cleanup ("**Project**").

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein, the parties agree as follows:

1. **INCORPORATION OF RECITALS:** All the foregoing recitals are true and correct and are incorporated by reference in this paragraph.
2. **AMOUNT AND REPAYMENT OF LOAN:** The **Lender** agrees, under the terms and conditions of this Loan Agreement, to make a loan to **Borrower** for the Project as set forth below in Paragraph 4. The total principal amount of such loan shall be **EIGHTY FOUR THOUSAND EIGHT HUNDRED FORTY EIGHT** dollars ($84,848.00). The loan shall be repaid by **Borrower** in the following manner:
    a. The sum of $84,848.00 shall be evidenced by a Promissory Note executed by **Borrower**. The Promissory Note shall be made payable to **Lender** in form and content the same as Exhibit "A" attached hereto and shall accrue interest from the date of the Loan at the rate of **ZERO** percent (0.00%) per annum.

    b. The Note shall be amortized over **THIRTY SIX** (36) months. **Borrower** shall make a single principal payment in the amount of **EIGHTY FOUR THOUSAND EIGHT HUNDRED FORTY EIGHT** dollars ($84,848.00) on _____. Any unpaid accrued interest shall be capitalized and added to principal as accrued.

    c. The Note may be renewed or extended by the Lender for a period of up to twelve (12) months beyond the original maturity date, at the request of the borrower, or at the Lender's discretion. The request for extension will not be unreasonably withheld if the redevelopment project is not completed within the original term.

    d. All payments will be made promptly to **Lender** at its address specified at the beginning of this Loan Agreement, or at such other address as it may designate in writing. **Borrower** agrees to pay a late charge of five percent (5%) of the scheduled payments described above for any such payment not made by the 10th day after its scheduled due date. All payments shall be first applied to penalties, then to interest and thereafter to principal. **Borrower** shall have the right to prepay all or any part of the Note without penalty of any kind.

3. **CONDITIONS OF LOAN: Lender's** obligation to make the loan contemplated hereby is contingent on each and all the following:

a. **Upon request, Borrower** will submit to **Lender** annual financial statements within 120 days of the end of **Borrower's** fiscal year, which shall be prepared to meet the requirements of **Borrower's** bank or lending institution. In addition, **Borrower** will submit to **Lender** copies of **Borrower's** income tax returns within 120 days after the date on which such returns are due. Written status reports on project performance at the request of, and in the format prescribed by **Lender,** will be provided by **Borrower** to **Lender**.

b. Upon receipt of reasonable advance notice, **Borrower** will permit, during normal business hours, representatives of **Lender** to inspect **Borrower's** facilities and records which are the subject of this Loan.

c. **Borrower's** interest in this Loan Agreement is non-assignable except upon the written consent of **Lender**. A request for consent to assignment must include a statement justifying the request and the certified financial statement of the proposed assignee. This statement must be current to within 120 days of the request. **Lender** reserves the right to deny requests for assignment and to modify rates and terms of this Loan Agreement and its exhibits as conditions of an assignment. Nothing herein will prevent **Borrower** from assigning said loan to a separate entity controlled by **Borrower**.

d. It is expressly understood that the proceeds of this Loan are designated solely for those purposes (i.e., the Project) set forth in this Loan Agreement and may not be used for any prohibited or illegal purposes. It is further expressly understood that **Lender** shall have the right to change the loan fund for this Loan and/or assign this loan among its various loan funds at its sole and complete discretion without notice or approval of **Borrower**.

e. **Borrower** waives all claims and recourse against **Lender**, including the right of contribution for loss and damage to persons or property arising from, growing out of, or in any way connected with or incident to this Loan Agreement. Further, **Borrower** will indemnify, hold harmless, and defend **Lender** against all claims, demands, damages, costs, expenses or liability arising out of the performance of this Loan Agreement by **Borrower**.

f. **Borrower** shall have secured all necessary approvals or consents, if required, of all governmental bodies having jurisdiction with respect to any construction contemplated in accordance with the use of proceeds.

g. **Lender** shall have received the Opinion of Counsel to **Borrower** that the representations and warranties are true and accurate on and as of the closing date and the conditions of the Loan have been duly satisfied as of the closing date.

h. **Lender** shall have received verification that **Borrower** has adequate insurance in place on all Collateral. Said insurance policy shall provide that **Lender** is an additional insured and that the insurance policy may not be canceled without first providing notice of said cancellation to **Lender** at least thirty (30) days prior to cancellation. "Collateral" means all property and assets granted as collateral security for the loan being made under this Loan Agreement, whether real or personal property, whether granted directly or indirectly, whether granted now or in the future, and whether granted in the form of a security interest, mortgage, collateral mortgage, deed of trust, assignment, pledge, crop pledge, chattel mortgage, collateral chattel mortgage, chattel trust, factor's lien, equipment trust, conditional sale, trust receipt, lien, charge, lien or title retention contract, lease or consignment intended as a security device, or any other security or lien interest whatsoever, whether created by law, contract, or otherwise.

i. **Borrower** certifies they have not been suspended, debarred, or otherwise excluded from receiving Federal funds.

j. **Borrower** shall certify they are not currently, nor have they been, subject to any penalties resulting from environmental noncompliance at the site subject to the loan or subgrant.

k. **Borrower** shall certify they are not potentially liable under CERCLA §107 for the site or that, if they are, they qualify for a limitation or defense to liability under CERCLA. If asserting a limitation or defense to liability, the borrower must state the basis for that assertion. When using cooperative agreement funds for petroleum-contaminated brownfield sites, Borrower shall certify they are not a viable responsible party or potentially liable for the petroleum contamination at the site.

4. **SECURITY:** For the Loan contemplated herein, **Borrower** will provide and grant to **Lender** adequate security for payment and performance of this Loan Agreement and the above described Promissory Note, to initially consist of the following:

a. **CITY OF BILLINGS** will pledge to the **Lender** (Real Property Information with Legal Description):

Lot One (1), in Block Three (3), of Rickman Subdivision, in the City of Billings, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 345049.

Property is commonly known as 802 Yellowstone Avenue, Billings, MT 59101.

CITY OF BILLINGS agrees to execute a Montana Trust Indenture in form and content the same as Exhibit "B" attached hereto and by this reference made a part hereof. Should **Borrower** default in repayment of the Loan, **Lender** may resort to the above-described property and pursue all remedies allowable by the laws of the State of Montana.

b. Six months from the date hereof and at the end of each succeeding one (1) year period, **Lender** and its designated agents may review, re-evaluate, and examine the property pledged as security for repayment of this Loan. Should **Lender** determine in its reasonable judgment that such security is inadequate in value to fully secure the balance of the Loan unpaid on the date of such review, **Lender** may require that **Borrower** pledge, by whatever means or documents **Lender** deems to be appropriate, such additional property or other collateral as **Lender** deems necessary to fully secure repayment of the remaining balance of the Loan.

c. **Borrower** will not without the prior written consent of **Lender**, sell, pledge, transfer, assign, hypothecate or otherwise dispose of **Borrower's** assets in the Project. In the event of any such transfer, sale, pledge, assignment, hypothecation or disposal of assets in the Project, **Lender** may, at its sole discretion, accelerate the unpaid balance of the Loan then due and owing.

d. If Borrower sells all the real property described in the Trust Indenture for fair market value in a bona fide arm's length sale and purchase transaction (such sale, a "Sale"), all proceeds from the Sale (the "Proceeds") shall be applied to the obligations secured by the Trust Indenture (the "Obligations"), including but not limited to the outstanding balance of the Promissory Note. If the Proceeds are insufficient to satisfy the Obligations in full (the amount of any such shortfall, the "Shortfall"), then so long as Borrower is not in default under this Loan Agreement, the Promissory Note, the Trust Indenture, or any other agreements between Borrower and Lender, the Lender will forgive the Shortfall.

e. If the Borrower retains ownership of the Property for governmental, non-profit, or other public use and does not sell or transfer it to any third party, the Loan shall be forgiven in its entirety, and the Borrower shall have no further repayment obligations. The determination of governmental, non-profit, or public use shall be subject to verification and approval by the Lender.

f. If the Borrower sells the property at below fair market value to achieve a specific public benefit (i.e. workforce housing or a neighborhood grocery store), and the proceeds are insufficient to satisfy the Obligations in full (the amount of any such shortfall, the "Shortfall"), then so long as Borrower is not in default under this Loan Agreement, the Promissory Note, the Trust Indenture, or any other agreements between Borrower and Lender, the Lender will forgive the Shortfall.

5. **REPRESENTATIONS AND WARRANTIES**: **Borrower** hereby represents, warrants, and covenants as follows:

a. The making and performance by **Borrower** of this Loan Agreement, and the execution and delivery of the Related Document, will not violate any law, rule, regulation, order, writ, judgment, decree, determination or award presently in effect having applicability to **Borrower** or result in a breach of or constitute a default under any indenture or bank loan or credit agreement or any other agreement or instrument to which **Borrower** is a party or by which **Borrower** or **Borrower's** property may be bound or affected. "Related Documents" means all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the loan being made under this Loan Agreement.

b. When this Loan Agreement is executed by **Borrower** and **Lender**, and when the Related Documents are executed and delivered by **Borrower** for value, each such instrument shall constitute a legal, valid, and binding obligation of **Borrower** in accordance with its terms. Any security agreements and instruments, financing statements, and other liens on chattel or real estate shall constitute legal, valid and binding liens.

c. There are no legal actions, suits, or proceedings pending or, to the knowledge of **Borrower**, threatened against **Borrower** before any court or administrative agency, which, if determined adversely to **Borrower**, would have a material adverse effect on the financial condition or business of **Borrower**.

d. No authorization, consent, or approval, or any formal exemption of any governmental body, regulatory authority (federal, state or local), mortgagee, creditor or third party is or was necessary prior to the valid execution and delivery by **Borrower** of the Loan Agreement, Related Documents, or financing statements.

e. **Borrower** is not in default of any obligation, covenant, or condition contained in any bond, debenture, note, or other evidence of indebtedness or any mortgage or collateral instrument securing the same.

f. **Borrower** has filed all tax returns which are required and has paid or made provision for the payment of all taxes which have or may become due pursuant to said returns or pursuant to any assessments levied against **Borrower** or its personal or real property by any taxing agency whether federal, state of local. No tax liability has been asserted by the Internal Revenue Service or other taxing agency, whether federal, state or local, for taxes materially in excess of those already provided for and **Borrower** knows of no basis for any such deficiency assessment.

g. **Borrower** certifies that there has been no adverse change since the date of loan application in the financial condition, organization, operation, business prospects, fixed properties, or personnel of **Borrower**.

6. **AFFIRMATIVE COVENANTS OF BORROWER**: **Borrower** agrees to comply with the following covenants from the date hereof until **Lender** has been fully repaid with interest, unless **Lender** or its assigns shall otherwise consent in writing:

a. **Borrower** agrees to pay punctually the principal and interest on the Note according to its terms and conditions and to pay punctually any other amounts that may become due and payable to **Lender** under or pursuant to the terms of this Loan Agreement and Note.

   In the event Lender or its agent or assignee accepts a late payment after the tenth day of the month in which such payment is due, **Borrower** agrees to pay a late payment charge equal to five percent (5%) of the late amount, as compensation for additional collection efforts.

b. **Borrower** agrees to pay punctually the principal and interest due on any other indebtedness now or hereafter at any time owing by **Borrower** to **Lender** or any other lender.

c. **Borrower** agrees to duly pay and discharge all taxes, assessments, and governmental charges upon it or against its' properties prior to the date on which the penalties attach thereto, except that **Borrower** shall not be required to pay any such tax, assessment, or governmental charge which is being contested by it in good faith and by appropriate proceedings.

d. **Borrower** agrees to maintain adequate records and books of account, in which complete entries will be made reflecting all of **Borrower's** business and financial transactions, such entries to be made in accordance with generally accepted principles of good accounting practice consistently applied in the case of financial transactions.

   In addition, **Borrower** agrees to deliver to **Lender, upon request,** annual financial statements prepared to meet the requirements of **Borrower's** bank or lending institution within 120 days of the close of **Borrower's** fiscal year; and provided further that **Lender** or its assign shall have the right to conduct an audit of **Borrower** at its discretion.

   Borrower further agrees to provide written notice to the **Lender** of any public hearing or meeting before any administrative or other public agency which may, in any manner, affect this Loan.

e. **Borrower** agrees to grant **Lender**, until the Note has been fully repaid with interest, the right at all reasonable hours to inspect the property used to secure the Loan; and **Borrower** further agrees to provide **Lender** free access to **Borrower's** premises for the purpose of such inspection to determine the condition of the real estate.

f. **Borrower** agrees that in the event any provision of this Loan Agreement or any Related Documents or any other instrument executed at closing or the application thereof to any person or circumstances shall be declared null and void, invalid, or held for any reason to be unenforceable by a court of competent jurisdiction, the remainder of such agreement shall nevertheless remain in full force and effect, and to this end, the provisions of all covenants, conditions, and agreements described herein are deemed separate.

g. **Borrower** agrees to indemnify and save **Lender** or **Lender's** assigns harmless against all liability with respect to or resulting from any delay in discharging any obligation of **Borrower**.

h. **Borrower** certifies and warrants that, to the best of **Borrower's** knowledge, all contamination present on the real property that has been pledged by **Borrower** as Collateral to secure this Loan Agreement and the Note has been disclosed to **Lender**. **Borrower** further always agrees that during **Borrower's** operations on the property that **Borrower** will comply with all local, state, and federal environmental laws. **Borrower** agrees to indemnify **Lender** from any liability that **Lender** incurs due to contaminants that have been deposited on the property during the course of **Borrower's** use of the property or any environmental clean-up costs and expenses which arise as a result of **Borrower's** failure to abide by the above-referenced indemnification agreement.

i. **Borrower** agrees to pay before they become delinquent, all state and federal income, sales and property taxes and assessments (except those as are being contested in good faith and against which a Borrower maintains an adequate reserve for payment).

j. **Borrower** hereby specifically agrees that the loan contemplated hereunder may be declared immediately fully due and payable by **Lender** if any of the following events occur:
   1) **Borrower** sells all or substantially all its business assets, including any of the Collateral granted herein, without the prior written consent of the **Lender**;
   2) **Borrower** closes its business or relocates its business to a location outside of Yellowstone County, MT; or
   3) **Borrower** fails to maintain insurance on any of the Collateral pledged herein. However, in the alternative to declaring the loan immediately due and payable, **Lender** shall have the right, but not the obligation, to place insurance on the Collateral and add the expense for said insurance (plus interest at the rate of ten percent (10%) per annum) to the loan balance.

k. **Borrower** agrees to comply with all federal and/or state of Montana reporting required for the use of federal and/or state funds.

l. **Borrower** agrees to comply with Federal statutes, regulations, and the terms and conditions of the Federal award and take prompt action when instances of noncompliance are identified in accordance.

m. **Borrower** shall use funds only for eligible activities and in compliance with the requirements of CERCLA §104(k) and applicable federal and state laws and regulations, including 2 CFR Parts 200 and 1500.

n. **Borrower** shall ensure the cleanup protects human health and the environment.

o. **Borrower** shall document how funds are used.

p. **Borrower** shall maintain records for a minimum of three (3) years following completion of the cleanup financed all or in part with loan funds. Borrower shall obtain written approval from **Lender** prior to disposing of records, so that **Lender** can maintain the records, if necessary, for complying with Lender's obligations under 2 CFR §200.334. **Lender** shall also require **Borrower** provide access to loan records and information to authorized representatives of the federal government.

q. **Borrower** shall conduct cleanup activities as required by **Lender** and in accordance with the Cleanup Scope as noted in **Exhibit A**.

r. **Borrower** shall clearly reference EPA investments in the project during all phases of community outreach, prior to, during, and after the cleanup.

s. **Borrower** acknowledges that **Lender** may change scope of cleanup activities as necessary based on comments from the public or new information acquired.

t. **Borrower** agrees to share information regarding leveraged funds, additional financing or private investment, job creation, and site redevelopment after the cleanup is complete and loan is repaid.

u. **Borrower** agrees to comply with the Davis-Bacon Prevailing Wage Act as regulated by the U.S. Department of Labor.

v. **Borrower** agrees to comply with the General Terms and Conditions for the Buy America Sourcing requirements under the Build America, Buy America (BABA) provisions of the Infrastructure Investment and Jobs Act.

7. **NEGATIVE COVENANTS OF BORROWER: Borrower** covenants and agrees that from the date hereof until payment in full of the Note, unless **Lender** or its assigns shall otherwise consent in writing, **Borrower** will not enter into any agreement or other commitment, the performance of which would constitute a breach of any of the covenants contained in this Loan Agreement, including but not limited to the following covenants:

    a. **Borrower** will neither create nor suffer to exist any mortgage, pledge, lien, charge, or encumbrance, including liens arising from judgments on **Borrower's** assets except as authorized by **Lender**.

    b. **Borrower** will not sell, convey, or suffer to be conveyed, lease, assign, transfer, or otherwise dispose of any of the Collateral unless approved in writing by **Lender**.

    c. **Borrower** will neither permit, nor suffer to exist without prior written consent of **Lender,** any material changes in the Project's plans and/or specifications submitted to **Lender**. Material change shall include any significant variance in the accepted plans and specifications, increases in contract prices, and/or additional financial obligations with respect to the construction and acquisition of **Borrower's** assets.

    d. **Borrower** will not incur additional debt or equity financing, excluding trade or vendor credit incurred in the ordinary course of business, without prior written consent of **Lender**, which consent shall not be unreasonably withheld.

    e. **Borrower** shall not use loan funds for the following activities:

        a. Pre-cleanup Phase I and Phase II environmental site assessment activities with the exception of site monitoring activities that are reasonable and necessary during the cleanup process, including determination of the effectiveness of a cleanup;
        b. Monitoring and data collection necessary to apply for, or comply with, environmental permits under other federal and state laws, unless such a permit is required as a component of the cleanup action;
        c. Construction, demolition, and site development activities that are not cleanup actions (e.g. activities or products created specifically to attract buyers or investors), construction of a new facility, or addressing public or private drinking water supplies that have deteriorated through ordinary use;
        d. Job training activities unrelated to performing a specific cleanup at a site covered by this loan;
        e. To pay for a penalty or fine;
        f. To pay a federal cost share requirement unless there is a specific statutory authority;
        g. To pay for a response cost at a brownfield site for which the Borrower is potentially liable under CERCLA §107;
        h. To pay a cost of compliance with any federal law, excluding the cost of compliance with laws applicable to the cleanup; and
        i. Un allowable costs (e.g. lobbying and purchases of alcoholic beverages) under 2 CFR Part 200, Subpart E.

    f. Throughout the term of this Loan Agreement, and until the Loan and all obligations evidenced thereby have been fully and finally paid, **Borrower** agrees that, without the prior written consent of **Lender** having been first obtained as it relates to the Project, **Borrower** will not:
        1) Invest in, make, or grant any loan or advance to any person, employee, or other person, firm, or corporation or individual.
        2) Permit withdrawals of cash from the project for any purpose.
        3) Make any substantial transfer of the project assets.

4) Make any extraordinary withdrawals for salaries, bonuses or benefits from the project to **Borrower** at any time.

It is understood and agreed that **Lender**'s consent will not be arbitrarily withheld; however, such consent will not be deemed a recommendation if given, and failure to so consent shall afford no basis for liability on **Lender**'s part, and Borrower's sole remedy for such withholding of consent shall be refinancing in full of the Loan, and the consequent freedom from the restriction thereof.

8. **DISBURSEMENT PROVISIONS: Lender** will disburse funds to **Borrower** by means of 'actual expense'. **Borrower** will submit documentation of contractor invoices and/or expenses to **Lender** along with a signed Loan Draw Authorization form authorizing **Lender** to pay contractor directly. **Lender** will review submittals to confirm they meet all eligible cleanup activity requirements and issue payment to contractor directly.
9. **EVENTS OF DEFAULT**: The entire unpaid principal balance of the Note, and the interest then accrued thereon, shall become and be immediately due and payable upon the written demand of **Lender** or its assigns, without any other notice or demand of any kind or any presentation or protest, if any one of the following events (hereafter an "Event of Default") shall occur and be continuing at the time of such demand, whether voluntarily or involuntarily, or without limitation, occurring or brought about by operation of law or pursuant to or in compliance with any judgment, decree or order of any court or any order, rule or regulation of any administrative governmental body, provided, however, that such sum shall not be payable if **Borrower's** payments have been waived or the time for making **Borrower's** payments has been extended by **Lender**. If any of the following events occur, **Lender** may, in its sole discretion, declare an Event of Default under this Loan Agreement:
    a. Any representation or warranty made by **Borrower** in this Loan Agreement or in any request or certificate or other information furnished to **Lender** hereunder proves to have been incorrect in any material respect.

    b. **Borrower** fails in any material respect to carry out its obligations under their proposal to **Lender** for the Loan provided hereunder, or **Borrower's** default in its payment and performance obligations, or failure to satisfy any covenant or condition set forth in this Loan Agreement or any Related Documents.

    c. **Borrower** fails to pay any indebtedness owed by **Borrower** under any agreement or instrument relating to any other indebtedness it may incur during the term of this Loan.

    d. **Borrower** defaults in the payment of any indebtedness for any money borrowed, for which **Borrower** is liable as principal obligor or become liable as guarantor.

    e. **Borrower** applies for or consent to the appointment of a receiver, trustee or liquidator; admits in writing to its inability to pay its debts as they become due; makes a general assignment for the benefit of creditors; or invokes any relief under any chapter of the United States Bankruptcy Code.

    f. **Borrower** fails to provide adequate collateral for the subject loan in accordance with paragraph 4, above.

g. **Borrower** fails to pay all state and local real and personal property taxes specific to the Project funded by the proceeds of this Loan.

h. **Borrower** fails to execute any documents necessary to make **Lender** secure in its financial position as stated in this Loan Agreement.

i. **Borrower** fails to inform **Lender** and receive **Lender's** written approval in advance for any substantial changes to **Borrower's** financial projections and business plan that could affect **Borrower's** ability to meet the conditions of this Loan Agreement.

j. **Borrower** sells, transfers, pledges, or hypothecates all or any part of its assets to render **Lender** insecure in its position of having the Loan repaid.

k. **Borrower** defaults in payment or performance of this Loan Agreement, or of the above-described Promissory Note, or security instruments securing such Note.

In any of the foregoing events, **Lender** may declare **Borrower** to be in default and give **Borrower** written notice setting forth the action or inaction which constitutes the default and granting **Borrower** thirty (30) days in which to cure the default. In the event that **Borrower** fails to cure the default within thirty (30) days of receipt of such notice, **Lender** may, without further notice, declare all sums immediately due and payable and may pursue any and all remedies available to it under Montana law.

It is agreed by the parties hereto that the provisions of this Loan Agreement provide for reasonable and sufficient notice to be given to **Borrower** in case of **Borrower's** failure to perform any of its covenants and is sufficient for **Borrower** to rectify its actions or inactions of default.

In the event that **Borrower** commits any default hereunder and **Lender** gives notice of default as herein provided, then as a condition to remedy such default, **Borrower** shall pay to **Lender**, in addition to all other amounts due and conditions to be performed, the further sum of Two Hundred Dollars ($200) which is hereby agreed to be the reasonable cost to **Lender** of preparing and serving such notice of default.

In the event that **Borrower** commits any default hereunder and **Lender** gives notice of default as herein provided, **Borrower** hereby gives **Lender** permission to access real property to secure the site to ensure public safety and inform EPA and the State of Montana.

Any waiver by **Lender** of any default by **Borrower** does not constitute a waiver of a continuing breach or a waiver of a subsequent breach. Any agreement contrary to this Loan Agreement is not binding upon either party hereto unless it is in writing and signed by both parties hereto.

10. **CIVIL RIGHTS ACT OF 1964**: **Borrower** will abide by the provisions of Title VI of the Civil Rights Act of 1964 which states that no person may, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

11. **SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974:** In the performance of this Loan Agreement, **Borrower** will obey the following provision:

> "No person in the United States may on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with the funds made available under this title. Any prohibition against discrimination based on age under the Age Discrimination Act of 1974 or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973 will also apply to any such program or activity."

12. **ADDITIONAL ASSURANCES: Borrower** will remain fully obligated under the provisions of this Loan Agreement notwithstanding its designation of any third party or parties, with the written approval of **Lender**, for the undertaking of all or any part of the program with respect to which assistance is being provided or the Loan contemplated under this Loan Agreement. **Borrower** will comply with all applicable laws, rules and regulations of **YELLOWSTONE COUNTY**, the State of Montana, and the United Sates Government and with all lawful requirements of **Lender** so as to insure that this Loan Agreement is carried out in accordance with the obligations and responsibilities of **Lender**, **YELLOWSTONE COUNTY**, the State of Montana, and the U.S. Government.

13. **INSURANCE: Borrower** agrees to keep the improvements upon its business premises and all Collateral pledged to secure this Loan Agreement and the Note insured against loss by fire in the sum of the cost of replacing the improvements and Collateral (full replacement cost), with loss payable to **Lender** as its interest from time-to-time appears. With written approval from **Lender**, **Borrower** may apply the insurance proceeds received by **Lender** towards the payment of the Loan or use the proceeds to rebuild or replace the improvements and Collateral. If **Borrower** chooses this latter option, **Lender** will hold the insurance proceeds and pay them to materialmen, contractors, suppliers, and laborers for services rendered and materials furnished and delivered in the rebuilding and replacing of the improvements. It is understood that it is **Borrower's** duty to see that no liens are filed upon the premises by reason of any such rebuilding. **Borrower** will place copies of such insurance policy or policies with **Lender** within thirty (30) days. During the term of this Loan Agreement, when **Borrower** renews such insurance policy or policies by payment of renewal premium, **Borrower** will provide proof of payment of one full year premium in advance to **Lender** so as to keep **Lender** advised at all times that the property is insured. Failure to so notify **Lender** is deemed an event of default under this Loan Agreement. **Borrower** will also maintain liability insurance, flood insurance and such other insurance as is usual in the industry with respect to its properties and operations in form, amounts, coverages and with insurance companies reasonably acceptable to **Lender**.

14. **SURVIVAL OF REPRESENTATIONS AND WARRANTIES:** All agreements, representations, and warranties made by **Borrower** herein or any other document or certificate delivered to **Lender** in connection with the transactions contemplated by this Loan Agreement shall survive the execution and

delivery of this Loan Agreement, the Note and the Security Agreements hereunder, and shall continue in full force and effect so long as the Note is outstanding.

15. **FEES AND COSTS:** In the event of default by either party, the aggrieved party shall be entitled to recover from the defaulting party reasonable attorney fees, as well as all other costs and expenses incurred by reason of such default, whether the same are incurred with or without suit.

16. **AVOIDANCE OF CONFLICT OF INTEREST: Borrower** covenants that no officer, shareholder, member, agent or employee of **Lender** who participates in the administration of this Loan Agreement in other than a purely ministerial capacity will have any personal interest, real or apparent, in the proceeds of the Loan provided hereby. For purposes of this covenant, an impermissible conflict of interest exists if the officer, shareholder, member, agent or employee; any member of his or her immediate family; his or her partner; or an organization which employs, or is about to employ, any of the foregoing, has a financial or other interest in the proceeds hereof during his or her tenure or for one year thereafter. **Borrower** shall incorporate, or cause to be incorporated, in all contracts or subcontracts, a provision prohibiting such interest pursuant to the purposes of this section.

17. **NOTICE:** Any notice required or permitted to be given under this Loan Agreement or under any instrument or document referred to herein shall be given in writing to the party for whom intended and shall either be delivered to such party, or its designated representative, in person or mailed in certified mail, return receipt requested, with postage prepaid thereon, addressed to the party for whom intended at the following address:

    If to **Lender**:

    Big Sky Economic Development Corporation
    Attn: Finance Director
    201 N. Broadway
    Billings, MT 59101

    If to **Borrower**:

    City of Billings
    316 N. 26th Street
    Billings, MT 59101

    Either party may at any time change the address to which any such notice is to be directed by so advising the other party in writing.

18. **CONSTRUCTION AND VENUE:** This Loan Agreement and the Related Documents will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Montana without regard to its conflicts of law provisions. This Loan Agreement has been accepted by Lender in the State of Montana. In the event of litigation concerning this Loan Agreement or the Related Documents, venue is in the Thirteenth Judicial District Court, Yellowstone County, Montana.

19. **AMENDMENTS:** No amendment of this Loan Agreement or any Related Documents will be effective unless it is in writing and signed by the parties. This Loan Agreement and the Related Documents constitutes the entire understanding between the parties regarding the subject matter of this Loan Agreement and the Related Documents and supersede all other agreements, whether written or oral, between the parties.

20. **NO WAIVER BY LENDER:** Lender shall not be deemed to have waived any rights under this Loan Agreement or any Related Documents unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Loan Agreement or any Related Document shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Loan Agreement or Related Document. No prior waiver by Lender, nor any course of dealing between Lender and Borrower, or between Lender and any party granting Collateral, shall constitute a waiver of any of Lender's rights or of any of Borrower's or any grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Loan Agreement or any Related Document, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

21. **COUNTERPARTS AND FACSIMILE COPIES:** This Loan Agreement may be executed in one or more counterparts, each of which shall constitute one and the same instrument. A facsimile or other electronic copy of this document bearing the signature of the parties hereto may be used as an original for all purposes.

22. **APPROVAL:** The undersigned hereby indicate their approval of the terms and conditions of this Loan Agreement.

    [Signatures on following page]

BORROWER:
CITY OF BILLINGS,
A Municipal City,

By: _____
William A. Cole, Mayor

ATTEST:

By: _____
Name:

LENDER:
ATTEST: **BIG SKY ECONOMIC DEVELOPMENT CORPORATION**

By: _____ By: _____
Nina Philpott, Assistant Secretary Paul Green, Executive Director

City Council Regular

Date:	07/14/2025
Title:	Resolution Authorizing the Sale and Prescribing the Form and Terms for the South Billings Urban Renewal District Series 2025 Bonds
Presented by:	Andy Zoeller, Finance Director
Department:	Finance
Presentation:	No
Legal Review:	No
Project Number:	N/A

RECOMMENDATION

Staff recommends the approval of the bond resolution for the tax increment bonds for the South TIF district.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The Council approved a resolution authorizing the issuance and private negotiated sale of tax increment bonds for the South Billings Urban Renewal District on April 14, 2025. The bond proceeds will be used to undertake the design, engineering, and construction of a multi-use recreation center and related improvements, including parking and site pads for an adjacent hockey rink and additional recreation facilities, collectively, the "2025 project".

ALTERNATIVES

There is no viable alternative as the City has signed a bond purchase agreement with DA Davidson for the sale of the bonds.

FISCAL EFFECTS

The April 14 parameters resolution set limitations on the maximum aggregate principal of $24,000,000 and a true interest rate less than 7.25%. DA Davidson agreed to purchase the South Billings Urban Renewal District Series 2025 Bonds at the aggregate purchase price of $20,688,412.50 (representing a par amount of the series 2025 Bonds, less underwriters compensation of $161,587.50 and premium for insurance and reserve of $486,608.62). The true interest rate on the bonds is 5.7832844%, with a final maturity of 7/1/2047.

The debt service payments will be paid from the tax increment funds from the district. These terms are within the parameters authorized by City Council.

Attachments

Bond Resolution

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Billings, Montana (the "City"), hereby certify that the attached resolution is a true copy of Resolution No. _____, entitled: "RESOLUTION RELATING TO $20,850,000 TAX INCREMENT URBAN RENEWAL REVENUE BONDS (SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT), TAXABLE SERIES 2025; AUTHORIZING THE SALE AND PRESCRIBING THE FORMS AND TERMS THEREOF AND THE SECURITY THEREFOR; AND MAKING CERTAIN AMENDMENTS TO RESOLUTION NO. 15-10452" (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City at a regular meeting on July 14, 2025, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at said meeting, the following Council Members voted in favor thereof: _____ _____; voted against the same: _____; abstained from voting thereon: _____; or were absent: _____.

WITNESS my hand officially this 14th day of July, 2025.

(SEAL)

_____
City Clerk

RESOLUTION NO. _____

RESOLUTION RELATING TO $20,850,000 TAX INCREMENT URBAN RENEWAL REVENUE BONDS (SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT), TAXABLE SERIES 2025; AUTHORIZING THE SALE AND PRESCRIBING THE FORMS AND TERMS THEREOF AND THE SECURITY THEREFOR; AND MAKING CERTAIN AMENDMENTS TO RESOLUTION NO. 15-10452

BE IT RESOLVED by the City Council (the "Council") of the City of Billings, Montana (the "City"), as follows:

Section 1. Authorizations and Findings.

. Under Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the "Act"), the City is authorized to create urban renewal areas, prepare and adopt an urban renewal plan therefor and amendments thereto, undertake urban renewal projects therein, provide for the segregation and collection of tax increment with respect to property taxes collected in such areas, issue its bonds to pay the costs of such projects and to refund bonds previously issued under the Act and pledge to the repayment of the bonds the tax increment and other revenues derived from projects undertaken within the urban renewal area.

Pursuant to the Act and Ordinance No. 07-5441, adopted by the Council on December 10, 2007, as amended by Ordinance Nos. 08-5462, 08-5484, and 19-5725, adopted by the Council on May 12, 2008, December 8, 2008, and July 22, 2019, respectively, the City created its South Billings Boulevard Urban Renewal District and approved and amended the South Billings Boulevard Urban Renewal Plan (the "Plan"), which contains a tax increment financing provision. By Ordinance No. 21-5765, adopted by the Council on July 26, 2021, the City expanded the boundaries of its South Billings Boulevard Urban Renewal District (as so expanded, the "District").

Pursuant to the Act and Resolution No. 15-10452 adopted by the Council on May 11, 2015 (the "Original Resolution"), as amended and supplemented by Resolution Nos. 16-10567 and 22-11081, adopted by the Council on June 27, 2016 and November 14, 2022, respectively (the Original Resolution, as so amended and supplemented and as further amended and supplemented by this resolution, the "Resolution"), the City issued its Tax Increment Urban Renewal Revenue Refunding Bonds (South Billings Boulevard Urban Renewal District), Series 2015, in the aggregate principal amount of $5,170,000 (the "Series 2015 Bonds"), its Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Series 2016, in the aggregate principal amount of $4,935,000 (the "Series 2016 Bonds"), and its Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Series 2022, in the aggregate principal amount of $3,000,000 (the "Series 2022 Bonds"). The Series 2015 Bonds, the Series 2016 Bonds, and the Series 2022 Bonds are payable from Tax Increment. Capitalized terms used herein but not otherwise defined shall have the meanings set forth in the Original Resolution.

The City proposes to undertake the design, engineering, and construction of a multi-use recreation center and related improvements, including parking and site pads for an adjacent hockey rink and additional recreation facilities (collectively, the "2025 Project"). The 2025 Project has been authorized as an urban renewal project pursuant to the Act and the Plan, and as set forth in the Plan the City declared its intention to use Tax Increment to finance such improvements.

. Pursuant to Resolution No. 25-11264 adopted April 14, 2025 (the "Parameters Resolution"), this Council determined that it is in the best interests of the City to issue its Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Taxable Series 2025 (the "Series 2025 Bonds"), as authorized by Section 7-15-4301(1)(a) of the Act and the Resolution, for the purpose of financing costs of the 2025 Project, paying the premium for a municipal bond insurance policy and a debt service reserve account insurance policy for the Series 2025 Bonds and paying costs of issuance of the Series 2025 Bonds. The City has reserved the right under Sections 4.01 and 4.02 of the Original Resolution to issue Additional Bonds for the purpose of providing funds to pay the costs of one or more Projects, which Additional Bonds shall be payable and secured equally and ratably and on a parity with Outstanding Bonds, upon compliance with the provisions of Section 4.01 and 4.02 of the Original Resolution.

Pursuant to the Parameters Resolution, this Council authorized the negotiated sale of the Series 2025 Bonds to D.A. Davidson & Co., Great Falls, Montana (the "Original Purchaser") and authorized the City Administrator and the City Finance Director to enter into the Bond Purchase Agreement, dated as of July 1, 2025 with the Original Purchaser (the "Bond Purchase Agreement"), pursuant to which the Original Purchaser agreed to purchase the Series 2025 Bonds at the aggregate purchase price of $20,688,412.50 (representing the par amount of the Series 2025 Bonds, less underwriter's compensation of $161,587.50), subject to the terms and conditions of the Bond Purchase Agreement and the Resolution. The true interest cost of the Series 2025 Bonds is 5.7832844%. The sale of the Series 2025 Bonds to the Original Purchaser is hereby ratified and confirmed.

. Proceeds of the Series 2025 Bonds will be applied as follows:

Deposit to Construction Account	$20,201,803.88
Underwriter's Discount	161,587.50
Premium for Bond Insurance and Reserve Policy	486,608.62*
Total	$20,850,000.00

*Remaining costs of the premium for the Reserve Policy will be paid from cash on hand in the Reserve Account allocated to the Series 2015 Bonds and Series 2016 Bonds, as further described in Section 2.11.

. As set forth on the aggregate debt service schedule attached hereto as Exhibit A, the maximum Principal and Interest Requirements on the Series 2015 Bonds, the Series 2016 Bonds, the Series 2022 Bonds, and the Series 2025 Bonds are equal to $2,596,243.84. There are no other bonds or other obligations of the City payable from Tax Increment, other than the Grant Commitments described below.

In fiscal year 2024, the City received Tax Increment in the amount of $4,853,428. However, based on legislation enacted during the 2025 State legislative session, the City expects that the taxable value and Tax Increment of the District will be reduced. Based on information provided by the Montana Department of Revenue, the City currently estimates that Tax Increment to be received in fiscal year 2026 will be $4,467,852 and that Tax Increment to be received in fiscal year 2027 will be $4,391,213. Accordingly, the Tax Increment estimated to be received each year by the City will be sufficient to pay the maximum aggregate Principal and Interest Requirements on the Series 2015 Bonds, the Series 2016 Bonds, the Series 2022 Bonds, and the Series 2025 Bonds, and the Grant Commitments described below. In addition, the Tax Increment received by the City in fiscal year 2024 was equal to at least 130% of the maximum aggregate Principal and Interest Requirements for any future calendar year with respect to the Series 2015 Bonds, the Series 2016 Bonds, the Series 2022 Bonds, and the Series 2025 Bonds, and the Tax Increment estimated to be received by the City in the next succeeding three fiscal years, adjusted as provided in the Original Resolution, is equal to at least 140% of the maximum aggregate Principal and Interest Requirements for any future calendar year with respect to the Series 2015 Bonds, Series 2016 Bonds, the Series 2022 Bonds, and the Series 2025 Bonds.

The City has approved entering into development agreements with various developers, pursuant to which the City anticipates making grant payments (the "Grant Commitments") to such developers with respect to certain eligible infrastructure expenses in the aggregate amount of approximately $1,628,012 in Fiscal Year 2026, subject to the satisfaction of certain conditions precedent. The Grant Commitments are Subordinate Obligations, payable from Tax Increment on a subordinate basis to the Series 2015 Bonds, Series 2016 Bonds, the Series 2022 Bonds, and Series 2025 Bonds.

1.05. Bond Insurance; Reserve Policy. The City has determined to obtain bond insurance from Assured Guaranty Inc. ("AG") for the Series 2025 Bonds. In consideration for AG's agreement to insure the Series 2025 Bonds, the City hereby agrees to the provisions set forth in Exhibit D hereto, which are hereby incorporated herein and amend and supplement the Resolution.

In addition, in connection with the issuance of the Series 2025 Bonds, the City is required under the Original Resolution to cause the Reserve Account balance to be increased to an amount equal to the Reserve Requirement, taking into account the issuance of the Series 2025 Bonds. The City has determined to satisfy the Reserve Requirement with respect to the Series 2015 Bonds, Series 2016 Bonds and Series 2025 Bonds by purchasing a debt service reserve account insurance policy (as further defined herein, the "Reserve Policy") from AG. In consideration for AG's agreement to issue the Reserve Policy, the City hereby agrees to the provisions set forth in Exhibit E hereto, which are hereby incorporated herein and amend and supplement the Resolution.

The Mayor and City Finance Director are hereby authorized and directed to approve, execute and deliver to AG such documentation and to take such further actions as may be necessary for the issuance of the insurance policy for the Series 2025 Bonds and the Reserve Policy.

. It is hereby found, determined and declared by this Council as follows:

(a) no persons will be displaced from their housing by the 2025 Project;

(b) the Plan and the 2025 Project conform to the comprehensive plan or parts thereof of the City as a whole;

(c) the Plan and the 2025 Project will afford maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment in the District by private enterprise;

(d) a sound and adequate financial program exists for the financing of the 2025 Project, which program includes the City's use of the proceeds of the Series 2025 Bonds;

(e) the 2025 Project is in the best interests of the City;

(f) the 2025 Project is authorized under the Plan and constitutes an urban renewal project within the meaning of the Act;

(g) the estimated Tax Increment to be received by the City, as set forth in Section 1.04, and pledged to the payment of the Series 2025 Bonds and other Outstanding Bonds will be sufficient to pay the Principal and Interest Requirements thereon when due;

(h) it is in the best interests of the City to issue and sell the Series 2025 Bonds to finance the costs of the 2025 Project; and

(i) the findings and determinations made by this Council in the Ordinance are hereby ratified and confirmed.

All acts, conditions and things required by the Constitution and laws of the State, including the Act, in order to pledge the Tax Increment to the payment of the Series 2025 Bonds, to make the Series 2025 Bonds valid and binding special, limited obligations of the City in accordance with their terms and in accordance with the terms of the Resolution have been done, do exist, have happened and have been performed in regular and due form, time and manner as so required.

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. The Series 2025 Bonds shall be designated "Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Taxable Series 2025." The Series 2025 Bonds shall be in denominations of $5,000 or any integral multiple thereof of single maturities. The Series 2025 Bonds shall mature, subject to redemption as hereinafter provided, on July 1 in the years and amounts listed below, and the Series 2025 Bonds maturing in such years and amounts shall bear interest from the date of original issue until paid or duly called for redemption (including mandatory sinking fund redemption as to the term bonds maturing in 2037, 2040, 2043 and 2046) at the rates shown opposite such years and amounts, as follows:

Year	Amount	Interest Rate
2026	$ 645,000	4.520%
2027	600,000	4.470
2028	630,000	4.542
2029	655,000	4.689
2030	690,000	4.739
2031	720,000	4.883
2032	755,000	4.983
2033	795,000	5.118
2034	835,000	5.248
2037*	2,775,000	5.548
2040*	3,275,000	5.748
2043*	3,875,000	5.845
2046*	4,600,000	5.975

*Term Bonds subject to mandatory sinking fund redemption as set forth in Section 2.07 below.

Interest shall be calculated on the basis of a 360-day year composed of twelve 30-day months.

. The Series 2025 Bonds shall be issuable only in fully registered form, and the ownership of the Series 2025 Bonds shall be transferred only upon the Bond Register. The interest on the Series 2025 Bonds shall be payable on January 1 and July 1 in each year, commencing January 1, 2026. Interest on the Series 2025 Bonds shall be payable to the Owners thereof as of the close of business on the 15th day of the month immediately preceding each Interest Payment Date, whether or not such day is a Business Day. Interest on, and upon presentation and surrender thereof, the principal of each Series 2025 Bond shall be payable by check or draft issued by the Registrar described herein.

. Each Series 2025 Bond shall be dated, as originally issued, as of July 24, 2025, and upon authentication of any Series 2025 Bond, the Registrar shall indicate thereon the date of such authentication.

. The City shall appoint, and shall maintain, a bond registrar, transfer agent and paying agent (the "Registrar"). The effect of registration and the rights and duties of the City and the Registrar with respect thereto shall be as follows:

(a) Bond Register. The Registrar shall keep at its designated corporate trust office a Bond Register in which the Registrar shall provide for the registration of ownership of Series 2025 Bonds and the registration of transfers and exchanges of Series 2025 Bonds entitled to be registered, transferred or exchanged.

(b) Transfer of Series 2025 Bonds. Upon surrender to the Registrar for transfer of any Series 2025 Bond duly endorsed by the Owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the Owner thereof or by an attorney duly authorized by the Owner in writing, the Registrar

shall authenticate and deliver, in the name of the designated transferee or transferees, one or more new Series 2025 Bonds of the same series and a like aggregate principal amount, interest rate and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of transfer of any Series 2025 Bond or portion thereof selected or called for redemption.

(c) Exchange of Series 2025 Bonds. Whenever any Series 2025 Bond is surrendered by the Owner for exchange, the Registrar shall authenticate and deliver one or more new Series 2025 Bonds of the same series and a like aggregate principal amount, interest rate and maturity, as requested by the Owner or the Owner's attorney in writing.

(d) Cancellation. All Series 2025 Bonds surrendered upon any transfer or exchange shall be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When any Series 2025 Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the same until it is satisfied that the endorsement on such Series 2025 Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar shall incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the Person in whose name any Series 2025 Bond is at any time registered in the Bond Register as the absolute owner of such Series 2025 Bond, whether such Series 2025 Bond shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal of, premium, if any, and interest on such Series 2025 Bond and for all other purposes, and all such payments so made to any such registered owner or upon the owner's order shall be valid and effectual to satisfy and discharge the liability of the City upon such Series 2025 Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. For every transfer or exchange of Series 2025 Bonds (except for an exchange upon the partial redemption of a Series 2025 Bond), the Registrar may impose a charge upon the Owner thereof sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to such transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Series 2025 Bonds. In case any Series 2025 Bond shall become mutilated or be lost, stolen or destroyed, the Registrar shall deliver a new Series 2025 Bond of the same series and a like aggregate principal amount, interest rate and maturity in exchange and substitution for and upon cancellation of any such mutilated Series 2025 Bond or in lieu of and in substitution for any such Series 2025 Bond lost, stolen or destroyed, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Series 2025 Bond lost, stolen or destroyed, upon filing with the Registrar of evidence satisfactory to it that such Series 2025 Bond was lost, stolen or destroyed, and of the ownership thereof, and upon furnishing to the Registrar of an appropriate bond or indemnity in form, substance and amount satisfactory to it, in which both the City and the Registrar shall be

named as obligees. All Series 2025 Bonds so surrendered to the Registrar shall be cancelled by it and evidence of such cancellation shall be given to the City. If the mutilated, lost, stolen or destroyed Series 2025 Bond has already matured or such Series 2025 Bond has been called for redemption in accordance with its terms, it shall not be necessary to issue a new Series 2025 Bond prior to payment.

. The City hereby appoints U.S. Bank Trust Company, National Association, of Salt Lake City, Utah, to act as the Registrar. The City reserves the right to appoint a successor Registrar, as authorized by the Model Public Obligations Registration Act of Montana, Montana Code Annotated, Title 17, Chapter 5, Part 11, as amended, but the City agrees to pay the reasonable and customary charges of the Registrar for the services performed. Upon merger or consolidation of a bank or trust company that is acting as the Registrar, if the resulting corporation is a bank or trust company authorized by law to conduct such business, such corporation shall be authorized to act as successor Registrar. The City reserves the right to remove any Registrar upon 30 days' notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar shall deliver all cash and Series 2025 Bonds in its possession as Registrar to the successor Registrar and shall deliver the Bond Register to the successor Registrar.

. The Series 2025 Bonds with Stated Maturities in the years 2026 through 2034 are not subject to redemption prior to their Stated Maturities. The Series 2025 Bonds with Stated Maturities on or after July 1, 2037 are subject to redemption on July 1, 2035 and any date thereafter, at the option of the City, in whole or in part, and if in part from such Stated Maturities and in such principal amounts as the City may designate in writing to the Registrar (or, if no designation is made, in inverse order of maturities and within a maturity in $5,000 principal amounts selected by the Registrar by lot or other manner as directed by the City), at a Redemption Price equal to the principal amount thereof and interest accrued to the Redemption Date, without premium.

The Redemption Date and the principal amount of the Series 2025 Bonds to be redeemed shall be fixed by the City Finance Director who shall give notice thereof to the Registrar at least 35 days prior to the Redemption Date or such lesser period as the Registrar accepts. The Registrar, at least 30 days prior to the designated Redemption Date, shall cause notice of redemption to be mailed, by first class mail, or by other means required by the securities depository, to the Owners of each Series 2025 Bond to be redeemed at their addresses as they appear on the Bond Register, but no defect in or failure to give such notice shall affect the validity of proceedings for the redemption of any Series 2025 Bond not affected by such defect or failure. The notice of redemption shall specify the Redemption Date, Redemption Price, the numbers, interest rates, CUSIP numbers and Stated Maturities of the Series 2025 Bonds or portions thereof to be redeemed and the place at which the Series 2025 Bonds are to be surrendered for payment, which is the designated corporate trust office of the Registrar. Official notice of redemption having been given as aforesaid, the Series 2025 Bonds or portions thereof so to be redeemed shall, on the Redemption Date, become due and payable at the Redemption Price therein specified and from and after such date (unless the City shall default in the payment of the Redemption Price) such Series 2025 Bonds or portions thereof shall cease to bear interest.

Any notice of optional redemption of Series 2025 Bonds may state that redemption is conditioned upon the receipt by the Registrar on or prior to the date fixed for such redemption of

money sufficient to pay the redemption price of the Series 2025 Bonds to be redeemed or upon the satisfaction of any other condition stated in the notice, and that if such money is not so received or such condition not so satisfied, such notice shall be of no force and effect, and the City shall not be required to redeem such Series 2025 Bonds. In the event that a notice of redemption contains such a condition and such money is not so received or such condition is not so satisfied, the redemption will not be made and the Registrar will, within a reasonable time thereafter, give notice in the manner in which the notice of redemption was given, that such money was not so received or such condition not so satisfied and that such redemption was not made.

. The Series 2025 Bonds having Stated Maturities in 2037, 2040, 2043 and 2046 are subject to mandatory sinking fund redemption on July 1 in the respective years and the respective principal amounts set forth below in $5,000 principal amounts selected by the Registrar, by lot or other manner as directed by the City, at a Redemption Price equal to the principal amount thereof to be redeemed plus interest accrued to the Redemption Date:

2037 Term Bond	
July 1	Sinking Fund Payment Amount
2035	$ 875,000
2036	925,000
2037*	975,000

2040 Term Bond	
July 1	Sinking Fund Payment Amount
2038	$ 1,030,000
2039	1,090,000
2040*	1,155,000

2043 Term Bond	
July 1	Sinking Fund Payment Amount
2041	$ 1,220,000
2042	1,290,000
2043*	1,365,000

2046 Term Bond	
July 1	Sinking Fund Payment Amount
2044	$ 1,445,000
2045	1,530,000
2046*	1,625,000

*Stated Maturity.

If the Term Bonds having Stated Maturities in 2037, 2040, 2043 and 2046 are not previously purchased by the City in the open market or prepaid, $975,000, $1,155,000, $1,365,000 and $1,625,000, respectively, in principal amount of such Term Bonds would remain to mature in 2037, 2040, 2043 and 2046, respectively. The principal amount of such Term Bonds required to be redeemed on the above Sinking Fund Payment Dates shall be reduced by the principal amount of such Term Bonds theretofore redeemed at the option of the City and as to which the City has not previously applied amounts to reduce the principal amount of such Term Bonds on a Sinking Fund Payment Date.

. The Series 2025 Bonds shall be forthwith prepared for execution under the direction of the City Clerk and shall be executed on behalf of the City by the signatures of the Mayor, the City Finance Director and the City Clerk, provided that said signatures may be printed, engraved or lithographed facsimiles thereof. The seal of the City need not be imprinted on or affixed to

any Series 2025 Bond. In case any officer whose signature or a facsimile of whose signature shall appear on the Series 2025 Bonds shall cease to be such officer before the delivery thereof, such signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery. When the Series 2025 Bonds have been so executed by said City officers, they shall be registered by the City Finance Director. Notwithstanding such execution, no Series 2025 Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under the Resolution unless and until a certificate of authentication on such Series 2025 Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Series 2025 Bonds need not be signed by the same representative. The executed certificate of authentication on each Series 2025 Bond shall be conclusive evidence that it has been authenticated and delivered under the Resolution. When the Series 2025 Bonds have been fully executed and authenticated, they shall be delivered by the Registrar to the Original Purchaser upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Original Purchaser shall not be obligated to see to the application of the purchase price.

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(a) For purposes of this Section 2.09, the following terms shall have the following meanings:

"Beneficial Owner" shall mean, whenever used with respect to a Series 2025 Bond, the Person (or subrogee of the Person) recorded as the beneficial owner of such Series 2025 Bond on the records of the Participant (as hereinafter defined) in whose name DTC holds such Series 2025 Bond.

"Cede & Co." shall mean Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the Series 2025 Bonds.

"DTC" shall mean The Depository Trust Company of New York, New York.

"Participant" shall mean any broker-dealer, bank or other financial institution for which DTC holds Series 2025 Bonds as securities depository.

"Representation Letter" shall mean the Blanket Issuer Letter of Representations pursuant to which the City agrees to comply with DTC's Operational Arrangements.

(b) The Series 2025 Bonds shall be initially issued as separately authenticated fully registered Series 2025 Bonds, and one Series 2025 Bond shall be issued in the principal amount of each Stated Maturity of the Series 2025 Bonds. Upon initial issuance, the ownership of all Series 2025 Bonds shall be registered in the Bond Register in the name of Cede & Co., as nominee of DTC. The Registrar and the City may treat DTC (or its nominee) as the sole and exclusive Owner of the Series 2025 Bonds registered in its name for the purposes of payment of the principal of or interest on the Series 2025 Bonds, selecting the Series 2025 Bonds or portions thereof to be redeemed, if any, giving any notice permitted or required to be given to Owners of Series 2025 Bonds under the Resolution, registering the transfer of Series 2025 Bonds, and for all other

purposes whatsoever; and neither the Registrar nor the City shall be affected by any notice to the contrary. Neither the Registrar nor the City shall have any responsibility or obligation to any Participant, any Person claiming a beneficial ownership interest in the Series 2025 Bonds under or through DTC or any Participant, or any other Person which is not shown on the Bond Register as being an Owner, with respect to the accuracy of any records maintained by DTC or any Participant, with respect to the payment by DTC or any Participant of any amount with respect to the principal of or interest on the Series 2025 Bonds, with respect to any notice which is permitted or required to be given to Owners under the Resolution, with respect to the selection by DTC or any Participant of any Person to receive payment in the event of a partial redemption of the Series 2025 Bonds, or with respect to any consent given or other action taken by DTC as Owner of the Series 2025 Bonds. So long as any Series 2025 Bond is registered in the name of Cede & Co., as nominee of DTC, the Registrar shall pay all principal of and interest on such Series 2025 Bond, and shall give all notices with respect to such Series 2025 Bond, only to Cede & Co. in accordance with the Representation Letter, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to the principal of and interest on the Series 2025 Bonds to the extent of the sum or sums so paid. Unless the services of DTC as securities depository with respect to the Series 2025 Bonds are terminated as provided in subsection (c) hereof, no Person other than DTC shall receive an authenticated Series 2025 Bond for each separate stated maturity evidencing the obligation of the City to make payments of principal and interest. Upon delivery by DTC to the Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the Series 2025 Bonds will be transferable to such new nominee in accordance with subsection (e) hereof.

(c) In the event the City determines to discontinue the book-entry-only system for the Series 2025 Bonds, the City may notify DTC and the Registrar, whereupon DTC shall notify the Participants of the availability through DTC of Series 2025 Bonds in the form of certificates. In such event, the Series 2025 Bonds will be transferable in accordance with subsection (e) hereof. DTC may determine to discontinue providing its services with respect to the Series 2025 Bonds at any time by giving notice to the City and the Registrar and discharging its responsibilities with respect thereto under applicable law. In such event the Series 2025 Bonds will be transferable in accordance with subsection (e) hereof.

(d) The Representation Letter sets forth certain matters with respect to, among other things, notices, consents and approvals by Owners and Beneficial Owners and payments on the Series 2025 Bonds. The Registrar shall have the same rights with respect to its actions thereunder as it has with respect to its actions under the Resolution.

(e) In the event that any transfer or exchange of Series 2025 Bonds is permitted under subsection (b) or (c) hereof, such transfer or exchange shall be accomplished upon receipt by the Registrar of the Series 2025 Bonds to be transferred or exchanged and appropriate instruments of transfer to the permitted transferee in accordance with the provisions of the Resolution. In the event Series 2025 Bonds in the form of certificates are issued to Owners other than Cede & Co., its successor as nominee for DTC as Owner of all the Series 2025 Bonds, or another securities depository as

Owner of all the Series 2025 Bonds, the provisions of the Resolution shall also apply to all matters relating thereto, including, without limitation, the preparation of such Series 2025 Bonds in the form of Series 2025 Bond certificates and the method of payment of principal of and interest on such Series 2025 Bonds in the form of Series 2025 Bond certificates.

. The Series 2025 Bonds shall be prepared in substantially the form set forth in Exhibit B hereto and by this reference made a part hereof.

. Simultaneously with the delivery of the Series 2025 Bonds, the City Finance Director shall cause the proceeds of the Series 2025 Bonds in the amount of $20,688,412.50 (reflecting the principal amount of $20,850,000, less underwriter's discount of $161,587.50) to be deposited as follows:

(a) $415,542.36 shall be transferred to AG to pay the premium for the Policy;

(b) $71,066.26, together with $12,590.53 on hand in the Reserve Account allocable to the Series 2015 Bonds and $11,299.46 on hand in the Reserve Account allocable to the Series 2016 Bonds, shall be transferred to AG to pay the premium for the Reserve Policy; and

(c) $20,201,803.88 shall be deposited in the Construction Account to be used to pay costs of the 2025 Project and costs of issuance of the Series 2025 Bonds.

Upon closing of the sale of the Series 2025 Bonds (the "Closing"), the Reserve Account will be funded by the Reserve Policy with respect to the Series 2015 Bonds, Series 2016 Bonds, and Series 2025 Bonds and with cash with respect to the Series 2022 Bonds. Following the transfers from the Reserve Account described in Section 2.11(b), amounts on hand in the Reserve Account allocable to the Series 2015 Bonds and Series 2016 Bonds will be transferred to the Bond Account and applied to pay debt service on the Series 2015 Bonds and Series 2016 Bonds as it comes due. In addition, on the date of Closing, the City will transfer funds it has on hand and available therefor in the amount of $418.74 to the Cash Subaccount within the Reserve Account (as defined hereinafter) on account of the Series 2022 Bonds.

. The Council hereby approves the Continuing Disclosure Undertaking of the City substantially in the form of Exhibit C attached hereto and authorizes the City Administrator and the City Finance Director, or in the absence or unavailability of either, the Assistant City Administrator, to execute and deliver on behalf of the City contemporaneously with the date of issuance and delivery of the Series 2025 Bonds the Continuing Disclosure Undertaking, with such changes as may be necessary or appropriate. The execution and delivery by appropriate officers of the City of the Continuing Disclosure Undertaking are adequate to cause the Continuing Disclosure Undertaking to be binding and enforceable on the City.

Section 4. Amendments to Original Resolution. In Section 9 of the Original Resolution, the City reserved the right to adopt Supplemental Resolutions amending the Original Resolution with the consent of the Owners of a majority in principal amount of Outstanding Bonds affected thereby. The Owners of the Series 2025 Bonds are the Owners of 68% in principal amount of Outstanding Bonds, and purchase of the Series 2025 Bonds constitutes irrevocable consent of such Owners to the amendments to the Original Resolution described in this Section 5 and the provisions of Exhibit D and Exhibit E hereto.

4.01. Amendment of Section 1.01. Section 1.01 of the Original Resolution is hereby amended to add and/or amend and restate the following definitions:

Cash Subaccount shall mean the subaccount by that name established in the Reserve Account.

Parity Insurer Reimbursement Amounts shall mean amounts becoming due and payable to a municipal bond insurer under and pursuant to a municipal bond insurance policy or a Reserve Policy with respect to a series of Bonds.

Reserve Policy shall mean a debt service reserve insurance policy or surety bond issued for the Reserve Account by an insurance company initially rated in one of the two highest rating categories by Fitch, Inc., Moody's Investors Service, Inc., or S&P Global Ratings, Inc., or any successors thereto.

Reserve Policy Subaccount shall mean the subaccount by that name established in the Reserve Account.

Reserve Requirement shall mean, as of the date of calculation, an amount equal to the maximum Principal and Interest Requirements on Outstanding Bonds for the then current or any future calendar year. The City may elect to satisfy in whole or in part the Reserve Requirement with a Reserve Policy.

4.02. Amendment of Section 4.01. Section 4.01 of the Original Resolution is hereby amended to read as follows (underlining indicates additions; strikethroughs, deletions):

. In addition to the Series 2015 Bonds, whose issuance and delivery is provided for in Section 3, Additional Bonds may at any time and from time to time be issued, sold and delivered by the City but only upon compliance with the conditions of Sections 4.02 and 4.03, whichever may be applicable, and upon filing with the City Clerk the following:

(a) A Supplemental Resolution authorizing the issuance of such series of Additional Bonds and the sale thereof to the Original Purchaser or Purchasers named therein for the purchase price set forth therein.

(b) A certificate executed by the Mayor and the City Finance Director stating that upon the issuance of such series of Additional Bonds, no default hereunder has occurred and is continuing which would not be cured upon the issuance of such series of Additional Bonds and application of the proceeds thereof.

(c) An opinion of Bond Counsel (who may rely on factual representations of the City and which opinion may be qualified by customary qualifications and exceptions) stating that:

(A) all conditions precedent provided for in this Resolution relating to the issuance and delivery of such series of Additional Bonds have been complied with, including any conditions precedent specified in this Section 4.01; and

(B) the series of Additional Bonds when issued and delivered by the City will be valid and binding special, limited obligations of the City in accordance with their terms and entitled to the benefits of and secured by this Resolution.

Any Additional Bonds shall be dated, shall bear interest at a rate or rates not exceeding the maximum rate, if any, permitted by law, shall have Stated Maturities, and may be subject to redemption at such times and prices and on such terms and conditions, all as may be provided by the Supplemental Resolution authorizing their issuance. All Additional Bonds issued pursuant to Sections 4.02 and 4.03 shall be payable and secured ratably and equally and on a parity with the Series 2015 Bonds and any Additional Bonds theretofore issued, entitled to the same benefits and security of this Resolution.

To the extent Additional Bonds are insured under a municipal bond insurance policy or Reserve Policy and Parity Insurer Reimbursement Amounts are due and owing with respect thereto, such Parity Insurer Reimbursement Amounts shall be secured by Tax Increment and shall be payable on a parity with the Bonds; provided, however, that Parity Insurer Reimbursement Amounts due and owing with respect to a Reserve Policy shall be subject to the priority of the credit and payment provisions applicable to the Reserve Account and otherwise as set forth under the Resolution. Parity Insurer Reimbursement Amounts due and owing shall be taken into account for purposes of the calculations under Sections 4.01, 4.02 and 4.03. In the event Parity Insurer Reimbursement Amounts are due and owing, payment will be made payable from one or more additional accounts created within the Tax Increment Accounts for that purpose."

4.03. Amendment of Section 5.04. Section 5.04 of the Original Resolution is hereby amended to read as follows (underlining indicates additions; strikethroughs, deletions):

"Section 5.04. Bond Account. The Bond Account is hereby established as a special account within the Tax Increment Debt Service Account. There are hereby established within the Bond Account two separate subaccounts, designated as the Interest Account and the Sinking Fund Account.

(a) Interest Account. There shall be credited to the Interest Account the following amounts: (i) any amount specified in any Supplemental Resolution to be credited to the Interest Account; and (ii) from the Tax Increment as received by the City, the amount specified in clause (a) of Section 5.02.

On or before each Interest Payment Date, the City shall withdraw from the Interest Account an amount sufficient to pay the interest coming due on the Bonds on such Interest Payment Date, and shall use such amount to pay, or make provision with the Registrar for the payment of, interest on the Bonds on such Interest Payment Date.

If on any Interest Payment Date the balance in the Interest Account is not sufficient to pay the total amount of interest due on such Interest Payment Date, the City shall allocate amounts in the Interest Account to all Outstanding Bonds on a pro rata basis. The City shall then transfer any money then on hand in the Tax Increment Development Account, the Construction Account, the applicable subaccount within the Reserve Account and/or the Sinking Fund Account, in the order listed and in an amount equal to such deficiency, to the Interest Account. Amounts in the Cash Subaccount shall be applied only to interest payment delinquencies with respect to Bonds secured by the Cash Subaccount, and amounts in the Reserve Policy Subaccount shall be applied only to interest payment delinquencies with respect to Bonds secured by the Reserve Policy Subaccount.

All income derived from the investment of amounts in the Interest Account shall be credited as received to the Interest Account.

(b) Sinking Fund Account. There shall be credited to the Sinking Fund Account the following amounts: (i) any amount specified in a Supplemental Resolution to be credited to the Sinking Fund Account; and (ii) from the Tax Increment as received by the City, the amount specified in clause (b) of Section 5.02.

Amounts on hand in the Sinking Fund Account shall be used on any Interest Payment Date to make up a deficiency in the Interest Account, if and to the extent required by the third paragraph of subsection (a) hereof.

On or before each Principal Payment Date, the City shall withdraw from the Sinking Fund Account an amount sufficient to pay the principal due on the Bonds on such Principal Payment Date, and shall use such amount to pay, or make provision with the Registrar for the payment of, principal of the Bonds on such Principal Payment Date.

If on any Principal Payment Date the balance in the Sinking Fund Account is not sufficient to pay the total amount of principal due on such Principal Payment Date, the City shall transfer any money then on hand in the Tax Increment Development Account or the applicable subaccount within the Reserve Account, in the order listed and in an amount equal to such deficiency, to the Sinking Fund Account. Amounts in the Cash Subaccount shall be applied only to principal payment delinquencies with respect to Bonds secured by the Cash Subaccount, and amounts in the Reserve Policy Subaccount shall applied only to principal payment delinquencies with respect to Bonds secured by the Reserve Policy Subaccount.

All income derived from the investment of amounts in the Sinking Fund Account shall be credited as received to the Sinking Fund Account."

4.04. Amendment of Section 5.05. Section 5.05 of the Original Resolution is hereby amended and restated in its entirety as follows:

. The Reserve Account is hereby established as a special account within the Tax Increment Debt Service Account, and two subaccounts are hereby established within the Reserve Account: the Cash Subaccount and the Reserve Policy Subaccount.

(a) The Cash Subaccount shall secure the Series 2022 Bonds and any other Bonds for which the Reserve Requirement is satisfied by the deposit of bond proceeds or other funds of the City and not by a Reserve Policy. There shall be credited to the Cash Subaccount the following amounts: (i) from proceeds of the Series 2022 Bonds, on the date of their issuance, the amount necessary to meet the Reserve Requirement with respect to the Series 2022 Bonds; (ii) any amount specified in any Supplemental Resolution to be credited to the Cash Subaccount; (iii) from Tax Increment received by the City, the amount specified in clause (c) of Section 5.02, on an equal and ratable basis with any deposits required to be made to the Reserve Policy Subaccount under Section 5.05(b) and (c); and (iv) any other amounts appropriated from time to time to the Cash Subaccount.

(b) The Reserve Policy Subaccount shall secure the Series 2015 Bonds, Series 2016 Bonds and Series 2025 Bonds, and any other Bonds for which the Reserve Requirement is satisfied by a Reserve Policy. There shall be credited to the Reserve Policy Subaccount the following amounts: (i) with respect to the Series 2015 Bonds, Series 2016 Bonds and Series 2025 Bonds, on the date of issuance of the Series 2025 Bonds, a Reserve Policy in the amount necessary to meet the Reserve Requirement with respect to the Series 2015 Bonds, Series 2016 Bonds and Series 2025 Bonds; (ii) any amount specified in any Supplemental Resolution to be credited to the Reserve Policy Subaccount; (iii) from Tax Increment received by the City, the amount specified in clause (c) of Section 5.02, on an equal and ratable basis with any deposits required to be made to the Cash Subaccount under Section 5.05(a) and (c); and (iv) any other amounts appropriated from time to time to the Reserve Policy Subaccount.

(c) If on any Interest Payment Date or on any Principal Payment Date there shall exist, after the transfers thereto of any money then on hand in the Tax Increment Development Account and the Construction Account, as applicable, a deficiency in the Interest Account or Sinking Fund Account, the City shall transfer from the Cash Subaccount to such account an amount equal to such deficiency with respect to all Bonds secured by the Cash Subaccount and shall transfer from the Reserve Policy Subaccount to such account an amount equal to such deficiency with respect to all Bonds secured by the Reserve Policy Subaccount, in accordance with the procedures required under the applicable Reserve Policy.

All income derived from the investment of amounts in the Reserve Account shall be credited as received to the applicable subaccount within the Reserve Account until such time as the balance in the Reserve Account is equal to the Reserve Requirement, and thereafter all such investment income as received shall be transferred to the Sinking Fund Account.

Money in the Reserve Account shall be used only to pay when due principal of, premium, if any, and interest on Outstanding Bonds when the balance on hand in the Bond Account is insufficient therefor; provided that on any date when the balance then on hand in the Bond Account allocable to a series of Bonds, plus the balance then on hand in the applicable subaccount within the Reserve Account allocable to the series of Bonds (exclusive of any Reserve Policy), is sufficient with other money available to pay or discharge all Outstanding Bonds of that series and the interest accrued thereon in full, and the balance thereafter on hand in the Reserve Account will be at least equal to the Reserve Requirement for all Outstanding Bonds not to be discharged, it may be used for that purpose.

The City shall maintain a balance in the Cash Subaccount equal to the Reserve Requirement with respect to the Bonds secured by the Cash Subaccount and a balance in the Reserve Policy Subaccount equal to the Reserve Requirement with respect to the Bonds secured by the Reserve Policy Subaccount, such that the balance in the Reserve Account is equal to the Reserve Requirement with respect to all Outstanding Bonds. Any Reserve Policy shall be valued at the amount available to be drawn thereon.

If at any time the balance in the Reserve Account exceeds the Reserve Requirement, the City shall transfer such excess to the Sinking Fund Account.

If the balance in the Reserve Account is less than the Reserve Requirement, Tax Increment transferred to the Reserve Account shall be allocated, pro rata, to the Cash Subaccount and the Reserve Policy Subaccount, in proportion to the principal amount of Bonds secured by such subaccount.

(d) At any time the Reserve Policy Subaccount contains both cash and a Reserve Policy, the cash shall be used first to pay principal and interest due on the Bonds secured by the Reserve Policy Subaccount, to the extent money in the Bond Account is insufficient therefor, before any demand is made on the Reserve Policy. In the event the Reserve Account contains more than one Reserve Policy, any draw on the Reserve Policies to pay principal and interest on the Bonds secured by the Reserve Policy Subaccount shall be made on a pro rata basis."

4.05. Effect of Amendment. The Original Resolution shall be amended and supplemented by the above provisions of Section 4 hereof and the provisions of Exhibit D and Exhibit E hereto as of the Closing, and shall continue in full force and effect as so amended and supplemented.

.

. All provisions of other resolutions and other actions and proceedings of the City and this Council that are in any way inconsistent with the terms and provisions of this Resolution are repealed, amended and rescinded to the full extent necessary to give full force and effect to the provisions of this Resolution.

. This Resolution shall take effect immediately upon its passage and adoption by this Council; provided that the amendments set forth in Section 4 shall take effect as of the Closing.

PASSED AND ADOPTED by the City Council of the City of Billings, Montana, this 14th day of July, 2025.

_____

Mayor

Attest: _____
City Clerk

(SEAL)

EXHIBIT A

Aggregate Debt Service Schedule

Date	Series 2015			Series 2016			Series 2022			Series 2025 (Taxable)			Total	Total	Total
	Principal	Interest	P+I	Principal	Interest	P+I	Principal	Interest	P+I	Principal	Interest	P+I	Principal	Interest	P+I
07/01/2026	190,000.00	149,843.76	339,843.76	180,000.00	125,587.50	305,587.50	70,000.00	152,443.76	222,443.76	645,000.00	1,075,438.66	1,720,438.66	1,085,000.00	1,503,313.68	2,588,313.68
07/01/2027	200,000.00	142,243.76	342,243.76	185,000.00	120,187.50	305,187.50	75,000.00	148,943.76	223,943.76	600,000.00	1,119,682.56	1,719,682.56	1,060,000.00	1,531,057.58	2,591,057.58
07/01/2028	210,000.00	134,243.76	344,243.76	195,000.00	113,943.76	308,943.76	75,000.00	145,193.76	220,193.76	630,000.00	1,092,862.56	1,722,862.56	1,110,000.00	1,486,243.84	2,596,243.84
07/01/2029	215,000.00	125,843.76	340,843.76	200,000.00	107,362.50	307,362.50	80,000.00	141,443.76	221,443.76	655,000.00	1,064,247.96	1,719,247.96	1,150,000.00	1,438,897.98	2,588,897.98
07/01/2030	225,000.00	117,781.26	342,781.26	205,000.00	100,612.50	305,612.50	85,000.00	137,443.76	222,443.76	690,000.00	1,033,535.00	1,723,535.00	1,205,000.00	1,389,372.52	2,594,372.52
07/01/2031	235,000.00	108,218.76	343,218.76	215,000.00	93,693.76	308,693.76	90,000.00	133,193.76	223,193.76	720,000.00	1,000,835.90	1,720,835.90	1,260,000.00	1,335,942.18	2,595,942.18
07/01/2032	245,000.00	98,231.26	343,231.26	220,000.00	86,437.50	306,437.50	95,000.00	128,693.76	223,693.76	755,000.00	965,678.30	1,720,678.30	1,315,000.00	1,279,040.82	2,594,040.82
07/01/2033	255,000.00	87,818.76	342,818.76	230,000.00	78,187.50	308,187.50	95,000.00	123,587.50	218,587.50	795,000.00	928,056.66	1,723,056.66	1,375,000.00	1,217,650.42	2,592,650.42
07/01/2034	265,000.00	76,981.26	341,981.26	235,000.00	69,562.50	304,562.50	105,000.00	118,481.26	223,481.26	835,000.00	887,368.56	1,722,368.56	1,440,000.00	1,152,393.58	2,592,393.58
07/01/2035	275,000.00	65,718.76	340,718.76	245,000.00	60,750.00	305,750.00	110,000.00	112,837.50	222,837.50	875,000.00	843,547.76	1,718,547.76	1,505,000.00	1,082,854.02	2,587,854.02
07/01/2036	290,000.00	54,031.26	344,031.26	255,000.00	51,562.50	306,562.50	115,000.00	106,925.00	221,925.00	925,000.00	795,002.76	1,720,002.76	1,585,000.00	1,007,521.52	2,592,521.52
07/01/2037	300,000.00	41,343.76	341,343.76	265,000.00	42,000.00	307,000.00	120,000.00	100,743.76	220,743.76	975,000.00	743,683.76	1,718,683.76	1,660,000.00	927,771.28	2,587,771.28
07/01/2038	315,000.00	28,218.76	343,218.76	275,000.00	32,062.50	307,062.50	125,000.00	94,293.76	219,293.76	1,030,000.00	689,590.76	1,719,590.76	1,745,000.00	844,165.78	2,589,165.78
07/01/2039	330,000.00	14,437.50	344,437.50	285,000.00	21,750.00	306,750.00	135,000.00	87,262.50	222,262.50	1,090,000.00	630,386.36	1,720,386.36	1,840,000.00	753,836.36	2,593,836.36
07/01/2040	-	-	-	295,000.00	11,062.50	306,062.50	140,000.00	79,668.76	219,668.76	1,155,000.00	567,733.16	1,722,733.16	1,590,000.00	658,464.42	2,248,464.42
07/01/2041	-	-	-	-	-	-	150,000.00	71,793.76	221,793.76	1,220,000.00	501,343.76	1,721,343.76	1,370,000.00	573,137.52	1,943,137.52
07/01/2042	-	-	-	-	-	-	155,000.00	63,356.26	218,356.26	1,290,000.00	430,034.76	1,720,034.76	1,445,000.00	493,391.02	1,938,391.02
07/01/2043	-	-	-	-	-	-	165,000.00	54,637.50	219,637.50	1,365,000.00	354,634.26	1,719,634.26	1,530,000.00	409,271.76	1,939,271.76
07/01/2044	-	-	-	-	-	-	175,000.00	44,943.76	219,943.76	1,445,000.00	274,850.00	1,719,850.00	1,620,000.00	319,793.76	1,939,793.76
07/01/2045	-	-	-	-	-	-	185,000.00	34,662.50	219,662.50	1,530,000.00	188,511.26	1,718,511.26	1,715,000.00	223,173.76	1,938,173.76
07/01/2046	-	-	-	-	-	-	195,000.00	23,793.76	218,793.76	1,625,000.00	97,093.76	1,722,093.76	1,820,000.00	120,887.52	1,940,887.52
07/01/2047	-	-	-	-	-	-	210,000.00	12,337.50	222,337.50	-	-	-	210,000.00	12,337.50	222,337.50
Total	**$3,550,000.00**	**$1,244,956.38**	**$4,794,956.38**	**$3,485,000.00**	**$1,114,762.52**	**$4,599,762.52**	**$2,750,000.00**	**$2,116,681.40**	**$4,866,681.40**	**$20,850,000.00**	**$15,284,118.52**	**$36,134,118.52**	**$30,635,000.00**	**$19,760,518.82**	**$50,395,518.82**

EXHIBIT B

UNITED STATES OF AMERICA
STATE OF MONTANA
COUNTY OF YELLOWSTONE

CITY OF BILLINGS, MONTANA

TAX INCREMENT URBAN RENEWAL REVENUE BONDS
(SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT),
TAXABLE SERIES 2025

No. _____ $_____

Rate	Maturity Date	Date of Original Issue	CUSIP
%	July 1,	July 24, 2025	090141

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: DOLLARS AND NO/100

FOR VALUE RECEIVED, THE CITY OF BILLINGS, YELLOWSTONE COUNTY, STATE OF MONTANA (the "City"), acknowledges itself to be specially indebted and hereby promises to pay to the registered owner named above or registered assigns the principal amount specified above on the maturity date specified above or, if this Bond is prepayable as stated below, on an earlier date on which this Bond shall have been duly called for redemption, with interest hereon from the date of original issue hereof, or such later date to which interest hereon has been paid or duly provided for, until the principal amount is paid or until this Bond, if redeemable, has been duly called for redemption, at the annual rate specified above. Principal of this Bond is payable upon presentation and surrender hereof to U.S. Bank Trust Company, National Association, as registrar, transfer agent and paying agent, or its successor designated under the Resolution described herein (the "Registrar") at its designated corporate trust office, currently in St. Paul, Minnesota. The interest on this Bond shall be payable on January 1 and July 1 in each year, commencing January 1, 2026. Interest on the Series 2025 Bonds shall be payable to the owners of record thereof as such appear on the Bond Register as of the close of business on the 15th day of the month immediately preceding each interest payment date, whether or not such day is a Business Day. Interest on, and upon presentation and surrender thereof, the principal of each Bond shall be payable by check or draft issued by the Registrar described herein.

The principal of and interest on this Bond are payable in lawful money of the United States of America. Interest shall be calculated on the basis of a 360-day year composed of twelve 30-day months.

Notwithstanding any other provisions of this Bond, so long as this Bond is registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Registrar shall pay all principal of and interest on this Bond, and shall give all notices with respect to this Bond, only to Cede & Co. or other nominee in accordance with the operational arrangements of The Depository Trust Company or other securities depository as agreed to by the City.

This Bond is one of a duly authorized issue of Bonds of the City designated as "Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Taxable Series 2025" (collectively, the "Bonds"), issued and to be issued in one or more series under, and all equally and ratably secured by Resolution No. 15-10452, adopted by the City Council on May 11, 2015 (the "Original Resolution"), as amended by Resolution Nos. 16-10567, 22-11081, and [_____], adopted by the City Council on June 27, 2016, November 14, 2022, and July 14, 2025, respectively (the Original Resolution, as so amended and supplemented and as it may be further amended and supplemented in accordance with the provisions thereof, the "Resolution"), to which Resolution, copies of which are on file with the City, reference is hereby made for a description of the nature and extent of the security, the respective rights thereunder of the Owners of the Bonds and the City and the terms upon which the Bonds are to be issued and delivered. This Bond is one of the series specified in its title, issued in the aggregate principal amount of $20,850,000 (the "Series 2025 Bonds"), all of like date of original issue and tenor except as to serial number, denomination, date, interest rate, maturity date and redemption privilege. The Series 2025 Bonds are issued by the City for the purpose of financing costs of an urban renewal project (as defined in the Act) within the City's South Billings Boulevard Urban Renewal District (the "District"). The Series 2025 Bonds are payable and secured ratably and equally and on a parity with the City's Tax Increment Urban Renewal Revenue Refunding Bonds (South Billings Boulevard Urban Renewal District), Series 2015 (the "Series 2015 Bonds"), Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Series 2016 (the "Series 2016 Bonds"), Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Series 2022 (the "Series 2022 Bonds"), and any Additional Bonds hereafter issued pursuant to the Resolution. To the extent Additional Bonds are insured under a municipal bond insurance policy or Reserve Policy and Parity Insurer Reimbursement Amounts are due and owing with respect thereto, such Parity Insurer Amounts shall be secured by Tax Increment and shall be payable on a parity with the Bonds; provided, however, that Parity Insurer Reimbursement Amounts due and owing with respect to a Reserve Policy shall be subject to the priority of the credit and payment provisions applicable to the Reserve Account and otherwise as set forth under the Resolution. Capitalized terms used herein but not otherwise defined shall have the respective meanings given such terms in the Resolution.

The Series 2025 Bonds are issued pursuant to and in full compliance with the Constitution and laws of the State of Montana, particularly Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the "Act"), and pursuant to the Resolution. The Bonds are payable solely and ratably from Tax Increment received by the City and resulting from the extension of ad valorem taxes levied by certain Taxing Bodies against the incremental taxable value of taxable property within the District pursuant to the Act, except that under certain conditions as described in the Resolution, the Bonds may be payable from replacement revenues, if any, provided in the event of the abolition or substantial elimination of property taxation in Montana.

The Bonds are not general obligations of the City and the City's general credit and taxing powers are not pledged to the payment of the Bonds or the interest thereon. The Bonds shall not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitations.

The Series 2025 Bonds with Stated Maturities in the years 2026 through 2034 are not subject to redemption prior to their Stated Maturities. The Series 2025 Bonds with Stated Maturities on or after July 1, 2037 are subject to redemption on July 1, 2035 and any date thereafter, at the option of the City, in whole or in part, and if in part from such Stated Maturities and in such principal amounts as the City may designate in writing to the Registrar (or, if no designation is made, in inverse order of maturities and within a maturity in $5,000 principal amounts selected by the Registrar by lot or other manner as directed by the City), at a Redemption Price equal to the principal amount thereof and interest accrued to the Redemption Date, without premium.

The Series 2025 Bonds having Stated Maturities in 2037, 2040, 2043 and 2046 are subject to mandatory sinking fund redemption on July 1 in the respective years and the respective principal amounts set forth below in $5,000 principal amounts selected by the Registrar, by lot or other manner as directed by the City, at a Redemption Price equal to the principal amount thereof to be redeemed plus interest accrued to the Redemption Date:

2037 Term Bond	
July 1	Sinking Fund Payment Amount
2035	$ 875,000
2036	925,000
2037*	975,000

2040 Term Bond	
July 1	Sinking Fund Payment Amount
2038	$ 1,030,000
2039	1,090,000
2040*	1,155,000

2043 Term Bond	
July 1	Sinking Fund Payment Amount
2041	$ 1,220,000
2042	1,290,000
2043*	1,365,000

2046 Term Bond	
July 1	Sinking Fund Payment Amount
2044	$ 1,445,000
2045	1,530,000
2046*	1,625,000

*Stated Maturity.

If the Term Bonds having Stated Maturities in 2037, 2040, 2043 and 2046 are not previously purchased by the City in the open market or prepaid, $975,000, $1,155,000, $1,365,000 and $1,625,000, respectively, in principal amount of such Term Bonds would remain to mature in 2037, 2040, 2043 and 2046, respectively. The principal amount of such Term Bonds required to be redeemed on the above Sinking Fund Payment Dates shall be reduced by the principal amount of such Term Bonds theretofore redeemed at the option of the City and as to which the City has

not previously applied amounts to reduce the principal amount of such Term Bonds on a Sinking Fund Payment Date.

As provided in the Resolution and subject to certain limitations set forth therein, this Series 2025 Bond is transferable upon the books of the City at the principal office of the Registrar, by the registered owner hereof in person or by his attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or its attorney; and may also be surrendered in exchange for Series 2025 Bonds of other authorized denominations. Upon any such transfer or exchange, the City will cause a new Series 2025 Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Registrar may deem and treat the Person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Registrar shall be affected by any notice to the contrary.

Assured Guaranty Inc. ("AG") has delivered its municipal bond insurance policy (the "Policy") with respect to the scheduled payments due of principal of and interest on this Series 2025 Bond to U.S. Bank Trust Company, National Association, Salt Lake City, Utah, or its successor, as paying agent for the Bonds (the "Paying Agent"). Said Policy is on file and available for inspection at the principal office of the Paying Agent and a copy thereof may be obtained from AG or the Paying Agent. All payments required to be made under the Policy shall be made in accordance with the provisions thereof. The owner of this Series 2025 Bond acknowledges and consents to the subrogation rights of AG as more fully set forth in the Policy.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of Montana and ordinances and resolutions of the City to be done, to exist, to happen and to be performed in order to make this Series 2025 Bond a valid and binding special, limited obligation of the City in accordance with its terms have been done, do exist, have happened and have been performed as so required; that this Series 2025 Bond has been issued by the City in connection with an urban renewal project (as defined in the Act); that the City, in and by the Resolution, has validly made and entered into covenants and agreements with and for the benefit of the Owners from time to time of all Bonds issued thereunder, including covenants that it will pledge, appropriate and credit the Tax Increment to the Tax Increment Debt Service Account of the City; that Additional Bonds may be issued and made payable from the Tax Increment Debt Service Account on a parity with the Series 2015 Bonds, the Series 2016 Bonds, the Series 2022 Bonds, and the Series 2025 Bonds upon certain conditions set forth in the Resolution, but no obligation will be otherwise incurred and made payable from the Tax Increment (other than certain Parity Insurer Reimbursement Amounts as described in the Resolution), unless the lien thereof shall be expressly made subordinate to the lien of the Series 2015 Bonds, the Series 2016 Bonds, the Series 2022 Bonds, and the Series 2025 Bonds on the Tax Increment; that all provisions for the security of the Owners of the Bonds as set forth in the Resolution will be punctually and faithfully performed as therein stipulated; and that the issuance of the Series 2025

Bonds does not cause the obligations of the City to exceed any constitutional or statutory limitation of indebtedness.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon shall have been executed by the Registrar by the manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Billings, Montana, by its City Council, has caused this Bond to be executed by the facsimile signatures of the Mayor, the City Finance Director and the City Clerk, and by a printed facsimile of the official seal of the City.

CITY OF BILLINGS, MONTANA

(Facsimile Signature)
MAYOR

(Facsimile Seal)

(Facsimile Signature)
CITY FINANCE DIRECTOR

(Facsimile Signature)
CITY CLERK

Dated:

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds delivered pursuant to the Resolution mentioned herein.

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
as Registrar, Transfer Agent, and
Paying Agent

By_____
Authorized Signature

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM --	as tenants in common	UTMA.....Custodian..... (Cust) (Minor)
TEN ENT --	as tenants by the entireties	
		under Uniform Gifts to
JT TEN --	as joint tenants with right of survivorship and not as tenants in common	Minor Act..... (State)

_____
abbreviations may also be used.

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____ _____ the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF ASSIGNEE:

_____
_____

_____
NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration, enlargement or any change whatsoever.

SIGNATURE GUARANTEED

_____
Signature(s) must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Registrar, which requirements include membership or participation in STAMP or such other "signature guaranty program" as may be determined by the Registrar in addition to or in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

EXHIBIT C

Form of Continuing Disclosure Undertaking

This CONTINUING DISCLOSURE UNDERTAKING is made by the CITY OF BILLINGS, MONTANA (the "City") in connection with the issuance and delivery by the City of its $20,850,000 Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Taxable Series 2025 (the "Series 2025 Bonds"), as of this 24th day of July, 2025.

1. Purpose and Beneficiaries. The Series 2025 Bonds were issued by the City in a public offering pursuant to an Official Statement dated July 1, 2025 with respect to the Series 2025 Bonds (the "Official Statement"). To provide for the public availability of certain information relating to the Series 2025 Bonds and the security therefor and to permit participating underwriters in the primary offering of the Series 2025 Bonds to comply with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule"), the City hereby makes the following covenants and agrees, for the benefit of the Owners (as hereinafter defined) from time to time of the outstanding Series 2025 Bonds, to provide annual reports of specified information and notice of the occurrence of certain events to the Municipal Securities Rulemaking Board ("MSRB") through its Electronic Municipal Market Access system website ("EMMA"), as hereinafter described. The City is the only "obligated person" in respect of the Series 2025 Bonds within the meaning of the Rule for purposes of identifying the entities in respect of which continuing disclosure must be made.

If the City fails to comply with this Continuing Disclosure Undertaking, any person or entity aggrieved thereby, including the Owners of the outstanding Series 2025 Bonds, may take whatever action at law or in equity may appear necessary or appropriate to enforce performance and observance of this Continuing Disclosure Undertaking, including an action for a writ of mandamus or specific performance. Direct, indirect, consequential and punitive damages shall not be recoverable for any default hereunder. Notwithstanding anything to the contrary contained in this Continuing Disclosure Undertaking, in no event shall a default under this Continuing Disclosure Undertaking constitute a default under the Series 2025 Bonds or under any other provision of Resolution No. 15-10452, adopted by the City Council of the City on May 11, 2015, as amended and supplemented by Resolution Nos. 16-10567, 22-11081, and [_____], adopted by the City Council of the City on June 27, 2016, November 14, 2022, and July 14, 2025, respectively (collectively, the "Resolution"). Capitalized terms used herein but not otherwise defined shall have the respective meanings given such terms in the Resolution.

As used in this Continuing Disclosure Undertaking, "Owner" means, in respect of a Series 2025 Bond, the registered owner or owners thereof appearing in the Bond Register or any Beneficial Owner (as hereinafter defined) thereof, if such Beneficial Owner provides to the Registrar evidence of such beneficial ownership in form and substance reasonably satisfactory to the Registrar. As used in this Continuing Disclosure Undertaking, "Beneficial Owner" means, in respect of a Series 2025 Bond, any person or entity that (i) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, such Series 2025 Bond (including persons or entities holding Series 2025 Bonds through nominees, depositories or other

intermediaries), or (ii) is treated as the owner of the Series 2025 Bond for federal income tax purposes.

2. Information To Be Disclosed. The City will provide, in the manner set forth in Section 3 hereof, either directly or indirectly through an agent designated by the City, the following information at the following times:

(a) On or before 365 days after the end of each fiscal year of the City, commencing with the fiscal year ending June 30, 2025, the following financial information and operating data in respect of the City (the "Disclosure Information"):

(i) audited financial statements of the City for the then most recent completed fiscal year or, if unavailable by the date specified, the City shall provide on or before such date unaudited financial statements as part of the Disclosure Information and, within 10 days after the receipt of thereof, the City shall provide the audited financial statements. The audited financial statements are to be prepared in accordance with generally accepted accounting principles or as otherwise provided under State law, as such principles may be changed from time to time as permitted by State law. If and to the extent such financial statements have not been prepared in accordance with such generally accepted accounting principles for reasons beyond the reasonable control of the City, the discrepancies will be noted; and

(ii) updated information for the City for the then most recent completed fiscal year compiled by the City and publicly available under applicable data privacy or other law to include:

(A) principal amount of Bonds outstanding of the District;

(B) information regarding the District similar to what is presented in the table in the Official Statement in the section "Value of Property and Tax Increment of the District; Significant Recent Changes in State Tax Law" to include:

(1) Taxable Value of the District;

(2) Incremental Taxable Value;

(3) Tax Increment Revenue Collected by the District; and

(4) Total Revenue Collected by the District (including entitlement share revenue); and

(C) debt service coverage for the then most recent completed fiscal year.

The Disclosure Information will be provided as described in Section 3 and may be provided in a single document or multiple documents, and may be incorporated by specific reference to documents available to the public on the internet website of the MSRB or filed with the Securities Exchange Commission (the "SEC"). Any or all of the Disclosure Information may be incorporated by reference, if it is updated as required hereby, from other documents, including official statements, which have been filed with the SEC or have been made available to the public on EMMA. The City shall clearly identify in the Disclosure Information each document so incorporated by reference.

If any part of the Disclosure Information can no longer be generated because the operations of the City have materially changed or been discontinued, such Disclosure Information need no longer be provided if the City includes in the Disclosure Information a statement to such effect; provided, however, if such operations have been replaced by other City operations in respect of which data is not included in the Disclosure Information and the City determines that certain specified data regarding such replacement operations would be material (as hereinafter defined), then, from and after such determination, the Disclosure Information shall include such additional specified data regarding the replacement operations.

If the Disclosure Information is changed or this Continuing Disclosure Undertaking is amended as permitted by Section 4(b) hereof, then the City shall include in the next Disclosure Information to be delivered pursuant to this Continuing Disclosure Undertaking, to the extent necessary, an explanation of the reasons for the amendment and the effect of any change in the type of financial information or operating data provided.

(b) In a timely manner not in excess of ten (10) business days, the City will provide notice of the occurrence of any of the following events:

(A) principal and interest payment delinquencies;

(B) non-payment related defaults, if material;

(C) unscheduled draws on debt service reserves reflecting financial difficulties;

(D) unscheduled draws on credit enhancements reflecting financial difficulties;

(E) substitution of credit or liquidity providers, or their failure to perform;

(F) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Series 2025 Bonds or other material events affecting the tax status of the Series 2025 Bonds;

(G) modifications to rights of holders of the Series 2025 Bonds, if material;

(H) bond calls, if material, and tender offers;

(I) defeasances;

(J) release, substitution or sale of property securing repayment of the Series 2025 Bonds, if material;

(K) rating changes;

(L) bankruptcy, insolvency, receivership, or similar event of the City;

(M) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(N) appointment of a successor or additional trustee or the change of name of a trustee, if material;

(O) incurrence of a financial obligation of the City or obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City or obligated person, any of which affect security holders, if material; and

(P) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the City or obligated person, any of which reflect financial difficulties.

As used herein, for those events that must be reported if material, an event is "material" if it is an event as to which a substantial likelihood exists that a reasonably prudent investor would attach importance thereto in deciding to buy, hold or sell a Series 2025 Bond or, if not disclosed, would materially alter the total mix of information otherwise available to an investor from the Official Statement or information generally available to the public. Notwithstanding the foregoing sentence, an event is also "material" if it is an event that would be deemed material for purposes of the purchase, holding or sale of a Series 2025 Bond within the meaning of applicable federal securities laws, as interpreted at the time of discovery of the occurrence of the event.

For purposes of paragraphs (O) and (P) above, the term "financial obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of either (i) or (ii). A "financial obligation" does not include municipal securities for which a final official statement has been provided to the MSRB consistent with the Rule.

(c) In a timely manner, the City will provide notice of the occurrence of any of the following events or conditions:

(i) the failure of the City to provide the Disclosure Information described under Sections 2(a) and 2(b) hereof at the time specified thereunder;

(ii) the amendment or supplementing of this Continuing Disclosure Undertaking pursuant to Section 4(b) hereof, together with a copy of such amendment or supplement and any explanation provided by the City; and

(iii) any change in the fiscal year of the City.

3. Manner of Disclosure. The City agrees to make available the information described in Section 2 hereof to the MSRB through EMMA in an electronic format as prescribed by the MSRB. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

4. Term; Amendments; Interpretation.

(a) This Continuing Disclosure Undertaking shall remain in effect until all Series 2025 Bonds have been paid or defeased under the Resolution.

(b) Notwithstanding paragraph (a) above, this Continuing Disclosure Undertaking (and the form and requirements of the Disclosure Information) may be amended or supplemented by the City from time to time, without notice to (except as provided under Section 2(c)(ii) hereof), or the consent of the Owners of any Series 2025 Bonds, by a resolution or ordinance of the City filed in the office of the recording officer of the City accompanied by an opinion of Bond Counsel, who may rely on certificates of the City and others and the opinion may be subject to customary qualifications, to the effect that such amendment or supplement (1) is made in connection with a change in circumstances that arises from a change in law or regulation or a change in the identity, nature or status of the City or the type of operations conducted by the City, or (2) is required by, or better complies with, the provisions of paragraph (b)(5) of the Rule, assuming that such provisions apply to the Series 2025 Bonds. If this Continuing Disclosure Undertaking (and the form and requirements of the Disclosure Information) are so amended, the City agrees to provide, contemporaneously with the effectiveness of such amendment, an explanation of the reasons for the amendment and the effect, if any, of the change in the type of financial information or operating data being provided hereunder.

(c) This Continuing Disclosure Undertaking is entered into as a continuing disclosure undertaking to provide continuing disclosure identical to that required by the continuing disclosure provisions of the Rule and should be construed so this Continuing Disclosure Undertaking would satisfy the requirements of paragraph (b)(5) of the Rule, assuming it was otherwise applicable to the Series 2025 Bonds.

5. Further Limitation of Liability of City. None of the agreements or obligations of the City contained in this Continuing Disclosure Undertaking shall be construed to constitute an indebtedness of the City within the meaning of any constitutional or statutory provisions whatsoever or constitute a pledge of the general credit or taxing powers of the City.

CITY OF BILLINGS, MONTANA

By_____
City Administrator

By_____
City Finance Director

EXHIBIT D

PROVISIONS RELATING TO BOND INSURANCE

Capitalized terms used in this Exhibit D but not otherwise defined herein shall have the respective meanings given such terms in the Resolution. The Resolution is amended and supplemented by this Exhibit D.

(a) For this Exhibit, the following defined terms apply:

"Insurance Policy" means the insurance policy issued by the Insurer guaranteeing the scheduled payment of principal of and interest on the Insured Bonds when due.

"Insured Bonds" means the Issuer's Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Taxable Series 2025.

"Insurer" means Assured Guaranty Inc., or any successor thereto or assignee thereof.

"Issuer" means the City of Billings, Montana.

"Reserve Policy" means the debt service reserve insurance policy issued by the Insurer and deposited in the Reserve Account.

(b) The prior written consent of the Insurer shall be a condition precedent to the deposit of any credit instrument provided in substitution of the Reserve Policy or in lieu of a cash deposit into the Reserve Account. Amounts drawn under the Reserve Policy shall be applied solely to the payment of debt service due on the Series 2015 Bonds, Series 2016 Bonds and Series 2025 Bonds in accordance with the provisions of the Resolution, including Exhibit E thereto.

(c) The Insurer shall be deemed to be the sole Owner of the Insured Bonds for the purpose of exercising any voting right or privilege or giving any consent or direction or taking any other action that the Owners of the Insured Bonds are entitled to take pursuant to the Resolution pertaining to (i) defaults and remedies and (ii) the duties and obligations of the Registrar. In furtherance thereof and as a term of the Resolution and each Insured Bond, each Owner of the Insured Bonds appoints the Insurer as its agent and attorney-in-fact with respect to the Insured Bonds and agrees that the Insurer may at any time during the continuation of any proceeding by or against the Issuer under the United States Bankruptcy Code or any other applicable bankruptcy, insolvency, receivership, rehabilitation or similar law (an "Insolvency Proceeding") direct all matters relating to such Insolvency Proceeding, including without limitation, (A) all matters relating to any claim or enforcement proceeding in connection with an Insolvency Proceeding (a "Claim"), (B) the direction of any appeal of any order relating to any Claim, (C) the posting of any surety, supersedeas or performance bond pending any such appeal, and (D) the right to vote to accept or reject any plan of adjustment. In addition, each Owner of the Insured Bonds delegates and assigns to the Insurer, to the fullest extent permitted by law, the rights of each Owner of the Insured Bonds in the conduct of any Insolvency Proceeding, including, without limitation, all rights of any party to an adversary proceeding or action with respect to any court order issued in connection with any such Insolvency Proceeding. The Registrar acknowledges such appointment, delegation and assignment by each Owner of the

Insured Bonds for the Insurer's benefit, and agrees to cooperate with the Insurer in taking any action reasonably necessary or appropriate in connection with such appointment, delegation and assignment. Remedies granted to the Owners shall expressly include mandamus.

(d) The maturity of Insured Bonds shall not be accelerated without the consent of the Insurer and in the event the maturity of the Insured Bonds is accelerated, the Insurer may elect, in its sole discretion, to pay accelerated principal, and interest accrued on such principal, to the date of acceleration (to the extent unpaid by the Issuer) and the Registrar shall be required to accept such amounts. Upon payment of such accelerated principal and interest accrued to the acceleration date as provided above, the Insurer's obligations under the Insurance Policy with respect to such Insured Bonds shall be fully discharged.

(e) No grace period for a covenant default shall exceed thirty (30) days or be extended for more than sixty (60) days, without the prior written consent of the Insurer. No grace period shall be permitted for payment defaults.

(f) The Insurer is a third party beneficiary of the Resolution.

(g) Upon the occurrence of an extraordinary optional, special or extraordinary mandatory redemption in part, the selection of Insured Bonds to be redeemed shall be subject to the approval of the Insurer. The exercise of any provision of the Resolution which permits the purchase of Insured Bonds in lieu of redemption shall require the prior written approval of the Insurer if any Insured Bond so purchased is not cancelled upon purchase.

(h) Any amendment, supplement, modification to, or waiver of, the Resolution or any other transaction document, including any underlying security agreement (each a "Related Document"), that requires the consent of Owners or adversely affects the rights and interests of the Insurer shall be subject to the prior written consent of the Insurer.

(i) Unless the Insurer otherwise directs, upon the occurrence and continuance of an Event of Default or an event which with notice or lapse of time would constitute an Event of Default, amounts on deposit in the Construction Account shall not be disbursed, but shall instead be applied to the payment of debt service or redemption price of the applicable Bonds.

(j) The rights granted to the Insurer under the Resolution or any other Related Document to request, consent to or direct any action are rights granted to the Insurer in consideration of its issuance of the Insurance Policy. Any exercise by the Insurer of such rights is merely an exercise of the Insurer's contractual rights and shall not be construed or deemed to be taken for the benefit, or on behalf, of the Owners and such action does not evidence any position of the Insurer, affirmative or negative, as to whether the consent of the Owners or any other person is required in addition to the consent of the Insurer.

(k) Only (1) cash, (2) non-callable direct obligations of the United States of America ("Treasuries"), (3) evidences of ownership of proportionate interests in future interest and principal payments on Treasuries held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor and the underlying Treasuries are not available to any person claiming through the custodian or to whom the custodian may be obligated, (4) subject to the

prior written consent of the Insurer, pre-refunded municipal obligations rated in the then highest rating category by S&P and Moody's for such obligations, or (5) subject to the prior written consent of the Insurer, any other type of security or obligation which S&P and Moody's have determined to be permitted defeasance securities, shall be used to effect defeasance of the Insured Bonds unless the Insurer otherwise approves. To accomplish defeasance of the Insured Bonds, the Issuer shall cause to be delivered to the Insurer (i) other than with respect to a current refunding that is gross funded, a report of either a nationally recognized verification agent or a firm of independent, nationally-recognized certified public accountants as shall be acceptable to the Insurer verifying the sufficiency of the escrow established to pay the Insured Bonds in full on the maturity or redemption date ("Verification"), (ii) an escrow deposit agreement or other irrevocable written instructions (which shall be acceptable in form and substance to the Insurer), (iii) an opinion of nationally-recognized bond counsel to the effect that the Insured Bonds are no longer "Outstanding" under the Resolution and (iv) a certificate of discharge of the Registrar with respect to the Insured Bonds; each Verification and defeasance opinion shall be acceptable in form and substance, and addressed, to the Issuer, the Registrar and the Insurer. The Insurer shall be provided with final drafts of the above-referenced documentation not less than five (5) Business Days prior to the funding of the escrow. Insured Bonds shall be deemed "Outstanding" under the Resolution unless and until they are in fact paid and retired or the above criteria are met.

(l) Amounts paid by the Insurer under the Insurance Policy shall not be deemed paid for purposes of the Resolution and the Insured Bonds relating to such payments shall remain Outstanding and continue to be due and owing until paid by the Issuer in accordance with the Resolution. The Resolution shall not be discharged unless all amounts due or to become due to the Insurer have been paid in full or duly provided for.

(m) The Issuer covenants and agrees to take such action (including, as applicable, filing of UCC financing statements and continuations thereof) as is necessary from time to time to preserve the priority of the pledge of the Tax Increment under applicable law.

(n) Claims Upon the Insurance Policy and Payments by and to the Insurer. If, on the third Business Day prior to the related scheduled interest payment date or principal payment date ("Payment Date") there is not on deposit with the Registrar, after making all transfers and deposits required under the Resolution, moneys sufficient to pay the principal of and interest on the Insured Bonds due on such Payment Date, the Registrar shall give notice to the Insurer and to its designated agent (if any) (the "Insurer's Fiscal Agent") by telephone or telecopy of the amount of such deficiency by 12:00 noon, New York City time, on such Business Day. If, on the second Business Day prior to the related Payment Date, there continues to be a deficiency in the amount available to pay the principal of and interest on the Insured Bonds due on such Payment Date, the Registrar shall make a claim under the Insurance Policy and give notice to the Insurer and the Insurer's Fiscal Agent (if any) by telephone of the amount of such deficiency, and the allocation of such deficiency between the amount required to pay interest on the Insured Bonds and the amount required to pay principal of the Insured Bonds, confirmed in writing to the Insurer and the Insurer's Fiscal Agent by 12:00 noon, New York City time, on such second Business Day by filling in the form of Notice of Claim and Certificate delivered with the Insurance Policy. The Registrar shall designate any portion of payment of principal on Insured Bonds paid by the Insurer, whether by virtue of mandatory sinking fund redemption, maturity or

other advancement of maturity, on its books as a reduction in the principal amount of Insured Bonds registered to the then current Owner of the Insured Bonds, whether DTC or its nominee or otherwise, and shall issue a replacement Insured Bond to the Insurer, registered in the name of Assured Guaranty Inc., in a principal amount equal to the amount of principal so paid (without regard to authorized denominations); provided that the Registrar's failure to so designate any payment or issue any replacement Insured Bond shall have no effect on the amount of principal or interest payable by the Issuer on any Insured Bond or the subrogation rights of the Insurer. The Registrar shall keep a complete and accurate record of all funds deposited by the Insurer into the Policy Payments Account (defined below) and the allocation of such funds to payment of interest on and principal of any Insured Bond. The Insurer shall have the right to inspect such records at reasonable times upon reasonable notice to the Registrar. Upon payment of a claim under the Insurance Policy, the Registrar shall establish a separate special purpose trust account for the benefit of Owners of the Insured Bonds referred to herein as the "Policy Payments Account" and over which the Registrar shall have exclusive control and sole right of withdrawal. The Registrar shall receive any amount paid under the Insurance Policy in trust on behalf of Owners of the Insured Bonds and shall deposit any such amount in the Policy Payments Account and distribute such amount only for purposes of making the payments for which a claim was made. Such amounts shall be disbursed by the Registrar to Owners of the Insured Bonds in the same manner as principal and interest payments are to be made with respect to the Insured Bonds under the sections of the Resolution regarding payment of Insured Bonds. It shall not be necessary for such payments to be made by checks or wire transfers separate from the check or wire transfer used to pay debt service with other funds available to make such payments. Notwithstanding anything in the Resolution to the contrary, the Issuer agrees to pay to the Insurer (i) a sum equal to the total of all amounts paid by the Insurer under the Insurance Policy (the "Insurer Advances"); and (ii) interest on such Insurer Advances from the date paid by the Insurer until payment thereof in full, payable to the Insurer at the Late Payment Rate per annum (collectively, the "Insurer Reimbursement Amounts"). "Late Payment Rate" means the lesser of (a) the greater of (i) the per annum rate of interest, publicly announced from time to time by JPMorgan Chase Bank at its principal office in The City of New York, as its prime or base lending rate (any change in such rate of interest to be effective on the date such change is announced by JPMorgan Chase Bank) plus 3%, and (ii) the then-applicable highest rate of interest on the Insured Bonds and (b) the maximum rate permissible under applicable usury or similar laws limiting interest rates. The Late Payment Rate shall be computed on the basis of the actual number of days elapsed over a year of 360 days. The Issuer hereby covenants and agrees that the Insurer Reimbursement Amounts are secured by a lien on and pledge of the Tax Increment and payable from such Tax Increment on a parity with debt service due on the Bonds.

Funds held in the Policy Payments Account shall not be invested by the Registrar and may not be applied to satisfy any costs, expenses or liabilities of the Registrar. The Registrar shall notify the Insurer of any funds remaining in the Policy Payments Account after the Registrar has made the payments for which a claim was made to the Owners of the Insured Bonds and shall, at the written direction of the Insurer, promptly remit such funds remaining to the Insurer.

(o) The Insurer shall, to the extent it makes any payment of principal of or interest on the Insured Bonds, become subrogated to the rights of the recipients of such payments in accordance with the terms of the Insurance Policy (which subrogation rights shall also include the rights of

any such recipients in connection with any Insolvency Proceeding). Each obligation of the Issuer to the Insurer under the Related Documents shall survive discharge or termination of such Related Documents.

(p) The Issuer shall pay or reimburse the Insurer, solely from the Tax Increment, any and all charges, fees, costs and expenses that the Insurer may reasonably pay or incur in connection with (i) the administration, enforcement, defense or preservation of any rights or security in any Related Document; (ii) the pursuit of any remedies under the Resolution or any other Related Document or otherwise afforded by law or equity, (iii) any amendment, waiver or other action with respect to, or related to, the Resolution or any other Related Document whether or not executed or completed, or (iv) any litigation, proceeding (including any Insolvency Proceeding) or other dispute in connection with the Resolution or any other Related Document or the transactions contemplated thereby, other than costs resulting from the failure of the Insurer to honor its obligations under the Insurance Policy. The Insurer reserves the right to charge a reasonable fee as a condition to executing any amendment, waiver or consent proposed in respect of the Resolution or any other Related Document. Amounts payable by the Issuer hereunder shall bear interest at the Late Payment Rate from the date such amount is paid or incurred by the Insurer until the date the Insurer is paid in full. The obligation to reimburse the Insurer shall survive discharge or termination of the Related Documents.

(q) After payment of reasonable expenses of the Registrar, the application of funds realized upon default shall be applied to the payment of expenses of the Issuer or rebate only after the payment of past due and current debt service on the Bonds and amounts required to restore the Reserve Account to the Reserve Requirement.

(r) The Insurer shall be entitled to pay principal or interest on the Insured Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer (as such terms are defined in the Insurance Policy) and any amounts due on the Insured Bonds as a result of acceleration of the maturity thereof, whether or not the Insurer has received a Notice of Nonpayment (as such terms are defined in the Insurance Policy) or a claim upon the Insurance Policy.

(s) Notices to the Insurer shall be sent to the following address (or such other address as the Insurer may designate in writing):

Assured Guaranty Inc.
1633 Broadway
New York, NY 10019
Attention: Managing Director – Municipal Surveillance
Re: Policy Nos. 224368-N (Insurance Policy) and 224368-R (Reserve Policy)
Telephone: (212) 974-0100
Email: munidisclosure@agltd.com

In each case in which the notice or other communication refers to a claim on the Insurance Policy, the Reserve Policy or an Event of Default, such notice or other communication shall be marked "URGENT MATERIAL ENCLOSED" and a copy shall also be sent to the attention of the General Counsel at the above address and at generalcounsel@agltd.com.

(t) The Insurer shall be provided with the following information by the Issuer or the Registrar, as the case may be:

1. To the extent not otherwise filed with the Municipal Securities Rulemaking Board's EMMA system, annual audited financial statements within the filing deadline specified in the Issuer's continuing disclosure agreement, covenant or undertaking with respect to the Bonds (together with a certification of the Issuer that it is not aware of any default or Event of Default under the Resolution), and, upon request, the Issuer's annual budget within thirty (30) days after the approval thereof together with such other information, data or reports as the Insurer shall reasonably request from time to time;

2. Notice of any draw upon the Reserve Account within two (2) Business Days after knowledge thereof other than (i) withdrawals of amounts in excess of the Reserve Requirement and (ii) withdrawals in connection with a refunding of Bonds and any Additional Bonds secured by the Reserve Account;

3. Notice of any default or Event of Default under the Resolution known to the Registrar or the Issuer within five (5) Business Days after knowledge thereof;

4. Prior notice of the advance refunding or redemption of any of the Insured Bonds, including the principal amount, maturities and CUSIP numbers thereof;

5. Notice of the resignation or removal of the Registrar and Bond Registrar and the appointment of, and acceptance of duties by, any successor thereto;

6. Notice of the commencement of any Insolvency Proceeding (as defined in subsection (c) above);

7. Notice of the making of any claim in connection with any Insolvency Proceeding seeking the avoidance as a preferential transfer of any payment of principal of, or interest on, the Insured Bonds;

8. A full original transcript of all proceedings relating to the execution of any amendment, supplement, or waiver to the Related Documents;

9. All reports, notices and correspondence to be delivered to Owners under the terms of the Related Documents; and

10. To the extent not otherwise filed with the Municipal Securities Rulemaking Board's EMMA system, all information required to be furnished pursuant to a continuing disclosure agreement, covenant or undertaking with respect to the Insured Bonds.

(u) The Insurer shall have the right to receive such additional information as it may reasonably request.

(v) The Issuer will permit the Insurer to discuss the affairs, finances and accounts of the Issuer or any information the Insurer may reasonably request regarding the security for the Bonds with appropriate officers of the Issuer and will use commercially reasonable efforts to

enable the Insurer to have access to the facilities, books and records of the Issuer on any Business Day upon reasonable prior notice.

(w) To the extent not filed with the Municipal Securities Rulemaking Board's EMMA System, the Issuer shall notify the Insurer of any known failure of the Issuer to provide notices, certificates and other information under the Related Documents that are required to be delivered to the Owners of the Bonds.

(x) Notwithstanding satisfaction of the other conditions to the issuance of Additional Bonds set forth in the Resolution, no such issuance may occur (1) if an Event of Default (or any event which, once all notice or grace periods have passed, would constitute an Event of Default) exists unless such default shall be cured upon such issuance and (2) unless the Reserve Account is fully-funded at the Reserve Requirement (including the proposed issue) upon the issuance of such Additional Bonds, in either case unless otherwise permitted by the Insurer.

(y) In determining whether any amendment, consent, waiver or other action to be taken, or any failure to take action, under the Resolution would adversely affect the security for the Bonds or the rights of the Owners, the effect of any such amendment, consent, waiver, action or inaction shall be considered as if there were no Insurance Policy.

(z) No contract shall be entered into or any action taken by which the rights of the Insurer or security for or sources of payment of the Insured Bonds may be impaired or prejudiced in any material respect except upon obtaining the prior written consent of the Insurer.

(aa) The Issuer shall not enter into any interest rate exchange agreement or any other interest rate maintenance agreement secured by and payable from the Tax Increment without the prior written consent of the Insurer.

EXHIBIT E

PROVISIONS RELATING TO RESERVE POLICY

Capitalized terms used in this Exhibit E but not otherwise defined herein shall have the respective meanings given such terms in the Resolution. The Resolution is amended and supplemented by this Exhibit E.

(a) The City of Billings, Montana (the "Issuer") shall repay, solely from Tax Increment, any draws under the Reserve Policy and pay all related reasonable expenses incurred by Assured Guaranty Inc. (the "Insurer") and shall pay interest thereon from the date of payment by the Insurer at the Late Payment Rate. "Late Payment Rate" means the lesser of: (x) the greater of (i) the per annum rate of interest, publicly announced from time to time by JPMorgan Chase Bank at its principal office in the City of New York, as its prime or base lending rate ("Prime Rate") (any change in such Prime Rate to be effective on the date such change is announced by JPMorgan Chase Bank) plus 5%, and (ii) the then-applicable highest rate of interest on the Bonds; and (y) the maximum rate permissible under applicable usury or similar laws limiting interest rates. The Late Payment Rate shall be computed on the basis of the actual number of days elapsed over a year of 360 days. In the event JPMorgan Chase Bank ceases to announce its Prime Rate publicly, Prime Rate shall be the publicly announced prime or base lending rate of such national bank as the Insurer shall specify. If the interest provisions of this subparagraph (a) shall result in an effective rate of interest which, for any period, exceeds the limit of the usury or any other laws applicable to the indebtedness created herein, then all sums in excess of those lawfully collectible as interest for the period in question shall, without further agreement or notice between or by any party hereto, be applied as additional interest for any later periods of time when amounts are outstanding hereunder to the extent that interest otherwise due hereunder for such periods plus such additional interest would not exceed the limit of the usury or such other laws, and any excess shall be applied upon principal immediately upon receipt of such moneys by the Insurer, with the same force and effect as if the Issuer had specifically designated such extra sums to be so applied and the Insurer had agreed to accept such extra payment(s) as additional interest for such later periods. In no event shall any agreed-to or actual exaction as consideration for the indebtedness created herein exceed the limits imposed or provided by the law applicable to this transaction for the use or detention of money or for forbearance in seeking its collection.

Repayment of draws and payment of expenses and accrued interest thereon at the Late Payment Rate (collectively, "Policy Costs") shall commence in the first month following each draw, and each such monthly payment shall be in an amount at least equal to 1/12 of the aggregate of Policy Costs related to such draw.

Amounts in respect of Policy Costs paid to the Insurer shall be credited first to interest due, then to the expenses due and then to principal due. As and to the extent that payments are made to the Insurer on account of principal due, the coverage under the Reserve Policy will be increased by a like amount, subject to the terms of the Reserve Policy. The obligation to pay Policy Costs shall be secured by a valid lien on all Tax Increment and other collateral pledged as security for the Series 2015 Bonds, Series 2016 Bonds and Series 2025 Bonds (subject only to

the priority of credit and payment provisions applicable to the Reserve Account and otherwise as set forth under the Resolution).

All cash and investments in the Reserve Policy Subaccount shall be transferred to the Bond Account for payment of debt service on Series 2015 Bonds, Series 2016 Bonds, Series 2025 Bonds, and any other Bonds secured by the Reserve Policy Subaccount before any drawing may be made on the Reserve Policy or any other credit facility credited to the Reserve Policy Subaccount in lieu of cash (herein, a "Credit Facility"). Payment of any Policy Costs shall be made prior to replenishment of any such cash amounts. Draws on all Credit Facilities (including the Reserve Policy) on which there is available coverage shall be made on a pro-rata basis (calculated by reference to the coverage then available thereunder) after applying all available cash and investments in the Reserve Policy Subaccount. Payment of Policy Costs and payment of amounts with respect to other Credit Facilities shall be made on a pro-rata basis prior to replenishment of any cash drawn from the Reserve Policy Subaccount. Payment of all Policy Costs and payment of all amounts with respect to other Credit Facilities shall be made on a pari passu basis with payments and replenishments required to be made under the Resolution with respect to amounts on hand in the Reserve Policy Subaccount and the Cash Subaccount, if any, securing Bonds.

For the avoidance of doubt, "available coverage" means the coverage then available for disbursement pursuant to the terms of the applicable alternative credit instrument without regard to the legal or financial ability or willingness of the provider of such instrument to honor a claim or draw thereon or the failure of such provider to honor any such claim or draw.

(b) If the Issuer shall fail to pay any Policy Costs in accordance with the requirements of subparagraph (a) hereof, the Insurer shall be entitled to exercise any and all legal and equitable remedies available to it, including those provided under the Resolution other than (i) acceleration of the maturity of the Series 2015 Bonds, Series 2016 Bonds and Series 2025 Bonds or (ii) remedies which would adversely affect owners of the Series 2015 Bonds, Series 2016 Bonds and Series 2025 Bonds.

(c) The Resolution shall not be discharged until all Policy Costs owing to the Insurer shall have been paid in full. The Issuer's obligation to pay such amounts shall expressly survive payment in full of the Series 2015 Bonds, Series 2016 Bonds and Series 2025 Bonds.

(d) The Issuer shall include any Policy Costs then due and owing the Insurer in the calculation of the additional bonds test in Sections 4.01 through 4.03 of the Original Resolution.

(e) The Registrar shall ascertain the necessity for a claim upon the Reserve Policy in accordance with the provisions of subparagraph (a) hereof and provide notice to the Insurer in accordance with the terms of the Reserve Policy at least five Business Days prior to each date upon which interest or principal is due on the Bonds. Where deposits are required to be made by the Issuer with the Registrar to the Bond Account for the Bonds more often than semi-annually, the Registrar shall give notice to the Insurer of any failure of the Issuer to make timely payment in full of such deposits within two Business Days of the date due.

City Council Regular

Date:	07/14/2025
Title:	City Zone Change 1066 - 828 (aka 844) Grand Ave â€“ NX2 to CMU1 (Second Reading)
Presented by:	Karen Husman
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	PZX-25-00060

RECOMMENDATION

City Zoning Commission recommends approval and adoption of the proposed findings of the 10 review criteria for Zone Change 1066. The City Council approved the zone change on first reading on June 23, 2025. A second reading is required to approve the ordinance.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

This application is a request to rezone Lot 5A of the Pierce Subdivision Amended--a 12,616 square foot parcel--from Mixed Residential 2 (NX2) to Corridor Mixed Use 1 (CMU1). The proposed CMU1 zoning is consistent with the existing zoning of adjacent properties to the north and west. The current NX2 zoning restricts development to residential uses only and does not permit commercial activity. The applicant is seeking the zone change in order to allow for an appropriate commercial use on this corner lot, located at the intersection of 9th Street West and Grand Avenue, a designated arterial street.

The definition of Corridor Mixed Use 1 (CMU1) better fits the location of the subject parcel: "The CMU1 district is intended to accommodate commercial and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and pedestrians. Commercial uses in the CMU1 district may be somewhat larger in scale and more flexible than the neighborhood mixed-use district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, any story could accommodate residential and/or office uses."

The location is on an arterial street and the surrounding development includes a mix of commercial and residential uses. There is a multifamily apartment to the south, a coffee shop with drive-through to the west, a bar with casino on the northwest corner of Grand and 9th Street West, and a drive-through fast food restaurant to the north across Grand Ave. The existing traffic on Grand Avenue at Virginia Lane is about 21,950 trips per day.

APPLICATION DATA

OWNERS: Tiffany Youngren
AGENT: Duane Youngren
PURPOSE: Change of zoning to allow mixed use with commercial
LEGAL DESCRIPTION: Lot 5A of the Pierce Subdivision Amended
ADDRESS: 844 Grand Ave
EXISTING LAND USE: Parking Garage for adjacent multifamily.
PROPOSED LAND USE: Commercial mixed use
EXISTING ZONING: NX2
SIZE OF PARCEL: 12,616 sf

SURROUNDING ZONING & LAND USE

NORTH: CMU1
Land Use: Subway deli, Casino/bar
SOUTH: NX2
Land Use: Multi Family residential
EAST: N2
Land Use: Residential single family
WEST: CMU1
Land Use: Coffee Shop, Starbucks

STAKEHOLDERS

The applicant held a pre-application meeting at the subject property on April 22, 2025. No neighboring property

owners attended.

Planning staff issued notice to surrounding property owners, published the required legal advertisement, posted the site, and shared a summary of the application on the 'Current Zoning Applications' web page.

Zoning Commission Meeting

The Zoning Commission held a public hearing on June 3, 2025, where staff provided a brief presentation outlining the request. Based on the proposed findings related to the zone change review criteria, Planning staff recommended approval of the application.

Boardmember Goss asked staff about the parking that currently exists on the property. Staff clarified that the parking would still have to be provided in the future. The applicant was present and explained that the intent of the proposed zone change was to establish a zoning designation more suitable for the site's location along a principal arterial. Boardmember McCall asked the applicant what exactly the use would be. The applicant clarified that the use is currently undetermined but felt that residential would be inappropriate close to Grand Avenue. No public comments were received during the hearing, and none were submitted in writing or by phone prior to the preparation of this report. The Zoning Commission acting Chair Greg McCall closed the public hearing. Boardmember Goss made a motion to forward a recommendation of approval and adoption of the review criteria for Zone Change 1066. The motion was seconded by Boardmember Megorden. The motion passed 3-0 with Boardmembers Brooks and Mulvaney not present. The Zoning Commission is forwarding a recommendation of approval to the City Council.

City Council Meeting

The City Council held a public hearing on June 23, 2025, to consider the proposed zone change. Planning staff provided a brief presentation outlining the request. During the hearing, Mayor Cole inquired whether the existing carport would remain on the site. Staff clarified that the carport is currently used by the adjacent apartment building to the south, and the property owners have been exploring alternative parking solutions. These include the development of off-street parking in front of the apartment building along 9th Street West. The carport structure will remain in place until the subject property is redeveloped, at which point shared parking options may also be considered.

The applicants, Mr. and Mrs. Youngren, confirmed staff's explanation regarding parking arrangements. Council member Boyett moved to approve Zone Change 1066 on first reading, in support of the Zoning Commission's recommendation. The motion was seconded by Council member Kennedy and passed unanimously by an 11--0 vote. Both Council members Boyett and Kennedy expressed support for the proposal, noting that the zoning change is appropriate for the location and will enhance the site.

ALTERNATIVES

The City Council may:

- Approve the Zone Change and adopt the findings of the 10 review criteria for Zone Change 1066; or,
- Deny the Zone Change and adopt different findings of the 10 review criteria for Zone Change 1066; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the application.

FISCAL EFFECTS

Approval or denial of the proposed zone change should not have an effect on the Planning Division budget.

SUMMARY

Prior to any determination, the City Council, shall consider the following:

1. Is the new zoning designed in accordance with the Growth Policy?

The proposed zone change is most consistent with the following guidelines of the 2016 Growth Policy:

Strong Neighborhoods;

- *Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction.*
- *Neighborhoods that are safe and attractive and provide essential services are much desired. Implementation of the Infill Policy is important to encourage the development of underutilized properties.*

Prosperity and Essential Investments;

- *Infill development and development near existing City infrastructure may be the most cost effective*

- *A diversity of available jobs can ensure a strong Billings' economy*
- *Retaining and supporting existing businesses helps sustain a healthy economy*

The Growth Policy encourages mixed-use development, infill, and the efficient use of existing infrastructure, particularly along major corridors like Grand Avenue.

2. Is the new zoning designed to secure property from fire and other dangers?
The new zoning (CMU1) requires minimum setbacks, open and landscaped areas and building separations, which creates security from fire and other dangers. The new zoning, as do all zoning districts, provides adequate building separations. Any new structures would comply with the building code and other development codes in Billings intended to keep places safe.

3. Whether the new zoning will promote public health, public safety and general welfare?
Public health and public safety are promoted by the proposed zoning. This is not unique to the CMU1 zone, but instead is promoted by all adopted zoning districts within the City of Billings. The site and structure regulations found in 27-406 for the CMU1 district promote the minimum standards to ensure public health and safety and promote general welfare. The approval of the zone change should not have negative affects on public health, safety and welfare given the existing conditions, site requirements and existing development.

4. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
Transportation: The proposed zoning itself will not increase the traffic at this location. Any traffic increases will be determined when the site is developed. City Engineering will require advance discussion on access to the parcels before any development is approved.
Water and Sewer: Water and sewer, if needed, will be provided by the City of Billings. There are no anticipated impacts related to these services on any proposed future use.
Schools and Parks: Schools and parks should not be negatively affected by the proposed zoning. These uses are impacted by additional residential development. This is a proposed commercial development, therefore there are no identified concerns for parks and schools.
Fire and Police: The subject property is served by city public safety services. The Police and Fire Departments were consulted and had no concerns about the zone change.

5. Will the new zoning provide adequate light and air?
Similar to criteria 2 and 3, the proposed CMU1 zone, like all zones, requires minimum setbacks to allow for adequate separation between structures and adequate light and air. The proposed zoning provides for sufficient setbacks to allow for adequate separation between structures and adequate light and air. Therefore, any new structure will be required to meet the standards required by Section 27-400-3.

6. Will the new zoning affect motorized and non-motorized transportation?
Traffic generation will vary depending on the size and specific type of facility developed on the site. Based on the proposed zoning and permitted land uses, a traffic impact analysis may be required for any future development. The City Engineering Division may also require mitigation measures to ensure that surrounding street intersections continue to operate at acceptable levels of service.

7. Will the new zoning promote compatible urban growth?
The proposed zoning is compatible with the adjacent zoning and existing urban growth in the vicinity. Existing CMU1 zones are located to the north and west. The subject property is adjacent to residential uses to the east and south. Additionally, site and landscape requirements of the CMU1 district will promote compatibility specifically by requiring a landscaped buffer for the use and adjacent to other zones with different uses.

8. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?
The proposed zoning and its permitted uses are appropriate for this location. Any future development will be required to comply with applicable site development standards, ensuring the property's continued suitability. The existing garage structure, currently used by the adjacent apartment complex to the south, is expected to be removed before redevelopment occurs. Once removed, the parcel would be an ideal candidate for infill development.

9. Will the new zoning conserve the value of buildings?
The new zoning is not expected to alter the value of any buildings in the area. Due to the existing uses and established zones to the east, west and north, the proposed use should not impact the value of these buildings. New construction tends to increase property value. The CMU1 building and siting requirements will help conserve the value of any surrounding property.

10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?
The proposed zoning will encourage an appropriate commercial use that will be separated from any existing or future residential uses with an approved landscape buffer area.

Attachments

Ordinance

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE ZONE CLASSIFICATION for Lot 5A of Pierce Subdivision Amended, BE AMENDED

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. **RECITALS.** *Title 76, Chapter 2, Part 3, MCA,* and *Sections 27-1628, BMCC,* provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.

Section 2. **DESCRIPTION. Lot 5A of Pierce Subdivision Amended,** is presently zoned **Mixed Residential 2 (NX2) and** is shown on the official zoning map within this zone.

Section 3. **ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for **Lot 5A of Pierce Subdivision Amended,** is hereby changed from **Mixed Residential 2 (NX2),** to **Corridor Mixed Use 1 (CMU1)** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Corridor Mixed Use 1 (CMU1),** as set out in the Billings, Montana City Code.

Section 4. **EFFECTIVE DATE**. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 5. **REPEALER**. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 6. **SEVERABILITY**. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 23rd day of June, 2025.

PASSED, ADOPTED and APPROVED on second reading this 12th day of July, 2025.

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

BY:_____

Denise R. Bohlman, City Clerk

Zone Change 1066-828 (aka 844) Grand Avenue

Date:	07/14/2025
Title:	Payment of Claims for week of June 9th, 2025
Presented by:	Erin Watterud
Department:	Finance
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION
Staff recommends Council approve the Payment of Claims

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)
Claims in the amount of $3,860,395.77 have been reviewed and are presented for City Council payment approval. A complete listing of the claims for the week are available in the Finance Department. Payment Approval Process Every invoice for payment is entered into the City's accounting system and the backup documentation is scanned in and attached (physical invoices, additional e-mails explaining payments, bids, contracts, etc.). Each invoice goes through a multi-step approval process depending upon the amount of the payment. First, invoices are entered by the department requesting the payment and the department director or designee must perform an initial review and approval of the purchase. The number of approvals within the department can vary based upon the size of the department, but no less than one approver within each department must verify the payment. Second, all payments, regardless of size, must be approved by the Purchasing Agent or designee. The Purchasing Agent will review the payment to ensure purchasing procedures are followed and appropriate documentation is attached. If the payment is greater than $1,000, then it must be approved by the Finance Director or designee. If that payment is greater than $10,000, then it must be approved by the City Administrator or Assistant City Administrator. Once all approvals are completed, the payment is able to be made and the Accounts Payable Clerk can print the check. After all checks are printed, a list of all checks in excess of $2,500 is generated and placed on the next City Council meeting for review.

ALTERNATIVES
No other alternatives were analyzed.

FISCAL EFFECTS
Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance staff before being sent to the Council.

Attachments

CouncilMemo wk of 06092025

Check Date	Check	Name	Fund Name	Amount	Item Desc
06/09/2025	ACH	A & I Distributors	Fleet	$ 477.40	76299-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 491.15	76299-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 608.85	76299-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 465.85	76299-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 385.00	76299-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 185.28	78830-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 954.80	78830-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 489.50	78830-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 385.00	78830-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 467.50	78830-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 465.85	78830-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 491.15	78830-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 151.20	78830-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 10.00	79216
06/09/2025	ACH	A & I Distributors	Fleet	$ 41.53	81902-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 41.53	81902-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 41.53	81902-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 41.53	81902-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 954.80	81902-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 1,495.45	81902-00
06/09/2025	ACH	A & I Distributors	Fleet	$ 982.30	81902-00
06/09/2025	ACH	A & I Distributors	Solid Waste	$ 2,126.81	330 gallon DEF. 55 gallon Antifreeze. Collections.
06/09/2025	ACH	A & I Distributors	Solid Waste	$ 2,450.00	330 gallons DEF. Deposit. Collections.
06/09/2025	ACH	A & I Distributors	Solid Waste	$ 2,426.10	55 gallon Purus drive train 4 10w . 330 gallon DEF
06/09/2025	ACH	A & I Distributors	Solid Waste	$ 40.00	Pump. Collections.
06/09/2025	ACH	A & I Distributors	Transit	$ 825.00	78626-00. 330 gal DEF
06/09/2025	ACH	A & I Distributors	Transit	$ 825.00	85021-00 DEF (330 gal.)
06/09/2025	880796	A-1 Landscaping & Nursery	Library	$ 3,462.00	6295 May 2025 landscaping maintenance
06/09/2025	880803	Applied Research Associates	Gas Tax	$ 71,024.00	WO 25-09 City pavement Condition Survey & Assess
06/09/2025	880806	Askin Construction	Water	$ 49,252.50	WO 19-42 West End Water Treatment Plant Main
06/09/2025	880809	BAR 10	Rose Pool Const	$ 22,500.00	forming sidewalks at centennial dog park
06/09/2025	880810	Bcs Scrip	Fleet	$ 2,700.00	Fleet 2025 Tool Allowance Incentive
06/09/2025	880811	Beartooth Environmental	Solid Waste	$ 16,093.76	Manifests 027400626JJk, 027400627JJK, 027400628JJ

Check Date	Check	Name	Fund Name	Amount	Item Desc
06/09/2025	880813	Big Ditch Company	Park Dist 1	$ 3,000.00	2025 assessments
06/09/2025	880817	Billings Tourism	Tourism BID #2	$ 1,045,454.00	Paid May Distributed June, 2025
06/09/2025	880818	Black Rattler Asphalt LLC	Park Prgrms	$ 4,900.00	SOUTH COURTS RESURFACING - 1132
06/09/2025	880832	CompuNet Inc	Library	$ 8,025.00	Quote:DH247506 Comm Room Upgrade per the TRP
06/09/2025	880835	Cop Construction Co	Wastewater	$ 51,467.13	WO 24-01 Contract 2.. 2024 Sewer Replacement Project
06/09/2025	880838	County Water District Blngs Heights	Park Dist 1	$ 21.00	water charges for arrowhead - 13137
06/09/2025	880838	County Water District Blngs Heights	Park Dist 1	$ 467.10	water charges for arrowhead- 13138
06/09/2025	880838	County Water District Blngs Heights	Park Dist 1	$ 160.49	water charges for Cleavenger- 01019
06/09/2025	880838	County Water District Blngs Heights	Park Dist 1	$ 1,030.14	water charges for hawthorne- 08163
06/09/2025	880838	County Water District Blngs Heights	Park Dist 1	$ 100.50	water charges for Primrose - 06100
06/09/2025	880838	County Water District Blngs Heights	Parks Maint	$ 15.11	water charges for frances - 16219
06/09/2025	880838	County Water District Blngs Heights	Parks Maint	$ 385.80	water charges for luthern- 10112
06/09/2025	880838	County Water District Blngs Heights	Parks Maint	$ 27.33	water charges for rolling hills- 09174
06/09/2025	880838	County Water District Blngs Heights	Parks Maint	$ 572.40	water charges for twin oaks- 17196
06/09/2025	880838	County Water District Blngs Heights	Parks Maint	$ 110.70	water charges for uinta - 17140
06/09/2025	880838	County Water District Blngs Heights	Parks Maint	$ 79.80	water charges for waldon grove- 30388
06/09/2025	880845	Dakota Supply Group	Wastewater	$ 5,097.57	sewer Manhole
06/09/2025	880847	Dell Computer L P	CDBG	$ 2,323.16	Dell Pro Max 14, Dock, Dell ultra sharp 34"
06/09/2025	880847	Dell Computer L P	PD Program	$ 2,637.31	Dell Pro Max Tower T2 CTO Base, i9. 64GB, 1TB
06/09/2025	880848	Department of the Treasury	General	$ 6,575.65	CY 2024 Form 720 Fees Paid FY2025
06/09/2025	880851	DOWL	Water	$ 51,128.65	WO 25-01 Contract 1: 2025 Water Main Replacement
06/09/2025	880851	DOWL	Water	$ 27,425.45	WO 25-01 Contract 1: 2025 Water Main Replacement
06/09/2025	880851	DOWL	Water	$ 86,882.04	WO 25-01 Contract 1: 2025 Water Main Replacement
06/09/2025	880852	Downtown Billings BID	Downtown BID	$ 136,950.54	BID Assessment: Paid May Distributed June, 2025
06/09/2025	ACH	Eldorado National California	Transit	$ 510.85	90879809 L/H Bumper- Rear
06/09/2025	ACH	Eldorado National California	Transit	$ 14.18	90879809 shipping
06/09/2025	ACH	Eldorado National California	Transit	$ 17.18	90880243 shipping
06/09/2025	ACH	Eldorado National California	Transit	$ 1,130.64	90880243 Wire harness
06/09/2025	ACH	Eldorado National California	Transit	$ 1,272.56	90880244 DEF Coolant Valve
06/09/2025	ACH	Eldorado National California	Transit	$ 14.20	90880244 shipping
06/09/2025	ACH	Eldorado National California	Transit	$ 14.20	90880305 shipping
06/09/2025	ACH	Eldorado National California	Transit	$ 193.61	90880305 shop supply- hardware
06/09/2025	ACH	Eldorado National California	Transit	$ 14.20	90880401 Freight (Unit 1835, WO 2025-1100)

Check Date	Check	Name	Fund Name	Amount	Item Desc
06/09/2025	ACH	Eldorado National California	Transit	$ 54.02	90880401 Regulator- Interlock System
06/09/2025	ACH	Eldorado National California	Transit	$ 248.57	90880401Solenoid (Unit 1835, WO 2025-1100)
06/09/2025	880860	Fisher Sand & Gravel	Street/Traffic	$ 550.40	inv#45651asphalt
06/09/2025	880860	Fisher Sand & Gravel	Water	$ 2,400.00	Backfill for State Ave Service Leak
06/09/2025	ACH	Galles Filter Service	Fleet	$ 107.56	P1-37265-04
06/09/2025	ACH	Galles Filter Service	Fleet	$ 75.12	P1-37575-04
06/09/2025	ACH	Galles Filter Service	Fleet	$ 19.02	P1-37695-03
06/09/2025	ACH	Galles Filter Service	Fleet	$ 16.74	P1-37844.01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 5.58	P1-37844.02
06/09/2025	ACH	Galles Filter Service	Fleet	$ 83.48	P1-37883-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 34.08	P1-37883-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 23.52	P1-37911-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 7.62	P1-37911-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 13.29	P1-37911-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 11.10	P1-37911-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 25.60	P1-37911-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 12.54	P1-37911-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 63.00	P1-37911-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 22.18	P1-37911-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 4.12	P1-37911-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 11.33	P1-37911-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 27.06	P1-37911-02
06/09/2025	ACH	Galles Filter Service	Fleet	$ 71.82	P1-38044.01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 3.74	P1-38091
06/09/2025	ACH	Galles Filter Service	Fleet	$ 387.84	P1-38091-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 11.76	P1-38091-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 104.10	P1-38091-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 13.53	P1-38091-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 8.24	P1-38091-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 184.30	P1-38091-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 31.50	P1-38091-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 14.55	P1-38091-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 11.29	P1-38091-01

Check Date	Check	Name	Fund Name	Amount	Item Desc
06/09/2025	ACH	Galles Filter Service	Fleet	$ 140.84	P1-38091-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 14.55	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 45.88	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 4.37	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 24.34	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 5.76	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 20.09	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 7.48	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 92.15	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 33.27	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 3.59	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 11.33	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 3.84	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 31.50	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 3.74	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 24.78	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 17.88	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 74.56	P1-38248-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 39.94	P1-38316.01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 8.94	P1-38320-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 78.22	P1-38320-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 193.92	P1-38320-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 7.48	P1-38320-01
06/09/2025	ACH	Galles Filter Service	Fleet	$ 163.56	P1-38320-01
06/09/2025	ACH	Galles Filter Service	Public Safety	$ 33.25	Oil change on the compressor
06/09/2025	ACH	Galles Filter Service	Solid Waste	$ 262.52	Inner and Cab Air Elements for Landfill equipment.
06/09/2025	ACH	Galles Filter Service	Solid Waste	$ 1,169.64	Outer, Inner, and Cab Air Elements for LF equipment.
06/09/2025	ACH	Galles Filter Service	Transit	$ 26.64	U-17901 shop supplies- clamps
06/09/2025	880867	Grade A Civil	Water	$ 231,070.33	WO 23-12 Zone 4 Pump Station & Waterline Improvs
06/09/2025	880867	Grade A Civil	Water	$ -	WO 23-29 Grand Avenue Waterline Replacement
06/09/2025	880869	Graphic Imprints	Park Dist 1	$ 2,670.40	staff shirts for seasonals - invoice 119625
06/09/2025	ACH	Great West Engineering	Solid Waste	$ 5,033.20	Landfill Engineering Services
06/09/2025	880871	Grondahl Recreation	Park Dist 1	$ 13,365.00	Sac. playground installation/equipment 2025

Check Date	Check	Name	Fund Name	Amount	Item Desc
06/09/2025	880871	Grondahl Recreation	Park Dist 1	$ 228,955.23	Sac. playground installation/equipment 2025
06/09/2025	880875	Harris Systems USA	Building	$ 17,500.00	CUST DEP (PS) Milestone: Contingency
06/09/2025	880875	Harris Systems USA	General	$ 2,047.50	HR Beta Tester Quote 4229 -remaining balance
06/09/2025	880876	Hawkins	Park Dist 1	$ 10,786.68	chlorine for pools - 7081502
06/09/2025	880876	Hawkins	Water	$ 19,000.00	Chlorine for Process
06/09/2025	880876	Hawkins	Water	$ 3,446.72	staples pump station NaOCl for chlorine
06/09/2025	880878	Hi-Country Dock & Door	Facilities	$ 2,465.00	Inv. #1601 BOC Door #30 repairs
06/09/2025	880878	Hi-Country Dock & Door	Property Ins	$ 2,462.00	Inv. 1598 Repairs to Door #53 at the BOC. #2025-065
06/09/2025	880882	Inland Truck Parts	Fleet	$ 3,152.78	1807011
06/09/2025	880884	Interstate Power Systems	Solid Waste	$ 2,810.51	DIAGNOSE & REPAIR
06/09/2025	ACH	Jacobs Engineering Group	Gas Tax	$ 102.56	Asset Management Program Project; Pmt 54
06/09/2025	ACH	Jacobs Engineering Group	Light Maint	$ 102.56	Asset Management Program Project; Pmt 54
06/09/2025	ACH	Jacobs Engineering Group	Storm Sewer	$ 246.85	Asset Management Program Project; Pmt 54
06/09/2025	ACH	Jacobs Engineering Group	Street/Traffic	$ 383.60	Asset Management Program Project; Pmt 54
06/09/2025	ACH	Jacobs Engineering Group	Wastewater	$ 839.08	Asset Management Program Project; Pmt 54
06/09/2025	ACH	Jacobs Engineering Group	Water	$ 839.08	Asset Management Program Project; Pmt 54
06/09/2025	880888	JC Billion	Street/Traffic	$ 60,354.00	schedule 1 2025 model 1 1/2 ton 4 wheel drive dually
06/09/2025	880888	JC Billion	Wastewater	$ 22,672.50	2025 MODEL 1 TON 4-WHEEL DRIVE REGULAR CAB
06/09/2025	880888	JC Billion	Wastewater	$ 28,176.50	2025 model "1" ton 4-wheel drive extended cab long "8"
06/09/2025	880888	JC Billion	Water	$ 22,672.50	2025 MODEL 1 TON 4-WHEEL DRIVE REGULAR CAB LONG
06/09/2025	880888	JC Billion	Water	$ 28,176.50	2025 model "1" ton 4-wheel drive extended cab long "8"
06/09/2025	880892	Kittelson & Associates	Planning	$ 5,997.89	Professional services through April 30, 2025
06/09/2025	880892	Kittelson & Associates	Planning	$ 13,153.49	Professional services through April 30, 2025
06/09/2025	ACH	Kois Brothers Equipment	Fleet	$ 4,910.60	600206
06/09/2025	ACH	Kois Brothers Equipment	Fleet	$ 121.10	600216
06/09/2025	ACH	Kois Brothers Equipment	Fleet	$ 97.20	600216
06/09/2025	ACH	Kois Brothers Equipment	Fleet	$ 659.82	600334
06/09/2025	ACH	Kois Brothers Equipment	Street/Traffic	$ 561.00	CONTROL
06/09/2025	ACH	Kois Brothers Equipment	Street/Traffic	$ 77.00	HARNESS ADAPT KIT
06/09/2025	ACH	Kois Brothers Equipment	Street/Traffic	$ 194.00	MODULE
06/09/2025	ACH	Kois Brothers Equipment	Street/Traffic	$ 887.00	MOUNTING KIT
06/09/2025	ACH	Kois Brothers Equipment	Street/Traffic	$ 155.29	SHIPPING
06/09/2025	ACH	Kois Brothers Equipment	Street/Traffic	$ 332.00	WIRE HARNESS KIT

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06/09/2025	880894	L N Curtis and Sons	Public Safety	$ 4,536.00	Hurst Repairs and Parts
06/09/2025	880894	L N Curtis and Sons	Public Safety	$ 1,029.50	Structural Fire Fighting Gloves
06/09/2025	880895	L P Anderson Tire	Fleet	$ 1,597.80	2255584
06/09/2025	880895	L P Anderson Tire	Fleet	$ 65.00	2255874
06/09/2025	880895	L P Anderson Tire	Public Safety	$ 25.00	TIRE REPAIR; TIRE REPAIR
06/09/2025	880895	L P Anderson Tire	Street/Traffic	$ 3,854.00	--; TIRE; TIRE
06/09/2025	880895	L P Anderson Tire	Street/Traffic	$ 480.00	TIRE
06/09/2025	880897	Laurel Chevrolet	Building	$ 42,290.00	Building Division Truck
06/09/2025	880897	Laurel Chevrolet	Capital Replace	$ 102,428.00	(2) 15 pass van 3.5 liter, 6cylinder engine, rw drive
06/09/2025	880901	Mailing Technical	Central Services	$ 5,153.09	Postage for May, 2025
06/09/2025	880901	Mailing Technical	General	$ 799.80	Postage for May, 2025
06/09/2025	880901	Mailing Technical	P.W. Admin	$ 10,373.58	Postage for May, 2025
06/09/2025	880901	Mailing Technical	P.W. Admin	$ 18,606.58	Postage for May, 2025
06/09/2025	880903	Matthew Roberts Concrete	Wastewater	$ 3,040.00	2251 Belknap Concrete around D & C Shop
06/09/2025	880903	Matthew Roberts Concrete	Water	$ 3,040.00	2251 Belknap Concrete around D & C Shop
06/09/2025	880903	Matthew Roberts Concrete	Water	$ 3,750.00	Orchard & State Ave Concrete Repair
06/09/2025	880900	M-B Companies	Airport	$ 10,849.61	Invoice #293894. Auto Grease System B-2
06/09/2025	880909	Midland Implement	Capital Replace	$ 230,982.00	invoices(credit) 287386001, 280519002, 287331001
06/09/2025	880909	Midland Implement	Capital Replace	$ 78,294.00	invoices(credit) 287386001, 280519002, 287331001
06/09/2025	880909	Midland Implement	Park Dist 1	$ 12,942.00	invoices(credit) 287386001, 280519002, 287331001
06/09/2025	880909	Midland Implement	Park Dist 1	$ 10,618.00	invoices(credit) 287386001, 280519002, 287331001
06/09/2025	880909	Midland Implement	Street/Traffic	$ 66.97	inv#293142001irrigation parts
06/09/2025	880909	Midland Implement	Street/Traffic	$ 209.66	inv#293827001decoder station for irrigation
06/09/2025	880910	Midwest Tape	Library	$ 13,549.59	507259221 Hoopla
06/09/2025	880913	MT Muscle Movers	Stillwater Const	$ 3,210.00	Final Expenses for Move from Old CH to New CH
06/09/2025	880913	MT Muscle Movers	Stillwater Const	$ 3,840.00	Phase I City Hall moving expenses
06/09/2025	880914	Montana Peterbilt	Fleet	$ 376.92	114310BL
06/09/2025	880914	Montana Peterbilt	Fleet	$ 143.40	115619BL
06/09/2025	880914	Montana Peterbilt	Fleet	$ 110.29	115619BL
06/09/2025	880914	Montana Peterbilt	Fleet	$ 80.84	115849BL
06/09/2025	880914	Montana Peterbilt	Fleet	$ 90.00	115852BL
06/09/2025	880914	Montana Peterbilt	Fleet	$ 482.15	115924BL
06/09/2025	880914	Montana Peterbilt	Fleet	$ 61.82	116061BL

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06/09/2025	880914	Montana Peterbilt	Fleet	$ 88.50	116916BL
06/09/2025	880914	Montana Peterbilt	Fleet	$ 48.25	116916BL
06/09/2025	880914	Montana Peterbilt	Fleet	$ 93.56	116916BL
06/09/2025	880914	Montana Peterbilt	Fleet	$ 121.64	116916BL
06/09/2025	880914	Montana Peterbilt	Fleet	$ 187.12	116942BL
06/09/2025	880914	Montana Peterbilt	Fleet	$ 53.50	116970BL
06/09/2025	880914	Montana Peterbilt	Transit	$ 212.50	116708BL core deposit- will return
06/09/2025	880914	Montana Peterbilt	Transit	$ 582.40	116708BL nox sensor
06/09/2025	880914	Montana Peterbilt	Transit	$ 393.60	116763BL fuel filter/ head a
06/09/2025	880914	Montana Peterbilt	Transit	$ 250.62	116763BL fuel filters
06/09/2025	880918	Morrison Maierle	Wastewater	$ 3,945.00	WO 24-01 2024 Sewer Main Repl Project Engineer Agree
06/09/2025	880918	Morrison Maierle	Wastewater	$ 514.00	WO 25-32 Indian Cliffs Wastewater Study
06/09/2025	880918	Morrison Maierle	Water	$ 2,838.50	WO 24-01 Cedar Park Water Main Replacement
06/09/2025	880918	Morrison Maierle	Water	$ 7,225.10	WO 25-01 Contract 3: Rosemont Wy Water Main Replac
06/09/2025	880920	Mountain States Lighting	Street/Traffic	$ 11,856.00	street light inventory
06/09/2025	880921	MT Dept of Rev-CGR2	Park Dist 1	$ 135.00	INVOICES 25B766/25B766A; Change order
06/09/2025	880921	MT Dept of Rev-CGR2	Park Dist 1	$ 2,312.68	INVOICES 25B766/25B766A; Change order
06/09/2025	880921	MT Dept of Rev-CGR2	Stillwater Const	$ 254.16	audio-visual systems in the Stillwater Building
06/09/2025	880921	MT Dept of Rev-CGR2	Wastewater	$ 519.87	WO 24-01 Contract 2 - 2024 Sewer Replacement Project
06/09/2025	880921	MT Dept of Rev-CGR2	Water	$ 497.50	WO 19-42 West End Water Treatment Plant Main
06/09/2025	880921	MT Dept of Rev-CGR2	Water	$ 2,334.04	WO 23-12 Zone 4 Pump Station & Waterline Improvs
06/09/2025	880921	MT Dept of Rev-CGR2	Water	$ -	WO 23-29 Grand Avenue Waterline Replacement
06/09/2025	880921	MT Dept of Rev-CGR2	Water	$ 41.00	WO 24-27 2024 Water Service Repairs; Pmt 11
06/09/2025	880921	MT Dept of Rev-CGR2	Water	$ 46.00	WO 24-27 2024 Water Service Repairs; Pmt 12
06/09/2025	880930	New Day	Court Grants	$ 1,650.00	25 April New Day Treatment Services
06/09/2025	880930	New Day	Court Grants	$ 1,250.00	25 May New Day Treatment Services
06/09/2025	ACH	Northwest Pipe Fittings	Solid Waste	$ 73.28	Supplies for hose reel for Landfill shop.
06/09/2025	ACH	Northwest Pipe Fittings	Street/Traffic	$ 243.36	compression adapter for irrigation
06/09/2025	ACH	Northwest Pipe Fittings	Wastewater	$ 1,598.86	Chemical lines on Centrifuge floor
06/09/2025	ACH	Northwest Pipe Fittings	Wastewater	$ 184.23	Lift Station Sump Pump
06/09/2025	ACH	Northwest Pipe Fittings	Wastewater	$ 126.67	repair 2' Nonpotable line by rotoscreen
06/09/2025	ACH	Northwest Pipe Fittings	Wastewater	$ 37.64	repair 2" non-potable line by roto scree
06/09/2025	ACH	Northwest Pipe Fittings	Wastewater	$ 578.26	Scum Pump Non-Pot

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06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 156.30	1" COMPRESSION X MIP ADAPTER CTS - (H15428)
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 2,619.00	1" PIT C/F ECODER REGISTER P/N: RH2F31
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 53.10	1/2" BALL VALVE T-585 THREADED P/N: 1196845
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 37.35	1/2" X CLOSE BRASS NIPPLE P/N: 0430512
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 648.00	2" BRASS COMPRESSION COUPLING FOR COPPER PIPE
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 253.43	2" T113 BRASS GATE VALVE P/N: 1191384
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 23.62	3/4" BALL VALVE - THREADED P/N: 2513213
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 24,907.20	3/4" E-CODER WALL CU/FT METER P/N: 2022310
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 158.28	3/4" pluggs for water main saddles
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ (262.50)	333-030-00420 K-8122R COUPLING PINS
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 1,141.10	5/8" PIT REGISTER HEAD E-CODER - 202NS90607
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 6,846.60	5/8" PIT REGISTER HEAD E-CODER - 202NS90607
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 806.68	6" K81-A KENNEDY HYDRANT EXTENSION
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 1,914.00	8" X 12" MJ SLEEVE P/N: 333-085-00030
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 152.04	Adaptor for water standpipe PBD-036
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 132.21	BLACK NIPPLE 1-1/2" X 10" P/N: 111-275-01170
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 32.70	BLACK NIPPLE 1-1/4" X 3" P/N: 0451272
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 77.80	BRASS BUSHING 3/4" X 1/2" P/N: 111-275-01530
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 413.44	CURB BOX LID W/PLUG 1 1/2" P/N: 2175619
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 1,375.59	HYDRANT COLLISION REPAIR KITS
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 328.51	K81 UPPER STEM WITH FERRULE - K81 HYDRANT
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 262.50	LOWER COUPLING PINS K8122 - WITH CLIPS
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 3,285.26	Pipe for Water Valve Job
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 19.81	PVC for WTP sump pump install
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 5,432.40	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S)
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 10,864.80	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S)
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 5,432.40	R-900 ENHANCED WALL RR - MIU P/N: 2030905
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 10,864.80	R-900 ENHANCED WALL RR - MIU P/N: 2030905
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 8,148.60	R-900 ENHANCED WALL RR - MIU P/N: 2030905
06/09/2025	ACH	Northwest Pipe Fittings	Water	$ 6,986.46	R900 MIU W/6' WIRE P/N: 2034600
06/09/2025	880934	NorthWestern Energy	CDBG	$ 9.88	1302 Parkhill Dr/ Account #4241122-3
06/09/2025	880934	NorthWestern Energy	CDBG	$ 23.02	1709 Saint Johns / Account #4150071-1
06/09/2025	880934	NorthWestern Energy	Facilities	$ 4,396.35	0100507-3

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06/09/2025	880934	NorthWestern Energy	Facilities	$ 440.33	0720829-1
06/09/2025	880934	NorthWestern Energy	Facilities	$ 12,180.66	3927205-9
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 1,233.01	0100506-5
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 63.40	0712539-6
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 191.40	0712683-2
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 7.78	0722237-5
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 6.55	0722247-4
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 106.50	0722251-6
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 45.20	0722254-0
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 89.63	0722255-7
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ -	0722257-3
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 211.37	0722260-7
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 45.20	0722261-5
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 45.20	0722262-3
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 45.20	0722263-1
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 45.72	0722265-6
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 68.13	0722266-4
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 46.23	0722268-0
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 8.77	0722269-8
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 45.20	0722285-4
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 10.61	0722292-0
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 26.29	0722293-8
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 12.49	0722905-7
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 119.93	0722933-9
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 117.98	0723027-9
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 85.52	0723035-2
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 6.70	0723036-0
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 175.36	0723037-8
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 45.20	0723041-0
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 38.50	0723042-8
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 116.41	0723044-4
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 106.50	0723048-5
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 17.96	0723050-1

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06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 45.20	0723051-9
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 32.54	0723052-7
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 117.23	0723054-3
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 11.07	0723055-0
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 25.35	0723056-8
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 8.06	0723057-6
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 22.02	0723058-4
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 8.70	0723090-7
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 6.00	0723162-4
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ -	0723170-7
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 23.39	0789437-1
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 6.00	0831702-6
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 29.48	0920801-8
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 119.78	1141284-8
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 226.86	1160780-1
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 6.81	1230066-1
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 10.15	1635289-0
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 62.08	3020837-5
06/09/2025	880934	NorthWestern Energy	Park Dist 1	$ 8.70	4081700-9
06/09/2025	880934	NorthWestern Energy	Parking	$ 1,841.98	0720834-1
06/09/2025	880934	NorthWestern Energy	Parking	$ 1,464.68	1569636-2
06/09/2025	880934	NorthWestern Energy	Parking	$ 1,567.78	1594282-4
06/09/2025	880934	NorthWestern Energy	Parks Maint	$ 117.99	1059093-3
06/09/2025	880934	NorthWestern Energy	Public Safety	$ 585.81	0712537-0
06/09/2025	880934	NorthWestern Energy	Public Safety	$ 419.12	0720840-8
06/09/2025	880934	NorthWestern Energy	Public Safety	$ 199.26	1984150-1
06/09/2025	880934	NorthWestern Energy	Public Safety	$ 339.21	1984155-0
06/09/2025	880934	NorthWestern Energy	Public Safety	$ 2,556.31	3448739-7
06/09/2025	880934	NorthWestern Energy	Public Safety	$ 256.42	4045328-4
06/09/2025	880934	NorthWestern Energy	Radio	$ 287.99	0721580-9
06/09/2025	880934	NorthWestern Energy	Radio	$ 192.37	1006915-1
06/09/2025	880934	NorthWestern Energy	Street/Traffic	$ 6.00	0723645-8
06/09/2025	880934	NorthWestern Energy	Street/Traffic	$ 7.51	2047000-1

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06/09/2025	880934	NorthWestern Energy	Street/Traffic	$ 7.79	2047011-8
06/09/2025	880934	NorthWestern Energy	Transit	$ 26.50	0712764-0
06/09/2025	880934	NorthWestern Energy	Transit	$ 223.69	1784756-7
06/09/2025	880934	NorthWestern Energy	Wastewater	$ 1,590.21	2132749-9
06/09/2025	880934	NorthWestern Energy	Water	$ 634.45	0100478-7
06/09/2025	880934	NorthWestern Energy	Water	$ 3,389.11	0722252-4
06/09/2025	880934	NorthWestern Energy	Water	$ 799.37	0723043-6
06/09/2025	880935	OAG Aviation Worldwide	Airport	$ 8,040.53	Real-Time Flight Info For Website 5/30/25-5/29/26
06/09/2025	880943	Peterson Office Furniture	General	$ 804.36	Inv. 206546 Office furniture
06/09/2025	880943	Peterson Office Furniture	General	$ 5,154.94	Peterson Quality Office Invoice #206569
06/09/2025	880943	Peterson Office Furniture	Stillwater Const	$ 1,757.38	Inv. 206546 Office furniture
06/09/2025	880945	Pride of Montana	Facilities	$ 6,157.05	Inv. 72422 General cleaning for the month of May 2025
06/09/2025	880946	Public Utilities	CDBG	$ 62.08	1709 St. Johns Ave / Account #3115557
06/09/2025	880946	Public Utilities	Facilities	$ 67.07	3080251
06/09/2025	880946	Public Utilities	Facilities	$ 954.13	3090329
06/09/2025	880946	Public Utilities	Facilities	$ 140.54	3100365
06/09/2025	880946	Public Utilities	Facilities	$ 763.79	3113479
06/09/2025	880946	Public Utilities	Park Dist 1	$ 100.67	3060453
06/09/2025	880946	Public Utilities	Park Dist 1	$ 228.46	3064232
06/09/2025	880946	Public Utilities	Park Dist 1	$ 5.01	3086379
06/09/2025	880946	Public Utilities	Park Dist 1	$ 50.10	3086384
06/09/2025	880946	Public Utilities	Park Dist 1	$ 15.97	3086387
06/09/2025	880946	Public Utilities	Park Dist 1	$ 156.51	3086388
06/09/2025	880946	Public Utilities	Park Dist 1	$ 93.59	3089293
06/09/2025	880946	Public Utilities	Park Dist 1	$ 195.59	3091164
06/09/2025	880946	Public Utilities	Park Dist 1	$ 639.48	3091294
06/09/2025	880946	Public Utilities	Park Dist 1	$ 13.76	3098105
06/09/2025	880946	Public Utilities	Park Dist 1	$ 50.10	3098113
06/09/2025	880946	Public Utilities	Park Dist 1	$ 50.10	3098114
06/09/2025	880946	Public Utilities	Park Dist 1	$ 606.34	3098119
06/09/2025	880946	Public Utilities	Park Dist 1	$ 50.10	3109445
06/09/2025	880946	Public Utilities	Park Dist 1	$ 13.35	3110120
06/09/2025	880946	Public Utilities	Park Dist 1	$ 603.19	3111950

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06/09/2025	880946	Public Utilities	Park Dist 1	$ 505.41	3113369
06/09/2025	880946	Public Utilities	Park Dist 1	$ 99.20	3113369
06/09/2025	880946	Public Utilities	Parks Maint	$ 71.10	3059048
06/09/2025	880946	Public Utilities	Parks Maint	$ 10.05	3061212
06/09/2025	880946	Public Utilities	Parks Maint	$ 54.90	3063384
06/09/2025	880946	Public Utilities	Parks Maint	$ 10.05	3064055
06/09/2025	880946	Public Utilities	Parks Maint	$ 20.23	3069969
06/09/2025	880946	Public Utilities	Parks Maint	$ 21.69	3072961
06/09/2025	880946	Public Utilities	Parks Maint	$ 11.25	3072990
06/09/2025	880946	Public Utilities	Parks Maint	$ 37.57	3073704
06/09/2025	880946	Public Utilities	Parks Maint	$ 18.13	3074748
06/09/2025	880946	Public Utilities	Parks Maint	$ 13.35	3074750
06/09/2025	880946	Public Utilities	Parks Maint	$ 10.05	3074751
06/09/2025	880946	Public Utilities	Parks Maint	$ 45.65	3075407
06/09/2025	880946	Public Utilities	Parks Maint	$ 6.68	3075860
06/09/2025	880946	Public Utilities	Parks Maint	$ 10.05	3075860
06/09/2025	880946	Public Utilities	Parks Maint	$ 18.13	3078687
06/09/2025	880946	Public Utilities	Parks Maint	$ 20.23	3081602
06/09/2025	880946	Public Utilities	Parks Maint	$ 11.25	3084220
06/09/2025	880946	Public Utilities	Parks Maint	$ 13.35	3086389
06/09/2025	880946	Public Utilities	Parks Maint	$ 18.50	3086390
06/09/2025	880946	Public Utilities	Parks Maint	$ 54.90	3086391
06/09/2025	880946	Public Utilities	Parks Maint	$ 13.35	3086392
06/09/2025	880946	Public Utilities	Parks Maint	$ 11.25	3086393
06/09/2025	880946	Public Utilities	Parks Maint	$ 11.25	3086929
06/09/2025	880946	Public Utilities	Parks Maint	$ 10.05	3087030
06/09/2025	880946	Public Utilities	Parks Maint	$ 25.38	3090572
06/09/2025	880946	Public Utilities	Parks Maint	$ 11.25	3095935
06/09/2025	880946	Public Utilities	Parks Maint	$ 71.10	3098116
06/09/2025	880946	Public Utilities	Parks Maint	$ 13.35	3098117
06/09/2025	880946	Public Utilities	Parks Maint	$ 10.05	3098999
06/09/2025	880946	Public Utilities	Parks Maint	$ 61.51	3107305
06/09/2025	880946	Public Utilities	Parks Maint	$ 11.25	3107704

Check Date	Check	Name	Fund Name	Amount	Item Desc
06/09/2025	880946	Public Utilities	Parks Maint	$ 21.58	3107704
06/09/2025	880946	Public Utilities	Parks Maint	$ 20.23	3108190
06/09/2025	880946	Public Utilities	Parks Maint	$ 71.10	3109457
06/09/2025	880946	Public Utilities	Parks Maint	$ 10.05	3109458
06/09/2025	880946	Public Utilities	Parks Maint	$ 10.05	3113693
06/09/2025	880946	Public Utilities	Parks Maint	$ 103.06	3113702
06/09/2025	880946	Public Utilities	Public Safety	$ 37.54	3058345
06/09/2025	880946	Public Utilities	Public Safety	$ 60.41	3058345
06/09/2025	880946	Public Utilities	Public Safety	$ 125.58	3063998
06/09/2025	880946	Public Utilities	Public Safety	$ 160.71	3065605
06/09/2025	880946	Public Utilities	Public Safety	$ 65.46	3065605
06/09/2025	880946	Public Utilities	Public Safety	$ 60.41	3072537
06/09/2025	880946	Public Utilities	Public Safety	$ 43.35	3072537
06/09/2025	880946	Public Utilities	Public Safety	$ 73.39	3088868
06/09/2025	880946	Public Utilities	Public Safety	$ 147.05	3104126
06/09/2025	880946	Public Utilities	Public Safety	$ 44.42	3104126
06/09/2025	880946	Public Utilities	Public Safety	$ 62.00	3110936
06/09/2025	880946	Public Utilities	Solid Waste	$ 16.02	3077970
06/09/2025	880946	Public Utilities	Solid Waste	$ 18.50	3092576
06/09/2025	880946	Public Utilities	Solid Waste	$ 17.32	3112719
06/09/2025	880946	Public Utilities	Street/Traffic	$ 266.09	3058560
06/09/2025	880946	Public Utilities	Street/Traffic	$ 67.09	3064068
06/09/2025	880946	Public Utilities	Street/Traffic	$ 18.93	3064069
06/09/2025	880946	Public Utilities	Street/Traffic	$ 989.01	3064449
06/09/2025	880946	Public Utilities	Street/Traffic	$ 6.88	3073598
06/09/2025	880946	Public Utilities	Street/Traffic	$ 6.88	3075422
06/09/2025	880946	Public Utilities	Street/Traffic	$ 486.77	3075775
06/09/2025	880946	Public Utilities	Street/Traffic	$ 190.93	3079239
06/09/2025	880946	Public Utilities	Street/Traffic	$ 12.05	3087053
06/09/2025	880946	Public Utilities	Street/Traffic	$ 6.88	3087054
06/09/2025	880946	Public Utilities	Street/Traffic	$ 3,046.13	3090825
06/09/2025	880946	Public Utilities	Street/Traffic	$ 818.72	3094347
06/09/2025	880946	Public Utilities	Street/Traffic	$ 307.89	3098792

Check Date	Check	Name	Fund Name	Amount	Item Desc
06/09/2025	880946	Public Utilities	Street/Traffic	$ 156.53	3102621
06/09/2025	880946	Public Utilities	Street/Traffic	$ 1.68	3108265
06/09/2025	880946	Public Utilities	Street/Traffic	$ 218.45	3110133
06/09/2025	880946	Public Utilities	Street/Traffic	$ 36.37	3110138
06/09/2025	880946	Public Utilities	Street/Traffic	$ 12.05	3113989
06/09/2025	880946	Public Utilities	Transit	$ 652.11	3057820
06/09/2025	880946	Public Utilities	Transit	$ 69.14	3064066
06/09/2025	880946	Public Utilities	Transit	$ 47.11	3064066
06/09/2025	880946	Public Utilities	Wastewater	$ 5,099.10	3060439
06/09/2025	880946	Public Utilities	Wastewater	$ 15.06	3075442
06/09/2025	880946	Public Utilities	Wastewater	$ 112.89	3092611
06/09/2025	880948	Ratco LLC	Street/Traffic	$ 14,343.50	inv#136627dump body/liftgate for unit 1106
06/09/2025	880948	Ratco LLC	Water	$ 165.48	ALUMINUM FENDER FOR VEHICLE 7356
06/09/2025	ACH	RDO Equipment Co.	Solid Waste	$ 4,827.32	FTTNGS; FLTRS; OILS; HYRAU FLD; PIPE PLG; S/H
06/09/2025	ACH	RDO Equipment Co.	Solid Waste	$ 6,300.00	LABOR
06/09/2025	880951	Rocky Mtn Health Network	City Ins Fund	$ 8,000.00	June 2025 Healthy Is Wellness
06/09/2025	880953	Safe Restraints	PD Program	$ 4,849.24	Wrap Safety Restraint Package
06/09/2025	880954	Sara Alderson	City Ins Fund	$ 3,914.46	Reissue of PR Checks #37302-958.84
06/09/2025	880956	SHI International Corp	Building	$ 223.82	Building Division -2 Licenses
06/09/2025	880956	SHI International Corp	IT Resources	$ 99.57	IT -2 users
06/09/2025	880956	SHI International Corp	IT Resources	$ 101.40	Windows Server 2025 Standard Core -IT
06/09/2025	880956	SHI International Corp	Public Safety	$ 432.27	Public Safety Police -157, ACO -4, Fire -9, Spare 15
06/09/2025	880956	SHI International Corp	Public Safety	$ 972.62	Public Safety Police -157, ACO -4, Fire -9, Spare 15
06/09/2025	880956	SHI International Corp	Public Safety	$ 16,966.78	Public Safety Police -157, ACO -4, Fire -9, Spare 15
06/09/2025	880956	SHI International Corp	Street/Traffic	$ 2,797.78	24 -D&C, 1 -WRF, 25 -Streets
06/09/2025	880956	SHI International Corp	Wastewater	$ 111.91	24 -D&C, 1 -WRF, 25 -Streets
06/09/2025	880956	SHI International Corp	Water	$ 2,685.87	24 -D&C, 1 -WRF, 25 -Streets
06/09/2025	880959	Signature Painters & Staining	Park Dist 1	$ 2,500.00	rose pool powerwash and acid clean-spray feature
06/09/2025	880963	Solid Waste Systems	Fleet	$ 2,768.61	236708
06/09/2025	880963	Solid Waste Systems	Fleet	$ 89.11	236708
06/09/2025	880963	Solid Waste Systems	Fleet	$ 635.43	P2638SPO
06/09/2025	880963	Solid Waste Systems	Fleet	$ 282.90	P3005MON
06/09/2025	880963	Solid Waste Systems	Fleet	$ 439.49	P4083MON

Check Date	Check	Name	Fund Name		Amount	Item Desc
06/09/2025	880963	Solid Waste Systems	Solid Waste	$	341,831.00	Encumbrance per City Council approval 7/8/24
06/09/2025	880966	Star Service	Wastewater	$	10,800.00	WO25-21 WRF Digester Condensate Drain Construction
06/09/2025	880969	Sunset Excavation	Water	$	4,059.00	WO 24-27 2024 Water Service Repairs
06/09/2025	880969	Sunset Excavation	Water	$	4,554.00	WO 24-27 2024 Water Service Repairs
06/09/2025	880973	Sysco Montana	Park Dist 1	$	3,367.96	FOOD FOR CONCESSIONS - 543573586
06/09/2025	ACH	TeleData Technologies	Stillwater Const	$	25,161.72	Audio-visual systems in the Stillwater Building
06/09/2025	880976	Terracon Consultants	Gas Tax	$	1,850.00	WO 25-41 Zimmerman Rock Evaluation; Pmt 1
06/09/2025	880976	Terracon Consultants	Tax Incrmnt S	$	2,062.50	Amend Park-Materials Testing and Special Inspections
06/09/2025	880977	Tetra Tech	Solid Waste	$	10,263.33	Svcs for 3 years to perform groundwater reporting
06/09/2025	880978	Tire-Rama	Solid Waste	$	(927.50)	Credit for tire purchase. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	1,120.00	Dismount/Mount. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	4,872.40	Tire purchase and repair. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	4,641.70	Tire purchase and repair. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	229.98	Tire purchase. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	4,880.00	Tire purchase. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	4,880.00	Tire purchase. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	226.50	Tire purchase. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	4,880.00	Tire purchase. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	4,880.00	Tire purchase. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	107.70	Tire Purchase. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	310.81	Tire purchase. Landfill.
06/09/2025	880978	Tire-Rama	Solid Waste	$	1,255.96	Tire purchase. Landfill.
06/09/2025	880978	Tire-Rama	Solid Waste	$	313.99	Tire purchase. Landfill.
06/09/2025	880978	Tire-Rama	Solid Waste	$	455.00	Tire rotation, dismount, mount, and repair Collections
06/09/2025	880978	Tire-Rama	Solid Waste	$	615.00	Tire rotation, mount, dismount. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	150.00	Tire rotation. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	1,295.00	Tire service and repair. Collections.
06/09/2025	880978	Tire-Rama	Solid Waste	$	25.00	Tire service. Landfill.
06/09/2025	880978	Tire-Rama	Solid Waste	$	1,091.00	Tire slime.
06/09/2025	880978	Tire-Rama	Solid Waste	$	1,091.00	Tire slime.
06/09/2025	880978	Tire-Rama	Street/Traffic	$	20.00	TIRE REPAIR; TIRE REPAIR
06/09/2025	880980	Torgerson's	Park Dist 1	$	4,466.56	scissor lift - W05268
06/09/2025	ACH	Town & Country Supply	Airport	$	23,048.16	Invoice #446854. QTA Car Rental Fuel

Check Date	Check	Name	Fund Name	Amount	Item Desc
06/09/2025	ACH	Town & Country Supply	Fleet	$ 8,053.02	446514
06/09/2025	ACH	Town & Country Supply	Fleet	$ 4,199.88	446514
06/09/2025	ACH	Town & Country Supply	Fleet	$ 5,600.32	446752
06/09/2025	ACH	Town & Country Supply	Fleet	$ 5,121.95	446752
06/09/2025	ACH	Town & Country Supply	Solid Waste	$ 16,166.01	447904
06/09/2025	ACH	Town & Country Supply	Transit	$ 15,888.00	447896 diesel fuel (6000 gal.)
06/09/2025	880981	Ultra Graphics	General	$ 5,276.63	2025/26 Jury Questionnaire Mailing
06/09/2025	880984	Vermont Systems	Park Dist 1	$ 27,946.29	annual maintenance - 017034
06/09/2025	880984	Vermont Systems	Park Dist 1	$ 240.00	wireless card reader - 016833
06/09/2025	880985	Voegele Acquisitions	Street/Traffic	$ 3,135.00	inv#477951roundup application on ROW
06/09/2025	ACH	Wastequip Manufacturing	Fleet	$ 22.56	4065907
06/09/2025	ACH	Wastequip Manufacturing	Fleet	$ 839.80	4065907
06/09/2025	ACH	Wastequip Manufacturing	Fleet	$ 755.82	4066369
06/09/2025	ACH	Wastequip Manufacturing	Fleet	$ 21.53	4066369
06/09/2025	ACH	Wastequip Manufacturing	Fleet	$ 23.74	4066998
06/09/2025	ACH	Wastequip Manufacturing	Fleet	$ 377.91	4066998
06/09/2025	ACH	Wastequip Manufacturing	Fleet	$ 630.20	4072554
06/09/2025	880992	Yellowstone County GIS	IT Resources	$ 41,200.00	Yellowstone County GIS MOU
06/09/2025	880994	Yellowstone Valley Animal Shelter	Public Safety	$ 28,038.75	contract 5-2025
06/09/2025	880995	Yellowstone Valley Elec	Solid Waste	$ 887.99	Electricity at Landfill Compost site. 4/1/25-5/1/25
06/09/2025	880995	Yellowstone Valley Elec	Solid Waste	$ 1,249.81	Electricity service at Landfill Flare 04/01/25 - 05/01/25.
06/09/2025	880995	Yellowstone Valley Elec	Solid Waste	$ 3,178.79	Electricity service at Landfill. 04/01/25 - 05/01/25.
06/09/2025	880996	YWCA	PD Program	$ 1,376.08	Domestic Violence Grant Reimb for expenses. Supplies
06/09/2025	880996	YWCA	PD Program	$ 3,913.63	Domestic Violence Grant Reimb for expenses. Training

City Council Regular

Date:	07/14/2025
Title:	Payment of Claims for week of June 16th, 2025
Presented by:	Erin Watterud
Department:	Finance
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends Council approve the Payment of Claims

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Claims in the amount of $4,920,781.44 have been reviewed and are presented for City Council payment approval. A complete listing of the claims for the week are available in the Finance Department. Payment Approval Process Every invoice for payment is entered into the City's accounting system and the backup documentation is scanned in and attached (physical invoices, additional e-mails explaining payments, bids, contracts, etc.). Each invoice goes through a multi-step approval process depending upon the amount of the payment. First, invoices are entered by the department requesting the payment and the department director or designee must perform an initial review and approval of the purchase. The number of approvals within the department can vary based upon the size of the department, but no less than one approver within each department must verify the payment. Second, all payments, regardless of size, must be approved by the Purchasing Agent or designee. The Purchasing Agent will review the payment to ensure purchasing procedures are followed and appropriate documentation is attached. If the payment is greater than $1,000, then it must be approved by the Finance Director or designee. If that payment is greater than $10,000, then it must be approved by the City Administrator or Assistant City Administrator. Once all approvals are completed, the payment is able to be made and the Accounts Payable Clerk can print the check. After all checks are printed, a list of all checks in excess of $2,500 is generated and placed on the next City Council meeting for review.

ALTERNATIVES

No other alternatives were analyzed.

FISCAL EFFECTS

Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance staff before being sent to the Council.

Attachments

CouncilMemo wk of 06162025

Check Date	Check #	Name	Fund Name		Amount	Item Desc
06/16/2025	881008	Askin Construction	St Maint Dist	$	212,053.05	WO 25-03 Contract 2 Sch 1 Pavement Patching
06/16/2025	881011	Bcs Scrip	EOC 911	$	3,250.00	Gift Cards for the Communications Center
06/16/2025	881011	Bcs Scrip	Public Safety	$	3,250.00	Gift Cards for the Communications Center
06/16/2025	881014	Billings Area Chamber Of Commerce	Airport	$	5,000.00	jun25 Chicago. Air Service Development
06/16/2025	881016	Billings Construction Supply	Park Dist 1	$	121.02	toilet rental for centennial dog park - 17904
06/16/2025	881016	Billings Construction Supply	Park Dist 1	$	172.17	toilet rental for kiwanis bike trail -17883
06/16/2025	881016	Billings Construction Supply	Public Safety	$	417.79	Generic Toilet May 2025
06/16/2025	881016	Billings Construction Supply	Solid Waste	$	116.59	Landfill Toilet Rental Site: S236. 5/1/25 - 5/31/25.
06/16/2025	881016	Billings Construction Supply	Solid Waste	$	219.19	Landfill Toilet Rental Site: S479. 5/1/25 - 5/31/25.
06/16/2025	881016	Billings Construction Supply	Street/Traffic	$	185.00	concrete saw blade
06/16/2025	881016	Billings Construction Supply	Street/Traffic	$	150.00	concrete blade
06/16/2025	881016	Billings Construction Supply	Wastewater	$	131.96	Billings Rod & Gun Club Toilet Rental...
06/16/2025	881016	Billings Construction Supply	Wastewater	$	148.98	hand compactor Repair
06/16/2025	881016	Billings Construction Supply	Water	$	148.98	hand compactor Repair
06/16/2025	881016	Billings Construction Supply	Water	$	114.02	portable toilet rental..2nd Ave N & N 32
06/16/2025	881016	Billings Construction Supply	Water	$	3,717.00	TC for Water Service Repair
06/16/2025	881016	Billings Construction Supply	Water	$	335.40	Traffic Cones PBD-036
06/16/2025	881016	Billings Construction Supply	Water	$	1,065.00	Traffic Control for water main repair...
06/16/2025	881017	Billings Depot	Tax Incrmnt N27	$	48,400.00	FY2025 DT TIF Assistance Billings Depot
06/16/2025	881023	Centennial Concrete & Waterproofing	Parking	$	14,058.00	CO #1 Park 1 Post-tension repairs
06/16/2025	881023	Centennial Concrete & Waterproofing	Parking	$	1,782.00	CO #1 Park 1 Post-tension repairs
06/16/2025	881023	Centennial Concrete & Waterproofing	Parking	$	1,782.00	CO #1 Park 1 Post-tension repairs
06/16/2025	881023	Centennial Concrete & Waterproofing	Parking	$	34,081.74	CO #2
06/16/2025	881023	Centennial Concrete & Waterproofing	Parking	$	3,299.65	Repairs to Park 1, Park 2 and Park 3 garages
06/16/2025	881023	Centennial Concrete & Waterproofing	Parking	$	4,644.59	Repairs to Park 1, Park 2 and Park 3 garages
06/16/2025	881023	Centennial Concrete & Waterproofing	Parking	$	535.11	Repairs to Park 1, Park 2 and Park 3 garages
06/16/2025	881032	Community Seven	General	$	7,842.75	PEG Fees Jan 1, 2025 to Mar 31, 2025; FY25 Qtr3
06/16/2025	881039	D & D Transport Refrigeration	Transit	$	1,369.94	SB10622 Blower Motor AC
06/16/2025	881039	D & D Transport Refrigeration	Transit	$	684.97	SB10657 blower motor- AC
06/16/2025	881039	D & D Transport Refrigeration	Transit	$	1,369.94	SB10671 Blower motor- ENC- air conditioning
06/16/2025	881039	D & D Transport Refrigeration	Transit	$	174.49	SB10671 shipping (unit: 1838 wo: 2025-1145)
06/16/2025	881040	Dakota Supply Group	Street/Traffic	$	32.06	couplings for storm sewer
06/16/2025	881040	Dakota Supply Group	Water	$	110.17	1"X 6" CTS CIRCLE REDI-CLAMP 1.13" OD P/N: 773466

Check Date	Check #	Name	Fund Name	Amount	Item Desc
06/16/2025	881040	Dakota Supply Group	Water	$ 6,800.00	20" HYMAX COUPLING P/N: 333-125-00140
06/16/2025	881040	Dakota Supply Group	Water	$ 202.92	3/4"X 6" CTS CIRCLE REDI-CLAMP .88" OD P/N: 773460
06/16/2025	881040	Dakota Supply Group	Water	$ 3,997.57	7' FIRE HYDRANT - PUSH ON
06/16/2025	881040	Dakota Supply Group	Water	$ 2,139.99	Fittings & 45 degree bends for PBD-036
06/16/2025	881040	Dakota Supply Group	Water	$ 264.66	MJ GASKETS 24" P/N: 333-020-00160
06/16/2025	881040	Dakota Supply Group	Water	$ 480.10	PVC Pipe PBD-036
06/16/2025	881045	Dick Anderson Construction	Water	$ 1,744,614.20	WO 19-42 West End WTP Project - Construction
06/16/2025	881045	Dick Anderson Construction	Water	$ 386,409.87	WO 23-96 Dick Anderson Const WWTP
06/16/2025	881046	Donnes Inc	Street/Traffic	$ 2,787.50	ditch cleaning on shiloh
06/16/2025	881047	DOWL	Water	$ 44,017.50	WO 25-01 Contract 1: 2025 Water Main Replacement
06/16/2025	881047	DOWL	Water	$ 19,763.10	WO 25-01 Contract 1: 2025 Water Main Replacement
06/16/2025	ACH	Eldorado National California	Transit	$ 3,371.22	90880473 rear bumper- (unit:1830, WO: 2025-1158)
06/16/2025	ACH	Eldorado National California	Transit	$ 624.76	90880473 shipping (unit:1830, WO: 2025-1158)
06/16/2025	881048	Energy Laboratories	Wastewater	$ 527.00	Local Limits Analytical Testing
06/16/2025	881048	Energy Laboratories	Wastewater	$ 527.00	Local Limits Analytical Testing
06/16/2025	881048	Energy Laboratories	Wastewater	$ 1,054.00	local limits analytical testing
06/16/2025	881048	Energy Laboratories	Water	$ 461.00	contract lab services Water Compliance
06/16/2025	881048	Energy Laboratories	Water	$ 102.00	Oil & Grease Sample/2nd Ave N & N 30th S
06/16/2025	881048	Energy Laboratories	Water	$ 3,231.00	WTP Lab Compliance WO # B25051186
06/16/2025	881049	EXOR	Wastewater	$ 5,651.91	Replacement OIT for WRF Secondary Pump S
06/16/2025	881051	Fisher Sand & Gravel	Street/Traffic	$ 651.52	asphalt
06/16/2025	881051	Fisher Sand & Gravel	Street/Traffic	$ 1,294.08	asphalt
06/16/2025	881051	Fisher Sand & Gravel	Street/Traffic	$ 1,340.16	asphalt
06/16/2025	881051	Fisher Sand & Gravel	Street/Traffic	$ 1,313.28	asphalt
06/16/2025	881051	Fisher Sand & Gravel	Street/Traffic	$ 529.28	asphalt
06/16/2025	881051	Fisher Sand & Gravel	Street/Traffic	$ 1,280.00	asphalt
06/16/2025	881051	Fisher Sand & Gravel	Street/Traffic	$ 327.68	asphalt
06/16/2025	881051	Fisher Sand & Gravel	Street/Traffic	$ 455.13	3/8" chips
06/16/2025	881051	Fisher Sand & Gravel	Street/Traffic	$ 2,705.92	asphalt
06/16/2025	881051	Fisher Sand & Gravel	Street/Traffic	$ 2,720.00	asphalt
06/16/2025	881051	Fisher Sand & Gravel	Street/Traffic	$ 448.64	asphalt
06/16/2025	881052	Fisher's Technology	Central Services	$ 5,398.52	Contract Invoice: June 2025
06/16/2025	881057	Grizzly Glass	Property Ins	$ 2,240.00	Inv. 25-00070 replacement window at Park 1 garage

Check Date	Check #	Name	Fund Name		Amount	Item Desc
06/16/2025	881057	Grizzly Glass	Property Ins	$	2,530.00	Inv. 25-00071 Replacement window at old City Hall
06/16/2025	881060	Hardrives Construction	Gas Tax	$	516,895.25	WO 24-03 Contract 2 City Chip / Scrub Seal
06/16/2025	881060	Hardrives Construction	St Maint Dist	$	147,580.76	WO 24-03 Contract 2 City Chip / Scrub Seal
06/16/2025	881060	Hardrives Construction	St Maint Dist	$	263,248.53	WO 25-03 Contract 3..City Chip Seal/Scrub Seal
06/16/2025	881060	Hardrives Construction	Tax Incrmnt S	$	62,185.03	WO 24-03 Contract 2 City Chip / Scrub Seal
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	542.12	2066931
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	133.44	2067445
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	226.47	2068307
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	11.06	2068688
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	126.18	2068688
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	82.67	2068786
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	25.72	2068841
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	291.12	2068841
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	2.28	2069188
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	2.28	2069248
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	8.66	2069879
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	119.89	2070592
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	125.63	2070595
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	238.91	2070654
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	81.21	2070950
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	196.50	2071082
06/16/2025	881063	Hose & Rubber Supply	Fleet	$	121.78	2072149
06/16/2025	881063	Hose & Rubber Supply	Solid Waste	$	189.16	HOSE
06/16/2025	881063	Hose & Rubber Supply	Street/Traffic	$	650.05	various hose attachments for deice tanks
06/16/2025	881063	Hose & Rubber Supply	Street/Traffic	$	59.21	new hoses for deice tanks to switch to mag
06/16/2025	881063	Hose & Rubber Supply	Street/Traffic	$	58.86	camlock for unit 1227
06/16/2025	881065	Hydrotech MT	Water	$	3,500.00	Temp Water PBD-036
06/16/2025	881068	InfoSend	P.W. Admin	$	4,270.86	Infosend billing 04/30/2025-05/27/2025
06/16/2025	881068	InfoSend	P.W. Admin	$	13,187.54	Infosend billing 04/30/2025-05/27/2025
06/16/2025	881072	Interstate Power Systems	Fleet	$	18,610.08	R007062840.01
06/16/2025	881073	Invoice Cloud	Building	$	22.50	Biller Portal Access Fees - 05/01/2025
06/16/2025	881073	Invoice Cloud	City Ins Fund	$	19.69	Biller Portal Access Fees - 05/01/2025
06/16/2025	881073	Invoice Cloud	Parking	$	19.69	Biller Portal Access Fees - 05/01/2025

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06/16/2025	881073	Invoice Cloud	Solid Waste	$	500.74	Biller Portal Access Fees - 05/01/2025
06/16/2025	881073	Invoice Cloud	Solid Waste	$	7,923.35	Credit Card Processing 05/01-05/31/2025
06/16/2025	881073	Invoice Cloud	Wastewater	$	11,885.03	Credit Card Processing 05/01-05/31/2025
06/16/2025	881073	Invoice Cloud	Water	$	16,206.86	Credit Card Processing 05/01-05/31/2025
06/16/2025	881066	I-State Truck	Fleet	$	26.78	C251394290.01
06/16/2025	881066	I-State Truck	Fleet	$	68.69	C251394441.01
06/16/2025	881066	I-State Truck	Fleet	$	735.88	C251394465.01
06/16/2025	881066	I-State Truck	Fleet	$	40.00	C251394493.01
06/16/2025	881066	I-State Truck	Fleet	$	43.96	C251394493.01
06/16/2025	881066	I-State Truck	Fleet	$	47.62	C251394493.01
06/16/2025	881066	I-State Truck	Fleet	$	87.38	C251394493.01
06/16/2025	881066	I-State Truck	Fleet	$	73.76	C251394493.01
06/16/2025	881066	I-State Truck	Fleet	$	65.04	C251394494.01
06/16/2025	881066	I-State Truck	Fleet	$	49.54	C251394529.01
06/16/2025	881066	I-State Truck	Fleet	$	46.13	C251394611.01
06/16/2025	881066	I-State Truck	Fleet	$	20.38	C251394622.01
06/16/2025	881066	I-State Truck	Fleet	$	6.02	C251394633.01
06/16/2025	881066	I-State Truck	Fleet	$	207.38	C251394692.01
06/16/2025	881066	I-State Truck	Fleet	$	101.00	C251394692.01
06/16/2025	881066	I-State Truck	Fleet	$	219.66	C251394695.01
06/16/2025	881066	I-State Truck	Fleet	$	54.68	C251394695.01
06/16/2025	881066	I-State Truck	Fleet	$	802.08	C251394773.01
06/16/2025	881066	I-State Truck	Fleet	$	200.69	C251394825.01
06/16/2025	881066	I-State Truck	Fleet	$	261.00	C251394934:01
06/16/2025	881066	I-State Truck	Fleet	$	437.63	C251394957.01
06/16/2025	881066	I-State Truck	Fleet	$	192.20	C251394964.01
06/16/2025	881066	I-State Truck	Fleet	$	165.01	C251395008.01
06/16/2025	881066	I-State Truck	Fleet	$	38.55	C251395008.02
06/16/2025	ACH	Joe Johnson Equipment	Fleet	$	4,084.70	P02920
06/16/2025	881078	K2 Civil	Water	$	38,688.41	WO 25-26 WTP Sediment Hauling
06/16/2025	881079	Karpel Solutions	General	$	15,225.00	Karpel Solutions Invoice #72677 ($15,225.00)
06/16/2025	881083	Knife River	St Maint Dist	$	30,690.00	WO 25-03 Contract 1 City Overlay
06/16/2025	ACH	Kone	Airport	$	3,877.77	Invoice #871705110. Elevator/Escalator Maintenance

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06/16/2025	ACH	Kone	Airport	$	64.67	Invoice #871705110. Elevator/Escalator Maintenance
06/16/2025	ACH	Kone	Airport	$	157.04	Invoice #871705110. Elevator/Escalator Maintenance
06/16/2025	881085	Langlas & Associates	Tax Incrmnt S	$	419,379.97	Amend Park Recreation Campus
06/16/2025	881088	Maaco	Property Ins	$	5,670.58	Repairs BPD Car 1488 damaged on 2/10/2025
06/16/2025	881091	Mango Languages	Library	$	9,675.62	INV016378 Annual subscription 6/2025 - 5/2026
06/16/2025	881091	Mango Languages	Library	$	3,636.00	INV016379 ASL annual subscription 6/2025 - 5/2026
06/16/2025	881093	McGlone Hydroseeding	Park Dist 1	$	7,000.00	HYDROSEED CEMETERY - 25-100
06/16/2025	881093	McGlone Hydroseeding	Wastewater	$	4,125.00	WO 24-01 Hydroseed...Sewer Plant
06/16/2025	881099	Midland West Manufacturing	Fleet	$	4,089.59	19434
06/16/2025	881101	Millennium Electric	Transit	$	297.00	MET EV Charging Stations
06/16/2025	881101	Millennium Electric	Transit	$	9,687.15	Retainage Release
06/16/2025	881101	Millennium Electric	SID Const	$	54,611.57	SID14-28 Annafeld Subdivision 5th Filing Streetlights
06/16/2025	881104	Montana CSED	Payroll Clearing	$	5,220.27	Payroll Summary
06/16/2025	881105	Montana Dept Of Transportation	Transit	$	10,665.00	Local match for 1 Paratransit Van, Section 5310
06/16/2025	881106	MFPE	Payroll Clearing	$	2,969.77	Payroll Summary
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	298.99	116062BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	130.94	116065BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	9.28	116065BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	124.10	116065BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	29.12	116065BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	8.56	116065BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	6.44	116065BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	131.50	116065BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	230.50	116234BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	542.30	116270BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	270.06	116298BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	520.80	116298BLX1
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	162.48	116347BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	1,202.85	116368BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	957.16	116368BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	482.15	116378BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	404.90	116382BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$	168.26	116434BL

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06/16/2025	881107	Montana Peterbilt LLC	Fleet	$ 98.00	116434BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$ 108.56	116434BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$ 205.95	116565BL
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$ 418.66	116565BLX1
06/16/2025	881107	Montana Peterbilt LLC	Fleet	$ 180.00	116598BL
06/16/2025	881108	MSFA	Payroll Clearing	$ 5,785.78	Payroll Summary
06/16/2025	881109	Morrison Maierle Inc	Wastewater	$ 2,820.81	WO 2401 2024 Sewer Main Repl Proj
06/16/2025	881109	Morrison Maierle Inc	Wastewater	$ 60,612.36	WO 2501 Contract 2: 2025 Sewer Replace
06/16/2025	881109	Morrison Maierle Inc	Water	$ 748.23	WO 2401 Cedar Park Water Main Replace
06/16/2025	881109	Morrison Maierle Inc	Water	$ 49,584.35	WO 2441 Heights Water District Consolidation Study
06/16/2025	881109	Morrison Maierle Inc	Water	$ 24,991.50	WO 2441 Heights Water District Consolidation Study
06/16/2025	881109	Morrison Maierle Inc	Water	$ 1,530.50	WO 2501 Contract 3: Rosemont Way Water Main
06/16/2025	881112	MPPA	Payroll Clearing	$ 3,957.66	Payroll Summary
06/16/2025	881114	MT Dept of Revenue-CGR2	Gas Tax	$ 5,221.16	WO 24-03 Contract 2 City Chip / Scrub Seal
06/16/2025	881114	MT Dept of Revenue-CGR2	Parking	$ 157.93	CO #1
06/16/2025	881114	MT Dept of Revenue-CGR2	Parking	$ 20.07	CO #1
06/16/2025	881114	MT Dept of Revenue-CGR2	Parking	$ 344.26	CO #2
06/16/2025	881114	MT Dept of Revenue-CGR2	Parking	$ 70.97	Parking Garages Repairs
06/16/2025	881114	MT Dept of Revenue-CGR2	Parking	$ 14.68	Parking Garages Repairs
06/16/2025	881114	MT Dept of Revenue-CGR2	St Maint Dist	$ 1,490.72	WO 24-03 Contract 2 City Chip / Scrub Seal
06/16/2025	881114	MT Dept of Revenue-CGR2	St Maint Dist	$ 310.00	WO 25-03 Contract 1 City Overlay
06/16/2025	881114	MT Dept of Revenue-CGR2	St Maint Dist	$ 2,141.95	WO 25-03 Contract 2 Sch 1 Pavement Patching
06/16/2025	881114	MT Dept of Revenue-CGR2	St Maint Dist	$ 2,659.07	WO 25-03 Contract 3 - City Chip Seal/Scrub Seal
06/16/2025	881114	MT Dept of Revenue-CGR2	Stillwater Const	$ 363.16	audio-visual systems in the Stillwater Building.
06/16/2025	881114	MT Dept of Revenue-CGR2	Tax Incrmnt S	$ 4,236.16	Amend Park Recreation Campus
06/16/2025	881114	MT Dept of Revenue-CGR2	Tax Incrmnt S	$ 628.13	WO 24-03 Contract 2 City Chip / Scrub Seal
06/16/2025	881114	MT Dept of Revenue-CGR2	Transit	$ 3.00	MET EV Charging Stations
06/16/2025	881114	MT Dept of Revenue-CGR2	Transit	$ 97.85	Retainage Release
06/16/2025	881114	MT Dept of Revenue-CGR2	Wastewater	$ 1,501.36	WO 23-22 WRF Digester Boiler..Construction
06/16/2025	881114	MT Dept of Revenue-CGR2	Water	$ 21.33	Retainage Release 2
06/16/2025	881114	MT Dept of Revenue-CGR2	Water	$ 950.55	Retainage Release FINAL
06/16/2025	881114	MT Dept of Revenue-CGR2	Water	$ 17,622.37	WO 19-42 West End WTP Construction
06/16/2025	881114	MT Dept of Revenue-CGR2	Water	$ 3,903.13	WO 23-96 Water Treatment Plant Intake #2 Catwalk

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06/16/2025	881114	MT Dept of Revenue-CGR2	Water	$ 390.79	WO 25-26 WTP Sediment Hauling
06/16/2025	881114	MT Dept of Revenue-CGR2	SID Const	$ 551.63	SID 1428 Annafeld Subdivision 5th Filing Streetlights
06/16/2025	881115	Napa Auto Parts	Fleet	$ 17.23	662675
06/16/2025	881115	Napa Auto Parts	Fleet	$ 15.57	662683
06/16/2025	881115	Napa Auto Parts	Fleet	$ 5.27	662683
06/16/2025	881115	Napa Auto Parts	Fleet	$ 19.98	662789
06/16/2025	881115	Napa Auto Parts	Fleet	$ 28.11	662917
06/16/2025	881115	Napa Auto Parts	Fleet	$ 247.74	662923
06/16/2025	881115	Napa Auto Parts	Fleet	$ 211.48	663222
06/16/2025	881115	Napa Auto Parts	Fleet	$ 4.46	663271
06/16/2025	881115	Napa Auto Parts	Fleet	$ 3.55	663335
06/16/2025	881115	Napa Auto Parts	Fleet	$ 5.45	663359
06/16/2025	881115	Napa Auto Parts	Fleet	$ 176.51	663460
06/16/2025	881115	Napa Auto Parts	Fleet	$ 173.39	663460
06/16/2025	881115	Napa Auto Parts	Fleet	$ 72.90	663544
06/16/2025	881115	Napa Auto Parts	Fleet	$ 61.11	663548
06/16/2025	881115	Napa Auto Parts	Fleet	$ 282.38	664278
06/16/2025	881115	Napa Auto Parts	Fleet	$ 70.50	664454
06/16/2025	881115	Napa Auto Parts	Fleet	$ 24.00	664454
06/16/2025	881115	Napa Auto Parts	Fleet	$ 31.00	664454
06/16/2025	881115	Napa Auto Parts	Fleet	$ 68.82	664531
06/16/2025	881115	Napa Auto Parts	Fleet	$ 18.84	664708
06/16/2025	881115	Napa Auto Parts	Fleet	$ 42.24	664708
06/16/2025	881115	Napa Auto Parts	Fleet	$ 33.78	665102
06/16/2025	881115	Napa Auto Parts	Fleet	$ 231.88	665124
06/16/2025	881115	Napa Auto Parts	Fleet	$ 22.44	665261
06/16/2025	881115	Napa Auto Parts	Fleet	$ 33.84	666499
06/16/2025	881115	Napa Auto Parts	Fleet	$ 36.88	666761
06/16/2025	881115	Napa Auto Parts	Fleet	$ 133.20	666880
06/16/2025	881115	Napa Auto Parts	Fleet	$ 7.68	666953
06/16/2025	881115	Napa Auto Parts	Fleet	$ 43.68	667080
06/16/2025	881115	Napa Auto Parts	Fleet	$ 8.46	667774
06/16/2025	881115	Napa Auto Parts	Fleet	$ 256.50	667869

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06/16/2025	881115	Napa Auto Parts	Fleet	$ 127.00	667869
06/16/2025	881115	Napa Auto Parts	Fleet	$ 52.78	667953
06/16/2025	881115	Napa Auto Parts	Fleet	$ 17.64	667953
06/16/2025	881115	Napa Auto Parts	Fleet	$ 104.32	667953
06/16/2025	881115	Napa Auto Parts	Wastewater	$ 9.35	TERMINAL, SILICONE CABLE SEAL FOR VEHICLE 7353
06/16/2025	881115	Napa Auto Parts	Water	$ 9.35	TERMINAL, SILICONE CABLE SEAL FOR VEHICLE 7353
06/16/2025	881120	NorthWestern Energy	Airport	$ 13.54	0712534-7. Gate 16 Light. May 2025
06/16/2025	881120	NorthWestern Energy	Airport	$ 147.35	0712535-4. Employee Parking. May 2025
06/16/2025	881120	NorthWestern Energy	Airport	$ 22.21	0712791-3. Gate 16. May 2025
06/16/2025	881120	NorthWestern Energy	Airport	$ 21.05	0712795-4. Gate 17. May 2025
06/16/2025	881120	NorthWestern Energy	Airport	$ 20.63	0712797-0. Gate 9. May 2025
06/16/2025	881120	NorthWestern Energy	Airport	$ 14.14	0712805-1. IP-10. May 2025.
06/16/2025	881120	NorthWestern Energy	Airport	$ 10.29	0712813-5. Burn Pit. May 2025
06/16/2025	881120	NorthWestern Energy	Airport	$ 20.91	0719759-3. Gate 12. May 2025
06/16/2025	881120	NorthWestern Energy	Airport	$ 69.61	0719760-1. Gate 14. May 2025
06/16/2025	881120	NorthWestern Energy	Airport	$ 22.64	0719761-9. Gate 15. May 2025
06/16/2025	881120	NorthWestern Energy	Airport	$ 22.08	0719762-7. Gate 13. May 2025
06/16/2025	881120	NorthWestern Energy	Airport	$ 21.05	0720296-3. Gate 29. May 2025
06/16/2025	881120	NorthWestern Energy	Airport	$ 25.99	2114868-9. Runway Weather System. May 2025
06/16/2025	881120	NorthWestern Energy	Library	$ 7,276.06	3039007-4 Library electricity June 2025
06/16/2025	881120	NorthWestern Energy	Public Safety	$ 1,932.93	May Services Station 1
06/16/2025	881120	NorthWestern Energy	Public Safety	$ 447.81	May Services Station 6
06/16/2025	881120	NorthWestern Energy	Transit	$ 2,625.78	0100473-8 Metroplex Electricity 1705 Monad Rd
06/16/2025	881120	NorthWestern Energy	Transit	$ 32,085.00	transformer install costs for electric bus chargers
06/16/2025	881123	Orion Planning + Design	Planning	$ 5,327.50	Professional Services May 1, 2025 - May 31, 2025
06/16/2025	881130	Public Utilities	Airport	$ 60.41	3059379-Corp Air/Alpine
06/16/2025	881130	Public Utilities	Airport	$ 189.65	3059382-US Postal Service Gate 15
06/16/2025	881130	Public Utilities	Airport	$ 136.52	3059383-Marchi Office
06/16/2025	881130	Public Utilities	Airport	$ 240.48	3070894-Edwards Jet Center 1691 Aviation Place
06/16/2025	881130	Public Utilities	Airport	$ 161.26	3070895-MT State Lands DEQ/DNRC
06/16/2025	881130	Public Utilities	Airport	$ 121.72	3082456-Zone Dispatch-IP6 & IP7
06/16/2025	881130	Public Utilities	Airport	$ 180.78	3082459-Rocky Mountain College-EJC
06/16/2025	881130	Public Utilities	Airport	$ 147.57	3082460-Marchi Hangar

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06/16/2025	881130	Public Utilities	Airport	$ 109.17	3082461-TSA
06/16/2025	881130	Public Utilities	Airport	$ 87.16	3094193-Alpine Air-Maintenance
06/16/2025	881130	Public Utilities	Airport	$ 121.90	3094194-West End T-Hangars
06/16/2025	881130	Public Utilities	Airport	$ 359.70	3094195-Airfield Maintenance Compactor
06/16/2025	881130	Public Utilities	Airport	$ 135.38	3094196-Edwards Jet Center 1871 Aviation Place
06/16/2025	881130	Public Utilities	Airport	$ 134.53	3094197-Aerotronics
06/16/2025	881130	Public Utilities	Airport	$ 287.66	3094198-Billings Fire Center-BLM
06/16/2025	881130	Public Utilities	Airport	$ 301.78	3105643-QTA
06/16/2025	881130	Public Utilities	Airport	$ 129.93	3105644-Executive Hangars
06/16/2025	881130	Public Utilities	Airport	$ 9.29	3105644-Executive Hangars USDA APHIS
06/16/2025	881130	Public Utilities	Airport	$ 379.56	3105645-UPS Gate 21
06/16/2025	881130	Public Utilities	Airport	$ 121.72	3116871-Beacon/Patton Aviation
06/16/2025	881130	Public Utilities	Airport	$ 1,583.50	Terminal Compactor Fees May 2025
06/16/2025	881132	Ratco LLC	Wastewater	$ 278.64	HITCH AND HARDWARE FOR VEHICLES 7419 & 7428
06/16/2025	881132	Ratco LLC	Wastewater	$ 3,675.00	STAINLESS STEEL SANDER FOR VEHICLE 7428
06/16/2025	881132	Ratco LLC	Water	$ 278.64	HITCH AND HARDWARE FOR VEHICLES 7419 & 7428
06/16/2025	881132	Ratco LLC	Water	$ 3,675.00	STAINLESS STEEL SANDER FOR VEHICLE 7428
06/16/2025	881141	SIGNAL 88 FRANCHISE GROUP	Library	$ 17,544.78	US_41623 Security Guard Service May 2025
06/16/2025	881141	SIGNAL 88 FRANCHISE GROUP	Library	$ 2,016.00	US_41664 Night Patrols May 2025
06/16/2025	881143	Solid Waste Systems	Fleet	$ 237.28	P2374MON
06/16/2025	881143	Solid Waste Systems	Fleet	$ 738.08	P2374MON
06/16/2025	881143	Solid Waste Systems	Fleet	$ 44.09	P2374MON
06/16/2025	881143	Solid Waste Systems	Fleet	$ 105.53	P2701SPO
06/16/2025	881143	Solid Waste Systems	Fleet	$ 644.70	P2701SPO
06/16/2025	881143	Solid Waste Systems	Fleet	$ 780.27	P3129MON
06/16/2025	881143	Solid Waste Systems	Fleet	$ 1,001.76	P3129MON
06/16/2025	881143	Solid Waste Systems	Fleet	$ 23.00	P3129MON
06/16/2025	881143	Solid Waste Systems	Fleet	$ 188.82	P3129MON
06/16/2025	881143	Solid Waste Systems	Fleet	$ 1,905.62	P3129MON
06/16/2025	881143	Solid Waste Systems	Fleet	$ 24.41	P3584MON
06/16/2025	881143	Solid Waste Systems	Fleet	$ 259.00	P3584MON
06/16/2025	881143	Solid Waste Systems	Fleet	$ 117.23	P3848MON
06/16/2025	881143	Solid Waste Systems	Fleet	$ 3.24	P3848MON

Check Date	Check #	Name	Fund Name		Amount	Item Desc
06/16/2025	881143	Solid Waste Systems	Fleet	$	235.84	P3848MON
06/16/2025	881143	Solid Waste Systems	Fleet	$	234.80	P3848MON
06/16/2025	881143	Solid Waste Systems	Fleet	$	108.03	P3848MON
06/16/2025	881143	Solid Waste Systems	Fleet	$	14.05	P3848MON
06/16/2025	881143	Solid Waste Systems	Fleet	$	332.72	P3848MON
06/16/2025	881143	Solid Waste Systems	Fleet	$	886.26	P4337SPO
06/16/2025	881143	Solid Waste Systems	Fleet	$	16.59	P4337SPO
06/16/2025	881143	Solid Waste Systems	Fleet	$	507.14	P4712TAC
06/16/2025	881145	Spencer Fluid Power	Solid Waste	$	4,738.64	TELESCOPIC EJECTOR
06/16/2025	881146	St Vincent Occupational Health	City Ins Fund	$	600.00	Drug Testing, On-Site Nursing, DOT Physicals
06/16/2025	881146	St Vincent Occupational Health	Fleet	$	114.25	Drug Testing, On-Site Nursing, DOT Physicals
06/16/2025	881146	St Vincent Occupational Health	General	$	3,250.25	Drug Testing, On-Site Nursing, DOT Physicals
06/16/2025	881146	St Vincent Occupational Health	Public Safety	$	950.00	Drug Testing, On-Site Nursing, DOT Physicals
06/16/2025	881146	St Vincent Occupational Health	Solid Waste	$	571.25	Drug Testing, On-Site Nursing, DOT Physicals
06/16/2025	881146	St Vincent Occupational Health	Street/Traffic	$	457.00	Drug Testing, On-Site Nursing, DOT Physicals
06/16/2025	881146	St Vincent Occupational Health	Transit	$	507.00	Drug Testing, On-Site Nursing, DOT Physicals
06/16/2025	881146	St Vincent Occupational Health	Water	$	114.25	Drug Testing, On-Site Nursing, DOT Physicals
06/16/2025	881148	Star Service	Wastewater	$	148,634.70	WO 23-22 WRF Digester Boiler...Construction
06/16/2025	ACH	TeleData Technologies	Stillwater Const	$	35,952.49	Ret Release audio-visual systems in the Stillwater
06/16/2025	881159	The Madison Agency	Airport	$	7,174.00	Marketing & Creative Advertising & Marketing FY25
06/16/2025	ACH	Town & Country Supply	Fleet	$	12,039.28	447914
06/16/2025	ACH	Town & Country Supply	Fleet	$	5,999.02	447914
06/16/2025	ACH	Town & Country Supply	Fleet	$	5,831.43	447916
06/16/2025	ACH	Town & Country Supply	Fleet	$	7,427.97	447916
06/16/2025	ACH	Town & Country Supply	Public Safety	$	4,775.47	Diesel and unleaded fuel for stations
06/16/2025	ACH	Town & Country Supply	Transit	$	5,392.60	447000 Unleaded Fuel (2000 Gal.)
06/16/2025	ACH	Tractor & Equipment	Fleet	$	386.03	BLCS0862971
06/16/2025	ACH	Tractor & Equipment	Fleet	$	15.79	BLCS0863258
06/16/2025	ACH	Tractor & Equipment	Fleet	$	24.44	BLCS0863258
06/16/2025	ACH	Tractor & Equipment	Fleet	$	30.97	BLCS0863258
06/16/2025	ACH	Tractor & Equipment	Fleet	$	31.24	BLCS0863533
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	26.04	CNSMBLS; ENVIRO FEE
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	78.12	CNSMBLS; ENVIRO FEE

Check Date	Check #	Name	Fund Name		Amount	Item Desc
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	134.40	CNSMBLS; ENVIRO FEE
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	138.60	Consumables. Enviro fee.
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	242.85	CPLNG-QDI; CNSMBLS; ENVIRO FEE
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	909.19	KT COMPRS; KT AR SWT; ALRM AS; S/H; CNSMBLS
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	372.00	LABOR
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	372.00	LABOR
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	558.00	LABOR
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	930.00	LABOR
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	1,116.00	LABOR
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	1,488.00	LABOR
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	1,668.00	LABOR
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	1,920.00	LABOR
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	1,980.00	labor
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	2,850.00	LABOR
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	3,189.00	LABOR
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	167.93	LMP GP-SGN; CNSMBLS; ENVIRO FEE
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	1,127.28	MTG GP-INJEC; CNSMBLS; ENVIRO FEE
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	983.91	PIN A; WSHR; STEP A; CNSMBLS; ENVIRO FEE
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	128.38	SL-INTGRA; CNSMBLS; ENVIRO FEE
06/16/2025	ACH	Tractor & Equipment	Solid Waste	$	2,158.93	WSHR; BLTS; NT-HX FLN; PLT; BRKT; BLT; SPCR; STP
06/16/2025	881165	True North Contracting	Water	$	4,100.50	WO 24-01 Contract 1 Paved asphalt on c
06/16/2025	881169	Utilities Underground Location	Storm Sewer	$	1,302.44	Locate Notifications May 2025...2977 loc
06/16/2025	881169	Utilities Underground Location	Street/Traffic	$	1,302.43	Locate Notifications May 2025...2977 loc
06/16/2025	881169	Utilities Underground Location	Street/Traffic	$	1,302.44	Locate Notifications May 2025...2977 loc
06/16/2025	881169	Utilities Underground Location	Wastewater	$	651.22	Locate Notifications May 2025...2977 loc
06/16/2025	881169	Utilities Underground Location	Water	$	651.22	Locate Notifications May 2025...2977 loc
06/16/2025	881170	Voegele Acquisitions	Street/Traffic	$	4,095.00	spring fertilization for ROW
06/16/2025	881173	Water Technology Group	Wastewater	$	8,157.39	WO 24-29 WRF Campus Electrical
06/16/2025	881175	Western States Automation	Water	$	2,851.66	Rotork Actuator Repairs
06/16/2025	881178	Yellowstone County GIS	EOC 911	$	27,500.00	Yellowstone County GIS Contract Services
06/16/2025	881179	Yellowstone Electric	Airport	$	3,995.00	Purchase BIL letters for the Concourse Great Room

City Council Regular

Date:	07/14/2025
Title:	Payment of Claims for week of June 23rd, 2025
Presented by:	Erin Watterud
Department:	Finance
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends Council approve the Payment of Claims

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Claims in the amount of $4,001,070.89 have been reviewed and are presented for City Council payment approval. A complete listing of the claims for the week are available in the Finance Department. Payment Approval Process Every invoice for payment is entered into the City's accounting system and the backup documentation is scanned in and attached (physical invoices, additional e-mails explaining payments, bids, contracts, etc.). Each invoice goes through a multi-step approval process depending upon the amount of the payment. First, invoices are entered by the department requesting the payment and the department director or designee must perform an initial review and approval of the purchase. The number of approvals within the department can vary based upon the size of the department, but no less than one approver within each department must verify the payment. Second, all payments, regardless of size, must be approved by the Purchasing Agent or designee. The Purchasing Agent will review the payment to ensure purchasing procedures are followed and appropriate documentation is attached. If the payment is greater than $1,000, then it must be approved by the Finance Director or designee. If that payment is greater than $10,000, then it must be approved by the City Administrator or Assistant City Administrator. Once all approvals are completed, the payment is able to be made and the Accounts Payable Clerk can print the check. After all checks are printed, a list of all checks in excess of $2,500 is generated and placed on the next City Council meeting for review.

ALTERNATIVES

No other alternatives were analyzed.

FISCAL EFFECTS

Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance staff before being sent to the Council.

Attachments

CouncilMemo wk of 06232025

Check Date	Check #	Name	Fund Name	Amount	Item Desc
06/23/2025	881184	Advanced Engin and Enviro	Wastewater	$ 5,100.29	Water/Wastewater Rate Study - Consultant Agreement
06/23/2025	881184	Advanced Engin and Enviro	Wastewater	$ -	Water/Wastewater Rate Study - Consultant Agreement
06/23/2025	881184	Advanced Engin and Enviro	Water	$ 4,445.46	Water/Wastewater Rate Study - Consultant Agreement
06/23/2025	881184	Advanced Engin and Enviro	Water	$ -	Water/Wastewater Rate Study - Consultant Agreement
06/23/2025	881184	Advanced Engin and Enviro	Water	$ 40,142.17	WO 23-96 WTP Intake #2 Catwalk Renovations
06/23/2025	881187	All Kinds of Blinds	Planning	$ 2,698.00	Roller Shades; Planning Offices - 5th Floor
06/23/2025	881193	Andersen Sewer	Solid Waste	$ 880.00	Pumped 2 Loads from Landfill shop.
06/23/2025	881193	Andersen Sewer	Solid Waste	$ 1,320.00	Pumped 3 loads from Landfill shop tanks.
06/23/2025	881193	Andersen Sewer	Solid Waste	$ 1,320.00	Pumped 3 loads from Landfill shop.
06/23/2025	881195	Askin Construction	Water	$ 94,104.35	Retainage Release FINAL
06/23/2025	881198	AT & T Corp	Airport	$ 829.86	Airport
06/23/2025	881198	AT & T Corp	Building	$ 603.93	Building Cell Phones
06/23/2025	881198	AT & T Corp	Building	$ 45.26	Building Manager
06/23/2025	881198	AT & T Corp	Building	$ 418.16	Building Surfaces
06/23/2025	881198	AT & T Corp	CDBG	$ 145.90	Comm Dev
06/23/2025	881198	AT & T Corp	Court Grants	$ 45.26	Muni Court DC
06/23/2025	881198	AT & T Corp	Engineering	$ 253.85	Engineering Cell Phones and MiFi
06/23/2025	881198	AT & T Corp	Engineering	$ 225.59	Engineering Tablets
06/23/2025	881198	AT & T Corp	Facilities	$ 45.26	Facilities BOC
06/23/2025	881198	AT & T Corp	Facilities	$ 6.74	Facilities BOC
06/23/2025	881198	AT & T Corp	Facilities	$ 45.26	Facilities BOC
06/23/2025	881198	AT & T Corp	Facilities	$ 16.93	Facilities BOC
06/23/2025	881198	AT & T Corp	Facilities	$ 52.58	Facilities BOC/CH
06/23/2025	881198	AT & T Corp	Facilities	$ 17.52	Facilities BOC/CH
06/23/2025	881198	AT & T Corp	Facilities	$ 45.26	Facilities City Hall
06/23/2025	881198	AT & T Corp	Facilities	$ 45.26	Facilities City Hall
06/23/2025	881198	AT & T Corp	Facilities	$ 45.26	Facilities City Hall
06/23/2025	881198	AT & T Corp	Facilities	$ 90.52	Facilities Managers
06/23/2025	881198	AT & T Corp	Fleet	$ 90.52	FLEET
06/23/2025	881198	AT & T Corp	General	$ 462.54	Code Enforcement
06/23/2025	881198	AT & T Corp	General	$ 45.26	Finance Purchasing Agent
06/23/2025	881198	AT & T Corp	General	$ 316.76	Legal Dept -Domestic Violence
06/23/2025	881198	AT & T Corp	General	$ -	Legal

Check Date	Check #	Name	Fund Name	Amount	Item Desc
06/23/2025	881198	AT & T Corp	IT Resources	$ 136.47	IT Department -On call Phone -
06/23/2025	881198	AT & T Corp	Library	$ 470.27	Library
06/23/2025	881198	AT & T Corp	Library	$ 107.49	Library Out Reach
06/23/2025	881198	AT & T Corp	P.W. Admin	$ -	PWBLKNP OFFICE -50/50
06/23/2025	881198	AT & T Corp	P.W. Admin	$ -	PWBLKNP OFFICE -50/50
06/23/2025	881198	AT & T Corp	Park Dist 1	$ 535.96	Parks Dept.
06/23/2025	881198	AT & T Corp	Park Dist 1	$ 53.01	Parks Seasonal
06/23/2025	881198	AT & T Corp	Park Dist 1	$ 550.68	Parks Tablets
06/23/2025	881198	AT & T Corp	Park Dist 1	$ 243.97	PRPL - Recreation Division
06/23/2025	881198	AT & T Corp	Park Dist 1	$ 45.26	PRPL - Recreation Division
06/23/2025	881198	AT & T Corp	Park Dist 1	$ -	REC Phone
06/23/2025	881198	AT & T Corp	Park Dist 1	$ 159.64	REC Seasonal
06/23/2025	881198	AT & T Corp	Parking	$ 407.34	Parking Phones and scanner
06/23/2025	881198	AT & T Corp	Parking	$ 410.90	Parking Phones and scanner
06/23/2025	881198	AT & T Corp	PD Program	$ 109.72	CCSIU Toughbook
06/23/2025	881198	AT & T Corp	PD Program	$ 45.59	POLICE -DOM. VIOLENCE
06/23/2025	881198	AT & T Corp	Phone System	$ 65.02	IT iPads
06/23/2025	881198	AT & T Corp	Phone System	$ 50.32	TeleComm Manager Doug
06/23/2025	881198	AT & T Corp	Planning	$ 67.99	Planning
06/23/2025	881198	AT & T Corp	Public Safety	$ 273.21	Animal Control Cell Phones
06/23/2025	881198	AT & T Corp	Public Safety	$ 240.84	Animal Control -MDT
06/23/2025	881198	AT & T Corp	Public Safety	$ 120.42	Assistant chiefs new iPads
06/23/2025	881198	AT & T Corp	Public Safety	$ 334.49	Comm. Center 9-1-1
06/23/2025	881198	AT & T Corp	Public Safety	$ 40.14	Detective C-Toughbook
06/23/2025	881198	AT & T Corp	Public Safety	$ 444.13	FIRE CRADLEPOINT AND DRONES
06/23/2025	881198	AT & T Corp	Public Safety	$ 127.47	FIRE CRADLEPOINT AND DRONES
06/23/2025	881198	AT & T Corp	Public Safety	$ 1,357.53	Fire Department Cell Phones
06/23/2025	881198	AT & T Corp	Public Safety	$ 397.70	FIRE EMS
06/23/2025	881198	AT & T Corp	Public Safety	$ 181.04	Fire EMS Cell Phone
06/23/2025	881198	AT & T Corp	Public Safety	$ 198.72	FIRE INSPECTIONS
06/23/2025	881198	AT & T Corp	Public Safety	$ 281.83	Fire iPads
06/23/2025	881198	AT & T Corp	Public Safety	$ 40.14	Fire iPads
06/23/2025	881198	AT & T Corp	Public Safety	$ 222.06	Fire iPads

Check Date	Check #	Name	Fund Name	Amount	Item Desc
06/23/2025	881198	AT & T Corp	Public Safety	$ 802.80	Fire Station iPads
06/23/2025	881198	AT & T Corp	Public Safety	$ 2,010.45	Fire Training Laptops
06/23/2025	881198	AT & T Corp	Public Safety	$ 441.54	MDT Fire
06/23/2025	881198	AT & T Corp	Public Safety	$ 83.39	POLICE CRADLEPOINT
06/23/2025	881198	AT & T Corp	Public Safety	$ 144.35	POLICE CSO
06/23/2025	881198	AT & T Corp	Public Safety	$ 4,463.97	Police Department Cell Phones
06/23/2025	881198	AT & T Corp	Public Safety	$ 50.32	Police -Drone
06/23/2025	881198	AT & T Corp	Public Safety	$ 40.14	POLICE -ICAC
06/23/2025	881198	AT & T Corp	Public Safety	$ 4,984.20	Police MDT Toughbooks and Loaner MDT's
06/23/2025	881198	AT & T Corp	Public Safety	$ 200.70	Police MDT Toughbooks and Loaner MDT's
06/23/2025	881198	AT & T Corp	Public Safety	$ 287.20	Ylwstne County Cellular Charges -Three cradlepoints
06/23/2025	881198	AT & T Corp	Solid Waste	$ -	Solid Waste
06/23/2025	881198	AT & T Corp	Solid Waste	$ 330.28	SOLID WASTE Cell and iPads
06/23/2025	881198	AT & T Corp	Solid Waste	$ 171.07	SOLID WASTE Cell and iPads
06/23/2025	881198	AT & T Corp	Street/Traffic	$ 55.35	School Flashers
06/23/2025	881198	AT & T Corp	Street/Traffic	$ 614.66	Street Traffic iPads
06/23/2025	881198	AT & T Corp	Transit	$ 50.32	MET
06/23/2025	881198	AT & T Corp	Transit	$ 50.32	MET
06/23/2025	881198	AT & T Corp	Transit	$ 22.63	MET
06/23/2025	881198	AT & T Corp	Transit	$ 50.32	MET
06/23/2025	881198	AT & T Corp	Transit	$ 30.19	MET
06/23/2025	881198	AT & T Corp	Transit	$ 50.32	MET
06/23/2025	881198	AT & T Corp	Transit	$ 7.38	MET
06/23/2025	881198	AT & T Corp	Transit	$ 45.26	MET
06/23/2025	881198	AT & T Corp	Transit	$ 29.55	MET
06/23/2025	881198	AT & T Corp	Transit	$ 22.63	MET
06/23/2025	881198	AT & T Corp	Transit	$ 50.32	MET
06/23/2025	881198	AT & T Corp	Transit	$ 50.32	MET
06/23/2025	881198	AT & T Corp	Transit	$ 20.12	MET
06/23/2025	881198	AT & T Corp	Transit	$ 339.59	MET Transit Tablets
06/23/2025	881198	AT & T Corp	Transit	$ 677.02	MET Transit Tablets
06/23/2025	881198	AT & T Corp	Wastewater	$ 181.04	PW Environmental
06/23/2025	881198	AT & T Corp	Wastewater	$ 309.29	PWBELKNAP-DIST COLL CELL PHONES 50/50

Check Date	Check #	Name	Fund Name	Amount	Item Desc
06/23/2025	881198	AT & T Corp	Wastewater	$ 473.66	PWBLKNP Electricians -Phones
06/23/2025	881198	AT & T Corp	Wastewater	$ 15.68	PWBLKNP STORES -75/25
06/23/2025	881198	AT & T Corp	Wastewater	$ 1,005.46	Wastewater Treatment Plant and iPads
06/23/2025	881198	AT & T Corp	Wastewater	$ 124.20	Wastewater Treatment Plant and iPads
06/23/2025	881198	AT & T Corp	Wastewater	$ 351.52	PW-Distribution Collection Tablets 50/50
06/23/2025	881198	AT & T Corp	Wastewater	$ 80.28	PW-Environmental
06/23/2025	881198	AT & T Corp	Water	$ 309.29	PWBELKNAP-DIST COLL CELL PHONES 50/50
06/23/2025	881198	AT & T Corp	Water	$ 1,016.08	PWBELKNAP-WT Water Treatment
06/23/2025	881198	AT & T Corp	Water	$ 469.53	PWBLKNP COMM-METER CityWorks/Neptune
06/23/2025	881198	AT & T Corp	Water	$ 320.11	PWBLKNP MTRSHOP CELL PHONE AND IPADS
06/23/2025	881198	AT & T Corp	Water	$ 412.73	PWBLKNP MTRSHOP CELL PHONE AND IPADS
06/23/2025	881198	AT & T Corp	Water	$ 47.04	PWBLKNP STORES -75/25
06/23/2025	881198	AT & T Corp	Water	$ 341.51	PW-Distribution Collection Tablets 50/50
06/23/2025	881200	BAR 10	Rose Pool Const	$ 12,500.00	centennial dog park sidewalk - 25
06/23/2025	881202	Big Ditch Company	Storm Sewer	$ 13,803.36	Permit Fee and Annual Stormwater Fee: 1
06/23/2025	881206	Brenntag Pacific	Wastewater	$ 6,075.00	Defoamant for Centrifuge Operations
06/23/2025	ACH	Burns & McDonnell Engineering	Water	$ 156,144.30	WO 19-42 West End Water Treatment Plant Project
06/23/2025	881212	Centennial Concrete & Waterproofing	Parking	$ 19,391.97	Retainage Release
06/23/2025	881212	Centennial Concrete & Waterproofing	Parking	$ -	Retainage Release
06/23/2025	881212	Centennial Concrete & Waterproofing	Parking	$ -	Retainage Release
06/23/2025	881225	Cop Construction	Wastewater	$ 398,976.81	WO 24-08 Hesper Sewer - Shiloh Rd to S 48th St W
06/23/2025	881228	Crowley Fleck PLLP	General	$ 6,500.00	Inv. #1069574 Lobbyist Contract for May 2025
06/23/2025	881229	Cummins Inc - Rocky Mountain	Fleet	$ 22.91	38-250619094
06/23/2025	881229	Cummins Inc - Rocky Mountain	Fleet	$ 270.00	38-250619094
06/23/2025	881229	Cummins Inc - Rocky Mountain	Fleet	$ 1,861.18	38-250619094
06/23/2025	881229	Cummins Inc - Rocky Mountain	Fleet	$ 1,246.26	38-250619095
06/23/2025	881229	Cummins Inc - Rocky Mountain	Fleet	$ 270.00	38-250619095
06/23/2025	881229	Cummins Inc - Rocky Mountain	Fleet	$ (270.00)	38-250619111
06/23/2025	881229	Cummins Inc - Rocky Mountain	Transit	$ 227.42	38-241010540 oil cooler line (WO# 2025-285)
06/23/2025	881229	Cummins Inc - Rocky Mountain	Transit	$ 30.00	38-241010540 shipping (unit: 1839 WO: 2025-285)
06/23/2025	881229	Cummins Inc - Rocky Mountain	Transit	$ (243.00)	38-250619236 Core deposit return credit
06/23/2025	881229	Cummins Inc - Rocky Mountain	Transit	$ 270.00	38-250619284 Core deposit (will return)
06/23/2025	881229	Cummins Inc - Rocky Mountain	Transit	$ 1,926.07	38-250619284 VGT- Turbo Actuator

Check Date	Check #	Name	Fund Name	Amount	Item Desc
06/23/2025	881229	Cummins Inc - Rocky Mountain	Transit	$ (270.00)	38-250619285 core return
06/23/2025	881232	Dell Computer L P	Facilities	$ 1,215.74	Dell Pro Slim Plus 1250, i7-facilities
06/23/2025	881232	Dell Computer L P	Public Safety	$ 1,057.50	Dell Pro Slim Plus, Monitor/Sound bar, i5-Dispatch
06/23/2025	881232	Dell Computer L P	Public Safety	$ 2,957.79	Dell Pro Slim Plus, Monitor/Sound bar, i5-Dispatch
06/23/2025	881234	Denny Menholt Chevrolet	Public Safety	$ 2,917.45	BODY REPAIR
06/23/2025	881236	Dick Anderson Construction	Water	$ 35,586.00	WO 19-12 West End Reservoir Project
06/23/2025	881236	Dick Anderson Construction	Water	$ 715,464.95	WO 19-12 West End Reservoir Const Services Contract
06/23/2025	881238	Dorsey & Whitney Llp	Tax Incrmnt E	$ 1,917.17	Legal Services: Misc. Tax Increment Projects
06/23/2025	881238	Dorsey & Whitney Llp	Tax Incrmnt N27	$ 1,917.16	Legal Services: Misc. Tax Increment Projects
06/23/2025	881238	Dorsey & Whitney Llp	Tax Incrmnt S	$ 1,917.17	Legal Services: Misc. Tax Increment Projects
06/23/2025	881239	DOWL	St Maint Dist	$ 4,254.91	WO 23-11 Downtown 2-Way Street Conversion
06/23/2025	881239	DOWL	Storm Sewer	$ 24,618.75	Approved by CC...$445,387.00...Engineer Westrope
06/23/2025	881239	DOWL	Storm Sewer	$ 4,443.75	WO 24-26 Stormwater Master Plan
06/23/2025	881239	DOWL	Tax Incrmnt N27	$ 34,426.09	WO 23-11 Downtown 2-Way Street Conversion
06/23/2025	881239	DOWL	Water	$ 27,990.23	Retainage Release FINAL
06/23/2025	881240	Downtown Billings Partnership	Tax Incrmnt N27	$ 26,383.92	DT TIF Operating agreement for FY25
06/23/2025	881243	Econo Print	General	$ 602.87	EconoPrint Invoice #335205
06/23/2025	881243	Econo Print	Parking	$ 4,070.24	334353_Parking Violation Envelopes
06/23/2025	881244	Edge Construction Supply	Wastewater	$ 3.00	Gas Detector Inspection
06/23/2025	881244	Edge Construction Supply	Wastewater	$ 3.00	Gas Detector Inspection
06/23/2025	881244	Edge Construction Supply	Wastewater	$ 3.00	Gas Detector Inspection
06/23/2025	881244	Edge Construction Supply	Wastewater	$ 102.00	Gas Detector Repair
06/23/2025	881244	Edge Construction Supply	Wastewater	$ 297.60	gas detector repair
06/23/2025	881244	Edge Construction Supply	Wastewater	$ 297.60	Gas Detector Repair
06/23/2025	881244	Edge Construction Supply	Wastewater	$ 124.22	gas meter repair
06/23/2025	881244	Edge Construction Supply	Wastewater	$ 302.60	gas meter repair
06/23/2025	881244	Edge Construction Supply	Wastewater	$ 4,225.97	New Gas Detectors for WRF
06/23/2025	881244	Edge Construction Supply	Water	$ 2,463.32	Fall Protection for new intake #2 Bldg
06/23/2025	881247	Empire Garage Owner's Assoc	Parking	$ 9,099.74	IN001724_CITY OF BILLINGS JUNE ASSESSMENT
06/23/2025	881248	Empire Heating & Cooling	Wastewater	$ 122,947.66	WO 24-31 WRF Solids Process Bldg; Pmt 3
06/23/2025	881249	Energy Laboratories	Wastewater	$ 73.00	Compliance Testing for WRF
06/23/2025	881249	Energy Laboratories	Wastewater	$ 527.00	Local Limit Analytical Testing
06/23/2025	881249	Energy Laboratories	Wastewater	$ 1,054.00	Local Limits Sampling

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06/23/2025	881249	Energy Laboratories	Wastewater	$ 524.00	Local Limits Testing
06/23/2025	881249	Energy Laboratories	Wastewater	$ 1,122.00	MS4 Compliance Sampling
06/23/2025	881255	Fisher's Technology	Airport	$ 1,695.46	Print Management: Licenses Airport
06/23/2025	881255	Fisher's Technology	Airport	$ 21,108.88	Print Management: Printers Airport
06/23/2025	881255	Fisher's Technology	Central Services	$ 2,036.10	Print Management: Printers BMC
06/23/2025	881255	Fisher's Technology	Central Services	$ 544.50	Print Management: Printers Facilities and A/C
06/23/2025	881255	Fisher's Technology	Central Services	$ 544.50	Print Management: Printers Library & Fleet
06/23/2025	881255	Fisher's Technology	Engineering	$ 847.73	Print Management: Licenses PW: Admin, D&C, Engin
06/23/2025	881255	Fisher's Technology	Engineering	$ 7,963.74	Print Management: Printers PW: Admin, D&C, Engin
06/23/2025	881255	Fisher's Technology	Facilities	$ 342.65	Print Management: Printers Facilities and A/C
06/23/2025	881255	Fisher's Technology	Library	$ 24,715.95	Print Management: Printers Library
06/23/2025	881255	Fisher's Technology	Library	$ 1,105.00	Print Management: Printers Library & Fleet
06/23/2025	881255	Fisher's Technology	P.W. Admin	$ 1,695.46	Print Management: Licenses PW: Admin, D&C, Engin
06/23/2025	881255	Fisher's Technology	P.W. Admin	$ 5,217.66	Print Management: Printers MET, PW-WRF, PW-FS
06/23/2025	881255	Fisher's Technology	P.W. Admin	$ 18,681.15	Print Management: Printers PW: Admin, D&C, Engin
06/23/2025	881255	Fisher's Technology	Public Safety	$ 847.73	Print Management: Licenses Police
06/23/2025	881255	Fisher's Technology	Transit	$ 1,582.70	Print Management: Printers MET, PW-WRF, PW-FS
06/23/2025	881255	Fisher's Technology	Wastewater	$ 1,695.46	Print Management: Licenses PW: Admin, D&C, Engin
06/23/2025	881255	Fisher's Technology	Wastewater	$ 423.87	Print Management: Licenses PW: Admin, D&C, Engin
06/23/2025	881255	Fisher's Technology	Wastewater	$ 2,218.50	Print Management: Printers MET, PW-WRF, PW-FS
06/23/2025	881255	Fisher's Technology	Wastewater	$ 9,838.48	Print Management: Printers PW: Admin, D&C, Engin
06/23/2025	881255	Fisher's Technology	Wastewater	$ 2,608.83	Print Management: Printers PW: Admin, D&C, Engin
06/23/2025	881255	Fisher's Technology	Water	$ 423.87	Print Management: Licenses PW: Admin, D&C, Engin
06/23/2025	881255	Fisher's Technology	Water	$ 2,608.83	Print Management: Printers PW: Admin, D&C, Engin
06/23/2025	881264	Hach Company	Water	$ 6,990.00	Distribution system chlorine monitor
06/23/2025	881264	Hach Company	Water	$ 2,720.02	REAGENT SET CHLORINE FREE CL17 - SIRR PLAN
06/23/2025	881270	Hawkins	Water	$ 1,380.00	Chlorine for Chapple Pump Station
06/23/2025	881270	Hawkins	Water	$ 31,302.00	Coagulant for Process
06/23/2025	881270	Hawkins	Water	$ 31,696.80	Coagulant for process
06/23/2025	881270	Hawkins	Water	$ 32,063.40	Coagulant for Process
06/23/2025	ACH	HDR	Water	$ 97,094.90	WO 19-12 West End Reservoir; Pmt 74
06/23/2025	ACH	HDR	Water	$ 28,502.95	WO 23-12 Zone 4 Pump Station & Waterline Improv
06/23/2025	ACH	HDR	Water	$ 1,425.88	WO 24-20 WTP Underground Leaks Assessment

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06/23/2025	881275	Ingram Library	Library	$ 0.01	88135331
06/23/2025	881275	Ingram Library	Library	$ 14.40	88135331
06/23/2025	881275	Ingram Library	Library	$ 0.01	88135332
06/23/2025	881275	Ingram Library	Library	$ 11.39	88135332
06/23/2025	881275	Ingram Library	Library	$ 0.06	88135333
06/23/2025	881275	Ingram Library	Library	$ 46.71	88135333
06/23/2025	881275	Ingram Library	Library	$ 0.25	88135334
06/23/2025	881275	Ingram Library	Library	$ 255.02	88135334
06/23/2025	881275	Ingram Library	Library	$ 11.79	88135334
06/23/2025	881275	Ingram Library	Library	$ 0.03	88135335
06/23/2025	881275	Ingram Library	Library	$ 17.10	88135335
06/23/2025	881275	Ingram Library	Library	$ 9.57	88135335
06/23/2025	881275	Ingram Library	Library	$ 0.03	88135336
06/23/2025	881275	Ingram Library	Library	$ 34.45	88135336
06/23/2025	881275	Ingram Library	Library	$ 0.04	88135337
06/23/2025	881275	Ingram Library	Library	$ 14.97	88135337
06/23/2025	881275	Ingram Library	Library	$ 11.20	88135337
06/23/2025	881275	Ingram Library	Library	$ 2.57	88135338
06/23/2025	881275	Ingram Library	Library	$ 351.88	88135338
06/23/2025	881275	Ingram Library	Library	$ 421.08	88135338
06/23/2025	881275	Ingram Library	Library	$ 162.91	88135338
06/23/2025	881275	Ingram Library	Library	$ 1,454.88	88135338
06/23/2025	881275	Ingram Library	Library	$ 2.22	88135339
06/23/2025	881275	Ingram Library	Library	$ 90.02	88135339
06/23/2025	881275	Ingram Library	Library	$ 34.12	88135339
06/23/2025	881275	Ingram Library	Library	$ 20.12	88135339
06/23/2025	881275	Ingram Library	Library	$ 0.17	88135340
06/23/2025	881275	Ingram Library	Library	$ 11.99	88135340
06/23/2025	881275	Ingram Library	Library	$ 7.14	88135340
06/23/2025	881275	Ingram Library	Library	$ 0.61	88135341
06/23/2025	881275	Ingram Library	Library	$ 17.11	88135341
06/23/2025	881275	Ingram Library	Library	$ 3.24	88135341
06/23/2025	881275	Ingram Library	Library	$ 12.39	88135341

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06/23/2025	881275	Ingram Library	Library	$ 11.79	88135341
06/23/2025	881275	Ingram Library	Library	$ 0.55	88149021
06/23/2025	881275	Ingram Library	Library	$ 79.70	88149021
06/23/2025	881275	Ingram Library	Library	$ 0.13	88149022
06/23/2025	881275	Ingram Library	Library	$ 8.24	88149022
06/23/2025	881275	Ingram Library	Library	$ 39.99	88149022
06/23/2025	881275	Ingram Library	Library	$ 0.07	88149023
06/23/2025	881275	Ingram Library	Library	$ 17.96	88149023
06/23/2025	881275	Ingram Library	Library	$ 0.14	88149024
06/23/2025	881275	Ingram Library	Library	$ 16.19	88149024
06/23/2025	881275	Ingram Library	Library	$ 5.19	88149024
06/23/2025	881275	Ingram Library	Library	$ 2.11	88149025
06/23/2025	881275	Ingram Library	Library	$ 104.92	88149025
06/23/2025	881275	Ingram Library	Library	$ 17.38	88149025
06/23/2025	881275	Ingram Library	Library	$ 211.60	88149025
06/23/2025	881275	Ingram Library	Library	$ 119.71	88149026
06/23/2025	881275	Ingram Library	Library	$ 130.38	88149026
06/23/2025	881275	Ingram Library	Library	$ 98.05	88149026
06/23/2025	881275	Ingram Library	Library	$ 60.26	88149026
06/23/2025	881275	Ingram Library	Library	$ 0.09	88199382
06/23/2025	881275	Ingram Library	Library	$ 12.97	88199382
06/23/2025	881275	Ingram Library	Library	$ 0.22	88199383
06/23/2025	881275	Ingram Library	Library	$ 19.46	88199383
06/23/2025	881275	Ingram Library	Library	$ 0.98	88199384
06/23/2025	881275	Ingram Library	Library	$ 33.26	88199384
06/23/2025	881275	Ingram Library	Library	$ 47.31	88199384
06/23/2025	881275	Ingram Library	Library	$ 0.55	88199385
06/23/2025	881275	Ingram Library	Library	$ 39.27	88199385
06/23/2025	881275	Ingram Library	Library	$ 14.74	88199385
06/23/2025	881275	Ingram Library	Library	$ 0.68	88199386
06/23/2025	881275	Ingram Library	Library	$ 35.59	88199386
06/23/2025	881275	Ingram Library	Library	$ 0.15	88199387
06/23/2025	881275	Ingram Library	Library	$ 19.18	88199387

Check Date	Check #	Name	Fund Name	Amount	Item Desc
06/23/2025	881275	Ingram Library	Library	$ 0.20	88199388
06/23/2025	881275	Ingram Library	Library	$ 16.52	88199388
06/23/2025	881275	Ingram Library	Library	$ 8.44	88199388
06/23/2025	881275	Ingram Library	Library	$ 0.13	88199389
06/23/2025	881275	Ingram Library	Library	$ 11.77	88199389
06/23/2025	881275	Ingram Library	Library	$ 0.05	88231865
06/23/2025	881275	Ingram Library	Library	$ 17.70	88231865
06/23/2025	881275	Ingram Library	Library	$ 10.61	88231865
06/23/2025	881275	Ingram Library	Library	$ 0.03	88231866
06/23/2025	881275	Ingram Library	Library	$ 17.70	88231866
06/23/2025	881275	Ingram Library	Library	$ 0.60	88231867
06/23/2025	881275	Ingram Library	Library	$ 374.93	88231867
06/23/2025	881275	Ingram Library	Library	$ 34.15	88231867
06/23/2025	881275	Ingram Library	Library	$ 17.70	88231867
06/23/2025	881275	Ingram Library	Library	$ 0.06	88231868
06/23/2025	881275	Ingram Library	Library	$ 35.40	88231868
06/23/2025	881275	Ingram Library	Library	$ 0.04	88231869
06/23/2025	881275	Ingram Library	Library	$ 17.69	88231869
06/23/2025	881275	Ingram Library	Library	$ 0.09	88231870
06/23/2025	881275	Ingram Library	Library	$ 48.35	88231870
06/23/2025	881275	Ingram Library	Library	$ 2.13	88231871
06/23/2025	881275	Ingram Library	Library	$ 174.33	88231871
06/23/2025	881275	Ingram Library	Library	$ 277.06	88231871
06/23/2025	881275	Ingram Library	Library	$ 266.43	88231871
06/23/2025	881275	Ingram Library	Library	$ 435.66	88231871
06/23/2025	881275	Ingram Library	Library	$ 6.49	88231872
06/23/2025	881275	Ingram Library	Library	$ 95.65	88248223
06/23/2025	881275	Ingram Library	Library	$ 72.54	88248223
06/23/2025	881275	Ingram Library	Library	$ 33.91	88248223
06/23/2025	881275	Ingram Library	Library	$ 0.37	88271975
06/23/2025	881275	Ingram Library	Library	$ 74.00	88271975
06/23/2025	881275	Ingram Library	Library	$ 0.73	88271976
06/23/2025	881275	Ingram Library	Library	$ 32.95	88271976

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06/23/2025	881275	Ingram Library	Library	$ 11.97	88271976
06/23/2025	881275	Ingram Library	Library	$ 6.49	88271976
06/23/2025	881275	Ingram Library	Library	$ 0.43	88271977
06/23/2025	881275	Ingram Library	Library	$ 17.69	88271977
06/23/2025	881275	Ingram Library	Library	$ 1.47	88271978
06/23/2025	881275	Ingram Library	Library	$ 26.80	88271978
06/23/2025	881275	Ingram Library	Library	$ 20.23	88271978
06/23/2025	881275	Ingram Library	Library	$ 54.93	88271978
06/23/2025	881275	Ingram Library	Library	$ 0.27	88279581
06/23/2025	881275	Ingram Library	Library	$ 17.69	88279581
06/23/2025	881275	Ingram Library	Library	$ 11.20	88279581
06/23/2025	881275	Ingram Library	Library	$ 0.18	88279582
06/23/2025	881275	Ingram Library	Library	$ 13.19	88279582
06/23/2025	881275	Ingram Library	Library	$ 0.86	88279583
06/23/2025	881275	Ingram Library	Library	$ 10.19	88279583
06/23/2025	881275	Ingram Library	Library	$ 38.98	88279583
06/23/2025	881275	Ingram Library	Library	$ 23.72	88279583
06/23/2025	881275	Ingram Library	Library	$ 0.61	88279584
06/23/2025	881275	Ingram Library	Library	$ 31.75	88279584
06/23/2025	881275	Ingram Library	Library	$ 11.20	88279584
06/23/2025	881275	Ingram Library	Library	$ 6.49	88279585
06/23/2025	881275	Ingram Library	Library	$ 0.06	88279585
06/23/2025	881275	Ingram Library	Library	$ 0.75	88302047
06/23/2025	881275	Ingram Library	Library	$ 35.39	88302047
06/23/2025	881275	Ingram Library	Library	$ 13.79	88302047
06/23/2025	881275	Ingram Library	Library	$ 0.44	88302048
06/23/2025	881275	Ingram Library	Library	$ 18.88	88302048
06/23/2025	881275	Ingram Library	Library	$ 11.20	88302048
06/23/2025	881275	Ingram Library	Library	$ 1.65	88302049
06/23/2025	881275	Ingram Library	Library	$ 100.43	88302049
06/23/2025	881275	Ingram Library	Library	$ 18.88	88302049
06/23/2025	881275	Ingram Library	Library	$ 20.63	88302049
06/23/2025	881275	Ingram Library	Library	$ 0.16	88302050

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06/23/2025	881275	Ingram Library	Library	$ 13.20	88302050
06/23/2025	881275	Ingram Library	Library	$ 1.02	887279580
06/23/2025	881275	Ingram Library	Library	$ 28.47	887279580
06/23/2025	881275	Ingram Library	Library	$ 10.80	887279580
06/23/2025	881275	Ingram Library	Library	$ 28.19	887279580
06/23/2025	881277	Insight Public Sector	Fleet	$ 628.29	Qty. 4 Zebra ET40 Tablets with warranty- Fleet
06/23/2025	881277	Insight Public Sector	Fleet	$ 3,296.46	Qty. 4 Zebra ET40 Tablets with warranty- Fleet
06/23/2025	881277	Insight Public Sector	Public Safety	$ 381.93	Qty. 2 Surface Pro cellular 10, docks- Fire
06/23/2025	881277	Insight Public Sector	Public Safety	$ 754.86	Qty. 2 Surface Pro cellular 10, docks- Fire
06/23/2025	ACH	Jacobs Engineering	Gas Tax	$ 66.34	Asset Management Program Project; Pmt 55
06/23/2025	ACH	Jacobs Engineering	Light Maint	$ 66.34	Asset Management Program Project; Pmt 55
06/23/2025	ACH	Jacobs Engineering	Solid Waste	$ 1,961.50	WO 22-27 Landfill Gas Emissions Compliance
06/23/2025	ACH	Jacobs Engineering	Storm Sewer	$ 159.69	Asset Management Program Project; Pmt 55
06/23/2025	ACH	Jacobs Engineering	Street/Traffic	$ 248.15	Asset Management Program Project; Pmt 55
06/23/2025	ACH	Jacobs Engineering	Wastewater	$ 542.80	Asset Management Program Project; Pmt 55
06/23/2025	ACH	Jacobs Engineering	Water	$ 542.80	Asset Management Program Project; Pmt 55
06/23/2025	881283	John's Home & Yard Service	Airport	$ 2,750.00	Invoice #40934. Weed Spray Lawn Areas
06/23/2025	881287	Kirkness Roofing	Water	$ 100.50	Water Quality Lab Roof Repair....Permit Fees
06/23/2025	881287	Kirkness Roofing	Water	$ 18,194.71	Water Quality Lab Roof Repair...Invoice # 2638
06/23/2025	881288	Kittelson & Associates	Planning	$ 9,285.59	Professional Services through May 31, 2025
06/23/2025	881292	Leisure In Montana	Park Dist 1	$ 10,000.00	pool pump - 38313-1
06/23/2025	881295	LORI, KORELL	Water	$ 2,746.33	Credit Refund:06/18/2025
06/23/2025	881302	Millennium Electric	SID Const	$ 38,371.12	SID 14-28 Annafeld Subdivision 5th Filing Streetlights
06/23/2025	881303	MT Dakota Utilities	Airport	$ 205.63	129 573 1000 1. Mud Wash. June 2025
06/23/2025	881303	MT Dakota Utilities	Airport	$ 33.97	160 723 3573 6. USDA. June 2025
06/23/2025	881303	MT Dakota Utilities	Airport	$ 1,179.32	179 053 7751 5. New Terminal. June 2025
06/23/2025	881303	MT Dakota Utilities	Airport	$ 55.36	185 580 1000 7. TSA. June 2025
06/23/2025	881303	MT Dakota Utilities	Airport	$ 33.25	229 573 1000 0. Detail Bay 1 Hertz. June 2025
06/23/2025	881303	MT Dakota Utilities	Airport	$ 56.79	283 116 0655 3. Alpine. June 2025
06/23/2025	881303	MT Dakota Utilities	Airport	$ 221.73	285 580 1000 6
06/23/2025	881303	MT Dakota Utilities	Airport	$ 48.23	295 580 1000 4. Aero Interiors. June 2025
06/23/2025	881303	MT Dakota Utilities	Airport	$ 32.54	329 573 1000 9. Detail bay 3 Enterprise. June 2025
06/23/2025	881303	MT Dakota Utilities	Airport	$ 33.97	429 573 1000 8. Detail Bay 4 Avis/Budget. June 2025

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06/23/2025	881303	MT Dakota Utilities	Airport	$ 30.40	529 573 1000 7. Detail Bay 5 Thrifty/Dollar. June 2025
06/23/2025	881303	MT Dakota Utilities	Airport	$ 3,879.88	595 580 1000 1
06/23/2025	881303	MT Dakota Utilities	Airport	$ 36.81	629 573 1000 6. Detail Bay 2 National/Alamo. Jun 2025
06/23/2025	881303	MT Dakota Utilities	Airport	$ 353.33	706 580 1000 7
06/23/2025	881303	MT Dakota Utilities	Airport	$ 748.13	788 689 5644 8. Concourse Kitchen. Jun 2025 Utilities
06/23/2025	881303	MT Dakota Utilities	Park Dist 1	$ 105.54	112 138 9381 8
06/23/2025	881303	MT Dakota Utilities	Park Dist 1	$ 30.40	501 473 1000 2
06/23/2025	881303	MT Dakota Utilities	Park Dist 1	$ 47.52	703 760 1000 8
06/23/2025	881303	MT Dakota Utilities	Park Dist 1	$ 277.73	879 660 1000 8
06/23/2025	881303	MT Dakota Utilities	Park Dist 1	$ 52.50	902 360 1000 6
06/23/2025	881303	MT Dakota Utilities	Public Safety	$ 412.82	307 111 5825 0
06/23/2025	881303	MT Dakota Utilities	Public Safety	$ 57.37	357 004 5071 7
06/23/2025	881303	MT Dakota Utilities	Public Safety	$ 120.22	668 670 1000 2
06/23/2025	881303	MT Dakota Utilities	Public Safety	$ 62.69	672 860 1000 3
06/23/2025	881303	MT Dakota Utilities	Public Safety	$ 258.82	819 360 1000 8
06/23/2025	881303	MT Dakota Utilities	Public Safety	$ 28.97	930 442 2308 4
06/23/2025	881303	MT Dakota Utilities	Public Safety	$ 120.55	958 650 1000 3
06/23/2025	881303	MT Dakota Utilities	Public Safety	$ 69.52	959 389 9168 4
06/23/2025	881303	MT Dakota Utilities	Public Safety	$ 190.77	971 487 8549 2
06/23/2025	881303	MT Dakota Utilities	Wastewater	$ 192.48	017 739 3911 9
06/23/2025	881303	MT Dakota Utilities	Wastewater	$ 174.66	470 750 1000 0
06/23/2025	881303	MT Dakota Utilities	Wastewater	$ 54.43	559 250 1000 5
06/23/2025	881303	MT Dakota Utilities	Wastewater	$ 80.34	596 733 1000 5
06/23/2025	881303	MT Dakota Utilities	Wastewater	$ 80.34	713 064 3190 0
06/23/2025	881303	MT Dakota Utilities	Wastewater	$ 83.01	843 879 2205 1
06/23/2025	881303	MT Dakota Utilities	Water	$ 40.39	162 660 1000 4
06/23/2025	881303	MT Dakota Utilities	Water	$ 13.77	373 580 1000 9
06/23/2025	881303	MT Dakota Utilities	Water	$ 13.77	373 580 1000 9
06/23/2025	881303	MT Dakota Utilities	Water	$ 28.26	541 380 1000 1
06/23/2025	881303	MT Dakota Utilities	Water	$ 287.64	825 150 1000 5
06/23/2025	881303	MT Dakota Utilities	Water	$ 80.34	921 580 1000 6
06/23/2025	881307	Montana Peterbilt	Fleet	$ 310.50	116610BL
06/23/2025	881307	Montana Peterbilt	Fleet	$ 435.00	116610BL

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06/23/2025	881307	Montana Peterbilt	Fleet	$ 431.89	116938BL
06/23/2025	881307	Montana Peterbilt	Fleet	$ 185.66	116941BL
06/23/2025	881307	Montana Peterbilt	Fleet	$ 267.88	116958BL
06/23/2025	881307	Montana Peterbilt	Fleet	$ 531.78	117068BL
06/23/2025	881307	Montana Peterbilt	Fleet	$ 471.00	117181BL
06/23/2025	881307	Montana Peterbilt	Fleet	$ 668.96	117211BL
06/23/2025	881307	Montana Peterbilt	Fleet	$ 548.40	117211BL
06/23/2025	881307	Montana Peterbilt	Fleet	$ 176.60	117358BL
06/23/2025	881307	Montana Peterbilt	Fleet	$ 449.75	117382BL
06/23/2025	881307	Montana Peterbilt	Fleet	$ 482.15	117424BL
06/23/2025	881307	Montana Peterbilt	Fleet	$ (185.66)	CM116941BL
06/23/2025	881307	Montana Peterbilt	Fleet	$ (267.88)	CM116958BL
06/23/2025	881307	Montana Peterbilt	Transit	$ 212.50	117545BL Core deposit- will return
06/23/2025	881307	Montana Peterbilt	Transit	$ 582.40	117545BL Nox Inlet Sensor
06/23/2025	881307	Montana Peterbilt	Transit	$ 212.50	117656BL core deposit
06/23/2025	881307	Montana Peterbilt	Transit	$ 212.50	117656BL core deposit
06/23/2025	881307	Montana Peterbilt	Transit	$ 582.40	117656BL Nox sensor
06/23/2025	881307	Montana Peterbilt	Transit	$ 582.40	117656BL Nox sensor
06/23/2025	881307	Montana Peterbilt	Transit	$ (223.25)	CM116196BL water pump- defective- credit
06/23/2025	881307	Montana Peterbilt	Transit	$ (212.50)	CM117545BL Core deposit credit
06/23/2025	881308	Morrison Maierle	Airport	$ 742.72	AIP-73 Terminal Expansion - Eligible for Reimb
06/23/2025	881308	Morrison Maierle	Airport	$ 82.52	AIP-73 Terminal Expansion - Ineligible for Reimb
06/23/2025	881308	Morrison Maierle	Airport	$ 69.81	AIP-76 Terminal Expansion - eligible for local
06/23/2025	881308	Morrison Maierle	Airport	$ 33,976.77	Airport Master Plan Update - Federal Share
06/23/2025	881308	Morrison Maierle	Airport	$ 3,775.20	Airport Master Plan Update - Local Share
06/23/2025	881308	Morrison Maierle	Airport	$ 4,063.03	Amendment #13 Terminal Expansion Project - Federal
06/23/2025	881308	Morrison Maierle	Airport	$ 381.92	Amendment #13 Terminal Expansion Project - Inelig
06/23/2025	881308	Morrison Maierle	Airport	$ 451.45	Amendment #13 Terminal Expansion Project - Local
06/23/2025	881308	Morrison Maierle	Airport	$ 2,050.50	Amendment #25 to Assist Airport W/ Purchasing Land
06/23/2025	881308	Morrison Maierle	Airport	$ 2,454.56	FY25 Miscellaneous Services
06/23/2025	881308	Morrison Maierle	Airport	$ 6,248.33	West End Sewer and Water Expansion Project
06/23/2025	881308	Morrison Maierle	Transit	$ 7,134.00	Amendment #20 MET Bus Wash Equipment Upgrade
06/23/2025	881308	Morrison Maierle	Transit	$ 11,985.43	Amendment 10 MET Transit Remodel Project

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06/23/2025	881308	Morrison Maierle	Transit	$ 403.74	MET IT Security Infrastructure Project Amendment #14
06/23/2025	881308	Morrison Maierle	Wastewater	$ 58,013.00	WO 25-01 Contract 2: 2025 Sewer Replacement Proj
06/23/2025	881312	MT Dept of Rev-CGR2	Airport	$ 3,950.85	AIP-77 Terminal Expansion (GMP) - Federal Share
06/23/2025	881312	MT Dept of Rev-CGR2	Airport	$ 371.37	AIP-77 Terminal Expansion (GMP) - Ineligible Local
06/23/2025	881312	MT Dept of Rev-CGR2	Airport	$ 438.98	AIP-77 Terminal Expansion (GMP) - Local Share
06/23/2025	881312	MT Dept of Rev-CGR2	Airport	$ 560.35	Retainage Release
06/23/2025	881312	MT Dept of Rev-CGR2	Parking	$ 195.87	Retainage Release
06/23/2025	881312	MT Dept of Rev-CGR2	Parking	$ -	Retainage Release
06/23/2025	881312	MT Dept of Rev-CGR2	Parking	$ -	Retainage Release
06/23/2025	881312	MT Dept of Rev-CGR2	Storm Sewer	$ 302.59	WO-23-48 CCTC storm drain
06/23/2025	881312	MT Dept of Rev-CGR2	Wastewater	$ 4,030.07	WO 24-08 Hesper Sewer - Shiloh Rd to S 48th St W
06/23/2025	881312	MT Dept of Rev-CGR2	Wastewater	$ 1,241.90	WO 24-31 WRF Solids Process Bldg
06/23/2025	881312	MT Dept of Rev-CGR2	Water	$ 7,226.91	WO 19-12 West End Reservoir Project
06/23/2025	881312	MT Dept of Rev-CGR2	SID Const	$ 387.59	SID 1428 Annafeld Subdivision 5th Filing Streetlights
06/23/2025	ACH	NorMont Equipment	Street/Traffic	$ 510.00	rivets for signs
06/23/2025	ACH	NorMont Equipment	Street/Traffic	$ 3,067.62	emulsion for road patcher
06/23/2025	ACH	Northwest Pipe Fittings	Wastewater	$ 54.83	AFT Sat Tank Repair
06/23/2025	ACH	Northwest Pipe Fittings	Wastewater	$ 281.55	elbow, bushing,Tee, Nipple, ball valves
06/23/2025	ACH	Northwest Pipe Fittings	Wastewater	$ 728.12	Potable water temp line solids process
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 5,173.20	1-1/2" REGISTER E-CODER PIT- RH2F41 P/N: RH2F41
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 158.76	1-1/4" COMPRESSION COUPLINGS C44-55Q-NL
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 13.24	2 90 degree PVC Elbows
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 50.37	2" BRASS PLUG
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 24.12	2" CTS STIFFENER 1-1/2" PEP
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 6.62	2" elbow for water mains
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 51.90	2" MAIN CASE GASKET - T-10 (9083-002)
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 166.15	2" MEASURING CHAMBER COMPLETE - 9600-015
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 2,108.34	2" X 17" MACH 10 METER (202NS04791)
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 9,340.20	3/4" E-CODER WALL CU/FT METER P/N: 2022310
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 15,567.00	3/4" E-CODER WALL CU/FT METER P/N: 2022310
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ (1,928.20)	333-055-00140, 20" DUCTILE IRON PIPE CL-52
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 23.60	4" FULL FACE FLANGE GASKE - TS P/N: 0723236
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 34.60	4" TD TRU-FLO MAIN CASE GASKET (8341-313)

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06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 17,748.00	5/8" E-CODER WALL CU.FT. - METER W/RECPT
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 2,425.00	5/8" PIT REGISTER HEAD E-CODER - 202NS90607
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 133.99	681920 7/8" SHELL CUTTER - 1" TAP P/N: 2118120
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 814.98	8"x4" Tapping Saddle PBD-036
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 20.34	BLACK NIPPLE 1-1/2" X 10" P/N: 111-275-01170
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 103.36	CURB BOX LID W/PLUG 1 1/2" P/N: 2175619
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 1,092.95	extension for H172-4
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 596.85	HOSE NOZZLE 2 1/2"-K8140 - K81 HYDRANT-NST SCR
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 985.53	K81 UPPER STEM WITH FERRULE - K81 HYDRANT
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 1,403.82	MAIN VALVE RUBBER 5-1/4" FOR K11 & K81 - K8131
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 6,771.09	Meter
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 6,771.09	meter
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 6,771.09	meter
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 22.12	P/N: 0723210
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 1,693.79	Parts for Temp Water
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 391.82	parts for Voelker Bypass
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 216.20	POLY WRAP WATER MAIN TAPE 2" X 100' #900
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 10,864.80	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S)
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 24,445.80	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S)
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 13.30	SEAL PINS
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 165.30	SEAL PINS FOR METERS
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 292.49	Sprinkler Repair
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 351.90	sump pump lit for staples vault
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 129.91	Valve for Volker Pump
06/23/2025	ACH	Northwest Pipe Fittings	Water	$ 258.67	Willet Fire Hoses...Fittings
06/23/2025	881317	NorthWestern Energy	Airport	$ 2,316.96	0100483-7. Runway Lights. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 1,334.96	0100484-5. ARFF Facility. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 57.73	1138926-9. Aero Interiors. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 81.43	1647695-4. De Icer. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 675.16	1669567-8. TSA. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 1,353.05	1993430-6. Car Wash. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 296.57	2001846-1. Mud Wash. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 366.02	2001848-7. Detail Bay 1 Hertz. June 2025

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06/23/2025	881317	NorthWestern Energy	Airport	$ 290.76	2001855-2. Detail Bay 2 National/Alamo. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 101.28	2001862-8. Detail Bay 3 Enterprise. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 354.39	2001865-1. Detail Bay 4 Avis/Budget. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 51.09	2001867-7. Detail Bay 5 Thrifty/Dollar. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 62.28	3085107-5. Employee Parking. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 181.49	3446396-8. USDA. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 1,259.55	3477231-9. Parking Zone. June 2025
06/23/2025	881317	NorthWestern Energy	Airport	$ 24.06	3733186-5. Airport Storage. June 2025
06/23/2025	881317	NorthWestern Energy	Building	$ 17.54	1569631-3
06/23/2025	881317	NorthWestern Energy	CDBG	$ 9.05	Parkhill FORECLOSURE ACQUISITION REHAB PROGRAM
06/23/2025	881317	NorthWestern Energy	CDBG	$ 20.21	St Johns FORECLOSURE ACQUISITION REHAB PROGRAM
06/23/2025	881317	NorthWestern Energy	Facilities	$ 16.11	3866815-8
06/23/2025	881317	NorthWestern Energy	Facilities	$ 95.94	3922089-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,159.19	SILMD 10 Acct# 0712546-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 2,189.53	SILMD 100 Acct# 0712559-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,807.46	SILMD 107 Acct# 0712560-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 4,533.06	SILMD 109 Acct# 0712561-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 237.03	SILMD 113 Acct# 0712562-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 975.45	SILMD 114 Acct# 0712563-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 229.52	SILMD 115 Acct# 0712564-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 602.46	SILMD 116 Acct# 0712565-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 3,285.39	SILMD 117 Acct# 0712566-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 210.79	SILMD 118 Acct# 0712567-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 129.41	SILMD 119 Acct# 0712568-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 2,582.15	SILMD 121 Acct# 0712570-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 193.08	SILMD 122 Acct# 0712571-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 344.31	SILMD 123 Acct# 0712572-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,004.16	SILMD 124 Acct# 0712573-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 401.65	SILMD 125 Acct# 0712574-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 200.85	SILMD 126 Acct# 0712575-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 724.08	SILMD 127 Acct# 0712576-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 506.81	SILMD 128 Acct# 0712577-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 344.31	SILMD 129 Acct# 0712578-4

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06/23/2025	881318	NorthWestern Energy	Light Maint	$ 5,609.94	SILMD 13 Acct# 0721276-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 123.65	SILMD 130 Acct# 0712579-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 889.39	SILMD 131 Acct# 0712580-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 229.62	SILMD 133 Acct# 0712581-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 529.87	SILMD 134 Acct# 0712582-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 531.01	SILMD 135 Acct# 0712583-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 487.71	SILMD 136 Acct# 0712584-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 395.92	SILMD 137 Acct# 0712585-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 774.62	SILMD 138 Acct# 0712586-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 258.19	SILMD 139 Acct# 0712587-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 2,570.62	SILMD 14 Acct# 0721277-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 5.82	SILMD 14 Acct# 4167204-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 602.46	SILMD 143 Acct# 0712588-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 28.64	SILMD 144 Acct# 0712589-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 482.72	SILMD 145 Acct# 0712590-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 372.98	SILMD 146 Acct# 0712591-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 456.52	SILMD 147 Acct# 0712592-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,895.43	SILMD 149 Acct# 0712593-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 772.31	SILMD 150 Acct# 0712594-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 659.89	SILMD 151 Acct# 0712595-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 4,453.69	SILMD 152 Acct# 0712596-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 555.13	SILMD 153 Acct# 0712597-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,255.04	SILMD 154 Acct# 0712598-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 516.41	SILMD 155 Acct# 0712599-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 941.26	SILMD 157 Acct# 0712600-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 832.00	SILMD 158 Acct# 0712601-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,016.03	SILMD 159 Acct# 0712602-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 745.94	SILMD 160 Acct# 0712603-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,086.07	SILMD 161 Acct# 0712604-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 49.58	SILMD 162 Acct# 0712605-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 850.61	SILMD 163 Acct# 0712606-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 386.17	SILMD 164 Acct# 0712607-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 918.07	SILMD 165 Acct# 0712608-9

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06/23/2025	881318	NorthWestern Energy	Light Maint	$ 241.36	SILMD 167 Acct# 0712609-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,191.78	SILMD 17 Acct# 0712553-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 579.26	SILMD 171 Acct# 0712610-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 529.90	SILMD 172 Acct# 0712611-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,206.77	SILMD 173 Acct# 0712612-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,013.68	SILMD 174 Acct# 0712613-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 337.88	SILMD 175 Acct# 0712614-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 35.42	SILMD 176 Acct# 0712615-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 265.48	SILMD 178 Acct# 0712616-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 531.01	SILMD 179 Acct# 0712617-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 362.03	SILMD 180 Acct# 0712618-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,750.12	SILMD 181 Acct# 0712619-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 603.41	SILMD 182 Acct# 0712620-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,206.81	SILMD 183 Acct# 0712621-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 386.17	SILMD 184 Acct# 0712622-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 144.79	SILMD 185 Acct# 0712623-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 782.50	SILMD 186 Acct# 0712624-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 241.36	SILMD 187 Acct# 0712625-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 289.64	SILMD 188 Acct# 0712626-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 241.36	SILMD 189 Acct# 0712627-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,255.04	SILMD 190 Acct# 0712628-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 430.81	SILMD 191 Acct# 0712629-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 313.77	SILMD 192 Acct# 0712630-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 772.31	SILMD 193 Acct# 0712631-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 349.34	SILMD 194 Acct# 0712632-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 279.47	SILMD 195 Acct# 0712633-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 89.63	SILMD 196 Acct# 0712634-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 89.63	SILMD 197 Acct# 0712635-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 120.68	SILMD 198 Acct# 0712636-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 64.13	SILMD 200 Acct# 0712637-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 506.81	SILMD 201 Acct# 0712638-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 845.18	SILMD 202 Acct# 0712639-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 23.91	SILMD 203 Acct# 0712640-2

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06/23/2025	881318	NorthWestern Energy	Light Maint	$ 513.47	SILMD 204 Acct# 0712641-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 28.34	SILMD 205 Acct# 0712642-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 337.88	SILMD 206 Acct# 0712643-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 386.17	SILMD 207 Acct# 0712644-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 555.13	SILMD 209 Acct# 0712646-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 107.56	SILMD 210 Acct# 0712647-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 59.79	SILMD 211 Acct# 0712648-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 59.79	SILMD 212 Acct# 0712649-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 35.86	SILMD 213 Acct# 0712650-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 394.29	SILMD 214 Acct# 0712651-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 144.79	SILMD 216 Acct# 0712652-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 453.23	SILMD 217 Acct# 0712653-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 353.92	SILMD 220 Acct# 0712654-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 7.06	SILMD 221 Acct# 0712655-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 94.54	SILMD 222 Acct# 0712656-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 143.39	SILMD 223 Acct# 0712657-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,514.58	SILMD 224 Acct# 0712658-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 483.88	SILMD 225 Acct# 0712659-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 262.87	SILMD 226 Acct# 0712660-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 705.94	SILMD 227 Acct# 0712661-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 832.00	SILMD 228 Acct# 0712662-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 430.36	SILMD 229 Acct# 0712663-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,004.12	SILMD 230 Acct# 0712664-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 602.46	SILMD 231 Acct# 0712665-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 2,610.80	SILMD 232 Acct# 0712666-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,043.32	SILMD 233 Acct# 0712667-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 566.54	SILMD 234 Acct# 0712668-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 659.00	SILMD 235 Acct# 0712669-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 209.57	SILMD 236 Acct# 0712670-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 410.32	SILMD 237 Acct# 0712671-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 14.17	SILMD 238 Acct# 0712672-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 96.55	SILMD 239 Acct# 0712673-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 503.04	SILMD 240 Acct# 0712674-1

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06/23/2025	881318	NorthWestern Energy	Light Maint	$ 609.33	SILMD 241 Acct# 0712675-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 86.05	SILMD 242 Acct# 0712676-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 114.77	SILMD 244 Acct# 0712677-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 77.77	SILMD 245 Acct# 0712678-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 344.31	SILMD 246 Acct# 0712679-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,033.50	SILMD 247 Acct# 0712680-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 2,840.32	SILMD 249 Acct# 0718734-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 251.50	SILMD 250 Acct# 0719001-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 4,028.83	SILMD 251 Acct# 0718801-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 573.81	SILMD 252 Acct# 0719162-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,901.55	SILMD 253 Acct# 0719644-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 189.09	SILMD 254 Acct# 0719763-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 172.62	SILMD 255 Acct# 0720813-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,121.30	SILMD 257 Acct# 0720360-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 2,729.08	SILMD 258 Acct# 0720606-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,820.80	SILMD 259 Acct# 0720810-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 516.41	SILMD 261 Acct# 0720705-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 3,215.52	SILMD 262 Acct# 0720937-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,192.46	SILMD 263 Acct# 0720716-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 206.28	SILMD 264 Acct# 0721427-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 375.53	SILMD 265 Acct# 0721556-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 54.08	SILMD 266 Acct# 0721684-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 154.79	SILMD 270 Acct# 0906944-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 77.70	SILMD 270 Acct# 0907777-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 52.08	SILMD 270 Acct# 4262276-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 72.43	SILMD 270 Acct# 4262277-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 53.09	SILMD 270 Acct# 4262278-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 86.23	SILMD 270 Acct# 4262282-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,000.40	SILMD 271 Acct# 0995095-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 2,939.47	SILMD 272 Acct# 0905005-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 212.24	SILMD 273 Acct# 0926386-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 598.23	SILMD 276 Acct# 0961926-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 884.02	SILMD 277 Acct# 1058710-3

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06/23/2025	881318	NorthWestern Energy	Light Maint	$ 265.50	SILMD 278 Acct# 1087619-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 61.50	SILMD 279 Acct# 1124127-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 726.57	SILMD 280 Acct# 1045653-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 589.70	SILMD 283 Acct# 1172743-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 341.24	SILMD 285 Acct# 1206985-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 253.23	SILMD 286 Acct# 1296582-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,926.63	SILMD 288 Acct# 1303978-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 186.58	SILMD 289 Acct# 1685375-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 75.11	SILMD 289 Acct# 4185749-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 150.78	SILMD 290 Acct# 1433921-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 631.22	SILMD 292 Acct# 1481532-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 241.36	SILMD 293 Acct# 1481534-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 482.72	SILMD 294 Acct# 1481535-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 114.77	SILMD 295 Acct# 1481536-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,279.20	SILMD 296 Acct# 1481537-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 217.20	SILMD 297 Acct# 1481539-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 193.08	SILMD 298 Acct# 1481540-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 425.23	SILMD 300 Acct# 1662840-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 5,724.35	SILMD 301 Acct# 1687005-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 236.70	SILMD 302 Acct# 1607534-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 842.75	SILMD 305 Acct# 1695873-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 212.39	SILMD 306 Acct# 1740353-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 2,834.09	SILMD 307 Acct# 2049005-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 270.64	SILMD 308 Acct# 2072459-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 334.65	SILMD 309 Acct# 2001311-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 72.27	SILMD 310 Acct# 2060519-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 258.97	SILMD 311 Acct# 3014475-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 241.12	SILMD 312 Acct# 3146127-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 391.04	SILMD 315 Acct# 3305804-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,207.03	SILMD 316 Acct# 3291842-7
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 79.80	SILMD 317 Acct# 3253826-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 880.10	SILMD 318 Acct# 3372018-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 69.13	SILMD 320 Acct# 0712569-3

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06/23/2025	881318	NorthWestern Energy	Light Maint	$ 429.74	SILMD 321 Acct# 3338917-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 78.32	SILMD 322 Acct# 3402033-9
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 680.11	SILMD 323 Acct# 3597170-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 292.43	SILMD 324 Acct# 1246537-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 238.12	SILMD 325 Acct# 3587598-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 94.39	SILMD 326 Acct# 3840455-4
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 185.48	SILMD 327 Acct# 3810801-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 543.45	SILMD 328 Acct# 3894879-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 74.15	SILMD 329 Acct# 3939032-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 223.46	SILMD 330 Acct# 3951594-5
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 32.27	SILMD 331 Acct# 0712645-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 10.66	SILMD 331 Acct# 4174590-2
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 32.92	SILMD 331 Acct# 4174591-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 26.39	SILMD 331 Acct# 4174593-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 22.93	SILMD 331 Acct# 4176340-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 126.76	SILMD 332 Acct# 4093467-1
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 406.51	SILMD 8 Acct# 0712544-6
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 372.52	SILMD 9 Acct# 0712545-3
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 650.09	SILMD 95 Acct# 0712556-0
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 10,174.57	SILMD 97 Acct# 0712557-8
06/23/2025	881318	NorthWestern Energy	Light Maint	$ 1,181.88	SILMD 99 Acct# 0712558-6
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 42.99	0712387-0
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 89.77	0712536-2
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 509.21	0712538-8
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 29.07	0720818-4
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 801.55	0720821-8
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 107.07	0720841-6
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 9.77	0722253-2
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 193.70	0722256-5
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 12.27	0722258-1
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 13.06	0722259-9
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 9.18	0722272-2
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 251.44	0722273-0

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06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 9.53	0722274-8
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 90.95	0722275-5
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 30.65	0722277-1
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 31.14	0722278-9
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 13.54	0722279-7
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 9.77	0722280-5
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 9.77	0722281-3
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 9.77	0722283-9
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 9.77	0722284-7
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 516.12	0722287-0
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 13.54	0722808-3
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 10.14	0722852-1
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 12.27	0722862-0
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 47.07	0722901-6
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 9.15	0722976-8
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 168.12	0722995-8
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 82.03	0723005-5
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 9.77	0723025-3
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 49.41	0723039-4
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 325.74	0723045-1
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 6.00	0723046-9
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 23.00	0723049-3
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 23.70	0723064-2
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 23.70	0723065-9
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 5.58	0723391-9
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 85.71	0723884-3
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 23.70	0723887-6
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 132.99	0793134-8
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 52.53	0813489-2
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 29.99	0978917-3
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 222.27	0999807-1
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 8.71	1156527-2
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 215.91	1191404-1

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06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 49.40	1409394-2
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 9.22	1588262-4
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 53.86	1692666-9
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 15.79	1836666-6
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 13.04	1849408-8
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 9.15	1902257-3
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 17.09	1904944-4
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 40.54	1941243-6
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 9.22	3178260-0
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 76.27	3241436-9
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 8.44	3477233-5
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 13.54	3771457-3
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 49.77	3999603-8
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ -	4086220-3
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 40.48	4148708-3
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ 17.80	4177819-2
06/23/2025	881317	NorthWestern Energy	Park Dist 1	$ -	4204010-5
06/23/2025	881317	NorthWestern Energy	Parking	$ 139.69	3835890-9
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 6.12	0722272-2
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 9.77	0723384-4
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 11.82	0723385-1
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 11.82	0723386-9
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 11.82	0723387-7
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 11.82	0723388-5
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 3.72	0723391-9
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 50.13	0723392-7
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 9.47	0723393-5
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 9.77	0723394-3
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 9.77	0723395-0
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 9.77	0723396-8
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 9.77	0723397-6
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 9.77	0723398-4
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 9.77	0723835-5

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06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 12.27	0723836-3
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 8.71	0723840-5
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ -	0723879-3
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 9.01	0723883-5
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 49.93	0723885-0
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 10.62	0881455-0
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 50.04	0971824-8
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 0.54	1029192-0
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 0.64	1045813-1
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 0.53	1265177-4
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 50.04	1312707-1
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 49.83	1396192-5
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 0.53	1425364-5
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 50.13	1513796-1
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 61.45	1513800-1
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 10.71	1513802-7
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 10.55	1513804-3
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 9.93	1514388-6
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 9.43	1564209-3
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 0.53	1948667-9
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 50.04	2041362-1
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 4.76	2055817-7
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 0.42	3707234-5
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 0.42	3707235-2
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 0.42	3707236-0
06/23/2025	881317	NorthWestern Energy	Parks Maint	$ 4.20	4103439-8
06/23/2025	881317	NorthWestern Energy	Public Safety	$ 12.36	0712532-1
06/23/2025	881317	NorthWestern Energy	Public Safety	$ 405.79	0720817-6
06/23/2025	881317	NorthWestern Energy	Public Safety	$ 833.37	0871546-8
06/23/2025	881317	NorthWestern Energy	Public Safety	$ 1,356.67	1183483-5
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 10.66	0855404-0
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 3.40	1045820-6
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 80.74	1738989-1

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06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 0.63	1740357-7
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 0.42	1748896-6
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 50.87	1797828-9
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 11.54	2047007-6
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 10.71	2047010-0
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 9.71	2047013-4
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 10.29	2047017-5
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 10.55	2047018-3
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 10.29	2047019-1
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 2.09	3088038-9
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 0.73	3590004-2
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 36.74	3648861-7
06/23/2025	881317	NorthWestern Energy	Street/Traffic	$ 31.31	3660075-7
06/23/2025	881317	NorthWestern Energy	Transit	$ 291.41	0719225-5
06/23/2025	881317	NorthWestern Energy	Transit	$ 21.20	4270013-8
06/23/2025	881317	NorthWestern Energy	Wastewater	$ 74,736.35	0100591-7
06/23/2025	881317	NorthWestern Energy	Wastewater	$ 1,355.99	0100606-3
06/23/2025	881317	NorthWestern Energy	Wastewater	$ 138.47	0723383-6
06/23/2025	881317	NorthWestern Energy	Wastewater	$ 311.81	0723878-5
06/23/2025	881317	NorthWestern Energy	Wastewater	$ 14.41	1704025-4
06/23/2025	881317	NorthWestern Energy	Wastewater	$ 79.63	1704030-4
06/23/2025	881317	NorthWestern Energy	Wastewater	$ 153.94	389 62nd St Lift...May 2025
06/23/2025	881317	NorthWestern Energy	Wastewater	$ 343.93	822 Shiloh Crossing BLVD Lift...May 2025
06/23/2025	881317	NorthWestern Energy	Water	$ 1,197.14	0100485-2
06/23/2025	881317	NorthWestern Energy	Water	$ 103,055.15	0100606-3
06/23/2025	881317	NorthWestern Energy	Water	$ 4,067.96	0100606-3
06/23/2025	881317	NorthWestern Energy	Water	$ 13.89	0722249-0
06/23/2025	881317	NorthWestern Energy	Water	$ 7,419.94	0722264-9
06/23/2025	881317	NorthWestern Energy	Water	$ 2,757.51	0722270-6
06/23/2025	881317	NorthWestern Energy	Water	$ 5,485.59	0723040-2
06/23/2025	881317	NorthWestern Energy	Water	$ 9.22	0723059-2
06/23/2025	881317	NorthWestern Energy	Water	$ 643.89	1116452-2
06/23/2025	881317	NorthWestern Energy	Water	$ 156.11	1142253-2

Check Date	Check #	Name	Fund Name	Amount	Item Desc
06/23/2025	881317	NorthWestern Energy	Water	$ 15.51	1160807-2
06/23/2025	881317	NorthWestern Energy	Water	$ 5.41	1346673-5
06/23/2025	881317	NorthWestern Energy	Water	$ 9.65	1867265-9
06/23/2025	881317	NorthWestern Energy	Water	$ 1,238.68	4374 Hesper Rd TEMP May 2025
06/23/2025	881317	NorthWestern Energy	Water	$ 1,129.13	5809 Canyonwoods Dr..May 2025
06/23/2025	881317	NorthWestern Energy	Water	$ 354.03	805 Constitution Ave...1920951-9...May 2
06/23/2025	881319	One Source Parts	Fleet	$ 20.63	1038308
06/23/2025	881319	One Source Parts	Fleet	$ 45.91	1038505
06/23/2025	881319	One Source Parts	Fleet	$ 455.58	1038505
06/23/2025	881319	One Source Parts	Fleet	$ 107.93	1038505
06/23/2025	881319	One Source Parts	Fleet	$ 6,000.00	1038505
06/23/2025	881319	One Source Parts	Fleet	$ 1,361.05	38308
06/23/2025	881320	Outpost24	Phone System	$ 8,030.26	Specops Password Management Policy Solution
06/23/2025	881321	Performance Engin & Consult	Engineering	$ 686.25	Survey services
06/23/2025	881321	Performance Engin & Consult	Storm Sewer	$ 22,520.00	WO 24-38 Wicks Lane Storm, Phase II; Pmt 10
06/23/2025	881326	Ratco	Wastewater	$ 9,136.50	Snow Plow, Flatbed, and Strobe light for 7428
06/23/2025	881326	Ratco	Water	$ 9,136.50	Snow Plow, Flatbed, and Strobe light for 7428
06/23/2025	881329	Riverstone Health	Public Safety	$ 12,653.53	April 2025 RiverStone Health Registered Nurses
06/23/2025	881329	Riverstone Health	Public Safety	$ 12,707.64	May 2025 RiverStone Health Registered Nurses
06/23/2025	881334	SAVECO North America	Wastewater	$ 1,305.54	WRF - Headworks Screen # 3.....Shipping
06/23/2025	881334	SAVECO North America	Wastewater	$ 133,801.43	WRF - Headworks Screen # 3; Invoice # PART24238-PL
06/23/2025	881340	Simplicity CED	Wastewater	$ 4,405.00	WO 24-31 WRF Solids Process BLDG-Design Improvs
06/23/2025	881342	SK Geotechnical	Wastewater	$ 5,378.52	Fiber Optic HDD Crossings...
06/23/2025	881342	SK Geotechnical	Water	$ 5,378.52	Fiber Optic HDD Crossings...
06/23/2025	881343	Skyline Services	Airport	$ 8,865.00	Invoice #55319. Terminal Window Cleaning
06/23/2025	881344	Sletten Construction	Airport	$ 391,133.14	AIP-77 Terminal Expansion (GMP) - Federal Share
06/23/2025	881344	Sletten Construction	Airport	$ 36,765.95	AIP-77 Terminal Expansion (GMP) - Ineligible Local
06/23/2025	881344	Sletten Construction	Airport	$ 43,459.24	AIP-77 Terminal Expansion (GMP) - Local Share
06/23/2025	881344	Sletten Construction	Airport	$ 55,474.71	Retainage Release
06/23/2025	881349	Solid Waste Systems	Fleet	$ 289.20	P4012MON
06/23/2025	881349	Solid Waste Systems	Fleet	$ 24.03	P4012MON
06/23/2025	881349	Solid Waste Systems	Fleet	$ 61.38	P4664SPO
06/23/2025	881349	Solid Waste Systems	Fleet	$ 343.80	P4664SPO

Check Date	Check #	Name	Fund Name	Amount	Item Desc
06/23/2025	881349	Solid Waste Systems	Fleet	$ 19.78	P5082MON
06/23/2025	881349	Solid Waste Systems	Fleet	$ 2,572.11	P5082MON
06/23/2025	881350	South Billings Urban Renewal	Tax Incrmnt S	$ 44,000.00	SBURA FY25 Operating agreement
06/23/2025	881351	Spencer Fluid Power	Fleet	$ 5,635.38	32759603
06/23/2025	881352	ST. VINCENT HEALTCARE	Public Safety	$ 32,362.50	
06/23/2025	881353	Stahly Engineering	Solid Waste	$ 2,500.00	Landfill Quantities ...Project 3094-0092
06/23/2025	881354	Standard Drain Cleaning	Storm Sewer	$ 29,956.23	WO 23-48 CCTV City Storm Drain
06/23/2025	881361	Terracon Consultants	Gas Tax	$ 2,000.00	WO 25-41 Zimmerman Rock Evaluation
06/23/2025	881361	Terracon Consultants	Tax Incrmnt S	$ 4,947.50	Amend Park - Materials Testing and Special Inspects
06/23/2025	881362	Tetra Tech	Public Safety	$ 981.00	Fire Station 5 Remodel Asbestos Inspection
06/23/2025	881362	Tetra Tech	Storm Sewer	$ 14,488.50	Wilson Park Snow Garage & Groundwater
06/23/2025	881365	Thorn Run Partners	General	$ 3,750.00	Federal Lobbying Svcs 2 Year Contract
06/23/2025	881365	Thorn Run Partners	P.W. Admin	$ 3,750.00	Federal Lobbying Svcs 2 Year Contract
06/23/2025	ACH	Town & Country Supply	Facilities	$ 258.59	Inv. 446794 Dyed Diesel Fuel for City Hall
06/23/2025	ACH	Town & Country Supply	Fleet	$ 6,070.40	447262
06/23/2025	ACH	Town & Country Supply	Fleet	$ 4,891.43	447262
06/23/2025	ACH	Town & Country Supply	Fleet	$ 11,002.60	447262
06/23/2025	ACH	Town & Country Supply	Fleet	$ 6,286.18	447262
06/23/2025	ACH	Town & Country Supply	Fleet	$ 2.79	447262
06/23/2025	ACH	Town & Country Supply	Public Safety	$ 2,058.75	Unleaded fuel for station 1 and station 5
06/23/2025	ACH	Town & Country Supply	Solid Waste	$ 16,505.04	446592
06/23/2025	ACH	Town & Country Supply	Transit	$ 15,784.80	447922 Diesel fuel (6000 gal.)
06/23/2025	ACH	Town & Country Supply	Water	$ 9,804.26	Diesel for Belknap
06/23/2025	ACH	Town & Country Supply	Water	$ 1,803.83	fuel - High Service Generator
06/23/2025	ACH	Town & Country Supply	Water	$ 10,796.50	Unleaded fuel for Belknap
06/23/2025	ACH	Tractor & Equipment	Solid Waste	$ 2,020.68	Cartridge AS and filters for LF unit 0262.
06/23/2025	ACH	Tractor & Equipment	Solid Waste	$ 242.58	Coupling-QDI for LF unit 0260
06/23/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,261.20	Elements and filters for LF unit 0260
06/23/2025	ACH	Tractor & Equipment	Solid Waste	$ 861.18	Elements for LF unit 201.
06/23/2025	881376	Verizon Wireless	Engineering	$ 67.33	PW-Engineering
06/23/2025	881376	Verizon Wireless	Fleet	$ 42.73	Motor Pool
06/23/2025	881376	Verizon Wireless	General	$ 813.60	City Administrator-New Phone
06/23/2025	881376	Verizon Wireless	General	$ 10.02	Code Enf Manager Laptop

Check Date	Check #	Name	Fund Name	Amount	Item Desc
06/23/2025	881376	Verizon Wireless	General	$ 40.01	Code Enforcement Laptop
06/23/2025	881376	Verizon Wireless	PD Program	$ 467.19	CCSIU Cell/PTT -Added Rugged Laptops
06/23/2025	881376	Verizon Wireless	PD Program	$ 80.02	CCSIU RAVEN
06/23/2025	881376	Verizon Wireless	Phone System	$ 80.02	WRF Cradle Point Belknap Cradle Point
06/23/2025	881376	Verizon Wireless	Public Safety	$ 40.01	Bait Car
06/23/2025	881376	Verizon Wireless	Public Safety	$ 40.01	Fire Drone Hotspot
06/23/2025	881376	Verizon Wireless	Public Safety	$ 40.01	Fire MDT
06/23/2025	881376	Verizon Wireless	Public Safety	$ 40.01	Fire MDT
06/23/2025	881376	Verizon Wireless	Public Safety	$ 320.08	MDT Toughbooks
06/23/2025	881376	Verizon Wireless	Public Safety	$ 40.01	Police Bait Car
06/23/2025	881376	Verizon Wireless	Public Safety	$ 40.01	Police iPad Chief
06/23/2025	881376	Verizon Wireless	Public Safety	$ 35.01	Police MiFi
06/23/2025	881376	Verizon Wireless	Solid Waste	$ 24.30	PW-SW-ON CALL Solid Waste On Call
06/23/2025	881376	Verizon Wireless	Solid Waste	$ -	Solid Waste Tablets -Routware
06/23/2025	881376	Verizon Wireless	Street/Traffic	$ 174.67	PW-Streets/Street Cameras
06/23/2025	881376	Verizon Wireless	Street/Traffic	$ 243.80	PW-STRT TRFC Streets
06/23/2025	881376	Verizon Wireless	Transit	$ 309.02	MET AVL
06/23/2025	881376	Verizon Wireless	Transit	$ 970.36	MET Max Transit
06/23/2025	881376	Verizon Wireless	Transit	$ 1,120.28	MET Max Transit
06/23/2025	881376	Verizon Wireless	Transit	$ 280.46	MET Transit
06/23/2025	881376	Verizon Wireless	Wastewater	$ 520.13	MET Tablets
06/23/2025	881376	Verizon Wireless	Water	$ 27.32	PWBLKNP Water Treatment
06/23/2025	881376	Verizon Wireless	Water	$ 40.01	PWBLNP Comm-Meter CityWorks/Neptune
06/23/2025	881376	Verizon Wireless	Water	$ 67.33	PWBLNP Comm-Meter CityWorks/Neptune
06/23/2025	881379	Walker	General	$ 2,925.00	Consulting Services
06/23/2025	ACH	Wastequip Manufacturing	Fleet	$ 331.21	4077471
06/23/2025	ACH	Wastequip Manufacturing	Fleet	$ 29.81	4077471
06/23/2025	ACH	Wastequip Manufacturing	Fleet	$ 481.69	4078169
06/23/2025	ACH	Wastequip Manufacturing	Solid Waste	$ 4,304.02	Shipping.
06/23/2025	ACH	Wastequip Manufacturing	Solid Waste	$ 20,900.00	Purchase Commercial Containers
06/23/2025	881383	Yellowstone Acoustics	Stillwater Const	$ 20,580.00	Inv. 24-1579 FSorb panels and installation
06/23/2025	881383	Yellowstone Acoustics	Stillwater Const	$ 1,400.00	Inv. 24-1599 Tile installation city hall vestibule

Date:	07/14/2025
Title:	First Reading of Ordinance Amending BMCC 22-408 - Public Hearing
Presented by:	Daniela Pavuk, Assistant City Attorney
Department:	Legal
Presentation:	Yes
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council conduct a public hearing and approve a first reading of the ordinance amending Billings, Montana City Code (BMCC), Section 22-408.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Billings Municipal Code § 22-408 has not been updated since Ordinance Number 10-5501 was enacted on January 11, 2010. In 2010, this section was revised to make a violation of this section into a Municipal Infraction.

Staff are proposing amendments to § 22-408 to create a safe and welcoming business environment, especially in the downtown business district. Revisions are also necessary to ensure compliance with the Americans with Disabilities Act. In the status quo, individuals and their property are obstructing entrances to businesses. This impedes business activities and makes it difficult for people with disabilities to access goods and services.

In drafting this proposed revision, staff exercised diligence and reviewed ordinances in the state of Montana and other states (including Missoula's Ordinance on Pedestrian Interference, Whitefish's Ordinance on blocking business entrances, and comparable ordinances in metropolitan areas in Iowa and Idaho.)

STAKEHOLDERS

Recommended by City staff, including the Code Enforcement Division and Legal.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

Approval of all or some of the proposed amendments will have a negligible financial impact on the City's budget.

Attachments

Proposed Ordinance - Clean
Proposed Ordinance - Redline

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THAT SECTION 22-408 OF THE BILLINGS,
MONTANA CITY CODE (BMCC) BE AMENDED**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. That Section 22-408 of the Billings, Montana City Code (BMCC) is amended to read as follows:

Section 22-408. Right-of-way Obstructions and Blocking Access to Entrances.

(1) No person shall obstruct any sidewalk, street, or alley, or fail to remove any obstruction placed in or upon any street, sidewalk, or alley. Whenever permission previously granted has been withdrawn by the city, the obstruction must be removed immediately.

(2) No person shall obstruct or hinder an entrance to a commercial building, interfere with ingress and egress, or otherwise occupy or impede the doorway to a commercial building.

Violations shall be subject to civil penalties as specified in section 18-1304.

Section 2. **EFFECTIVE DATE**. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 3. **REPEALER**. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 4. **SEVERABILITY**. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading the _____ day of _____, 2025.

PASSED, ADOPTED and APPROVED on second reading this _____ day of _____, 2025.

CITY OF BILLINGS

BY:_____
William A. Cole, Mayor

Attest:

BY:_____
Denise R. Bohlman, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THAT SECTION 22-408 OF THE BILLINGS,
MONTANA CITY CODE (BMCC) BE AMENDED**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. That Section 22-408 of the Billings, Montana City Code (BMCC) is amended to read as follows:

Section 22-408. ~~Failure to remove obstructions.~~ Right-of-way Obstructions and Blocking Access to Entrances.

(1) ~~Any~~ No person ~~who~~ shall ~~willfully and unnecessarily~~ obstruct any sidewalk, street, or alley, or ~~without first obtaining permission of the city or who shall~~ fail to remove any obstruction placed in or upon any street, sidewalk, or alley. ~~w~~Whenever ~~any~~ permission previously granted ~~shall~~ has~~ve~~ been withdrawn by the city, ~~or when notified to do so by the city,~~the obstruction must be removed immediately.

(2) No person shall obstruct or hinder an entrance to a commercial building, interfere with ingress and egress, or otherwise occupy or impede the doorway to a commercial building.

Violations shall be subject to civil penalties as specified in section 18-1304.

Section 2. **EFFECTIVE DATE**. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 3. **REPEALER**. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 4. **SEVERABILITY**. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading the _____ day of _____, 2025.

PASSED, ADOPTED and APPROVED on second reading this _____ day of _____, 2025.

CITY OF BILLINGS

BY:_____
William A. Cole, Mayor

Attest:

BY:_____
Denise R. Bohlman, City Clerk

City Council Regular

Date:	07/14/2025
Title:	First Reading of Ordinance Amending BMCC 24-601 - Public Hearing
Presented by:	Daniela Pavuk, Assistant City Attorney
Department:	Legal
Presentation:	Yes
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council conduct a public hearing and approve a first reading of the ordinance amending Billings, Montana City Code (BMCC), Section 24-601.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Billings Municipal Code § 24-601 has not been updated since its 1967 iteration. This code does not reflect modern policing tactics, as it relates to bait bikes.

Currently, Billings code prohibits all individuals from leaving an unsecured bike in a public place. This restriction, while intended to promote bicycle security, inadvertently conflicts with the Billings Police Department's bait bike program--a proactive law enforcement strategy where bicycles are strategically placed in high-theft areas to catch bicycle thieves. Staff are proposing an exemption for law enforcement, consistent with § 24-602 which already exempts authorized law enforcement personnel from the prohibition on riding bikes on sidewalks in the business district. This amendment would eliminate any legal ambiguity regarding the bait bike program and strengthen the Billings Police Department's position during potential legal challenges in criminal cases.

Red-lined and clean versions of the amendments to the ordinances are attached to this memo.

STAKEHOLDERS

Recommended by City staff, including the Billings Police Department and Legal.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

Approval of all or some of the proposed amendments will have a negligible financial impact on the City's budget.

Attachments

Proposed Ordinance - Clean
Proposed Ordinance - Redline

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THAT SECTION 24-601 OF THE BILLINGS,
MONTANA CITY CODE (BMCC) BE AMENDED**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. That Section 24-601 of the Billings, Montana City Code (BMCC) is amended to read as follows:

Sec. 24-601. Parking.

(a) With the exception of authorized law enforcement personnel, no person shall park a bicycle upon a street, other than upon the roadway against the curb or upon the sidewalk in a rack to support the bicycle or against a building or at the curb, in such a manner as to afford the least obstruction to pedestrian traffic.

(b) With the exception of authorized law enforcement personnel, no person shall leave a bicycle unsecured in a public place.

(c) "Unsecured bicycle" shall be defined as an unattended bicycle which does not have an independent locking device affixed thereto in a manner so as to deter theft of the bicycle.

Section 2. **EFFECTIVE DATE**. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 3. **REPEALER**. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 4. **SEVERABILITY**. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading the _____ day of _____, 2025.

PASSED, ADOPTED and APPROVED on second reading this _____ day of _____, 2025.

CITY OF BILLINGS

BY:_____
William A. Cole, Mayor

Attest:

BY:_____
Denise R. Bohlman, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THAT SECTION 24-601 OF THE BILLINGS,
MONTANA CITY CODE (BMCC) BE AMENDED**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. That Section 24-601 of the Billings, Montana City Code (BMCC) is amended to read as follows:

Sec. 24-601. Parking.

(a) With the exception of authorized law enforcement personnel, ~~N~~no person shall park a bicycle upon a street, other than upon the roadway against the curb or upon the sidewalk in a rack to support the bicycle or against a building or at the curb, in such a manner as to afford the least obstruction to pedestrian traffic.

(b) With the exception of authorized law enforcement personnel, ~~N~~no person shall leave a bicycle unsecured in a public place.

(c) "Unsecured bicycle" shall be defined as an unattended bicycle which does not have an independent locking device affixed thereto in a manner so as to deter theft of the bicycle.

Section 2. **EFFECTIVE DATE**. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 3**.** **REPEALER**. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 4**.** **SEVERABILITY**. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading the _____ day of _____, 2025.

PASSED, ADOPTED and APPROVED on second reading this _____ day of _____, 2025.

CITY OF BILLINGS

BY:_____
William A. Cole, Mayor

Attest:

BY:_____
Denise R. Bohlman, City Clerk

City Council Regular

Date:	07/14/2025
Title:	Downtown Billings Partnership - Tax Increment Assistance - 4 Montana Avenue Pedestrian Rapid Flashing Beacons
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

The Downtown Billings Partnership (DBP) Board has re-reviewed this TIF funding request from the Historic Montana Avenue Association (HMAA) in coordination with the City of Billings Public Works Department, Montana Department of Transportation and the Downtown Billings Alliance, and recommends the City Council approve up to $20,000 from Downtown Urban Renewal tax increment finance district funds to upgrade (4) pedestrian crossings along Montana Avenue with pedestrian-activated, rectangular, rapid flashing beacons (PA-RRFB). Actual expenditure will be based upon 100% of the actual costs incurred for the pedestrian crossing installation.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The application was vetted by DBP and City staff, and the project funding recommendation was presented to the DBP Board at its meeting on May 23, 2025. The DBP Board made its recommendation to City Council to fund the project at that meeting. The project is planned as a followup to the first PA-RRFB that was installed in 2021 along the corridor to increase the safety of pedestrians crossing Montana Avenue and prepare for a larger street reconfiguration project of Montana Avenue in coordination with the City and MDT. Local businesses and users of the Montana Avenue corridor have reported a difference in pedestrian crossing safety with the single crossing addition. The future project would follow the recommendations of the City's 2019/2020 Downtown Traffic Study by reducing the travel lanes to two, re-configuring parking, improving crosswalks (this effort is part of that), and looking to add a bike lane. Currently, Montana Avenue businesses and visitors are dealing with vehicles traveling at high rates of speed, three lanes of traffic to cross, and unlit crossing zones for pedestrians. The additional locations are under final evaluation, but are expected to include: Montana Avenue and North 26th Street; Montana Avenue and North 24th Street; Montana Avenue and North 23rd Street; and Montana Avenue and North 22nd Street.

The DBP Board and HMAA support the project and found it was a strong match for accessing urban renewal funds because:

- It adds an important piece of public safety infrastructure to the Montana Avenue Corridor
- It is designed to reduce the rate of vehicle speeds when pedestrians want to cross
- It will improve walkability for the Montana Avenue district
- It provides a greater sense of safety for visitors and Billings residents on Montana Avenue
- It aligns with Crime Prevention Through Environmental Design practices promoting safe environments
- It may reduce the threat of vehicle accidents along Montana Avenue
- The application aligns with elements/goals of the DBA Strategic Plan (may be viewed through this link https://downtownbillings.com/about/about-the-dba/), City TIF Policy, MCA, and the North 27th
- It conforms to the 27th Street District Urban Renewal Plan.

The DBP Board and HMAA is recommending 100% TIF funding towards this safety improvement because it is purely public infrastructure and traffic/pedestrian safety related. There was some discussion of a desire for some sort of other funding match for the project, but it was ultimately decided that this was a significant benefit for the area and met the District's goals. If this request is approved by the Council, its outcome will benefit the public where pedestrians feel safer, accidents may be reduced, and businesses can continue to thrive.

STAKEHOLDERS

These pedestrian improvements benefit the entire community. Whether a resident or visitor is driving or walking the Montana Avenue corridor, these improvements will make navigating the area safer and add to the City's goal of making this area a destination for locals and visitors alike.

ALTERNATIVES

City Council may:

- Approve the recommendation from the DBP Board for the expenditure of these TIF funds consistent with some elements/goals of the DBA Strategic Plan, North 27th Street Urban Renewal Plan, City TIF Policy and MCA, or;
- Modify the recommendation from the DBP Board for the expenditure of these TIF funds before taking action, or;
- Disapprove the recommendation from the DBP Board for the expenditure of these TIF funds. If the Council chooses not to approve this TIF application, the HMAA, DBP and City will have to find other sources of funds to install this pedestrian safety infrastructure.

FISCAL EFFECTS

The DBP FY26 Budget has capacity for this project under its development incentives funds. The small allocation for this project and the ongoing adjustments of timing of payments for other projects, makes this project feasible during the FY26 budget cycle.

Attachments

Crosswalk Request Memo
Example Crosswalk Photos
2008 Downtown Urban Renewal Plan
City TIF Policy

HMAA

Action Item **Agenda Item 5-a**

Meeting Date: Friday, May 23, 2025, 7:30 am

Location: Four intersections on Montana Avenue

RE: Montana Avenue Pedestrian flashing beacons TIFD Assistance

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Background:

The Historic Montana Avenue Association (HMAA) has submitted an application for TIF funding toward the installation of four (4) more Rectangular Rapid Flash Beacons (RRFB) that are pedestrian activated. Previously in 2021, the Downtown Billings Partnership funded the purchase and installation of the first piloted RRFB and it was successfully installed on Montana Avenue and N 25th Street. Once approval was obtained from the Montana Department of Transportation (MDT), the first unit was installed as a demo to see A) How successful can it be? and B) Does it stop or delay traffic too much?

Since then, users and business owners alike advocate for using it and can see the difference it has made. The City of Billings maintains it in times of repair needs. Now, MDT has authorized installing one unit per block so HMAA would like to install four more at the following intersections:

Montana Ave & N 26th St. (by Dickey's)
Montana Ave & N 24th St. (between Buffalo Block & NOVA)
Montana Ave & N 23rd St. (between Ciao Mambo & Griffin Sawyer)
Montana Ave & N 22nd St. (by Last Chance Pub)

Historically, the first unit on Montana Ave & N 25th St. (between Craft Local & McCormick Cafe) was approved on the premise that should it be successful, MDT would fund the installation of the other units along Montana Ave when it gives it its facelift project in 2027. However, that project is now looking like it could start as late as 2029. In the meantime, business and property owners don't want to wait that long and have seen the benefit of the first unit. Additionally, they worry that a "yes" from MDT now could change to a "no" from them later if/when certain higher leadership positions change within the Department itself. Furthermore, the first unit cost a little under $12,000, whereas now, each unit would cost $5,000 (including labor of installation).

The Development Committee discussed the affordability of this project, its benefits on safety and walkability, however, it was also disappointed that there were no matches from HMAA, City of Billings, or MDT. In the end, it was decided that MDT's "yes" for now is a good enough contribution; the City's price of the unit and installation as well as ongoing maintenance is a good enough contribution; and the HMAA's proactive advocacy and application in trying to get this done as soon as possible are good enough contributions.

Proposal:

HMAA is requesting 100% TIF funding toward this improvement because it is purely infrastructure and traffic related along a right-of-way. If successful, its outcome will benefit the public where pedestrians feel safer, accidents are reduced, and businesses continue to thrive.

HMAA Continued...

Financials:

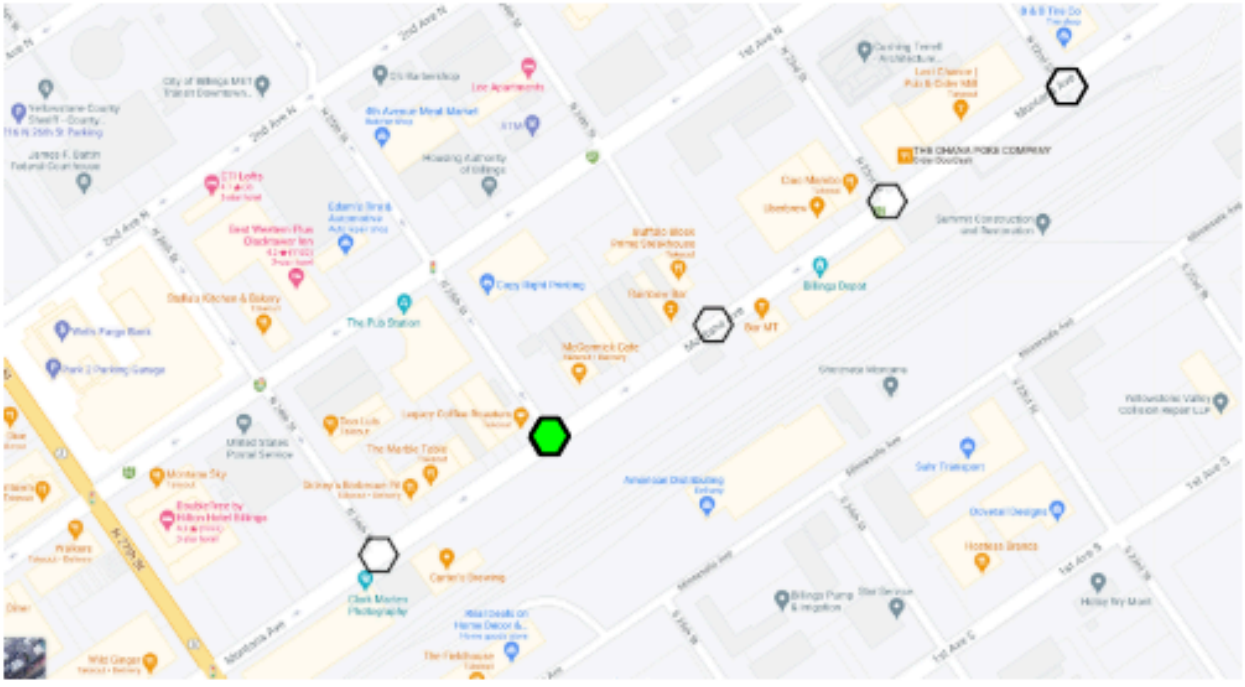
If recommended/approved, the City of Billings will be able to schedule installation. Depending on when this may be installed, our FY26 budget may need to get modified before adoption. Currently, it is in the proposal phase until Council's review on June 3rd. The total cost for four (4) more units would be $20,000.

DBP board of directors may recommend, modify and recommend, or not recommend this proposal.

Motion to recommend: I make a motion to recommend this project.

Motion not to recommend: I make a motion not to recommend because/due to...

Motion to Modify: I make a substitute motion to...



This is a similar Rapid Flashing Beacon Pedestrian Crossing installation at Virginia Lane and Avenue E to what would be installed on Montana Avenue.

This is a similar Rapid Flashing Beacon Pedestrian Crossing installation at Virginia Lane and Avenue E to what would be installed on Montana Avenue. The crossing is pedestrian activated to trigger the flashing lights.

NOTE: SUPPORTING DOCUMENTS FOLLOW AGENDA

CITY OF BILLINGS

CITY OF BILLINGS' VISION STATEMENT:

"THE MAGIC CITY – A VIBRANT, WELCOMING PLACE WHERE PEOPLE FLOURISH AND BUSINESS THRIVES"

AGENDA

COUNCIL CHAMBERS December 8, 2008 6:30 P.M.

CALL TO ORDER – Mayor Tussing
PLEDGE OF ALLEGIANCE – Mayor Tussing
INVOCATION – Councilmember McCall
ROLL CALL
MINUTES – November 13, 2008, Special Meeting
November 24, 2008
COURTESIES – Presentation to Al Winegardner and family in appreciation of donation in memory of Jayne Winegardner
PROCLAMATIONS
ADMINISTRATOR REPORTS – Tina Volek

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Item: 1 ONLY. Speaker sign-in required. (Comments offered here are limited to 1 minute per speaker. Please sign up on the clipboard located at the podium. Comment on items listed as public hearing items will be heard ONLY during the designated public hearing time for each respective item.)
(NOTE: For Items not on this agenda, public comment will be taken at the end of the agenda. Please sign up on the clipboard located at the back of the room.)

CONSENT AGENDA:

1. A. Change Order #3, W.O. 08-09, Waste Water Treatment Plant Primary Effluent Pipe Replacement and Sludge Drying Bed Expansion, Western Municipal, $20,468.65, and **increase** the City Administrator's change order authority by $50,000.

B. Approval of compensation agreement for Private Contract No. 599, Emmanuel Baptist Church Sanitary Sewer Extension project, $325,360.

C. **Approval** of amended Purchase and Sale Agreement with School District Two for ten acres within Cottonwood Park for $200,000, and **authorization** for the Mayor to execute associated documents to consummate the sale and transfer of ownership of the property.

D. **Approval** of grant application submittal to Safe Route to School Program for the Elementary School Traffic Plan, $50,000.

E. **Resolution** relating to financing of proposed Zone 3 Storage, Zone 4 Reservoir project and Water Rehabilitation project; establishing compliance with reimbursement bond regulations under the Internal Revenue Code for the purpose of reimbursing the City with bond sale proceeds for financing water projects prior to the availability of funds.

F. **Resolution** relating to financing of a proposed Wastewater treatment plant disinfection system project; establishing compliance with reimbursement bond regulations under the Internal Revenue Code for the purpose of reimbursing the City with bond sale proceeds for financing sewer projects prior to the availability of funds.

G. **Second/Final reading** ordinance expanding the North 27th Street Urban Renewal Area – 2008.

H. **Second/Final reading** ordinance modifying the South Billings Boulevard Urban Renewal District.

I. **Exempt Amended Plat** of Tract 1 of Certificate of Survey 1815.

J. **Bills and Payroll**
(1) November 7, 2008
(2) November 14, 2008

(Action: approval or disapproval of Consent Agenda.)

REGULAR AGENDA:

2. **PUBLIC HEARING AND RESOLUTION GRANTING NEW OR EXPANDING INDUSTRY TAX INCENTIVES FOR BIG SKY ECONOMIC DEVELOPMENT AUTHORITY/GENERAL ELECTRIC CAPITAL CORPORATION** for a new building at 3333 Hesper Road. Staff recommends approval. (**Action**: approval or disapproval of staff recommendation).

3. **PUBLIC HEARING AND RESOLUTION GRANTING NEW OR EXPANDING INDUSTRY TAX INCENTIVES FOR DALCO INDUSTRIES DBA TETON STEEL** for property improvements at Gabel Road and South 29th Street. Staff

recommends approval. (**Action**: approval or disapproval of staff recommendation).

4. **PUBLIC HEARING AND FIRST READING ORDINANCE FOR REVISIONS TO BOARDS AND COMMISSIONS:** Revisions that provide consistency in procedural areas for advisory boards, commissions and committees, and reorganizes ordinances into one Article of the Code. Staff recommends approval. (**Action**: approval or disapproval of staff recommendation).

5. **PUBLIC HEARING FOR EXTENSION OF INTERIM ZONING ORDINANCE:** A proposed one-year extension of the Interim Zoning Ordinance that amends Section 27-611, Sexually Oriented Businesses, and allows the interim zoning ordinance to be effective until December 23, 2009. Staff recommends approval. (**Action**: approval or disapproval of staff recommendation).

6. **DOWNTOWN BILLINGS PARKING STUDY.** Delayed from 11/24/08. Staff recommends approval of contract with Rich and Associates, Inc. for $68,500. (**Action**: approval or disapproval of staff recommendation).

7. **PUBLIC COMMENT on <u>Non-Agenda</u> Items --** <u>Speaker sign-in required.</u> *(Restricted to <u>ONLY</u> items not on this printed agenda; comments limited to 3 minutes per speaker. Please sign up on the clipboard located at the back of the Council Chambers.)*

(Action: approval or disapproval of Consent Agenda.)

ADJOURN

(NOTE: Additional information on any of these items is available in the City Clerk's Office)

Visit our Web site at:
http://ci.billings.mt.us

ATTACMENT A

ORDINANCE NO. _____

AN ORDINANCE MODIFYING THE URBAN RENEWAL PLAN OF THE NORTH 27TH STREET DISTRICT URBAN RENEWAL AREA; MODIFYING THE BOUNDARIES OF THE DISTRICT; ADOPTING A MODIFIED URBAN RENEWAL PLAN INCLUDING A TAX INCREMENT PROVISION; APPROVING URBAN RENEWAL PROJECTS THEREIN AND AUTHORIZING THE ISSUANCE OF TAX INCREMENT URBAN RENEWAL REVENUE BONDS OF THE CITY TO FINANCE COSTS THEREOF

NOW, WHEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

WHEREAS, on July 11, 2005 the City Council adopted Ordinance No. 05-5333, which created the North 27th Street District Urban Renewal Area (hereafter "North 27th Street District") and adopted the Urban Renewal Plan of the North 27th Street District Urban Renewal Area ("N. 27th Street Plan") that included a tax increment provision and endorsed urban renewal projects.

WHEREAS, on November 13, 2006 the City Council adopted Ordinance No. 06-5394 which expanded the boundaries and amended the N. 27th Street Plan to create the Extended N. 27th Street District that included a tax increment provision and endorsed urban renewal projects.

WHEREAS, it has been determined that the Extended North 27th Street District and the N. 27th Street Plan should be modified to include additional property contiguous to the Extended North 27th Street District.

WHEREAS, this Council on November 24, 2008, conducted a public hearing on a proposal to modify the N. 27th Street Plan by adopting the Urban Renewal Plan of the Expanded North 27th Street District Urban Renewal Area - 2008, thereby establishing a modified urban renewal area to be formally designated as the Expanded North 27th Street District Urban Renewal Area - 2008 (the "Expanded North 27th Street District - 2008" or "the Property"), and to undertake urban renewal projects therein, all as authorized by Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the "Act").

WHEREAS, the Expanded North 27th Street District - 2008 is depicted on Attachment 1 (depicting the relationship of the Expanded North 27th District – 2008 to the Extended N. 27th Street District) and which is hereby incorporated herein and made a part hereof. Pursuant to this Ordinance, the boundaries of the Redevelopment Area are modified to reflect the addition of the Property depicted on the map on Attachment 1. The Redevelopment Area, as modified, is depicted on Attachment 1 and legally described on Attachment 2 (the "Resulting Redevelopment Area") (each of which is hereby incorporated herein and made a part hereof). The Resulting Redevelopment Area is contiguous.

WHEREAS, opportunities have been presented to the City that makes it desirable for the City to consider urban renewal projects within the Expanded North 27th Street District - 2008 consisting of demolishing certain blighted structures within the district; improving such properties with new construction, landscaping, utilities, and other similar improvements; and making the properties so improved available for private redevelopment in accordance with the Act (the "Projects"). Development proposals to be considered for funding include mixed use projects, building renovations, services for the District and the construction or expansion of City owned parking structures within the District.

WHEREAS, the proposed modified urban renewal plan titled the Urban Renewal Plan of the Expanded North 27th Street District - 2008 is attached hereto as Attachment 3 (which is hereby incorporated herein and made a part hereof) (the "Modified Plan"). The Modified Plan contains a tax increment provision and will govern the operation and administration of the Expanded North 27th Street District - 2008.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Billings, Montana, as follows:

1. Findings. This Council hereby finds, determines and declares, based on the comments received at the public hearing and other studies and information available to this Council, that:

a. The Property presently contains structures and improvements that are in a state of substantial deterioration, are obsolete or defective, pose unsanitary or unsafe conditions, are vacant and unused, and have inappropriate uses. The present condition of the Property substantially impairs the sound functioning of the downtown area of the City and its environs, is conducive to juvenile delinquency and crime, poses the threat of vandalism or mischief and fire or loss, constitutes an economic and social liability, and is a menace to the public health, safety, and welfare of the residents of the City. Accordingly, the Council reaffirms its previous findings that the Property is a blighted area within the meaning of Section 7-15-4210 of the Act. This Council finds that the rehabilitation, redevelopment or a combination thereof of the Property is necessary and in the interest of the health, safety, morals or welfare of the residents of the City. This Council finds that undertaking measures to eradicate or diminish the blight affecting the Property will help to foster a more dynamic, livable, and vibrant downtown.

b. If Projects require relocation of displaced persons, a detailed relocation plan is required and will be prepared.

c. The Modified Plan conforms to the 2003 Billings and Yellowstone County Growth Policy and the City's Downtown Framework Plan.

d. The Modified Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the District by private enterprise.

e. A sound and adequate financial program is required for the financing of Projects, which program includes substantial private investment and financing and the sale and issuance by the City of Tax Increment Bonds in proportions yet to be determined, for the purpose of financing a portion of the costs of the Projects as set forth above.

f. Approved Projects will constitute urban renewal projects within the meaning of the Act and are authorized to be undertaken by the City.

2. Plan Adoption. The Modified Plan is hereby adopted and approved in all respects, including without limitation, the segregation and application of tax increments as provided in Sections 7-15-4282 through 7-15-4293 of the Act as provided therein. For purposes of allocating taxes according to the Act, the "prior assessed value" of taxable property within the Expanded North 27th Street District - 2008 is that value shown on the assessment rolls as of January 1, 2008.

3. Project Approval. Authorized Projects are hereby approved.

4. Bonds. This Council approves financing the costs of Urban Renewal Projects, or a portion thereof, with proceeds of the Bonds. The City is hereby authorized and directed to undertake activities and analysis ordinarily prerequisite to the issuance of tax increment urban renewal revenue bonds in a principal amount not to exceed $10 million for financing of the costs of Urban Renewal Projects or a portion thereof.

5. Conditional Commitment. The adoption of the Plan does not constitute a guarantee or a firm commitment that the City will issue the Bonds or undertake Projects. If, based on comments or information made available to or obtained by the City, it appears that the issuance of the Bonds or Projects is not in the public interest or consistent with the purposes of the Act, the City reserves the right not to issue the Bonds or undertake the Project.

7. Repealer. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

8. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

9. Effective Date. This Ordinance shall be in full force and effect from and after the date that is 30 calendar days after the date set forth below.

ADOPTED by the City Council of the City of Billings, Montana, on second reading this 8th day of December, 2008.

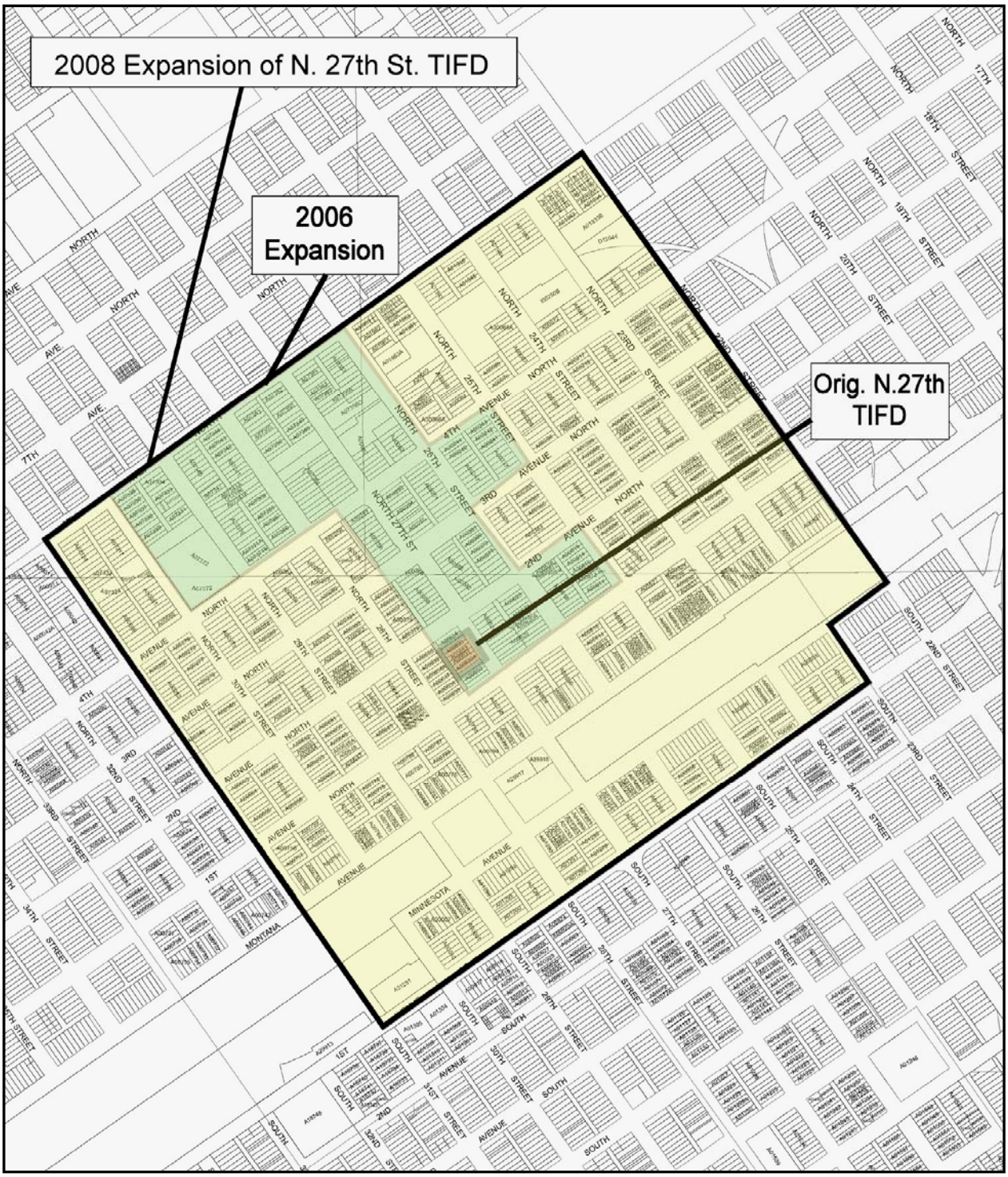
_____
Ron Tussing, Mayor

ATTEST:

_____
Cari Martin, City Clerk

ATTACHMENT 1

Expanded North 27th Street Urban Renewal District – 2008 Boundaries, Boundaries of the Extended N. 27th Street District (2006) and the Boundaries of the N. 27th Street District (2005)



ATTACHMENT 2

Expanded North 27th Street Urban Renewal District – 2008
Boundary Description

Beginning at a point at the intersection of the centerlines of 6th Avenue North and North 31st St. proceeding east along the centerline of 6th Ave. North to a point at the intersection of the centerlines of 6th Avenue North and N. 22nd Street proceeding south along the centerline of North 22nd Street, crossing the centrally assessed Burlington Northern Railroad property, to a point at the intersection of South 22nd Street and Minnesota Avenue proceeding west along the centerline of Minnesota Avenue to a point at the intersection of Minnesota Avenue and South 23rd Street proceeding south along the centerline of South 23rd Street to a point at the intersection of South 23rd Street and 1st Avenue South proceeding west along the centerline of 1st Avenue South to a point at the intersection of the centerlines of 1st Avenue South and South 31st Street proceeding north along the centerline of South 31st Street, crossing the centrally assessed Burlington Northern Railroad property, to the starting point at the intersection North 31st Street and 6th Avenue North encompassing all parcels and tax codes therein.

ATTACHMENT 3
Expanded North 27th Street Urban Renewal Area – 2008
Modified Plan

EXPANSION OF THE BILLINGS, MONTANA NORTH 27TH STREET URBAN RENEWAL AREA, WITH TAX INCREMENT, AND AMENDMENT TO THE URBAN RENEWAL PLAN

FOR CITY OF BILLINGS AND PLANNING REVIEW
October 14, 2008

Prepared by

Downtown Billings Partnership, Inc
2815 2nd Ave. North – Billings, MT 59101 – gregk@downtownbillings.com

SECTION 1 – INTRODUCTION

On July 11, 2005, the City Council adopted an ordinance that (a) created the North 27th Street District Urban Renewal Area ("North 27th Street District") and (b) adopted an urban renewal plan for the district. On November 13, 2006 the City Council adopted an ordinance that (a) expanded the North 27th Street District and (b) modified the urban renewal plan for the district. For reasons discussed in this Amendment to the Urban Renewal Plan of the North 27th Street District ("Plan"), it has been determined that the North 27th Street District should be expanded again to include other contiguous blighted properties in need of redevelopment. Further, it has been determined that this area, known as the Central Business District of Billings, has been and is in need of expanded public parking, enhanced pedestrian connections and experiences, improved public safety, and infrastructure improvements to public and private properties that will lead to increased taxable values. The existing urban renewal plan may be modified by ordinance in accordance with the procedure described in M.C.A. § 7-15-4221. The Urban Renewal Plan of the North 27th Street District approved by the City Council on July 11, 2005 and modified on November 13, 2006 is hereby included by reference as part of this amended Plan and shall remain applicable hereto except to the extent the original plan is explicitly or impliedly amended by this Plan. It is recognized as part of this Plan that the basic vision of the document known as Downtown Billings Framework Plan, adopted by the Billings City Council on December 22, 1997 and by the Yellowstone County Commissioners on December 23, 1997, is still valid and should be considered a part hereof. The terms defined in "Part I – DEFINITIONS" of the North 27th Street District Plan shall have the same meanings in this Plan unless a contrary meaning is expressed herein. The expanded district proposed in this Plan is hereafter referred to as the Expanded North 27th Street District - 2008 or the "District."

SECTION 2 – BACKGROUND

The original Downtown Redevelopment District, a downtown tax increment finance district, was created on December 20, 1975 by a resolution which cited hazardous conditions existing in the district due to overhead utility wires, inefficient land use, problems of access and circulation, physical constraints to development, random location of mixed uses and deteriorated building

conditions, and found that rehabilitation and redevelopment of the District would be in the public interest. That original district (hereafter "1975 District") comprised one hundred and twenty four (124) blocks in the city center after the 1985 south expansion and the 2004 east expansion. The 1975 District expired March 1, 2008 but the Urban Renewal Plan and the Framework Plan used for that district, in many parts and in relation to this District remain valid.

Because the 1975 District has terminated, but many of the undesirable conditions continue to exist, it was determined that it would be in the best interest of the City to expand the North 27th Tax Increment District to assist the construction of public improvements, stabilize and grow the tax base, increase the parking inventory, increase the inventory of downtown residential property, stimulate multi-use development ("Multi-Use Facility Projects"), fill street level vacancies, provide expanded security, develop safe event locations with appropriate traffic control devices, expand the Business Improvement District, make modifications to street and intersection lighting, increase traffic calming and reduce the noise in the district through Quiet Zone management and further implement the vision of the Downtown Framework Plan.

Currently, there is a need to expand the North 27th Street District to encompass development needs on the North 27th Street corridor, the North Broadway corridor, the Old Town Neighborhood and the Montana Avenue Historic District (including expansion of the Historic District to include areas south of the railroad tracks), the Civic District, areas adjacent to the Medical Corridor, adjacent to the East Billings Urban Renewal Area and other underutilized properties within the Central Business District of Billings. Although there has been significant improvement in the valuation of property in much of the 1975 District, the area defined by this proposed expanded tax increment district has major properties that have been neglected for many years and continue to show signs of serious blight and tax base decline. Many parcels have been removed from the tax rolls and/or are delinquent on payments of taxes and fees. The Expanded North 27th Street District creates an opportunity to continue redevelopment of the center of downtown with a mixture of public and private investment in a roughly seventy-one-square-

block district (just over half of the size of the 1975 expanded district) encompassing the existing North 27th Street District.

The area has several pockets of low taxable value, with several lots of the land being owned by government and other non-profit entities and several buildings that are over 50% vacant.

The creation of the Expanded North 27th Street District is essential to any planned development at 4th Avenue North and North Broadway, redevelopment of the vacant Northern Hotel, improving security and expanding the clean safe and vibrant programs of the Business Improvement District, continuing redevelopment of the Civic Plaza area, developing the boundary areas of the Medical Corridor and the East Billings Urban Renewal Area, and expanding the Historic District. It could also assist with the essential remodeling of the Northern Hotel, the Babcock Theatre, the Westwood Building, the Lincoln Hotel Building. Public infrastructure construction within this expanded District could assist with the renovation and/or relocation of various City facilities, such as the public library. It is currently expected that the expanded North 27th Street District may help fund the following projects:

I. Business Programs and Projects

a. Business Retention
    i. Targeted assistance and review of existing street level businesses
    ii. Retail market survey
b. Business Recruitment
    i. Development of a "chainlet" network
    ii. Business plan development assistance
    iii. Association networking
    iv. Business Improvement District support
    v. Business cluster analysis
    vi. Pedestrian study
        1. demographics
        2. directions
        3. linkages
        4. destinations
        5. wayfinding

II. Parking and Transportation

a. Increase use of public transit
b. Parking structures to support current and future needs

c. Explore parking linkages to adjacent destinations
d. Explore parking management practices and programs
    i. Off street parking
    ii. On street parking

III. Crime Prevention and Public Safety

a. Cooperative Security Program
b. Business Watch Program
c. Crime and Fraud prevention programs
    i. Geared towards street level businesses

IV. Management, Implementation and Maintenance

a. Downtown Billings Partnership, Inc. or its successor, management agreement
    i. Project development
    ii. Public awareness
    iii. Advocacy and liaison between public and private sectors
b. Business Improvement District expansion and development
    i. Cooperative work agreements with PMDs
    ii. Development and promotion of Conference Corridor
    iii. BID expansion
    iv. "Green" Management
        1. Recycling programs
        2. Tree management

V. Infrastructure Improvements

a. Public
    i. Expansion of Historic District
    ii. New Library
    iii. New Planning Department Offices
    iv. Public Parking and Greenspace
    v. Intersection Lighting by Public Works
    vi. New SILMDs for mid-block lighting
    vii. Streetscapes and traffic calming plans
    viii. Sidewalks, curbs and gutter improvements
        1. stabilization of vaults
    ix. Relocation of public and private utility lines
b. Public infrastructure improvements that would support the following development projects/programs
    i. Workforce housing development
    ii. Loft and Condo development
    iii. Lodging development
    iv. Conference Facilities

v. Entertainment venues

SECTION 3 – SUMMARY OF BLIGHT FINDINGS

The area in the proposed expansion of the North 27th Street District contains a great deal of blight. Within the district there is substantial structural deterioration, long-term land vacancy, a railroad spur line that has been abandoned and a major rail line that continues to divide the Central Business District. Several of the commercial buildings in the district are deteriorated and/or vacant and need demolition or renovation. Many of the storefronts and upper floors are vacant or under-occupied. Sidewalks are cracked; alleys are deteriorated, and, in general, much of the area is below accepted standards. In contrast to the above, there are certain properties within the district in good repair but included in the district to allow for a contiguous block of land within the district and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without continued managed urban renewal, even these success stories will once again decline in taxable value. Most of the district falls into the blighted, neglected and under-utilized categories.

SECTION 4 – DESCRIPTION OF BLIGHTED AREA

The expanded urban renewal area described in this amended Plan incorporates most of the Central Business District. Within the district there are several older, single-story structures that have been retrofitted for offices and warehousing, numerous surface parking lots, and several vacant structures. Many of these structures are unsuited to their current uses because of age obsolescence and physical deterioration.

Montana‘s Urban Renewal Law (Montana Code Annotated Title 7, Chapter 15, Parts 42 and 43) provides the authority to declare the existence of blighted areas and to target them for improvements. “Blighted area” is defined in Section 7-15-4206(2), M.C.A., as follows:

> *[A]n area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs or arrests the sound growth of the city or its environs; retards the provision of housing accommodations; or constitutes an economic or social liability or is detrimental*

or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:

- *(a) the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;*
- *(b) inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;*
- *(c) inappropriate or mixed uses of land or buildings;*
- *(d) high density of population and overcrowding;*
- *(e) defective or inadequate street layout;*
- *(f) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- *(g) excessive land coverage;*
- *(h) unsanitary or unsafe conditions;*
- *(i) deterioration of site;*
- *(j) diversity of ownership;*
- *(k) tax or special assessment delinquency exceeding the fair vale of the land;*
- *(l) defective or unusual conditions of title;*
- *(m) improper subdivision or obsolete platting;*
- *(n) the existence of conditions that endanger life or property by fire or other causes; or*
- *(o) any combination of the factors listed in this subsection (2).*

The land being added to the Plan area includes 405 (Exhibit A) property tax codes plus a segment of centrally assessed BN Railroad property. The complete, expanded Urban Renewal Area will have 481 property tax codes plus the segment of BN Railroad property. Within that total area, and as noted in the 2006 approved Urban Renewal Plan, there are many "target areas" that should be immediately considered for redevelopment. The properties on N. Broadway between 4th Avenue North and 6th Avenue North will need additional parking to facilitate the construction of a Stockman Bank facility. The area adjacent to the Northern Hotel on North Broadway is in need of parking due to the closure of the privately owned parking structure in that area due to unsafe and blighted conditions of the structure. The area east of the Yellowstone County Courthouse Lawn is targeted for a new federal courthouse and will need additional parking and green spaces. The area between the new MET transit facility on N. 25th Street and to the east boundary of the East Billings Urban Renewal Area (N. 22nd Street) is in need of redevelopment that could include workforce housing and parking. The status of the Battin Federal Courthouse is still unclear. The facility is contaminated with asbestos and is destined to become vacant with the completion of a new federal courthouse and office building. This

vacancy will present a redevelopment opportunity in the near future. The area surrounding City of Billings Park IV contains many surface parking lots that could be developed if Park IV is sold to a private developer. This area lacks high-rise housing with mixed use occupancy on the first floor. The future use of the Lincoln Center is unclear and it could be a redevelopment opportunity if the school district ceases its administrative and continuing education functions in the building. The properties on 1st Ave. S. and Minnesota Avenue are not currently in a Historic District and values remain stagnant as compared to the Montana Avenue area. The redevelopment of the south side of the railroad tracks has not kept up with the redevelopment north of the tracks and should be a target area. Several properties located between Montana Avenue and 1st Avenue North are severely underutilized and in need of redevelopment. Without attention to some of this blight, over time, the value of the Montana Avenue redevelopment will most likely be negatively impacted.

SECTION 5 – DETERMINATION OF BLIGHT

The proposed expansion area of the North 27th Street District contains a number of underdeveloped properties. The Council previously determined that the property included in the North 27th Street District was "blighted" within the meaning of the Act in Resolution 05-18276 adopted June 13, 2005 and Resolution 06-18488, adopted September 25, 2006. The Redevelopment Area, including the portion that is to be expanded to form the Expanded North 27th Street District - 2008, was previously determined to be blighted and an appropriate area for an urban renewal project in Resolution No. 12107 dated January 5, 1976. Deficiencies in public and private properties located in the district lead to a determination that the area continues to be blighted, as defined by state statute. Specific areas of blight on the site are listed below:

Deficient Structures in Expanded Area

There are several buildings that are over 50 years in age and do not qualify as being historically significant. Many are in poor repair and may contain potentially hazardous asbestos and lead paint.

Deficient Public Facilities in Extended Area

The streets, curbs, gutters and sidewalks in much of the area are in satisfactory repair. However, sewer and water utilities in the area are aging and have required frequent repairs in recent years. Several parking lots generally do not meet code requirements for paving, striping and landscaping. Many of them are cracked and crumbling. The city owned parking ramps within the area, except for Park IV have extensive "waiting lists" and public parking for adjacent office and commercial structures continues to be inadequate. Demand for parking will continue and additional and expanded parking structures will be required to accommodate commercial growth.

Deficient Land Use in Extended Area

In general, the area is under-utilized due to the significant amount of surface parking areas and a large number of single-story structures. The taxable value of this district must be stabilized and encouraged to grow.

SECTION 6 – THE SITE AND ITS RELATIONSHIP TO THE CITY

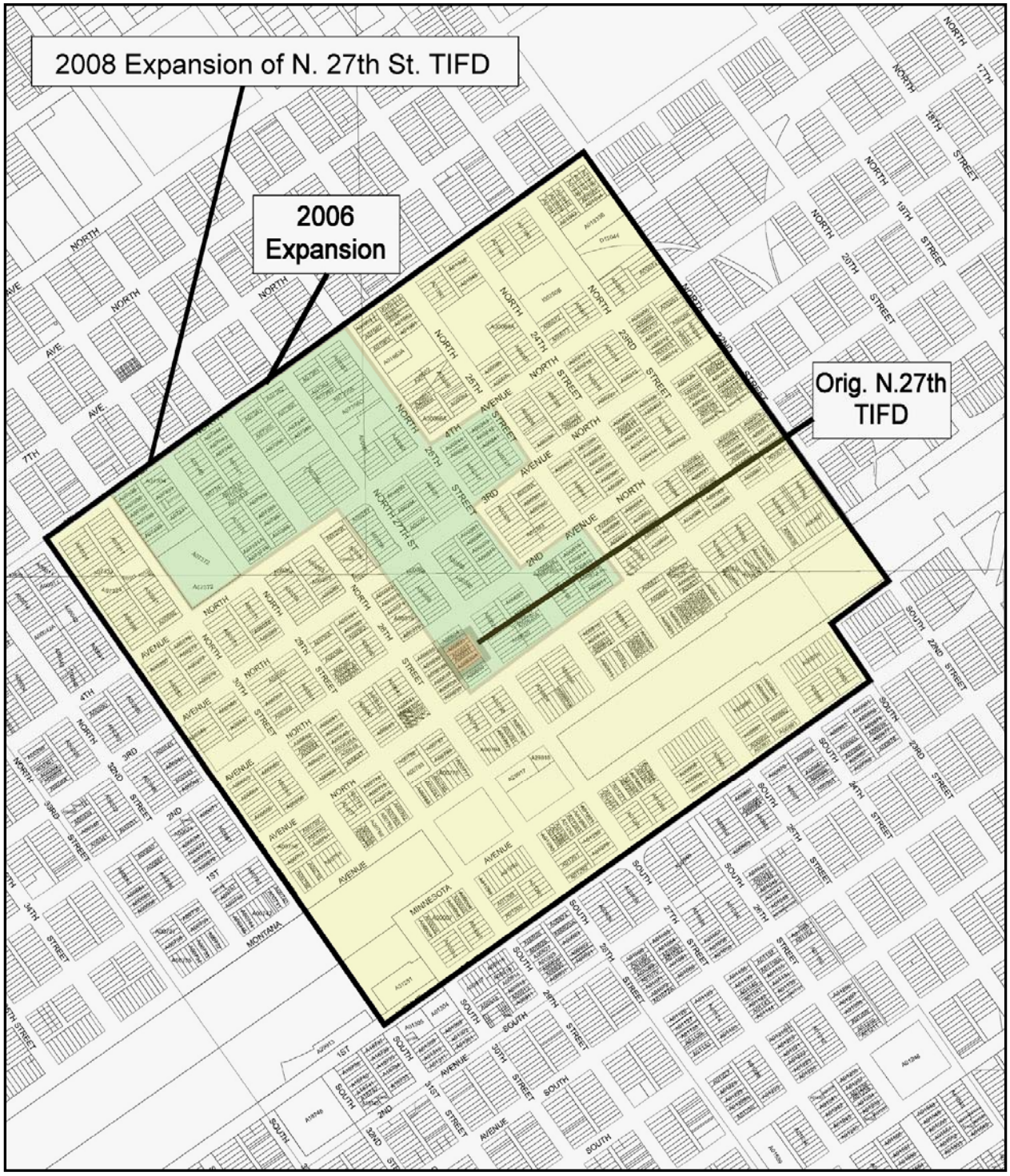
As noted, the expanded North 27th Street Urban Renewal Area comprises most of the Central Business District (CBD) of the City of Billings.

SECTION 7 – LEGAL DESCRIPTION

The legal description of the proposed Expanded North 27th Street District – 2008 is as follows:

Beginning at a point at the intersection of the centerlines of 6th Avenue North and North 31st St. proceeding east along the centerline of 6th Ave. North to a point at the intersection of the centerlines of 6th Avenue North and N. 22nd Street proceeding south along the centerline of North 22nd Street, crossing the centrally assessed Burlington Northern Railroad property, to a point at the intersection of South 22nd Street and Minnesota Avenue proceeding west along the centerline of Minnesota Avenue to a point at the intersection of Minnesota Avenue and South 23rd Street proceeding south along the centerline of South 23rd Street to a point at the intersection of South 23rd Street and 1st Avenue South proceeding west along the centerline of 1st Avenue South to a point at the intersection of the centerlines of 1st Avenue South and South 31st Street proceeding north along the centerline of South 31st Street, crossing the centrally assessed Burlington Northern Railroad property, to the starting point at the intersection North 31st Street and 6th Avenue North encompassing all parcels and tax codes therein, all inclusive.

Map of entire Expanded N. 27th District



SECTION 8 – PROPERTY DEVELOPERS

New development in the proposed tax increment district will also be accomplished through the implementation of the Downtown Framework Plan. These Projects are described in Section 2 of this plan.

SECTION 9 – PROJECT RELATIONSHIP TO THE FRAMEWORK PLAN

The proposed urban renewal area and expanded tax increment district is located generally in the center of the City and encompasses most of the "districts" as defined by the Billings Framework Plan ("Framework Plan"). One goal of the Framework Plan was to remove barriers to downtown circulation and development created by 4th Avenue North and 6th Avenue North and establish the area between the avenues as both a discreet district and a recognized extension of the CBD, thereby allowing potential ties to the medical corridor and MSU-Billings from the CBD. Generally, the Framework Plan stressed the downtown's ability to make a positive impact on the entire city. The Framework Plan also recommended a private non-profit organization to assist the City of Billings with the management of the Tax Increment District through an annual work plan and contract. This Expanded N 27th Street District may be managed in a similar manner and could make use of the redevelopment and facilitation established through that management entity.

Framework Plan Recommendation: Housing

The Framework Plan states that housing should be a top priority and that the City should continue to work with builders and developers to encourage downtown housing through various methods. Specifically, the plan states that high-rise housing is to be located in the east transition zone and portions of the north transition zone.

The formation of an expanded tax increment district will help to raise funds that can be used for construction or rehabilitation of public infrastructure necessary to attract and retain housing in the area.

Framework Plan Recommendation: Priorities

The top priorities identified in the Framework Plan include the following:

- Development incentives, including business retention and recruitment
- Housing – demonstration projects
- Streetscape Kit of Parts – expand kit to include Minnesota Avenue
- Events Kit of Parts – Modern and safer traffic control devices may be needed
- Paring configuration adjustments – several one-way streets could be converted to 2-way
- 5th Avenue North Corridor preservation and enhancement

This amendment to the Plan and the urban renewal projects that it contemplates specifically address all six of these priorities.

SECTION 10 – CONFORMANCE TO THE GROWTH POLICY

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43) is that the urban renewal plan must conform to the community's growth policy. The Yellowstone County and City of Billings Growth Policy ("Growth Policy") refers to and promotes downtown redevelopment in a variety of ways. This amendment to the Plan is consistent with the current Growth Policy.

SECTION 11 – CERTAIN PLAN FEATURES AND FINANCIAL MATTERS

Section 7-15-4217, M.C.A., of the Act requires cities to make certain findings when they adopt an urban renewal plan and approve Urban Renewal Projects. These are addressed below:

1. Most of the District contains no existing dwelling units or housing, and planned projects would not displace any persons from housing. Accordingly, there is no need to have a workable and feasible plan for substitute housing until and unless such a project is developed in the future.

2. This amended Plan conforms to the Growth Policy for the City as a whole and to the

Framework Plan.

3. This Modified Plan affords maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the Expanded North 27th Street District by private enterprise. It is unreasonable to expect that the district will be remain stabilized and/or redeveloped without substantial public support. Numerous properties within the area are dilapidated. As presently constituted, property in the district is not conducive to any sort of uniform or integrated development and, as presently existing, cannot compete with other areas of the City for substantial developments, particularly areas at the outskirts of the City. Experience has validated the foregoing facts and observations. This amended Plan is intended to facilitate the identification and construction of significant Urban Renewal Projects, which would not be possible without this Plan.

4. A sound and adequate financial program exists for financing projects, which include the sale and issuance by the City of the Bonds in an amount not to exceed the costs of the project, including administration costs and costs of issuance of the Bonds. Any approved Development Project will require commitments of substantial private financing that will provide the primary means for funding construction of the improvements.

5. This Expanded N. 27th Street District - 2008 may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas, and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-4219 MCA, with respect to initial adoption of this plan. For purposes of urban renewal district boundary changes only, the notice of public hearing, as described in 7-15-4215 MCA, may be mailed only to those owners whose properties are situated within the area of expansion or contraction of the Urban Renewal District boundaries. In cases where the boundaries are not modified, but the contents of the urban renewal plan are substantially modified, notification shall be mailed to all owners of property within the Urban Renewal District area.

SECTION 12 – TAX INCREMENT

Tax increment financing is necessary to encourage private reinvestment within the District, which will further encourage economic growth in the District and Downtown Billings, create substantial employment opportunities, and increase the tax base of the City and other taxing jurisdictions. The expanded North 27th Street District is hereby established as a tax increment financing urban renewal area within the meaning of the Act, and, in particular, Section 7-15-4282 through 7-15-4293 of the Act. This Section constitutes a tax increment provision within the meaning of the Act. In connection therewith:

1. For the purpose of calculating the incremental taxable value each year for the life of the district, the base taxable value shall be calculated as current base taxable value of the district plus the base taxable value of all real and personal property added to the district by this amended plan and as show in Exhibit B as of **January 1, 2008.**

2. The City is hereby authorized to segregate the tax increment derived in the district and use and deposit such increment into the tax increment fund of the district for use as authorized by the Act and as authorized herein from time to time, including, without limitation, pledging the tax increment to repayment of Bonds.

3. The tax increment received from the district may be used to pay directly costs of an approved Development Project as may from time to time be approved by the Council. The Council also hereby authorizes the use of tax increment in the district to pay debt service on Bonds issued to finance a portion of the costs of these Development Projects, and costs associated with the sale and security of such Bonds in compliance with the Act, subject to any limitations imposed by the Montana Constitution and federal law.

4. The tax increment provision of the district will terminate upon the latter of:
   a. The fifteenth (15th) year following the original creation of the district; or
   b. The payment or provision for payment in full or discharge of all Bonds, and the payment of interest thereon, for which the tax increment has been pledged.

After termination of the tax increment provision, all taxes shall continue to be levied upon the actual taxable value of the taxable property in the district, but shall be paid into funds of the taxing bodies levying taxes within the district.

SECTION 13 – CONCLUSIONS

The creation of this expanded North 27th Street Urban Renewal District will have a positive impact on Downtown Billings and no impact on the total taxable value flowing to the taxing entities from the now expired 1975 Urban Renewal District.

Expansion of the North 27th Street District is an essential first-step in completing what may be a number of urban renewal projects. If completed, mixed use projects approved within the first two years could stimulate over $30 million in new construction, and possibly as much as $15 million in re-sales and redevelopment. Approximately 500 new employees and new downtown residents could be located on the commercial and upper floors of possible mixed use projects. Thus, expansion of the district, in addition to further stabilizing the tax base, eliminating blight and providing renaissance to the CBD, will also bring new employees and residents to the CBD.

Mixed use development within the Expanded District ties in favorably with and actually stimulates the remodeling plans that are currently underway for several downtown properties. Additionally, like any major new development, the anticipated Stockman Bank construction at 4th Avenue North and North Broadway will have a stimulating effect on the surrounding area. Specific examples of this are:

1. It will tie the CBD to the medical corridor located immediately to the north of the development.
2. The Billings Clinic has purchased the Underriner property to the north and west of the Library. The Clinic's plans at this point have not been determined; however, the development proposed in this amended Plan will enhance and encourage future development by this group.

3. The Framework Plan encourages the development of the 5th Avenue North corridor. An enhanced Library, as accomplished by projects described in this Plan, will provide an excellent entrance to this corridor.
4. Future redevelopment and revitalization of structures like the Northern Hotel and the Babcock Theatre Building are enabled by this district.
5. This expanded district may assist with the completion of and continued modernization of City owned downtown parking structures.

In conclusion, expansion of the North 27th Street Urban Renewal District to include the property described in this amended Plan will have a positive effect on the CBD and the City.

RESOLUTION NO. 18-10750

A RESOLUTION OF THE CITY OF BILLINGS FORMING A POLICY FOR THE ADMINISTRATION OF URBAN RENEWAL AREAS OR DISTRICTS (URD) IN THE CITY.

WHEREAS, MCA, Title 7, Chapter 15, Part 42, Section 51 declares: General powers of municipalities in connection with urban renewal. Every municipality shall have all the power necessary or convenient:

(1) To carry out and effectuate the purposes and provisions of this part and part 43;

(2) To undertake and carry out urban renewal projects within the municipality, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part and part 43, and to disseminate blight clearance and urban renewal information;

(3) To organize, coordinate, and direct, within the municipality, the administration of the provisions of this part and part 43 as they apply to such municipality in order that the objective of remedying blighted areas and preventing the causes thereof within such municipality may be most effectively promoted and achieved and to establish such new office or offices of the municipality or to reorganize existing offices in order to carry out such purpose most effectively;

(4) To exercise all or any part or combination of powers granted in this part or part 43; and

WHEREAS, the City of Billings reviews and adopts Urban Renewal Plans for each of its Urban Renewal Districts, and those Plans specify goals for each Urban Renewal District; and

WHEREAS, the City of Billings may establish local policies that guide the establishment, operations, funding and governance of urban renewal districts; and

WHEREAS, development of TIF (Tax Increment Financing) Policies would be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

That the City Council now makes and adopts the following TIF Policy:

CITY OF BILLINGS TAX INCREMENT FINANCE POLICY

1. PERMITTED USES OF TIF FUNDS. TIF funds may be used for costs outlined in MCA, Title 7, Chapter 15, Part 42, Section 88. Urban Renewal Plans adopted by the City may limit what TIF funds may be spent on in any Urban Renewal District. Eligible costs may include, but are not limited to:
   a. Land acquisition and assemblage, demolition and removal of structures, relocation of occupants, analysis to determine needs of an urban renewal area, administrative cost for redevelopment activities.
   b. Public infrastructure, including, but not limited to: streets, storm drains, parking, public buildings, water and sewer lines, sidewalks, utility connections.
   c. Private infrastructure with public benefit, including, but not limited to, building façades, windows, doors, fire suppression or alarm systems, storm drainage, environmental remediation, parking, and ADA access.

2. FINANCIAL ASSISTANCE THROUGH TIF. All financial assistance must be approved by the City Council prior to any activity receiving funding. Financial assistance should be requested prior to beginning construction. All activity (design and construction) must be completed prior to issuance of TIF funds from the City Finance Department. Financial thresholds and assistance tools are as follows:
   a. A minimum of $\geq$ $5 of private investment for every $1 of public investment is the preferred threshold to be met for each TIF application. The City Council reserves the right to approve any application that does not meet this minimum. The City Council also may make exceptions for projects of less than $100,000, and for publicly owned projects, properties or facilities.
   b. Grants may be made for uses listed in Part 1 above benefitting any government owned-land or buildings and for profit and non-profit businesses.
   c. Bonding may be available at the discretion of the City Council.
   d. All TIF grants will be formalized by a development agreement that must be signed by the grantee before the City will reimburse eligible expenses.

3. URD MANAGEMENT. Each URD in the City of Billings will be managed as follows:
   a. Each URD should maintain a non-profit advisory board to make recommendations to the City Council regarding TIF expenditures. Unless specifically authorized by a Memorandum of Understanding (MOU) referenced in 3(b) below, a majority of board members must own or lease property within the district, or must represent such owner or lessee, and may include representation from residential or commercial property owners or lessees. Advisory Boards must carry insurance for their members and provide proof of insurance to the City.
   b. A MOU must be executed between the advisory board and the City Council that defines the board's roles, responsibilities, authority, and processes, including for hiring and maintaining board support staff. The MOU must

contain language addressing conflict of interest situations for board members whose property may directly benefit from a TIF expenditure and for board support staff. The MOU also must include language that if there is the appearance of a conflict of interest the issue will be reviewed by City legal staff before moving forward.

c. Training for all URD advisory boards will be conducted biannually in coordination with City staff and URD support staff. The training must include, but is not limited to: review of URD and TIF laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

d. URD financial reporting will be consistent across all URDs and be set by coordination between the City Finance Director and the Planning and Community Services Director, and URD support staff.

e. TIF application review and City Council staff report preparation will be conducted by the Planning and Community Services Department Director, in coordination with the Assistant City Administrator, Finance Director, and URD support staff.

PASSED by the City Council and APPROVED this 9th day of July, 2018.

CITY OF BILLINGS

BY: William A Cole
William A. Cole, Mayor

CITY OF BILLINGS SEAL YELLOWSTONE COUNTY, MONTANA

ATTEST

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk

City Council Regular

Date:	07/14/2025
Title:	Downtown Billings Partnership - Tax Increment Assistance - Masonic Temple Building
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

The Downtown Billings Partnership (DBP) Board recommends the City Council approve up to a maximum reimbursement of $1,326,348.55, starting in the fiscal year following the year in which the project is completed, from Downtown Urban Renewal tax increment financing district funds to the Masonic Temple Billings, LLC (Steve Widmyer) for its redevelopment of the Masonic Temple at 2804 3rd Avenue North at the southwest corner of the intersection of North 28th Street and 3rd Avenue North. The dispursements would be in three allotments of $442,116 in FY 28, FY29 and FY30 (assuming project completion in FY27). Actual reimbursement will be based upon 100% of the actual costs incurred for qualified expenses for renovation, subject to the following conditions:

1. The Applicant shall sign a development agreement for this project with the City of Billings and DBP within 180 days of City Council's approval.
2. 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.
3. The dispursement totals would be in three allotments of up to $442,116 in FY28, FY29 and FY30 (assuming project completion in FY27).
4. If funds are not available, reimbursement can be carried over to the next fiscal year

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Masonic Temple Billings, LLC first submitted an application on June 6, 2025 to the DBP requesting TIF assistance to renovate the Masonic Lodge building at 2804 3rd Avenue North for retail, office and housing. The building has sat completely vacant for several years and was only partially occupied before that. First floor windows were boarded up and the building was not a positive contributor to the Downtown and the Alberta Bair Theater directly across the street. The application was vetted by staff, the Development Committee on June 9 and the DBP Board before a recommendation to fund the project was approved by the DBP Board at its June 27, 2025 meeting (See attached DBP Board minutes).

The building will be remodeled at the ground level to reinvigorate retail storefront shop spaces. New entrances to each space will follow the patterns of the original ground floor entries and storefront windows to reinterpret the inviting retail areas. The second floor will be re-envisioned to convert vacant office space into 10 market rate studio and one-bedroom apartments. The third floor will be remodeled to house offices, preferably the umbrella of Downtown Billings including the Downtown Billings Association, Downtown Billings Partnership and Downtown Billings Business Improvement District, or for additional apartments if the office space project changes. The remaining area will be remodeled for a wellness studio.

The overall building infrastructure work will include:

- Rehabilitation of the mechanical, plumbing and electrical infrastructure in the building
- Exterior historic masonry preservation work, including joint patching, stone consolidation, patching and limited replacement of deteriorated classical elements
- Cleaning of all masonry to remove graffiti and pollution; and sealing the exterior stone and brick masonry with a penetrating sealer to limit damaging water intrusion

The TIF award would support funding of:

- Demolition work
- Fire suppression systems
- Masonry and concrete work

- Plumbing, electrical and HVAC improvements
- First floor exterior metal, windows and window and door opening improvements
- Elevator improvements (See the TIF eligible improvement break down in Table 1 below and in more detail in the attached DBP recommendation

The project is estimated to be $7.9 million for the remodeling and site work as outlined in the TIF application for the project attached to this memo. The TIF eligible expenses recommended by the DBP Board total 16.6% of the total project at the recommended $1,326,348.55. If recommended/approved, reimbursements can begin in FY28 assuming the project is completed in FY27. The DBP Board is recommending three disbursements of $442,116 in FY28, FY29, and FY30 for a total of $1,326,348.55 (assuming the project is completed in FY27).

The reasoning for support of this application by DBP is outlined below. The project is in alignment with the elements/goals of the DBA Strategic Plan, North 27th Street Urban Renewal Plan, City TIF Policy and MCA as outlined in detail below:

- The project addresses blight remediation (MCA 7-15-4282 through 7-15-4294 and Ordinance 12-5590) through the remodel of a vacant historic building in Downtown Billings and meets the 5:1 private to public matching fund requirements of the DBP Large Project Incentive Grant criteria and City of Billings TIF Policy.
- The project further enhances the vibrancy of Downtown Billings through revitalization of an old building and improved public safety through modern remodeling and upgrades of structural components, fire, electrical, plumbing and HVAC systems.
- The housing component, which is a goal of the DBP Board and DBA, also will bring 24/7 activity to this area of Downtown, adding to the public safety of the area.
- The application supports other elements/goals of the DBA Strategic Plan (maybe viewed through this link https://downtownbillings.com/about/about-the-dba/), City TIF Policy, MCA, and the North 27th Street District Urban Renewal Plan (See Table 1 below and the DBP Board Recommendation document attachment).

Table 1.

Qualified Improvements	DBA Strategic Plan	City TIF Policy	Urban Renewal Plan	Montana Code Annotated
Site work and safety - *Demolition; concrete work, exterior masonry* Building Exterior and Facade and work - *ground floor store transom openings, doors, windows, steel work* Public access and area improvements - *ADA compliance for ground floor and office areas, elevators and entrance areas.* Building Safety and Utility work to code - *Fire suppression systems, electrical, plumbing and HVAC*	Vibrant &Connected Downtown -- *P.13* Strong Downtown Identity --P.13	Permitted uses of TIF Funds: • Demolition and structure removal - P.2 • Private infrastructure with Public Benefit and Public infrastructure --P.2 Financial Assistance Through TIF -- (grants may be for for-profit businesses) P.2	Business Programs and Projects - *support of street-level businesses, business recruitment* Infrastructure Improvements-- *includes improvements to support lodging development - V. b. i and II. P.55* Crime Prevention and Public Safety -P.55	7-15-4202 (3) 7-15-4233 (i) *7-15-4288 (2) (4)*

This project accomplishes many priorities of the Urban Renewal Plan, DBA Strategic Plan, Downtown Housing Study, and the City's Growth Policy. The new build of the structure will increase the property value and generate more taxable value in the building itself. Transforming an old 3-story building into retail, office and housing components activates the corner of the block and contributes to the positive activity in the area generated by the Alberta Bair and several restaurants within a one-block area. The DBP Board supports this application request, recognizing this project will make a significant commitment and investment in Downtown Billings and building where City services and infrastructure already exist.

STAKEHOLDERS

Remodel and occupation of this historic building on a key corner of the Downtown is a benefit to the community as a whole as it reduces public safety service demands, increases visibility on the street with the added activity, and provides new or expanded retail and housing options for community members or people visiting or looking to relocate to Billings.

The DBP Board Meeting and the City Council Meeting are both public meetings that members of the public may attend and provide comment on agenda items. There was no public comment at the DBP Board meeting outside the applicant and the applicant's agent per the attached minutes. PCSD staff had not received any comment from the public at the time this memo was prepared.

ALTERNATIVES

City Council may:

- Approve the recommendation from the DBP Board for the expenditure of these TIF funds consistent with some elements/goals of the DBA Strategic Plan, North 27th Street Urban Renewal Plan, City TIF Policy and MCA.
- Modify the recommendation from the DBP Board for the expenditure of these TIF funds before taking action, or;
- Disapprove the recommendation from the DBP Board for the expenditure of these TIF funds. If the Council chooses not to approve this TIF application, specific reasoning for the denial is necessary to provide further direction to the DBP Board and staff, and City staff for future applications.

FISCAL EFFECTS

The recommendation is for a maximum of up to $1,326,348.55 to be reimbursed to Masonic Temple Billings, LLC (Steve Widmyer) for its redevelopment of the Masonic Temple at 2804 3rd Avenue North. The total project cost is $7.9 million. This maintains a private to public investment ratio for this total project of about 6:1. The disbursements would be in three allotments of $442,116 in FY 28, FY29 and FY30 (assuming project completion in FY27).

Actual reimbursement will be based upon 100% of the actual costs incurred for qualified expenses for renovation. The funds are payable per the conditions of approval outlined above in the DBP recommendation, pending satisfactory submission of all paid invoices showing actual cost incurred for the project, and per the reimbursement being broken down into three disbursements within three continuous fiscal years following the year in which the project is completed. If approved, payments will be incorporated into future years' budgets, the earliest is expected to be FY28 assuming project completion prior to that time. There is funding for this project, based upon the current estimates of the Downtown District revenues. Present cash flow projections show future year's cash position for the Downtown District remain positive.

Attachments

Masonic TIF Application
DBP Transmittal Letter
DBP Board Action Item
DBP Board Minutes
2008 Downtown Urban Renewal Plan
City TIF Policy

City of Billings

Expanded North 27th Street Urban Renewal District

Tax Increment Financing Assistance

Information & Application

Updated 2/25/2022

Applications must be submitted to the DBP and approved by the City prior to the start of construction

Downtown Billings Partnership, Inc.
116 N. 29th St, Billings, MT 59101 - Tel. 406-294-5060
www.downtownbillings.com

Large Project Incentive Grant

Purpose:

The purpose of this program is to provide financial and practical assistance to develop or redevelop buildings within the boundaries of the Expanded North 27th Street Urban Renewal District (URD) in downtown Billings. This program will:

1) Assist in the economic revitalization and stabilization of the URD;
2) Attract and retain a stable clientele population within the URD;
3) Stimulate private investment within the URD;
4) Generate additional property tax revenues within the URD; and
5) Encourage and facilitate the remodeling and restoration of historically significant structures within the URD.

Large projects **must support** the goals of the Downtown Billings Strategic Plan and the Urban Renewal Plan of the North 27th St. TIFD. Applicants are encouraged to consider the design aesthetic of the surrounding neighborhood when submitting a design for review.

Applicants are reminded that grant awards made by the Downtown Billings Partnership (DBP) are discretionary in nature and should not be considered an entitlement by the applicant. All grant criteria contained herein are guidelines for awards and successful applicants may receive any amount up to the maximum award. Should an applicant meet all grant criteria, a grant may or may not be awarded at the DBP and Billings City Council's discretion due to funding limitation, competing applications, and/or competing priorities of the DBP.

Eligible Expenses:

Section One: All public governments as well as public corporations (501c3) inherently have a public benefit purpose. Even though public business normally is not subject to property tax, if their projects, programs, or activities can show blight remediation, as defined by the Urban Renewal Plan, they qualify for up to 100% TIFD assistance. **MCA 35-1-1402 Definitions.**

Section Two: Pursuant to **MCA 7-15-4208**, private enterprise and private projects are encouraged and enabled to receive TIFD support for qualified expenditures/costs.

Section Three: Qualified Expenditures - **MCA 7-15-4282** through **7-15-4294**. Ordinance **08-5483.**

a. Remediation or diminishing blight {**MCA 7-15-4206(2)**} affecting buildings and structures that negatively impact the residents of the city due to:
    i. Substantial deterioration especially roofs in serious need of repair or replacement
    ii. Obsolete uses that require a change of use
    iii. Defective and lack of compliance with current Building and Fire Codes
        1. Electrical service upgrades
        2. plumbing upgrades

    iv. Unsanitary and/or unsafe structures
    v. Vacant and unused spaces

b. Relocation of displaced people and/or businesses

c. Enhancement of infrastructure, public or private, that improve the pedestrian experience
   i. Streetlights, sidewalks, curbs, gutters, wayfinding, and placemaking
   ii. Repair and stabilization of vault caps in the public right of way
   iii. Building and business signage
   iv. Facade stabilization and/or improvement
   v. Outdoor patios
   vi. Landscaping
   vii. Green spaces

d. Mixed use redevelopment containing
   i. Parking
   ii. Conference facilities
   iii. Housing
      1. Market rate
      2. Workforce
   iv. Street level retail and dining

e. Improvements that lead to stabilized and/or increased taxable valuation

f. Relocation of utility wires, inefficient land use, and/or problems of access and circulation

g. Increased use of public transit

h. Increased Crime Prevention and Public Safety
   i. Increased energy efficiencies
   i. Exterior windows, and doors
   ii. HVAC upgrades

j. Change of ownership through property acquisition

Section Four: Qualified Expenditures - **MCA 7-15-4282** through **7-15-4294**. Ordinance **12-5590.**

k. Remediation or diminishing blight {MCA 7-15-4206(2)} at sidewalk/street level that negatively impacts the residents of the city due to:
   i. Vacant storefronts
      1. Business Retention and Recruitment projects
         a. Business plan program/contest (e.g. Battle of the Plans)
         b. Retail coordinator staff or consultant
         c. Strategic planning
         d. Marketing and promotion
         e. Commercial rent assistance
         f. Public art
         g. Pocket parks

Timeframe and application process:

Applications will be accepted and reviewed quarterly. Applications must be received by the 15th day of the first month of each quarter. Each complete application will be reviewed by the DBP staff, Development Committee, and the DBP Board of Directors and, if recommended, will go to the Billings City Council for final approval within each quarterly grant cycle.

Application Due to DBP	Application Reviewed by Development Committee and DBP Board	Application Presented to City Council for Final Approval
July 1	2nd Thursday of July – Dev. Com 4th Friday of August – DBP Board	September Council Business Meeting
October 1	2nd Thursday of October – Dev. Com 4th Friday of November – DBP Board	December Council Business Meeting
January 1	2nd Thursday of January – Dev. Com 4th Friday of February – DBP Board	March Council Business Meeting
April 1	2nd Thursday of April – Dev. Com 4th Friday of May – DBP Board	June Council Business Meeting
Every effort will be made to facilitate every complete application through the entire process within each quarterly grant cycle. Incomplete applications may extend the process		

Grading Criteria:

The purpose of this program is to provide financial and practical assistance to develop or redevelop buildings within the boundaries of the Expanded North 27th Street Urban Renewal District (URD) in downtown Billings. This program will: - Assist in the economic revitalization and stabilization of the URD; - Attract and retain a stable clientele population within the URD; - Stimulate private investment within the URD; - Generate additional property tax revenues within the URD; and - Encourage and facilitate the remodeling and restoration of historically significant structures within the URD.	**Grant adjustment based upon contributions to the Downtown Billings Strategic Plan; project must score 12 points or more to receive maximum funding;** **maximum grant is reduced 10% for each point less than 12;** **Projects receiving 0 or 1 point do not qualify for a grant**
All applications are considered at the sole discretion of the DBP & Council per URD's priorities/objectives/availability of funds **Current priorities primarily encourage mixed-use developments with housing and street level business activity - priorities are reviewed annually and may evolve depending on the landscape**	

Tier 1		
Does it eliminate blight?	Blight may include but is not limited to conditions which represent a risk to public health, morals, safety, and welfare in its present condition. Examples range from physical dilapidation to improper or inefficient layout. For a more complete list of factors, refer to MCA 7-15-4206.	**3 points** **Y/N**
Does it add/keep/improve housing?	Construction or rehabilitation of housing is a priority in the downtown area. Quantity, quality, and projected rental or sale rates of units are to be considered.	**3 points** **Y/N**
Does it improve the overall design/aesthetic (facade, signage, historic preservation, alleyscapes)?	Structural restoration, wayfinding, activation of alleys, and celebration of downtown's historical character are priorities as well as indicators of a strong town/city.	**3 points** **Y/N**
Does it promote economic growth (increasing taxable value, maximizing opportunities for shoppers & visitors)?	Activating vacant buildings or improving its operations in terms of safety contribute positively to the taxable value. Eliminating vacancies and adding density of populations enhance the vitality, vibrancy, resiliency, and connectivity of the neighborhood.	**3 points** **Y/N**
Is it energy efficient (environmentally and/or sustainably)?	Obtaining LEED certification, rehabilitating an existing building, and maintaining up-to-date utilities not only ensure the safety of tenants but also enhance their health while keeping costs low.	**3 points** **Y/N**

Tier 2		
Does it add/maintain/enhance landscaping (trees, boulevards, nativescaping)?	City Centers are often places of gatherings for cultural events, musical concerts, and artisan eateries and shopping in addition to being a place to work, live, and play. Greenery is essential in maintaining a healthy positive environment where inhabitants have access to natural elements.	**2 points** **Y/N**
Does it activate an inactive building/space (abandoned, empty, unoccupied)?	Vacancies lead to stagnating or declining taxable value. They also tend to be dark, which attracts undesired activities, which impacts the perception of safety.	**2 points** **Y/N**
Does it provide an improved pedestrian experience (seasonal decor, ambiance lighting, sidewalk activations)?	Robust storefronts and sidewalk furniture/amenities engage with pedestrians and offer a compelling invitation to continue exploring businesses.	**2 points** **Y/N**

Does it add public art?	Public art can be a mural, storefront paint, signalbox wraps, sculptures, artistic installations of benches and bike racks.	**2 points** **Y/N**
Does it promote creation of jobs?	New businesses or business growth often mean new jobs and/or more human presence, which contribute to the economy and safety.	**2 points** **Y/N**
Tier 3		
Does it connect/improve walkways and/or parks?	Colorful walkways, pavement, or cobblestones that are ADA compliant and well lit.	**1 point** **Y/N**
Does it encourage business development (recruitment, retention, diversification)?	Businesses offer jobs as well as a place for the community to come to as a destination. Businesses provide natural surveillance with eyes on the street. Businesses contribute to our local economy.	**1 point** **Y/N**
Does it offer/maintain off-street parking?	Parking can be convenient for those who own vehicles and for visitors who live elsewhere or from out of town/state.	**1 point** **Y/N**
Does it support public safety (Crime Prevention Through Environmental Design)?	Active spaces, well lit environments, and densely populated neighborhoods.	**1 point** **Y/N**
Does it reinforce safe pedestrian crossings?	ADA entrances, exits, sidewalks, bulbouts, signage.	**1 point** **Y/N**

Tier 4 - Bonus		
Does it provide a new or improved green/public space?	Whether it's a dog park, pocket park, playground, or a picnic haven, greenery contributes positively to the livelihood or residents.	**3 point** **Y/N**
Does it drive visitations?	Catalyst or one-of-a-kind attractions, activities, or anchor businesses increase visitations from other parts of the City or State.	**3 point** **Y/N**
Does it pave the way to the creation of a convention/conference center or facility?	Convention centers bring in events, tourism, professional conferences, all of which contributes to the local business and economy.	**3 point** **Y/N**
Does it promote traffic calming?	Sidewalk widening or parklets that slow car traffic.	**3 point** **Y/N**

Tier 5 - Disadvantage		
Does it demolish a historically significant landmark	Historical artifacts showcase architectural marvels and characteristics of the neighborhood's identity.	**Minus 6 Y/N**
Does it demolish a structure that could otherwise be salvaged?	Salvaging a building may not contribute to historical significance but it promotes longevity of energy efficiency practices and may create interesting architectural marvels when mixing the old with the new.	**Minus 3 Y/N**

At the sole discretion of the DBP Board of Directors, applicants are required to seek endorsement from the TIF Development Committee, which shall consist of design professionals, business or property owners, community members with an interest in downtown vitality, and members of the DBP Board. Applications will be reviewed by the DBP staff under supervision of the Development Committee. The DBP shall review applications on a first come, first served basis for the duration of funding availability. Quarterly, all projects that are recommended for approval by the Committee shall be submitted to the DBP Board of Directors for recommendation to Billings City Council for final approval or disapproval of funding the project.

All applicants will be apprised of the status of their application by written communication from the DBP staff. Award recipients shall receive a Development Agreement indicating the amount of the incentive funds awarded and any conditions deemed necessary by the DBP Board for receipt of the award. Applicants are required to return a signed copy of the Development Agreement to the DBP staff before funds will be committed to the project.

Release of Funds:

It is the responsibility of the award recipient to maintain proper documentation of funds expended in the course of completing the project. Release of funds is subject to submission of this documentation to the DBP by the award recipient. The project must be completed essentially as presented to the Committee and DBP Board in order to receive payment.

Incentive funds will be paid out according to the following criteria:

1. Applicants must submit copies of all required building permits.
2. Payment documentation must be submitted to the DBP office at 116 N 29th St.
3. Incentive awards will be paid upon **completion** of the project.

Acceptable documentation is defined as PAID invoices, statements, or schedule of values from vendors, contractors, or consultants clearly detailing the work completed for the project

Encumbrance Policy:

Applicants receiving funding under this program during the course of a given fiscal year (July 1 through June 30) are eligible to carry forward/encumber unexpended funds for a **maximum of one additional fiscal year** if all effort has been made to begin the project in the initial year; and/or when circumstances related to weather, construction season, etc. prohibit the completion of the project. Applicants must advise the DBP by June 1st if they will be requesting an extension of their project schedule.

Disclaimer:

The Downtown Billings Partnership, Inc., its committees, partners and or affiliates are not responsible for the planning, design, or construction of improvements to property that is owned by the applicant. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the Urban Renewal Project Program. The applicant is advised to consult with licensed architects, engineers, or building contractors before proceeding with final plans or construction.

Expanded North 27th Street Urban Renewal District
TIF Application

Project Name: _____ Date Submitted: _____

Applicant Information

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

If the applicant is not an individual conducting business under their own name, the applicant has the status indicated below and is organized or operating under the law of:

Corporation/LLC	Nonprofit or charitable institution/corporation	Partnership	Other
Date of organization:			

Project Information

Building name (if applicable): _____

Address: _____

City/State/Zip: _____

Legal Description (obtained from Orion via County records:

_____

Property owner (if property is not owned by the applicant)

Property Owner (name or entity): _____

Property owner contact: _____

Lessor's Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Employment

Existing FTEs: _____

New permanent FTEs created by the project: _____

Construction FTEs: _____

Architectural Firm

Firm name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Contractor

Business Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Financial lending institution

Business name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Project Information

Description of Project:
Attach a narrative explaining the project and any other design information. Use this section to pitch your project and explain how it will eliminate blight and/or provide a benefit to the public.

Rehabilitation Plans:
Attach schematic design drawings and/or completed construction document plans - including site, landscaping, and other engineering design information.

Project Schedule:
Attach a timeline or schedule through completion.

Project Details

Land and site improvements (itemized)

1. _____ $_____
2. _____ $_____
3. _____ $_____
4. _____ $_____

Subtotal $_____

Construction/rehabilitation costs (use general construction trade divisions)

1. _____ $_____
2. _____ $_____
3. _____ $_____
4. _____ $_____
5. _____ $_____
6. _____ $_____
7. _____ $_____
8. _____ $_____

Subtotal $_____

Fees

1. Architectural/engineering $_____
2. Permits $_____
3. _____ $_____

Subtotal $_____

Total Project Development Costs $_____

Project Financing

A. Applicant equity

Cash invested $_____

Land & buildings $_____

(if value is more than State of Montana Valuation, a current appraisal must be submitted)

Other $_____

_____ $_____

Subtotal $_____

B. Lender commitments (attach bank loan commitment letter, letters of credit or other documentation)

Lender	Loan Amount	Interest	Term	Payment/Period
_____	$_____	____%	___yrs	$_____/Month
_____	$_____	____%	___yrs	$_____/Month

Subtotal $_____

C. TIF assistance - eligible expenses

		MCA citation (Office use only)
_____	S_____	_____
_____	$_____	_____
_____	$_____	_____
_____	$_____	_____
_____	$_____	_____
_____	S_____	_____
_____	$_____	_____
_____	$_____	_____
_____	$_____	_____
_____	$_____	_____

Subtotal $_____

D. Other sources of funding

_____ $_____

_____ $_____

Sources of funds summary (post totals from above)

A. Applicant equity S_____

B. Lender commitments $_____

C. TIF assistance $_____

D. Other funds $_____

Total Project financing $_____

Certification

I (we), _____ (please print), the APPLICANT, 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 are true and correct to the best of my (our) knowledge and belief.

Signature: _____ Signature: _____

Title: _____ Title: _____

Address: _____ Address: _____

_____ _____

Date: _____ Date: _____

Description of Project:

The project aims to breathe new life into this completely vacant building that has sat empty for several years on a prime corner of downtown Billings. The building will be remodeled at the ground level to reinvigorate retail storefront shop spaces that bring interest to the downtown streetscape. New entrances to each space will follow the patterns of the original ground floor entries and storefront windows to sympathetically reinterpret the inviting retail areas. The second floor will be re-envisioned to convert vacant office space into 10 market rate studio and one-bedroom apartments. The third floor will be remodeled to house the Downtown Billings Association, Downtown Billings Partnership and Downtown Billings Business Improvement District. The remaining area will be remodeled for a yoga studio.

Other work will rehabilitate the mechanical, plumbing and electrical infrastructure in the building as well as exterior historic masonry preservation work including joint patching, stone consolidation, patching and limited replacement of deteriorated classical elements; cleaning of all masonry to remove graffiti and pollution; and sealing the exterior stone and brick masonry with a penetrating sealer to limit damaging water intrusion, ensuring the revitalized building will stand and remain a vibrant historic downtown building

Rehabilitation Plans:

The rehabilitation plans for the Masonic Building that is listed on the National Register of Historic Places are included as a separate document with this Application. Plans include architectural, mechanical, plumbing, electrical drawings for the rehabilitation, historic preservation, and reuse of the building.

Masonic Temple

2804 3rd Avenue North
Billings, Montana

Project Schedule:

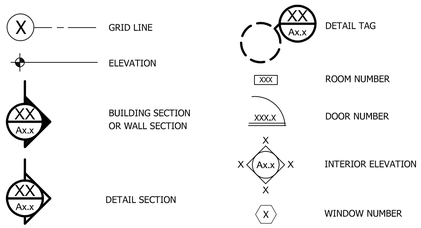
June 6:	Project Pricing from Bauer Construction to Owner Submit TIF Application to Expanded North 27th Street Urban Renewal District
TBD:	TIF application and city approval (to be confirmed)
June 27	Construction Documents Complete
July 1	Submit Construction Documents to City of Billings for Building Permit
Final Pricing:	July 1-August 8
Anticipated Permit:	August 8-6 weeks; Aug 22-8 weeks (this date may vary depending on corrections or questions from the city)
Demo start:	July 15 Starts with securing a demolition permit secured from City of Billings Building Department.
Construction Start:	August 11-25 depending on permitting
Construction length:	11 months-Anticipated Completion: July 15, 2026

SCHEDULE OF VALUES

Masonic Building Renovations - 3rd Floor Apartments Option

Division	Description	Amount
01	GENERAL REQUIREMENTS	$345,378.00
02	EXISTING CONDITIONS	$85,285.00
03	CONCRETE	$18,200.00
04	MASONRY	$265,000.00
05	METALS	$106,628.00
06	WOOD, PLASTICS, AND COMPOSITES	$301,325.00
07	THERMAL AND MOISTURE PROTECTION	$154,577.00
08	OPENINGS	$552,150.00
09	FINISHES	$977,790.00
10	SPECIALTIES	$28,070.00
11	EQUIPMENT	$49,900.00
12	FURNISHINGS	$0.00
13	SPECIAL CONSTRUCTION	$0.00
14	CONVEYING EQUIPMENT	$103,000.00
21	FIRE SUPPRESSION	$98,000.00
22	PLUMBING	$484,600.00
23	HVAC	$780,000.00
25	INTEGRATED AUTOMATION	$0.00
26	ELECTRICAL	$455,613.00
27	COMMUNICATIONS	$0.00
28	ELECTRONIC SAFETY AND SECURITY	$0.00
31	EARTHWORK	$0.00
32	EXTERIOR IMPROVEMENTS	$0.00
33	UTILITIES	$0.00
34	BOND	$0.00
35	OWNER DIRECTED ALLOWANCES	$0.00
36	FEE (8 %)	$384,441.28
	BASE BID COST OF WORK:	**$5,189,957.28**

SYMBOL LEGEND



ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT(URAL)
AWN	AWNING
B/	BOTTOM OF
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BRG	BEARING
BTWN	BETWEEN
BUR	BUILT-UP ROOF
CAB	CABINET
CG	CORNER GUARD
CJ	CONTROL JOINT
CL OR ℄	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
D	DEEP
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIM(S)	DIMENSIONS
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EC	EXISTING COLUMN
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE TERPOLYMER=ROOFING
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION OR EXPOSED
EXT	EXTERIOR
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
FIN	FINISH
FLR	FLOOR
FNDN	FOUNDATION
FR	FRAME
FRMG	FRAMING
FRP	FIBERGLASS REINFORCED PANEL
FT	FEET/FOOT OR FIRE TREATED
FTG	FOOTING
FRP	FIBERGLASS REINFORCED PANEL
GA	GAUGE OR GAGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HC	HANDICAP
HDR	HEADER
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HTD	HEATED
HVAC	HEATING/VENTILATION & AIR CONDITIONING
ID	INSIDE DIAMETER
INFO	INFORMATION
ISO	ISOCYANURATE
INSUL	INSULATE / INSULATED / INSULATION
INT	INTERIOR
INV	INVERT
JT	JOINT
J-BOX	JUNCTION BOX
KIT	KITCHEN
L	LONG/ LENGTH
LAM	LAMINATE(D)
LAV	LAVATORY
LF	LINEAR FEET
LVL	LAMINATED VENEER LUMBER
LVP	LUXURY VINYL PLANK=FLOORING
LVT	LUXURY VINYL TILE = FLOORING
LT	LIGHT
MSNRY	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANIC(AL)
MEZZ	MEZZANINE
MFGR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN GENERAL CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OVHD	OVERHEAD
PL	PLATE
PLAM	PLASTIC LAMINATE
PLMG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
POLY	POLYESTER OR POLYOLEFIN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED OR POINT
PVMT	PAVEMENT
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
RAD	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFERENCE
REFRG	REFRIGERATOR OR REFRIGERATION
REINF	REINFORCE
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SFRM	SPRAY APPLIED FIRE RESISTIVE MATERIAL
SGL	SINGLE
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SPECS	SPECIFICATIONS
SOD	SLAB ON DECK
SOG	SLAB ON GRADE
SOH	SAME OPPOSITE HAND
SS	STAINLESS STEEL
ST	STONE TILE
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
TEMP	TEMPERED
THK	THICK
THRESH	THRESHOLD
TPO	THERMOPLASTIC OLEFIN=ROOFING
TOBM	TOP OF BEAM
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
THK	THICK
TRANS	TRANSOM
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VT	VINYL TILE
VWC	VINYL WALL COVERING
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WG	WALL GUARD
WH	WATER HEATER
W/IN	WITHIN
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WRB	WEATHER RESISTANT BARRIER
WT	WEIGHT
WWF	WELDED WIRE FABRIC
#	NUMBER OR POUND
@	AT

CODE SUMMARY DATA

ADDRESS:
2806 3RD AVE N
BILLINGS, MT 59101

OWNER:
STEVE WIDMYER

LEGAL DESCRIPTION:
-

ZONING:
-

LOT AREA:
-

BUILDING AREA:
7100 SF; TOTAL FOOTPRINT
ALLOWED: -

BUILDING CONSTRUCTION TYPE:
TYPE V-B; SPRINKLED
ALLOWABLE HEIGHT: 3 STORIES

OCCUPANT TYPE:
B OCCUPANCY, EXISTING
MIXED USE; REF 0.1 CODE SHEET

MASONIC BUILDING RENOVATION

2806 3RD AVE N
BILLINGS, MONTANA 59101

PROJECT TEAM

OWNER:
STEVE WIDMYER

GENERAL CONTRACTOR:
BAUER CONSTRUCTION

ARCHITECT:
SIMONSEN ARCHITECT
ERIC SIMONSEN
PO BOX 2132
BILLINGS, MT 59103-2132
406-256-9060

STRUCTURAL ENGINEER:
MATT KRIVONEN

CIVIL ENGINEER:
N/A

MPE ENGINEER:
CON'EER ENGINEERING, INC
JEFF GRUIZENGA, PE
1629 AVENUE D; SUITE C7
BILLINGS, MT 59102
406-252-3237

DRAWING INDEX

ARCHITECTURAL DRAWINGS:

A0.0	COVER SHEET, PROJECT SUMMARY, ARCHITECTURAL ABBREVIATIONS, DRAWING INDEX
A0.0	CODE SHEET
D2.0	DEMO PLAN - 1ST FLOOR & BASEMENT
D2.1	DEMO PLAN - 2ND FLOOR
D2.2	DEMO PLAN - 3RD FLOOR & MEZZANINE
A2.0	FLOOR PLAN - 1ST FLOOR & BASEMENT
A2.1	FLOOR PLAN - 2ND FLOOR & ENLARGED PLANS
A2.2	FLOOR PLAN - 3RD FLOOR & MEZZANINE
A2.3	ROOF PLAN
A2.4	FLOOR FINISH PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A7.0	REFLECTED CEILING PLANS - 1ST FLOOR & 2ND FLOOR
A7.1	REFLECTED CEILING PLANS - 3RD FLOOR & MEZZANINE
A9.0	WINDOW ELEVATIONS
A9.1	WINDOW ELEVATIONS & DETAILS

STRUCTURAL DRAWINGS:

S0.0	GENERAL STRUCTURAL NOTES

MPE DRAWINGS:

E1.1	GARDEN LEVEL PLANS
E1.2	MAIN LEVEL PLANS
E1.3	UPPER LEVEL PLANS
E2.1	TYPE A UNITS - ELECTRICAL
E2.2	TYPE A UNITS - LIGHTING
E3.1	LEGEND, SPECIFICATION, & SCHEDULES
E3.2	SCHEDULES
E3.3	SCHEDULES
M1.1	GARDEN LEVEL PLANS
M1.2	MAIN LEVEL PLANS
M1.3	UPPER LEVEL PLANS
M2.1	TYPE A UNITS - HVAC
M3.1	LEGEND, SPECIFICATIONS, & SCHEDULES
M3.2	DETAILS
M3.3	DETAILS

SPECIAL INSPECTIONS

SELECTED INSPECTORS AS NOTED ON SPECIAL INSPECTION FORM.

REF S0.1 FOR ADDITIONAL DETAILS ON SPECIAL INSPECTIONS

SIMONSEN ARCHITECT

ERIC M. SIMONSEN AIA
PO BOX 2132
BILLINGS, MT 59103-2132

406.256.9060 O
406.698.5182 C

WWW.SIMONSENARCHITECT.COM

PROJECT: MASONIC BLDG

DRAWING: COVER
PROJECT NUMBER: 2430
DATE: 2025.06.02

A0.0

CODE GENERAL:

APPLICABLE CODE:
MONTANA, EXISTING BUILDING CODE [IEBC] 2021
- FOLLOWING WORK AREA COMPLIANCE METHOD: **ALTERATION, LEVEL 3**
- APPLICABLE IEBC CHAPTERS: 3, 6, 7, 8, 9, 10, & 12

MONTANA, ACCESSIBILITY CODE [A117.1] 2017
- AS APPLICABLE BY IEBC
- WITH EXCEPTIONS FOR EXISTING BUILDING CONDITIONS

MONTANA, BUILDING CODE [IBC] 2021
- ONLY WHERE REQUIRED BY IEBC SPECIFICATIONS

REGISTERED HISTORIC BUILDING:
- [IEBC 12]

RESIDENTIAL UNIT ACCESSIBILITY:
13 TOTAL APARTMENT UNITS
- TYPE A: 0 REQUIRED [IEBC 306.7.10.2]
- TYPE B: ALL REQUIRED [IEBC 306.7.10.3 = IBC 1108.6.2.2.2]

ELEVATOR REQUIREMENTS: REF IBC, PER IEBC CHANGE-OF-USE ON 2ND FLOOR
- EXISTING ELEVATOR MEETS [A117.1, 407.4.1] MINIMUM REQUIREMENTS WITH SIDE DOOR LOCATION - 36" DOOR OPENING, 68" SIDE TO SIDE, 51" BACK WALL TO FRONT RETURN, 54" BACK WALL TO INSIDE FACE OF DOOR
  - EXISTING PROVIDED - 36" DOOR OPENING, 69" SIDE TO SIDE, 52" BACK WALL TO FRONT RETURN, 55" BACK WALL TO INSIDE FACE OF DOOR
- AMBULANCE STRETCHER DIMENSIONS NOT REQUIRED PER [IBC 3002.4]

CHANGE OF OCCUPANCY TYPE:

OCCUPANT LOAD:
B, PRIMARY OCCUPANCY TYPE
MIXED USE: ALL OCCUPANCIES = B, A-2, M, & R-2
321 TOTAL OCCUPANT LOAD
OCCUPANCY FUNCTIONS: REF INDIV. FLOOR DIAGRAMS

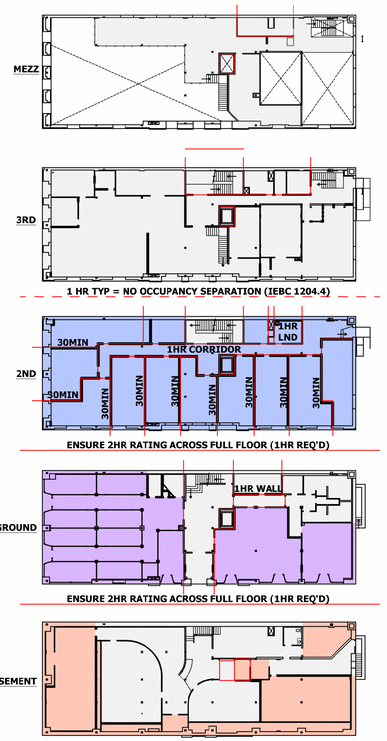
FIRE PROTECTION:
- EXISTING BUILDING IS SPRINKLED
  - EXISTING SYSTEM TO BE UPDATED, PROVIDING SPRINKLER PROTECTION THROUGHOUT NEW LAYOUT
- EXTERIOR WALL FIRE RATING [IEBC 1011.7.2]
  - "EXISTING EXTERIOR WALLS, INCLUDING OPENINGS, SHALL BE ACCEPTED"
- INTERIOR STAIRWAY [IEBC 1011.8.2]
  - INTERIOR STAIRWAY TO BE ENCLOSED AS REQ'D BY IBC
- OTHER VERTICAL SHAFTS [IEBC 1011.8.3]
  - REF IBC OR EXCEPTION = N/A, DUE TO SPRINKLED + <6STORIES + NOT GROUP-I OCCUPANCY
- SEPARATED MIXED USE REQUIREMENTS:
  - NEW OCCUPANCIES - R-2, M, & S-1 TO COMPLY W/ IBC FIRE-RATINGS FOR SEPARATION [IEBC 1011.6.3]

MEANS OF EGRESS:
- LEVEL 3 ALTERATION [IEBC 905.1] REFERS TO [IEBC 804]
- [IEBC 804.2] EXCEPTION = COMPLIANCE WITH THE BUILDING CODE AT THE TIME OF CONSTRUCTION SHALL BE CONSIDERED TO BE COMPLIANT MEANS OF EGRESS
- CHANGE OF OCCUPANCY [IEBC 1011.5]
  - R-2 & M: EGRESS COMPLY W/ [IBC 10], WITH EXCEPTIONS
- EXISTING FIRE ESCAPE ACCEPTED AS MEANS OF EGRESS [IEBC 804.4.1.2]
- HANDRAILS: REQ'D = (1) W/ STAIR WD <66" [IEBC 804.10.1] PROVIDED AS EXISTING
- R-2, EMERGENCY ESCAPE & RESCUE: NOT REQUIRED PER SPRINKLER SYSTEM & DUAL EXITS PER STORY (IBC 1031.2)

OCCUPANCY TYPE:
- B, BUSINESS
- A-2, ASSEMBLY
- A-3, ASSEMBLY
- M, MERCANTILE
- R-2, RESIDENTIAL
- S-1, STORAGE

EXISTING OCCUPANCY TYPES & FIRE SEPARATION:

PROPOSED OCCUPANCY TYPES & ADD'L FIRE SEPARATION:



ALL EXISTING FIRE-RATINGS TO BE PRESERVED - OR INCREASED AS SPECIFIED

OCCUPANCY FUNCTION:

OCCUPANCY FUNCTION:
- BUSINESS
- ASSEMBLY, UNCONCENTRATED
- MERCANTILE
- RESIDENTIAL
- ACCESSORY, STORAGE/MECH
- KITCHEN, COMMERCIAL
- EXERCISE ROOM

PLUMBING CALCS:

[IEBC 1009.1] INCREASED PLUMBING DEMAND: "ONLY WHERE THE OCCUPANT LOAD OF THE STORY IS INCREASED BY MORE THAN 20%, PLUMBING FIXTURES FOR THE STORY SHALL BE PROVIDED IN QUANTITIES SPECIFIED IN THE INTERNATIONAL PLUMBING CODE"

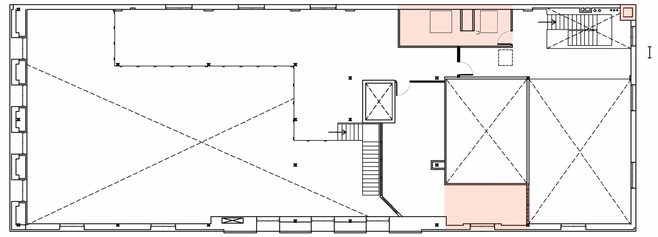
3RD FLR & MEZZANINE:
- EXISTING = 72 OCC.
  - MENS: (1) TOILET, (1) URINAL & (0) LAV
  - WOMENS: (2) TOILETS & (0) LAV
  - (1) SERVICE SINK
  - +20% = 86 OCC.
  - ***PLMG UPDATE REQ'D**
- PROPOSED = 98 OCC.
  - REQ'D TOILETS/URINAL:
    - 1 PER 25, 50 OCC = (2) MN, (2) WN - EXISTING
  - REQ'D LAVATORIES:
    - 1 PER 40, 50 OCC = (2) MN, (2) WN - NEW
  - REQ'D DRINKING FOUNTAIN:
    - 1 PER 100, 100 OCC = (1) - NEW
  - SERVICE SINK:
    - 1 REQ'D - EXISTING

2ND FLR:
- PROPOSED = 36 OCC.
  - REQ. (1) TOILET/LAV/SHOWER & KITCHEN SINK PER UNIT
  - REQ. (1) CLOTHES WASHER CONNECTION
    - PROVIDED: (3 EA) WASHER & DRYER & UTILITY SINK IN COMMON LAUNDRY RM

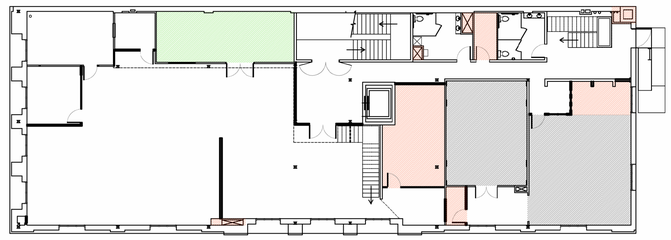
1ST FLR:
- EXISTING = 302 OCC.
  - (1) SINGLE USER + MOP SINK
  - (3) TOILET, (2) LAV - WOMEN
  - (1) TOILET, (2) URINAL, (2) LAV - MEN
  - (2) SERVICE SINKS
  - +20% = 362
- PROPOSED = 82 OCC.
  - **NO CHANGE TO FIXTURES REQ'D**
  - ADDING ADD'L SINGLE USER

BASEMENT:
- EXISTING = 52 OCC.
  - (1) SINGLE USER TOILET/LAV
  - +20% = 62 OCC.
- PROPOSED = 46 OCC.
  - **NO CHANGE TO FIXTURES REQ'D**

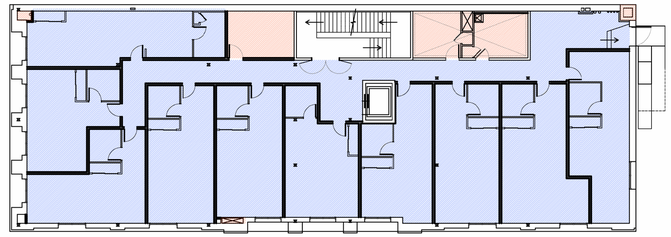
OCCUPANT LOAD - MEZZANINE:
BUSINESS, 1 PER 150 GROSS
2094 SF = 14 OCCUPANTS
ACCESSORY, STORAGE, 1 PER 300 GROSS
438 SF = 2 OCCUPANTS
TOTAL, 2532 SF = 16 OCCUPANTS



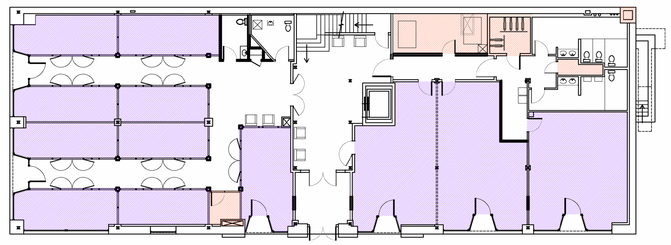
OCCUPANT LOAD - 3RD FLOOR:
BUSINESS, 1 PER 150 GROSS
4921 SF = 33 OCCUPANTS
ACCESSORY, STORAGE, 1 PER 300 GROSS
534 SF = 2 OCCUPANTS
ASSEMBLY, UNCONCEN., 1 PER 15 GROSS
350 SF = 24 OCCUPANTS
EXERCISE, 1 PER 50 GROSS
995 SF = 20 OCCUPANTS
TOTAL, 6800 SF = 82 OCCUPANTS



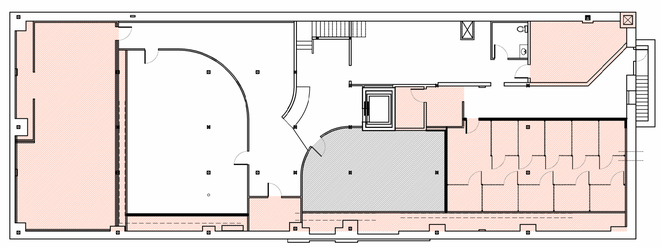
OCCUPANT LOAD - 2ND FLOOR:
BUSINESS, 1 PER 150 GROSS
535 SF = 4 OCCUPANTS
RESIDENTIAL, 1 PER 200 GROSS
5812 SF = 30 OCCUPANTS
ACCESSORY, 1 PER 300 GROSS
453 SF = 2 OCCUPANTS
TOTAL, 6800 SF = 36 OCCUPANTS



OCCUPANT LOAD - 1ST FLOOR:
BUSINESS, 1 PER 150 GROSS
3356 SF = 23 OCCUPANTS
MERCANTILE, 1 PER 60 GROSS
3364 SF = 57 OCCUPANTS
ACCESSORY, 1 PER 300 GROSS
380 SF = 2 OCCUPANTS
TOTAL, 7100 SF = 82 OCCUPANTS



OCCUPANT LOAD - BASEMENT:
ACCESSORY, 1 PER 300 GROSS
2953 SF = 10 OCCUPANTS
BUSINESS, 1 PER 150 GROSS
3583 SF = 24 OCCUPANTS
EXERCISE, 1 PER 50 GROSS
564 SF = 12 OCCUPANTS
TOTAL, 7100 SF= 46 OCCUPANTS



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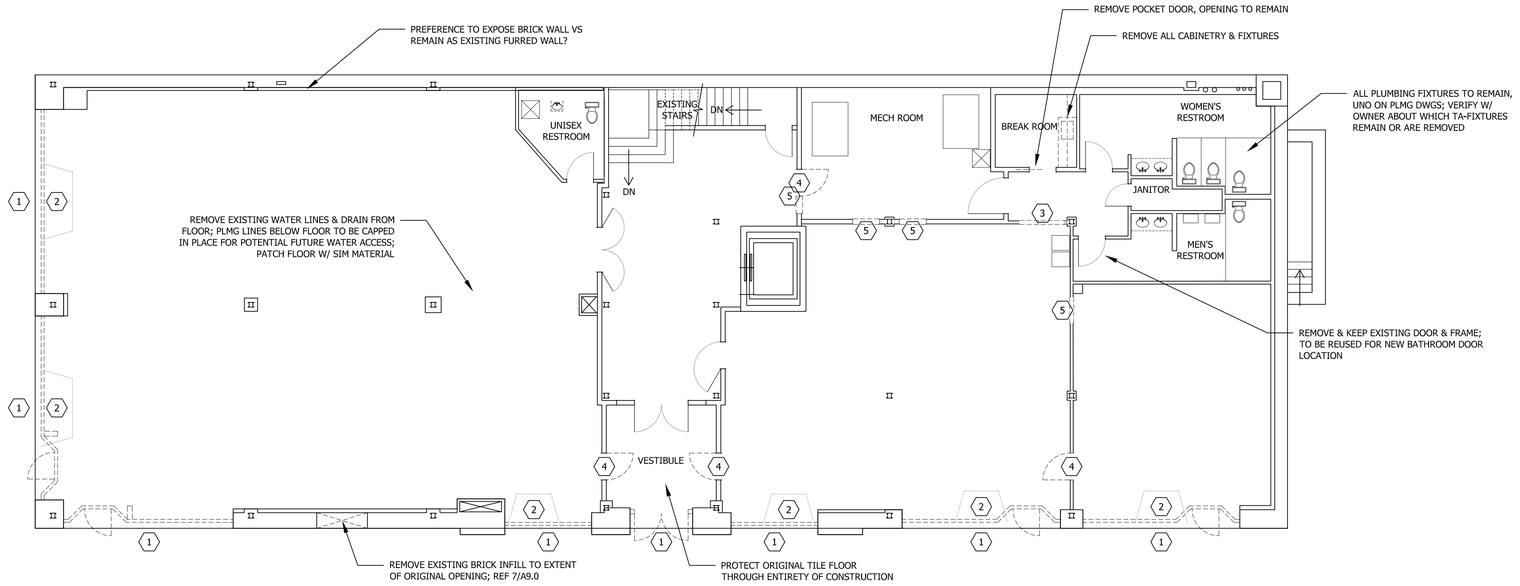
PROJECT:	MASONIC BLDG
DRAWING:	COVER
PROJECT NUMBER:	2430
DATE:	2025.06.02

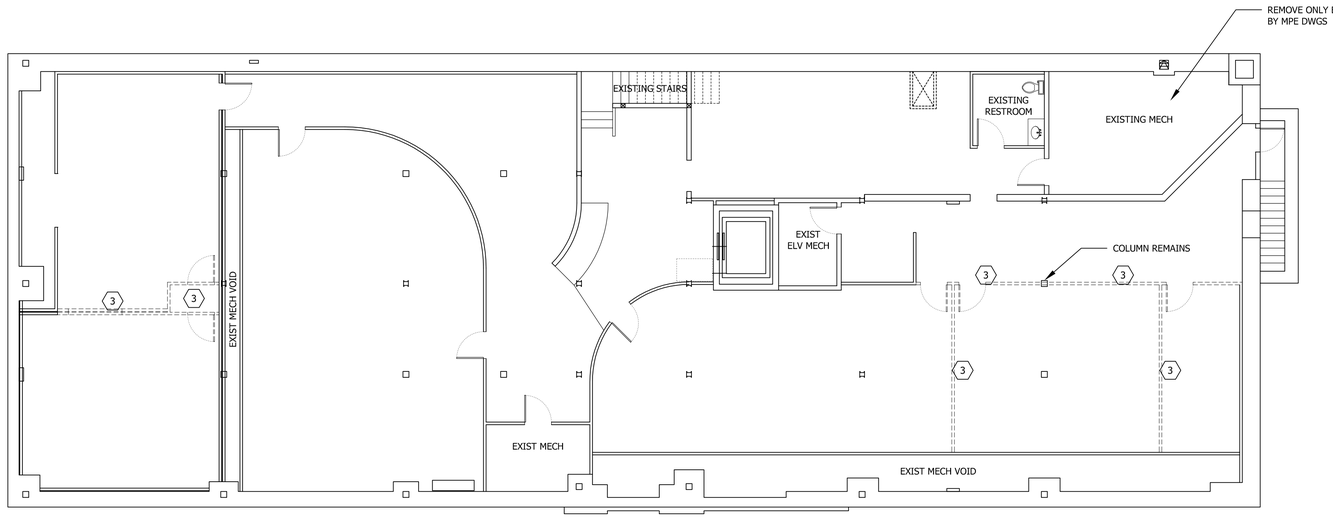
A0.1



1 DEMO PLAN, 1ST FLOOR

NORTH

SCALE: 1/8" = 12"



2 DEMO PLAN, BASEMENT

NORTH

SCALE: 1/8" = 12"

DEMO NOTES:

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COORDINATE WORK BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. NOTIFY ARCHITECT IN CASE OF DISCREPANCY.

EXISTING WALLS, DOORS, FINISHES, AND MPE SYSTEMS TO ALL REMAIN UNLESS NOTED OTHERWISE IN THESE DRAWINGS.

UPON DEMO OF A SPECIFIED COMPONENT - IF UNSPECIFIED ASPECTS ARE UNCOVERED, GC TO NOTIFY ARCH PRIOR TO DEMO OF THE UNSPECIFIED.

DEMO PLAN KEY:

1. REMOVE EXISTING STOREFRONT WINDOW, TILE, & WOOD FRAMED INFILL; TO EXTENT OF EXISTING BRICK MASONRY OPENING, ALL BRICK/STONE AND EXISTING STEEL LINTEL TO ALL REMAIN
2. PRIOR TO REMOVAL OF EXISTING STOREFRONT, INVESTIGATIVE DEMO IN FLOOR TO DETERMINE **IF** ORIGINAL ENTRY ALCOVES REMAIN UNDER EXISTING FLOORS AND EXTENT OF ALTERATION REQ'D TO BECOME EXTERIOR SURFACES; UPON FULL DEMO OF FLOOR FOR NEW ENTRIES, PRESERVE AS MUCH OF FLOOR MATERIAL AS POSSIBLE TO USE FOR PATCH/REPAIR WORK
3. REMOVE WALL TO EXTENT REQ'D FOR NEW WORK
4. REMOVE EXISTING DOOR & FRAME; OPENING TO BE INFILLED W/ EQ FRAMING MATERIAL & FINISH MATERIAL THICKNESS; REF A2 FLOOR PLANS FOR DTLS
5. REMOVE WALL SECTION TO EXTENT OF NEW OPENING; REF A2 FLOOR PLANS
6.

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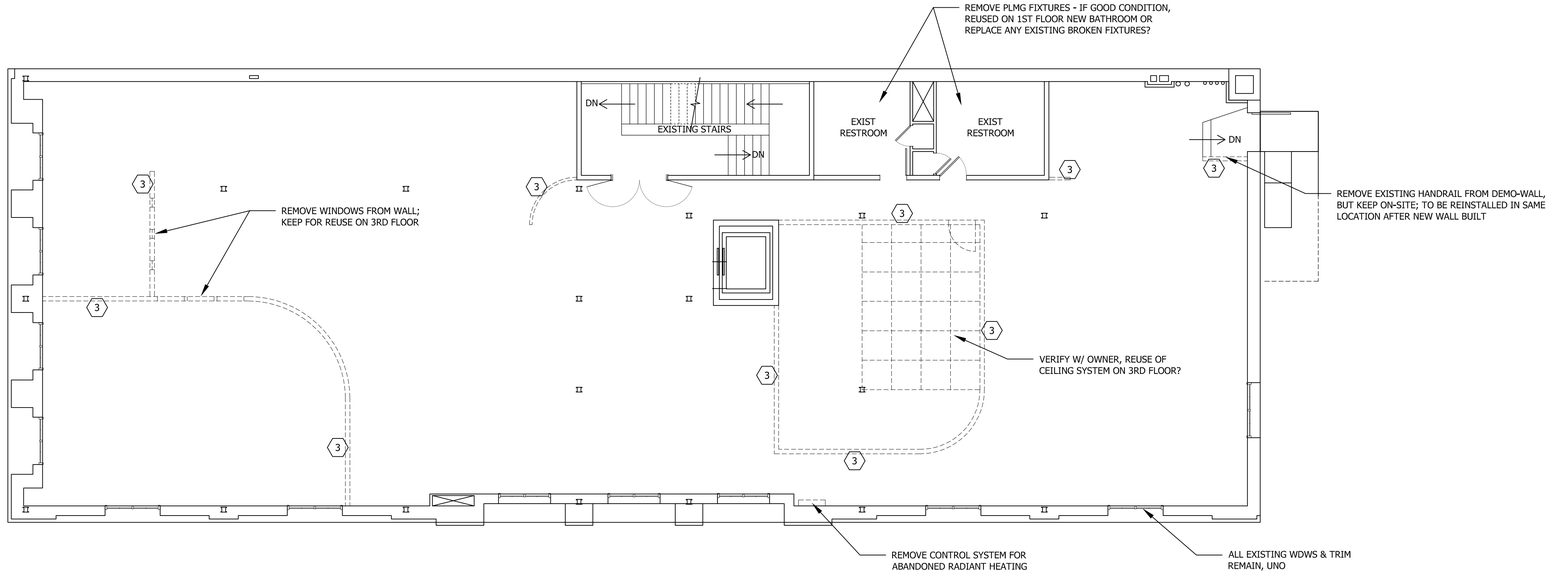
PROJECT: MASONIC BLDG

DRAWING: DEMO PLANS
PROJECT NUMBER: 2430
DATE: 2025.06.02

D2.0



1 DEMO PLAN, 2ND FLOOR

SCALE: 1/8" = 12"

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4. REMOVE EXISTING DOOR & FRAME; OPENING TO BE INFILLED W/ EQ FRAMING MATERIAL & FINISH MATERIAL THICKNESS; REF A2 FLOOR PLANS FOR DTLS
5. REMOVE WALL SECTION TO EXTENT OF NEW OPENING; REF A2 FLOOR PLANS
6.

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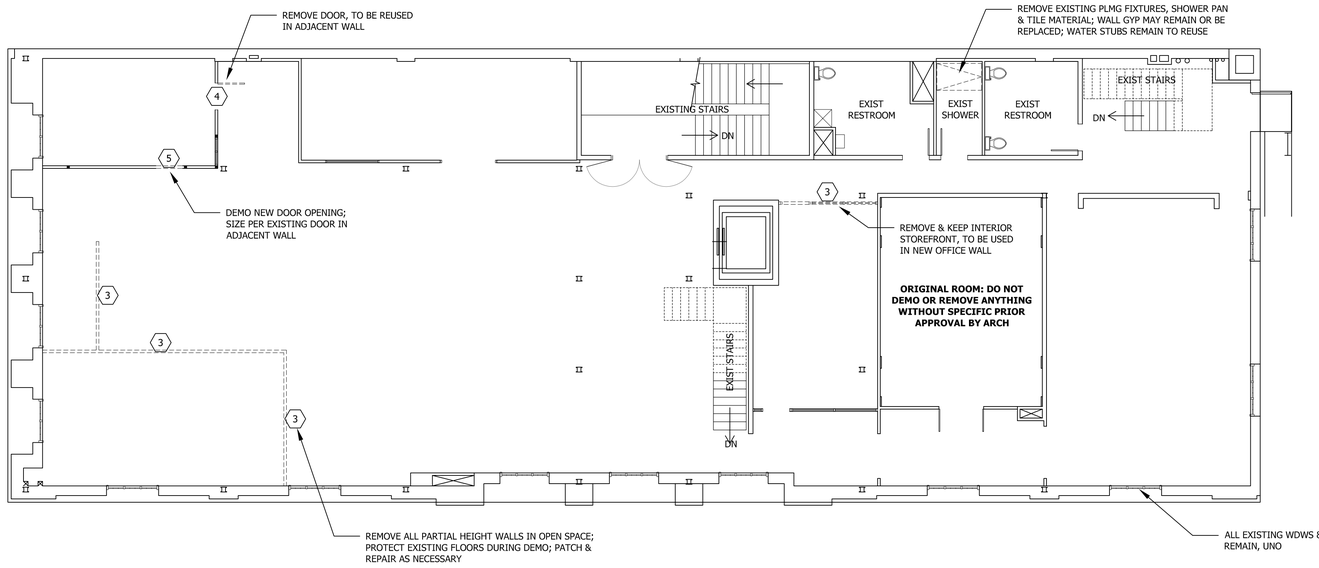
PROJECT: MASONIC BLDG

DRAWING: DEMO PLANS
PROJECT NUMBER: 2430
DATE: 2025.06.02

D2.1



1 DEMO PLAN, 3RD FLOOR

NORTH

SCALE: 1/8" = 12"

DEMO NOTES:

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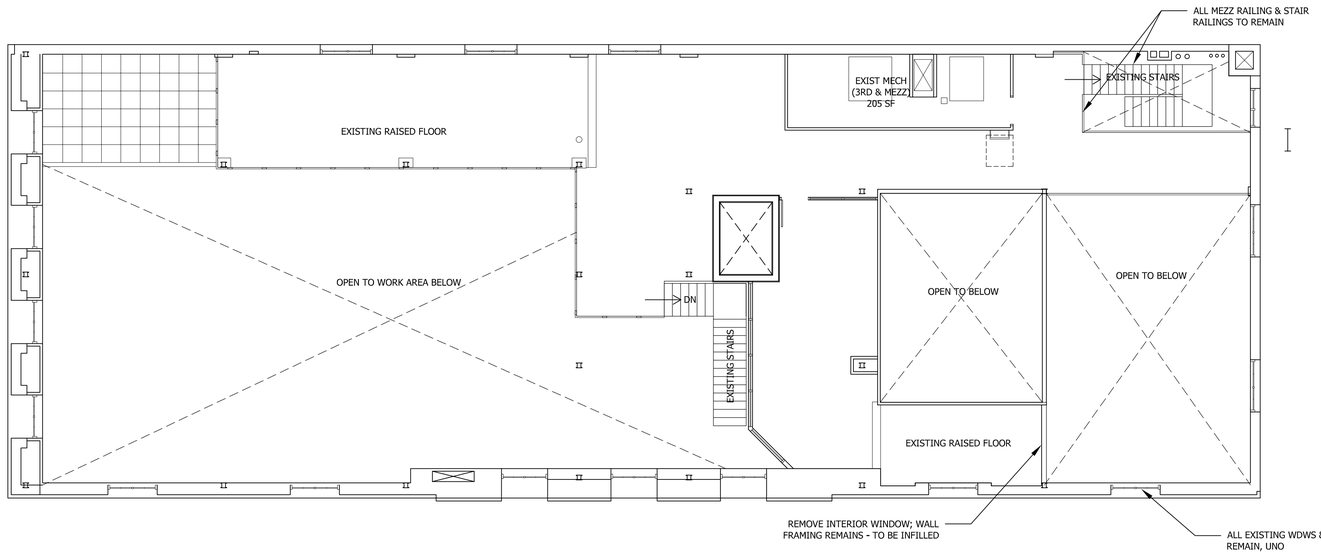
5. REMOVE WALL SECTION TO EXTENT OF NEW OPENING; REF A2 FLOOR PLANS
6.



2 DEMO PLAN, 3RD MEZZANINE

NORTH

SCALE: 1/8" = 12"

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PROJECT: MASONIC BLDG

DRAWING: DEMO PLANS
PROJECT NUMBER: 2430
DATE: 2025.06.02

A2.3

GENERAL NOTES:

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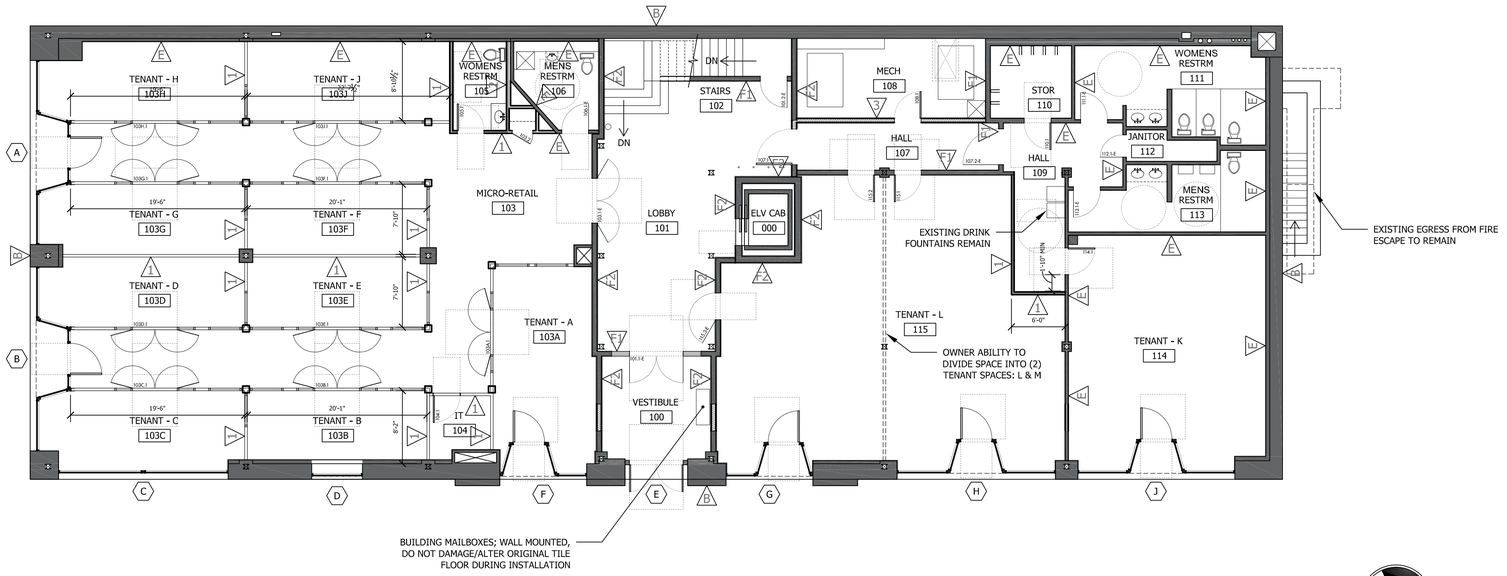
FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD, MASONRY, OR CONCRETE, AND CENTER OF ROUGH OPENING, UNO.

PROTECT ANY WORK TO A FINISH SURFACE, PLUMBING, OR ELECTRICAL EQUIPMENT TO SERVE NEW EQUIPMENT.

INDIVIDUAL TRADES RESPONSIBLE FOR SECURING PERMITS FOR THEIR WORK.

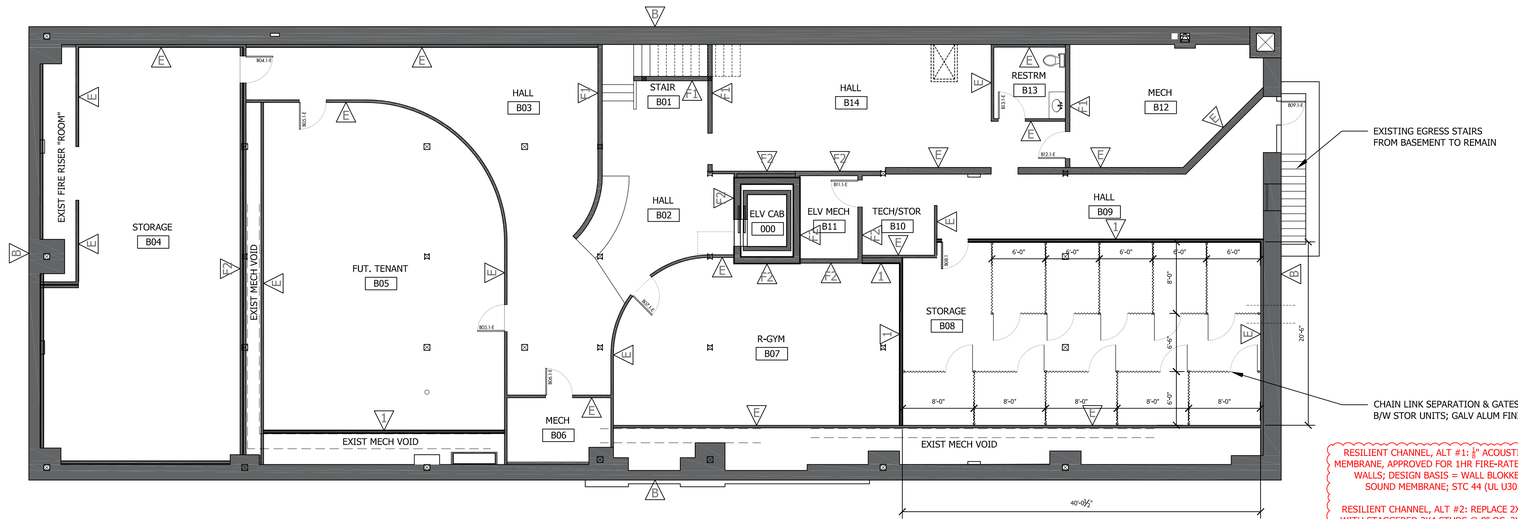
FLOOR PLAN KEY:

- (#) WALL ASSEMBLY TAG; REF ___ WALL LEGEND FOR ASSEMBLIES.
- (X) LETTER = WINDOW KEYNOTE; REF A9.0 WINDOW SCHEDULE FOR UNIT DTLS.
- (1)
- (2)
- (3)
- (4)
- (5)
- (6)



1 FLOOR PLAN, 1ST

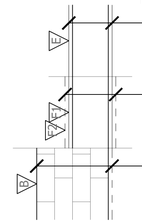
NORTH
SCALE: 1/8" = 12"



2 FLOOR PLAN, BASEMENT

NORTH
SCALE: 1/8" = 12"

*ALL EXISTING WALL DTLS IS ASSUMED BASED ON PREVIOUS BUILD DWGS; VERIFY ALL EXISTING CONDITIONS; ALL EXISTING FIRE-RATINGS TO BE PRESERVED, UNO BY DEMO PLANS; TYP EXISTING WALLS TO RECEIVE NEW PAINT FINISH PER ROOM FINISH SCHED



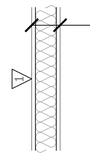
EXISTING WALL, TYPICAL OR UNKNOWN:
- TYPICAL: 6" STL OR 2X4 WD FRAMING @ 16" OC
- INSUL IN CAVITY = UNKNOWN
- TYPICAL: ⅝" GYP, TYPE X, BOTH SIDES

OR ALL UNKNOWN ASSEMBLY

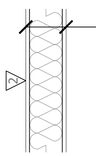
EXISTING WALL, FIRE RATED:
- 6" OR 8" STL FRAMING @ 16" OC; INSUL, UNKNOWN
- ⅝" GYP, TYPE-X, BOTH SIDES: 1HR FIRE RATING

OR
- 2 LAYERS ⅝" GYP, TYPE-X, BOTH SIDES: 2HR FIRE RATING

EXISTING WALL, BRICK EXTERIOR:
- EXISTING BRICK MASONRY STRUCTURE; VARYING THICKNESS THROUGHOUT BUILDING, RANGE GENERALLY APPEARS 12"-24" THICK
- WHERE PLASTER FINISH IS EXISTING ON BRICK WALLS, PLASTER TO REMAIN, UNO

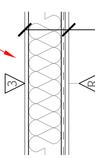


NEW WALL, TYPICAL:
- ⅝" GYP; TAPE/TEXTURE/PAINT PER RM FINISH SCHED
- 2X4 WD STUDS @ 16" OC W/ FIBERGLASS BATT INSUL IN CAVITY
- SHEATHING WHEN REQ'D BY STRUCT DWGS
- ⅝" GYP; TAPE/TEXTURE/PAINT PER RM FINISH SCHED



NEW WALL, 2X6:
- ⅝" GYP; TAPE/TEXTURE/PAINT PER RM FINISH SCHED
- 2X6 WD STUDS @ 16" OC W/ FIBERGLASS BATT INSUL IN CAVITY
- SHEATHING, WHEN REQ'D BY STRUCT DWGS
- ⅝" GYP; TAPE/TEXTURE/PAINT PER RM FINISH SCHED

NOTE: TECHNICALLY WE'RE ONLY REQUIRED TO HAVE 30MIN FIRE-SEPARATION, BUT THE STC IS JUST TOO LOW ON THESE; IF GC HAS AN ALTERNATE ACOUSTIC CONTROL SYSTEM IDEAS, THE FIRE-RATING CAN BE REDUCED



NEW WALL, 1HR FIRE RATING: **UL U305** (STC 49)
- ⅝" GYP, TYPE-X; TAPE/TEXTURE/PAINT PER RM FINISH SCHED
- 2X6 WD STUDS @ 16" OC W/ FIBERGLASS BATT INSUL IN CAVITY
- SHEATHING, WHEN REQ'D BY STRUCT DWGS
- ¾" MIN RESILIENT CHANNEL, 25MSG GALV STEEL, HORIZ; 24" OC UP WALLS W/ 1 ¾" LONG TYPE-W SCREWS THROUGH FLANGE;
  - "R" KEYNOTE INDICATES SIDE OF WALL TO APPLY CHANNEL
- ⅝" GYP, TYPE-X; TAPE/TEXTURE/PAINT PER RM FINISH SCHED

*ALL WALLS: WATER RESISTANT GYP AT ALL WET PLMG WALLS; NON-FIRE-RATED WALLS = REPLACE GYP OF ASSEMBLY W/ WATER RESISTANT GYP; FIRE-RATED WALLS = WATER RESISTANT GYP MUST BE EQ FIRE RATING AS SPECIFIED IN ASSEMBLY OR MUST BE AN ADDITIONAL LAYER ADDED ON TOP OF THE RATED GYP PER ASSEMBLY

3 WALL ASSEMBLIES

NOT TO SCALE

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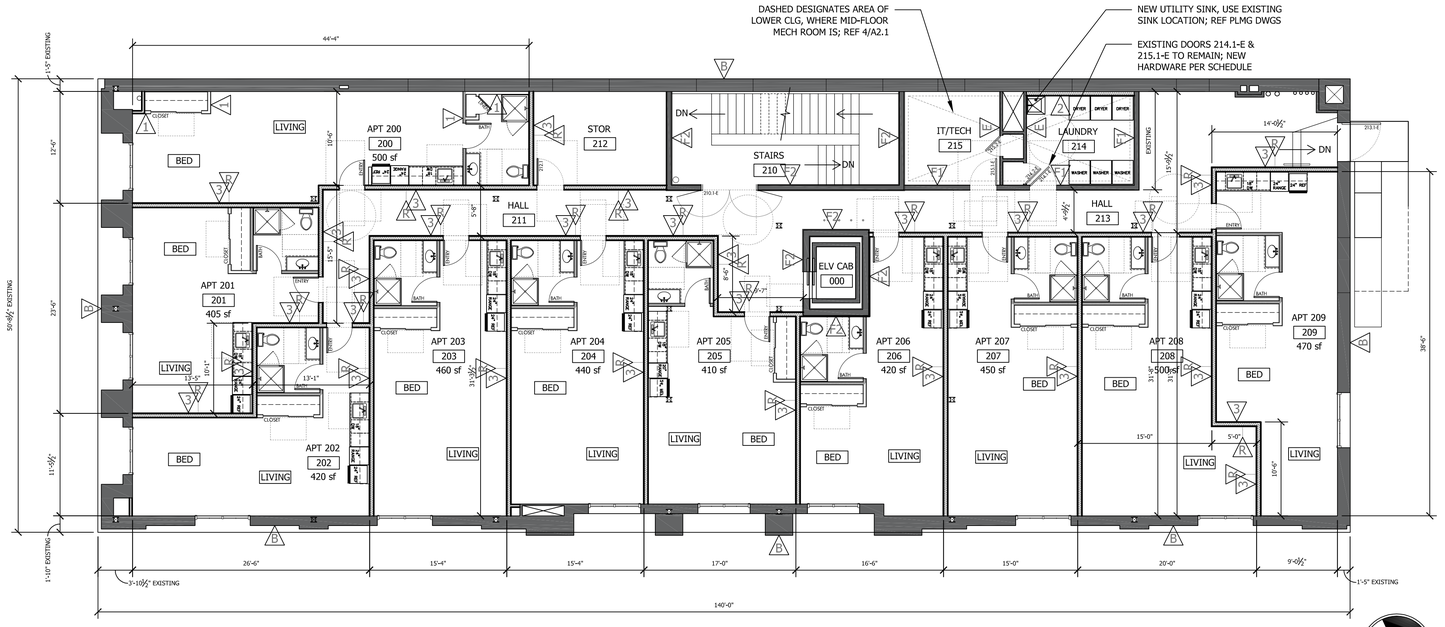
PROJECT:	MASONIC BLDG
DRAWING:	FLOOR PLAN
PROJECT NUMBER:	2430
DATE:	2025.06.02

A2.0



1 FLOOR PLAN, 2ND

SCALE: 1/8" = 12"

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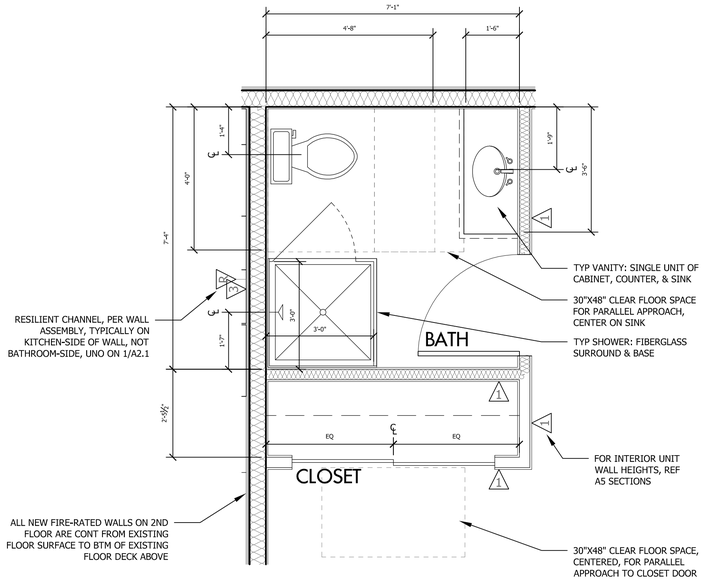
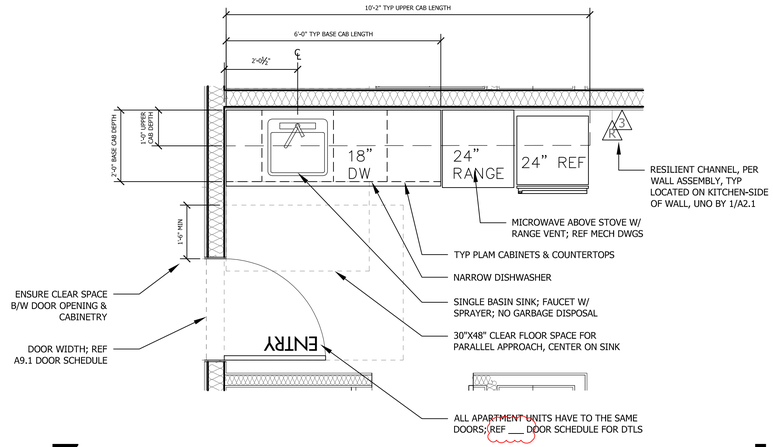


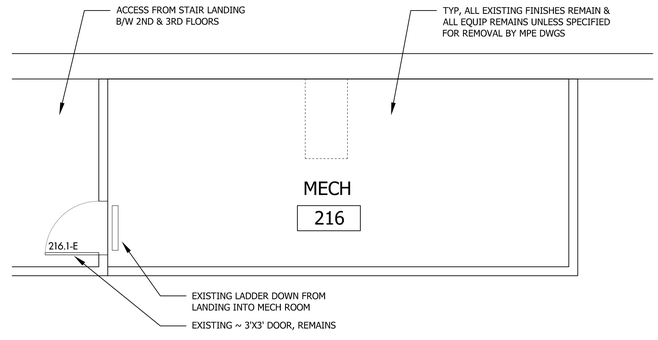
2 ENLARGED BATHROOM PLAN

SCALE: 1/2" = 12"



3 ENLARGED KITCHEN PLAN

SCALE: 1/2" = 12"



4 MID-FLOOR MECH ROOM

SCALE: 1/2" = 12"

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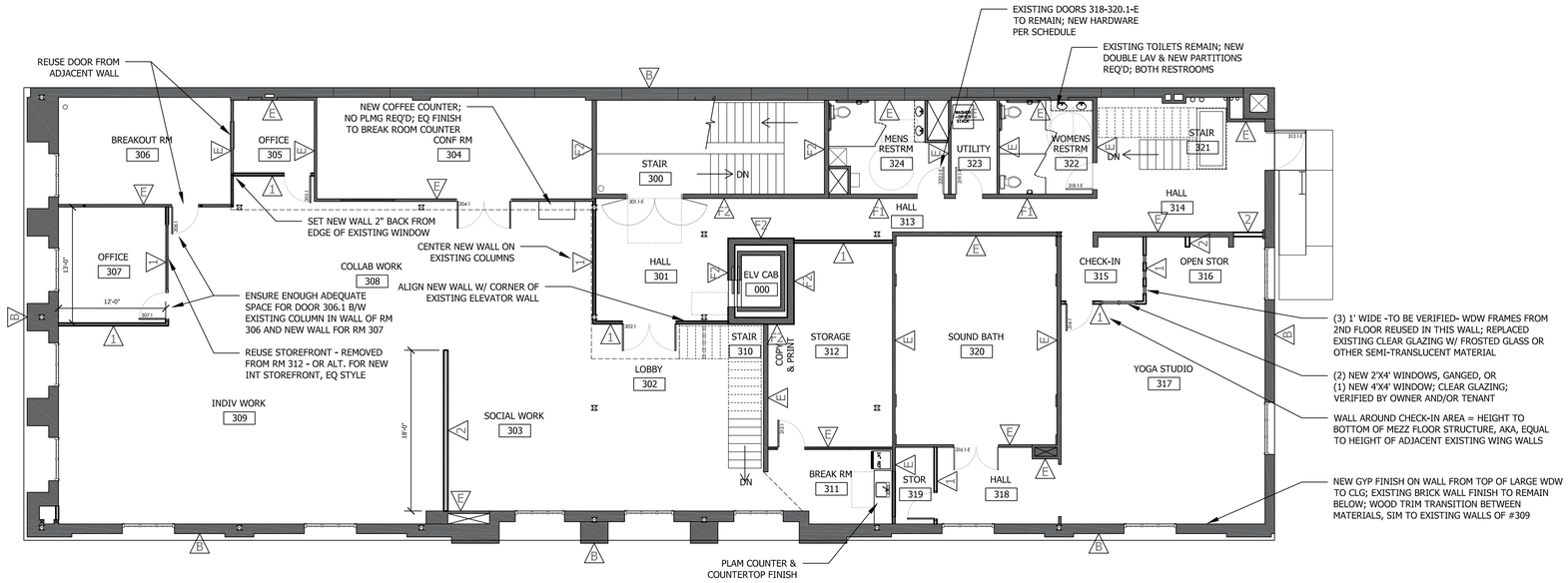
PROJECT: MASONIC BLDG

DRAWING: FLOOR PLAN
PROJECT NUMBER: 2430
DATE: 2025.06.02

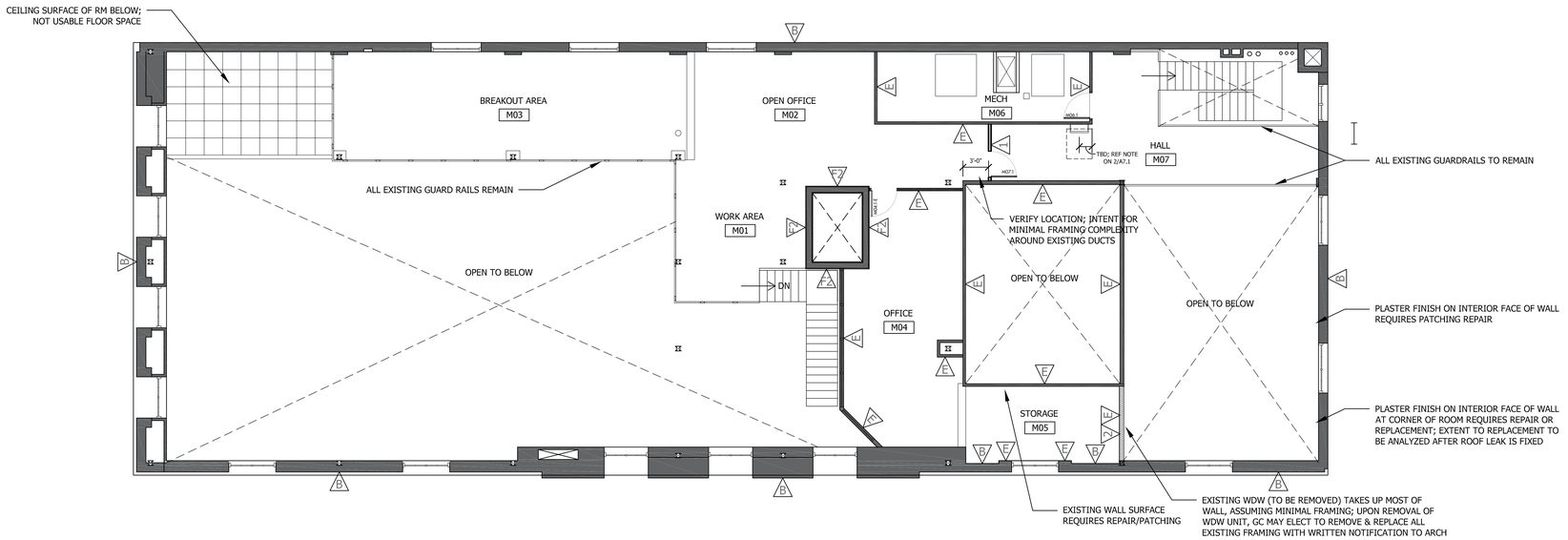
A2.1



1 FLOOR PLAN, 3RD

NORTH

SCALE: 1/8" = 12"



2 FLOOR PLAN, 3RD MEZZANINE

NORTH

SCALE: 1/8" = 12"

GENERAL NOTES:

DO NOT SCALE OFF DRAWINGS. REFER TO SPECIFIC DRAWING, DETAIL, OR SUPPLIERS SHOP DRAWING FOR SPECIFIC DIMENSIONS.

GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATING ALL DIMENSIONS OF ELEMENTS COMPRISING BUILDING AND SYSTEMS. BUILDING REFERENCE ELEVATION IS 100'-0" = TOP OF EXTERIOR WALK.

ALL ARCHITECTURAL ELEVATIONS GIVEN ARE FOR GENERAL CONTRACTORS COORDINATION ONLY. GENERAL CONTRACTOR TO VERIFY NOTED DIMENSIONS WITH SHOP DRAWINGS, ACTUAL EXISTING FIELD CONDITIONS, AND SUPPLIED MATERIALS; COORDINATE INSTALLATION OF ALL ELEMENTS.

COORDINATE WORK BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. NOTIFY ARCHITECT IN CASE OF DISCREPANCY.

FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD, MASONRY, OR CONCRETE, AND CENTER OF ROUGH OPENING, UNO.

PROTECT ANY WORK TO A FINISH SURFACE, PLUMBING, OR ELECTRICAL EQUIPMENT TO SERVE NEW EQUIPMENT.

INDIVIDUAL TRADES RESPONSIBLE FOR SECURING PERMITS FOR THEIR WORK.

FLOOR PLAN KEY:

- (#) WALL ASSEMBLY TAG; REF ___ WALL LEGEND FOR ASSEMBLIES.
- (X) LETTER = WINDOW KEYNOTE; REF A9.0 WINDOW SCHEDULE FOR UNIT DTLS.
- (1)
- (2)
- (3)
- (4)
- (5)
- (6)

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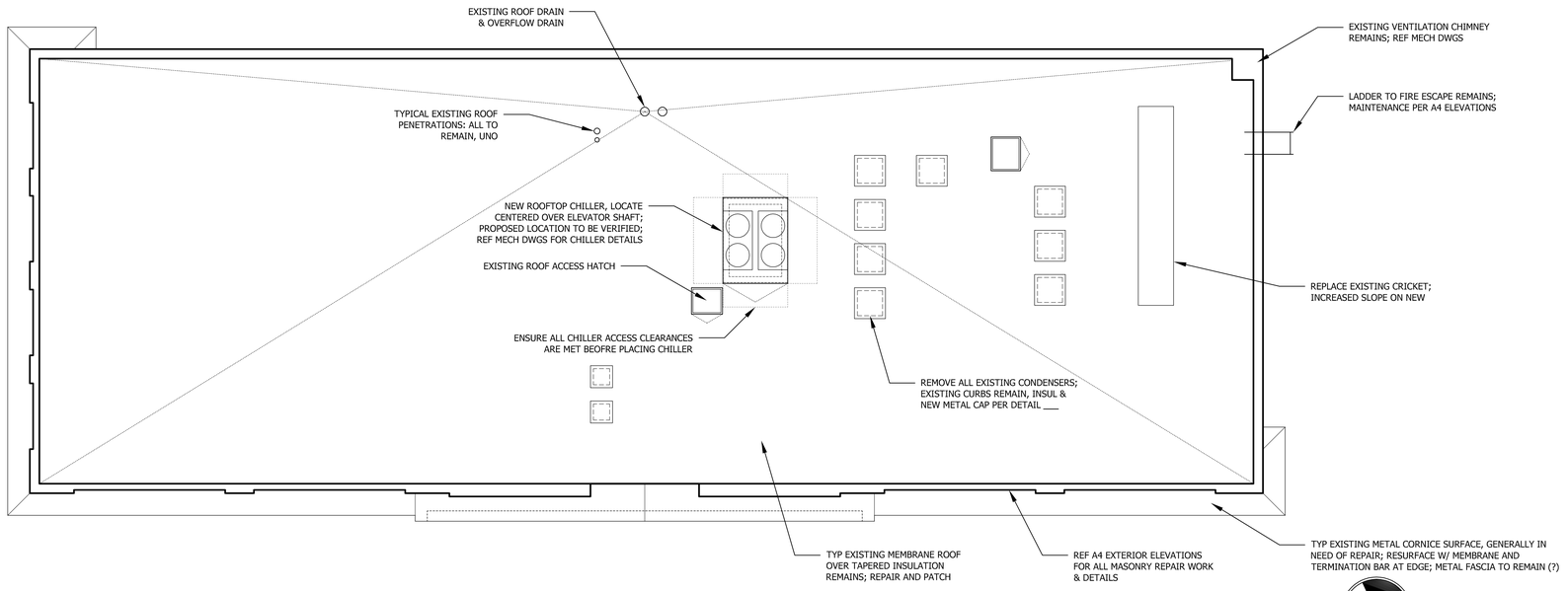
A2.2



1 ROOF PLAN

SCALE: 1/8" = 12"

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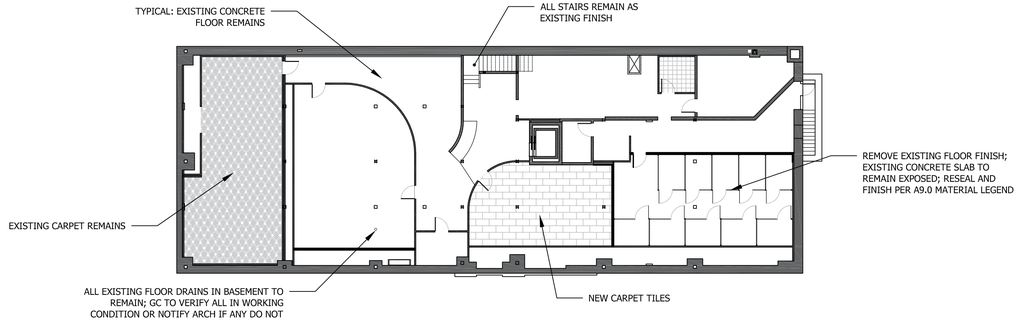
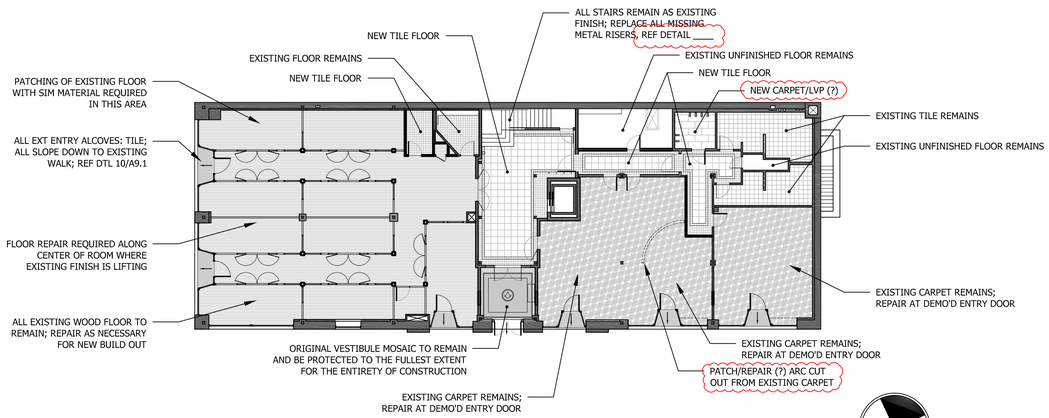
PROJECT:	MASONIC BLDG
DRAWING:	ROOF PLAN
PROJECT NUMBER:	2430
DATE:	2025.06.02

A2.3



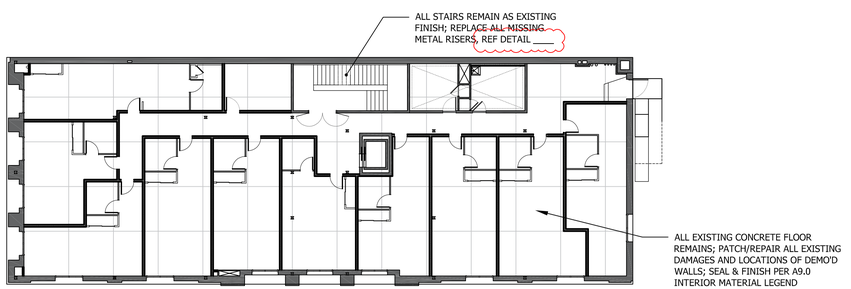
1 FLOOR FINISH PLAN, BASEMENT

NORTH
SCALE: 1/16" = 12"



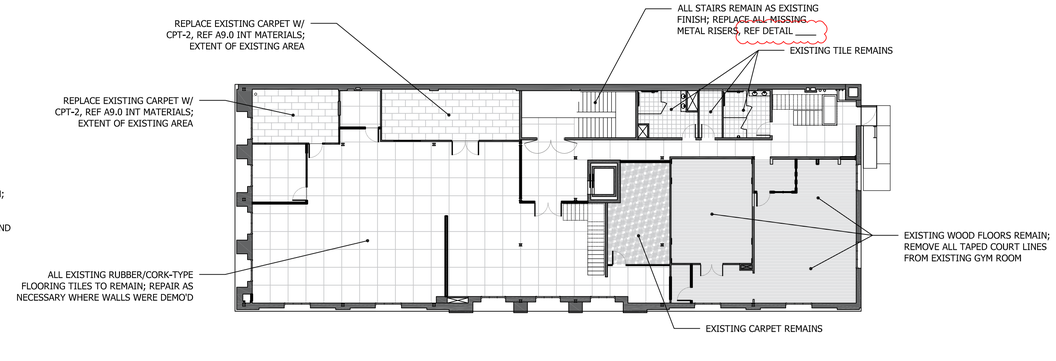
2 FLOOR FINISH PLAN, 1ST

NORTH
SCALE: 1/16" = 12"



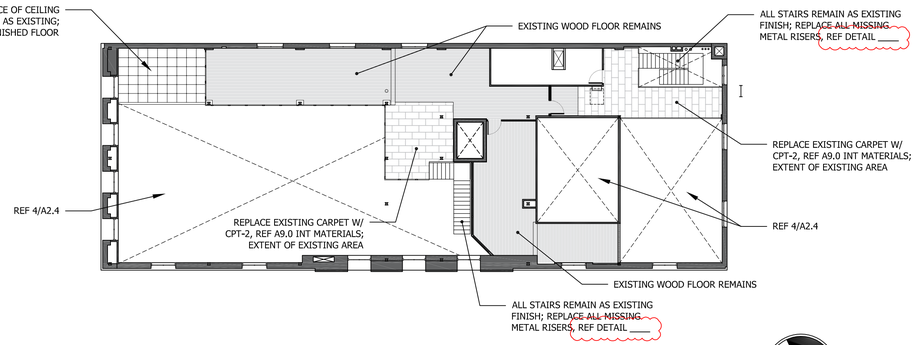
3 FLOOR FINISH PLAN, 2ND

NORTH
SCALE: 1/16" = 12"



4 FLOOR FINISH PLAN, 3RD

NORTH
SCALE: 1/16" = 12"



5 FLOOR FINISH PLAN, 3RD MEZZ

NORTH
SCALE: 1/16" = 12"

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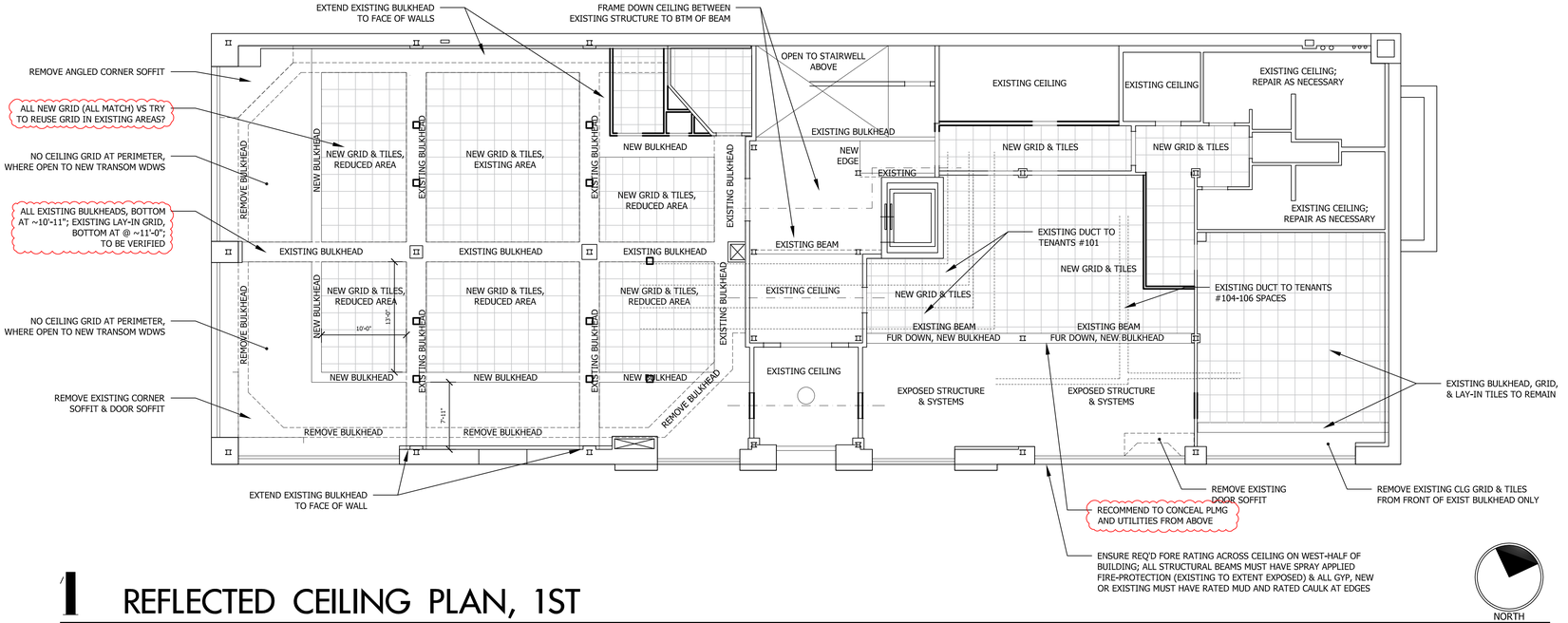
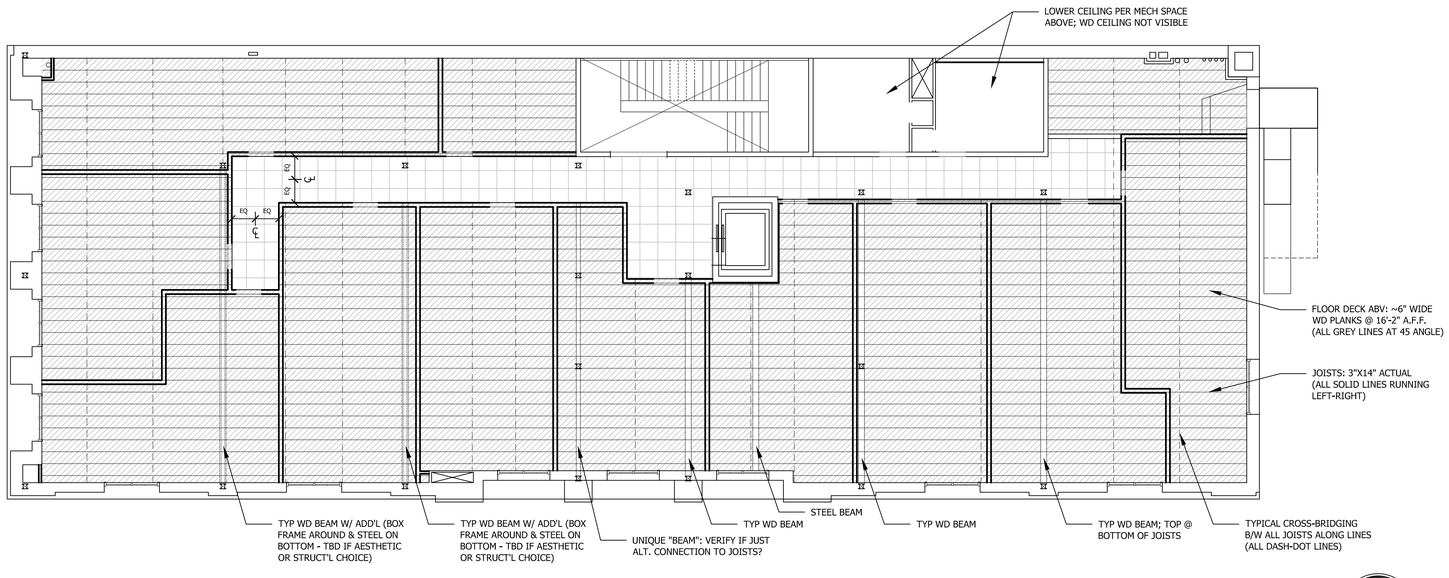
A2.4



1 REFLECTED CEILING PLAN, 1ST



2 REFLECTED CEILING PLAN, 2ND

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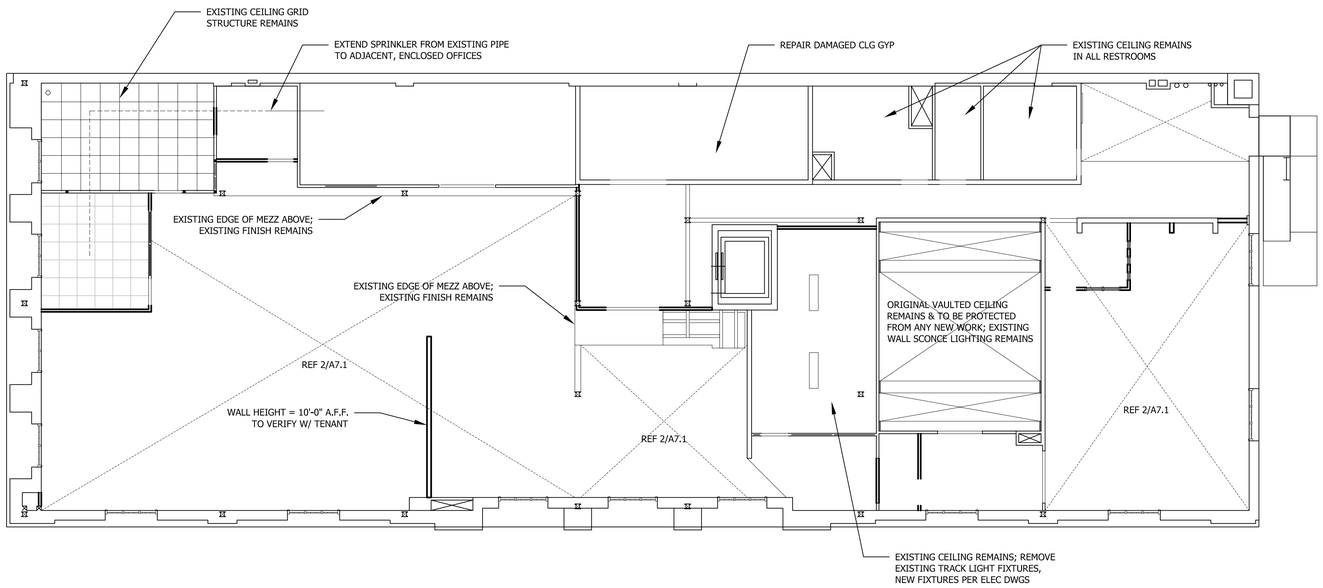
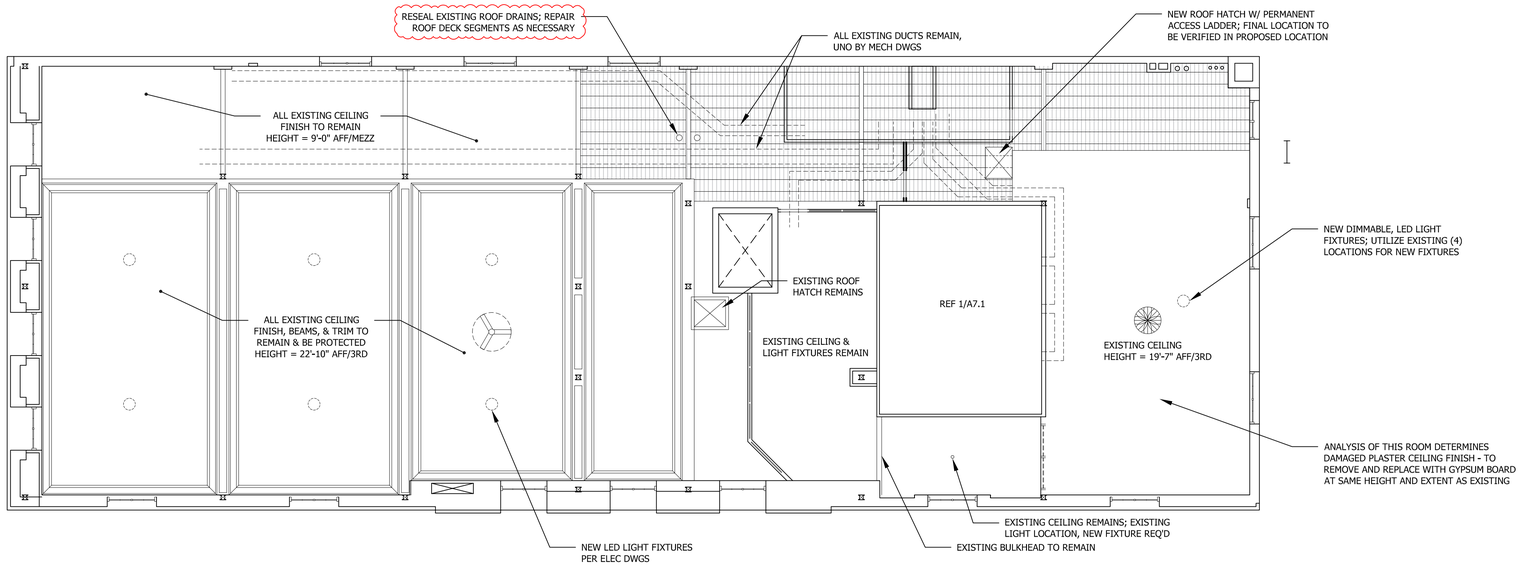
A7.0



1 REFLECTED CEILING PLAN, 3RD

NORTH

SCALE: 1/8" = 12"



2 REFLECTED CEILING PLAN, 3RD MEZZ

NORTH

SCALE: 1/8" = 12"

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A7.1

ROOM FINISH SCHEDULE

ROOM NMBR	ROOM NAME	FINISHES							
		FLOOR	BASE	WALL - NORTH	WALL - SOUTH	WALL - EAST	WALL - WEST	CEILING	NOTES
000	ELEVATOR CAB	LVP-1	-	EXIST	EXIST	EXIST	EXIST	NEW?	
B01	STAIRS	CPT-1	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
B02	HALL	EX-CONC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
B03	HALL	EX-CONC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
B04	STORAGE	EX-CPT?	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
B05	FUTURE TENANT	EX-CONC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
B06	MECHANICAL	EX-CONC	EX	EX	EX	EX	EX	EX	
B07	GYM: RES. TENANTS	CPT-1	VB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
B08	STORAGE	SEALED CONC	VB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
B09	HALL	EX-CONC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
B10	TECH/STORAGE	EX-CONC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
B11	ELEVATOR MECH	EX-CONC	EX	EX	EX	EX	EX	EX	
B12	MECHANICAL	EX-CONC	EX	EX	EX	EX	EX	EX	
B13	RESTROOM - UNISEX	EX-TILE?	-	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	
B14	HALL	EX-CONC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
100	VESTIBULE	EX-MOSAIC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
101	LOBBY	CT-1	CT-1?	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
102	STAIRS	EX-WOOD	-	PNT-1	EX & PNT-1	PNT-1	PNT-1	-	
103	MICRO-RETAIL	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1	
103A	TENANT-A	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1	
103B	TENANT-B	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1	
103C	TENANT-C	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1	
103D	TENANT-D	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1	
103E	TENANT-E	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1	
103F	TENANT-F	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1	
103G	TENANT-G	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1	
103H	TENANT-H	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1	
103J	TENANT-J	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1	
104	IT ROOM	EX-WD PLANK	VB-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1	
105	RESTROOM - WOMEN	CT-2	-	CT-3 & PNT-1	CT-3 & PNT-1	CT-3 & PNT-1	CT-3 & PNT-1	PNT-1	
106	RESTROOM - MEN	EX-TILE	-	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	PNT-1	
107	HALL	CT-1	CT-1?	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
108	MECHANICAL	EX-SHTG?	EX	EX	EX	EX	EX	EX	
109	HALL	CT-1	CT-1?	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
110	STORAGE	LVP-1/CPT-1?	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
111	RESTROOM - WOMEN	EX-TILE	-	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	PNT-1	
112	JANITOR CLOSET	EX-SHTG	EX	EX	EX	EX	EX	EX	
113	RESTROOM - MEN	EX-TILE	-	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	PNT-1	
114	TENANT-K	EX-CARPET	EX	PNT-1	PNT-1	PNT-1	PNT-1	EX-ACT	
115	TENANT-L	EX-CARPET?	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
200	APARTMENT-200	EX-CONC	WD-1	PNT-1	EX & PNT-1	EX	PNT-1	EX-WOOD	
201	APARTMENT-201	EX-CONC	WD-1	PNT-1	PNT-1	EX	PNT-1	EX-WOOD	
202	APARTMENT-202	EX-CONC	WD-1	EX	PNT-1	EX	PNT-1	EX-WOOD	
203	APARTMENT-203	EX-CONC	WD-1	EX	PNT-1	PNT-1	PNT-1	EX-WOOD	
204	APARTMENT-204	EX-CONC	WD-1	EX & PNT-1	PNT-1	PNT-1	PNT-1	EX-WOOD	
205	APARTMENT-205	EX-CONC	WD-1	EX	PNT-1	PNT-1	PNT-1	EX-WOOD	
206	APARTMENT-206	EX-CONC	WD-1	EX	PNT-1	PNT-1	PNT-1	EX-WOOD	
207	APARTMENT-207	EX-CONC	WD-1	EX	PNT-1	PNT-1	PNT-1	EX-WOOD	
208	APARTMENT-208	EX-CONC	WD-1	EX	PNT-1	PNT-1	PNT-1	EX-WOOD	
209	APARTMENT-209	EX-CONC	WD-1	EX & PNT-1	PNT-1	PNT-1	EX & PNT-1	EX-WOOD	
200-209	BATHROOM	EX-CONC	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
210	STAIRS	EX-WOOD	-	PNT-1	EX & PNT-1	PNT-1	PNT-1	-	
211	HALL	EX-CONC	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1	
212	STORAGE	EX-CONC	VB-1	PNT-1	EX	PNT-1	PNT-1	EX-WOOD	
213	HALL	EX-CONC	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	EX-WOOD & ACT-1	
214	LAUNDRY	EX-CONC	VB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
215	IT/TECH ROOM	EX-CONC	VB-1	PNT-1	EX	PNT-1	PNT-1	PNT-1	
300	STAIRS	EX-WOOD	-	PNT-1	EX & PNT-1	PNT-1	PNT-1	PNT-1	
301	HALL	EX	EX & VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
302	RECEPTION	EX	EX & VB-2	EX & PNT-1 ABV	PNT-1	-	PNT-1	PNT-1	
303	SOCIAL WORK AREA	EX	EX & VB-2	EX & PNT-1	-	PNT-1	-	PNT-1	
304	CONFERENCE ROOM	CPT-1	VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
305	OFFICE	EX	EX & VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
306	BREAKOUT ROOM	CPT-1	VB-2	PNT-1	PNT-1	PNT-1	PNT-1	EX?	
307	OFFICE	EX	VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
308	COLLAB. WORK AREA	EX	EX & VB-2	PNT-1	-	PNT-1	PNT-1	PNT-1	
309	INDIVIDUAL WORK AREA	EX	EX & VB-2	EX & PNT-1 ABV	PNT-1	EX & PNT-1 ABV	PNT-1	PNT-1	
310	STAIRS	EX-WOOD	-	PNT-1	-	-	PNT-1	PNT-1	
311	BREAK ROOM	EX	EX	EX	-	PNT-1	PNT-1	PNT-1	
312	STORAGE	EX-CARPET	VB-2	PNT-1	-	PNT-1	PNT-1	PNT-1	
313	HALL	EX	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
314	HALL	EX	EX	PNT-X	EX & PNT-1	PNT-1	PNT-1	PNT-1	
315	CHECK-IN	EX	VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
316	OPEN STORAGE	EX	VB-2	PNT-X	PNT-X	PNT-X	EX & PNT-X	PNT-1	
317	YOGA STUDIO	RUBBER TILE	EX	EX & PNT-X ABV	PNT-X	PNT-X	EX & PNT-X	PNT-1	
318	HALL	EX	EX-WD & WD-1	EX	PNT-1	PNT-1	PNT-1	PNT-1	
319	STORAGE	EX	EX & VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
320	SOUNDBATH	EX	EX-WOOD	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
321	STAIRS	EX-WOOD	-	-	EX & PNT-1	-	EX & PNT-1	EX-WOOD	
322	RESTROOM - WOMEN	EX-TILE	-	EX-TILE & PNT-1	CT-1 & PNT-1	EX-TILE & PNT-1	CT-1 & PNT-1	PNT-1	
323	UTILITY ROOM	EX-TILE?	VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1	
324	RESTROOM - MEN	EX-TILE	-	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	PNT-1	
M01	WORK AREA	CPT-1	VB-1	-	-	-	PNT-1	PNT-1	
M02	OPEN OFFICE	EX-WOOD	EX & WD-1	PNT-1	PNT-1	-	PNT-1	EX-WOOD	
M03	BREAKOUT AREA	EX-WOOD	EX	-	PNT-1	-	-	EX & PNT-1	
M04	OFFICE	EX-WOOD	EX-1/4ROUND	PNT-1	-	EX & PNT-1	PNT-1	PNT-1	
M05	STORAGE	EX-WOOD	EX-1/4ROUND	EX & PNT-1	PNT-1	-	PNT-1	PNT-1	
M06	MECHANICAL	EX-SHTG	EX	EX	EX	EX	EX	EX	
M07	HALL	CPT-1	VB-2	PNT-1	PNT-1	PNT-1	PNT-1	EX & PNT-1	

INTERIOR FINISH LEGEND

TAG	TYPE	MANUFACTURER	STYLE / MODEL	COLOR	REMARKS
PNT-1	PAINT- OFF WHITE	SHERWIN WILLIAMS	SATIN/ACRYLIC LATEX	SELECTED BY OWNER	WALL COLOR
PNT-2	PAINT- OFF WHITE	SHERWIN WILLIAMS	SATIN/ACRYLIC LATEX	SELECTED BY OWNER	TRIM COLOR
LVP-1	LUXURY VINYL TILE		SELECTED BY OWNER	SELECTED BY OWNER	
WD-1	3/4" POPLAR WOOD	POPLAR		PAINTED: PNT-2	WINDOW SILL TYPICAL & MISC. TRIM
WD-2	1 1/2" DIA. POPLAR WOOD RAIL	POPLAR		PAINTED: PNT-2	INTERIOR HANDRAIL TYPICAL
MDF-1	2 1/2" MEDIUM DENSITY FIBERBOARD TRIM			PAINTED: PNT-2	

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DRAWING: INTERIOR SCHEDULE
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A9.0

DOOR SCHEDULE

DOOR LOCATION	DOOR SIZE	THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATL/TYPE	FRAME FINISH	HARDWARE	THRESHOLD	NOTES
MAIN ENTRANCE	3'-0" x 6'-8" TYP.	1 3/4"	E	INSULATED STEEL	PT-2 INT.	B	HM	PT-2 INT.	ENTRY LEVER W/ DEADBOLT	REF 1/A9.0	OWNER TO SELECT EXTERIOR COLOR
BACK DECK ENTRY	2'-8" x 6'-8" TYP.	1 3/4"	D	INSULATED STEEL	PT-2 INT.	B	HM	PT-2 INT.	ENTRY LEVER W/ DEADBOLT	REF 1/A9.0	OWNER TO SELECT EXTERIOR COLOR
BEDROOM	REF A3 PLANS	1 1/2"	C	HOLLOW-CORE WD	PT-2	B	WOOD	PT-2	PASSAGE LEVER	N/A	
BEDROOM CLOSET	REF A3 PLANS	1 1/2"	A	HOLLOW-CORE WD	PT-2	A	WOOD	PT-2	SLIDER PULLS (PAIR)	N/A	
BATHROOM	REF A3 PLANS	1 1/2"	C	HOLLOW-CORE WD	PT-2	B	WOOD	PT-2	PRIVACY LEVER	N/A	
TYPICAL LINEN CLOSET	REF A3 PLANS	1 1/2"	C	HOLLOW-CORE WD	PT-2	B	WOOD	PT-2	PASSAGE LEVER	N/A	
TYPICAL LANDRY CLOSET	REF A3 PLANS	1 1/2"	C	HOLLOW-CORE WD	PT-2	B	WOOD	PT-2	PASSAGE LEVER	N/A	REF 23/A6.1 FOR CONTEXT
TYPICAL MECH. CLOSET	REF A3 PLANS	1 1/2"	B	HOLLOW-CORE WD	PT-2	C	WOOD	PT-2	PASSAGE LEVER (PAIR)	N/A	
UNIT TYPE SPECIFIC:											
TYPE 1: PANTRY	REF A3 PLANS	1 1/2"	A	HOLLOW-CORE WD	PT-2	A	WOOD	PT-2	SLIDER PULLS (PAIR)	N/A	
TYPE 4: LANDRY CLOSET	REF A3 PLANS	1 1/2"	B	HOLLOW-CORE WD	PT-2	C	WOOD	PT-2	PASSAGE LEVER (PAIR)	N/A	REF 24/A6.1 FOR CONTEXT
TYPE 4: MECH. CLOSET	REF A3 PLANS	1 1/2"	C	HOLLOW-CORE WD	PT-2	B	WOOD	PT-2	PASSAGE LEVER	N/A	
TYPE G1-B: MECH. CLOSET	REF A3 PLANS	1 1/2"	C	HOLLOW-CORE WD	PT-2	B	WOOD	PT-2	PASSAGE LEVER	N/A	
TYPE G2: LINEN/MECH.	REF A3 PLANS	1 1/2"	A	HOLLOW-CORE WD	PT-2	A	WOOD	PT-2	SLIDER PULLS (PAIR)	N/A	
PROPERTY UTILITY ROOM	3'-0" x 6'-8"	1 3/4"	D/E NO LITE	INSULATED STEEL		B	HM		ENTRY LEVER, HOLD-OPEN & CLOSER	REF 1/A9.0	OWNER TO SELECT COLOR

DOOR TYPE ELEVATIONS

Ⓣ = TEMPERED GLASS

SHOWN FROM EXTERIOR SIDE OF DOOR

Ⓣ

Ⓣ

DOOR TYPE: A (PAIR)
SLIDING 1-PANEL DOOR, EACH

HARDWARE:
FLUSH DOOR PULL
NATIONAL HARDWARE, N187-024, OR SIM.

DOOR TYPE: B (PAIR)
SWINGING 1-PANEL DOOR, EACH

HARDWARE:
PASSAGE LEVER PAIR
SCHLAGE, F10 LAT 608 COL , PAIR, OR SIM.

DOOR TYPE: C
INTERIOR 1-PANEL DOOR

HARDWARE:
PASSAGE LEVER
SCHLAGE, F10 LAT 608 COL, OR SIM.
*ALL BATHROOMS, PRIVACY LEVER
SCHLAGE, F40 LAT 622 COL, OR SIM.

DOOR TYPE: D
EXTERIOR DOOR, FULL LITE, INTERNAL BLINDS

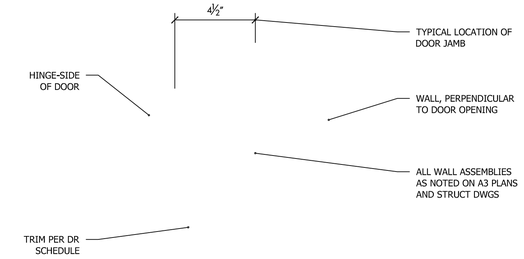
THERMA-TRU; PROFILES, STYLE #130; FULL LITE FLUSH; GLASS: CLEAR LITE WITH BLINDS; OR SIM.

HARDWARE:
ENTRY LEVER WITH DEADBOLT
SCHLAGE, F51 LAT 622 COL & B60 COL 622, OR SIM.

DOOR TYPE: E
EXTERIOR DOOR, HALF LITE, INTERNAL BLINDS

THERMA-TRU; PROFILES, STYLE #984HD; HALF LITE 1 PANEL FLUSH; GLASS: CLEAR LITE WITH BLINDS; OR SIM.

HARDWARE:
ENTRY LEVER WITH DEADBOLT
SCHLAGE, F60 CEN 622 LAT, OR SIM.



EXTERIOR

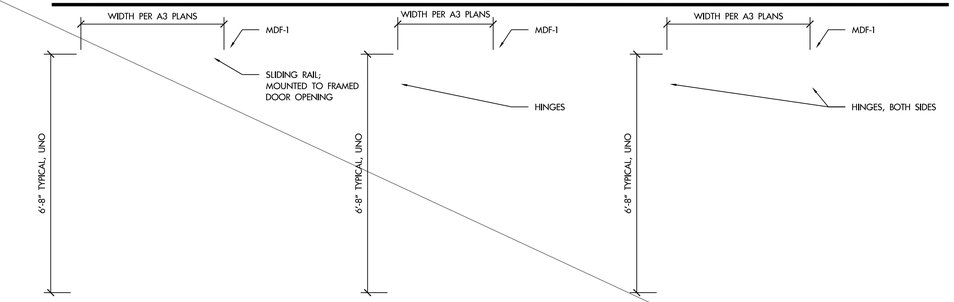
1 THRESHOLD DTL

SCALE: 3" = 12"

2 HINGE-SIDE JAMB

SCALE: 3" = 12"

FRAME TYPE ELEVATIONS



FRAME TYPE: A

FRAME TYPE: B

FRAME TYPE: C

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PROJECT: MASONIC BLDG

DRAWING: INTERIOR SCHEDULE
PROJECT NUMBER: 2430
DATE: 2025.06.02

A9.1

WINDOW SCHEDULE

	CALL #	HEIGHT	WIDTH	OPERATION	COLOR		REMARKS
					EXTERIOR	INTERIOR	
A	ESCA2640	4'-0"	2'-6"	FIXED	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
B	ESGL5050 E*	5'-0"	5'-0"	GLIDER	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
C	(2) ESCA 2656 E*	5'-6"	2'-6"	OPERABLE & FIXED	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
	(2) ESAWN 2616	1'-6"	2'-6"	FIXED	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
D	ESCA 2650	5'-0"	2'-6"	FIXED	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
E	ESGL 4050 E*	4'-0"	5'-0"	GLIDER	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
F	ESGL 3034	3'-4"	3'-0"	GLIDER	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
G	ESCA2640 E*	4'-0"	2'-6"	OPERABLE	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL

E* THESE WINDOWS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION

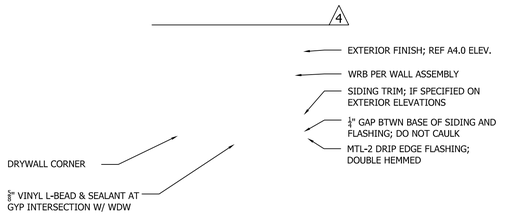
-SEE ELEVATIONS, A4.0, TO VERIFY SWING DIRECTION
-FLOOR PLAN WINDOW DIMENSIONS ARE TO CENTER OF WINDOW OPENINGS.

WINDOW ELEVATIONS

Ⓣ = TEMPERED GLASS

DOOR & WINDOW NOTES:

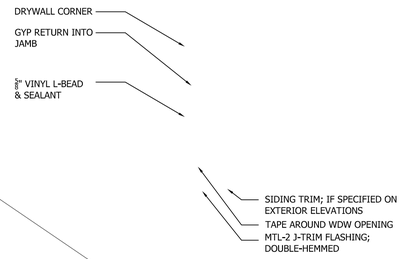
1. UNITS TO HAVE SNAP OUT NAILING FINS.
2. NO JAMB EXTENSIONS AT INTERIOR OF UNITS.
3. CHANNEL AT EXTERIOR FRAME OF UNIT. REF.HEAD, JAMB, SILL DTLS ON A9.0
4. DUAL PANE LOW E-2 INSULATED GLASS WITH ARGON - TYPICAL, UNO.
5. OPERABLE HARDWARE COLOR TO MATCH WINDOW FRAME.
6. ALL OPERABLE WINDOWS TO BE SUPPLIED WITH SCREEN FRAMES AND CHARCOAL COLORED FIBERGLASS SCREENS.
7. GC TO COORDINATE WITH WINDOW SUPPLIER TO DETERMINE FRAME WINDOW ROUGH OPENING.
8. DOTTED LINES AT UNITS DENOTE DIRECTION OF OPERATION: REF A4 BUILDING ELEVATIONS
9. PROVIDE BLOCKING FOR CURTAINS AND SHADES AT ALL WINDOWS.



TYPICAL

1 TYP WDW HEAD DETAIL

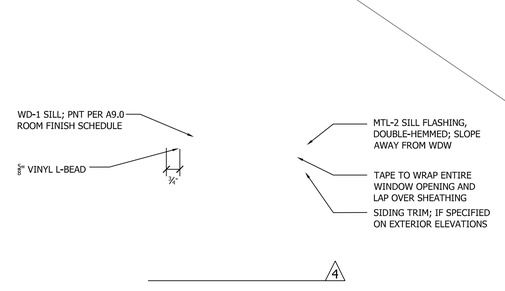
SCALE: 3" = 1'-0"



TYPICAL

2 TYP WDW JAMB DETAIL

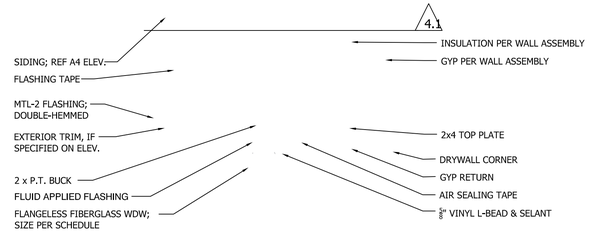
SCALE: 3" = 1'-0"



TYPICAL

3 TYP WDW SILL DETAIL

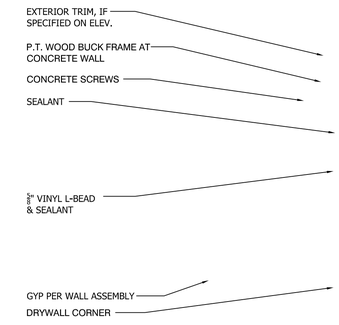
SCALE: 3" = 1'-0"



@ WINDOW WELL

4 GARDEN-LVL HEAD DETAIL

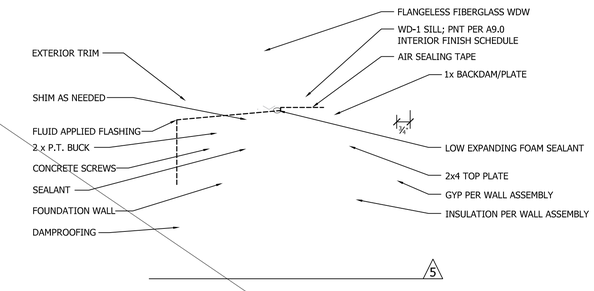
SCALE: 3" = 12"



@ WINDOW WELL

5 GARDEN-LVL JAMB DETAIL

SCALE: 3" = 12"



@ WINDOW WELL

6 GARDEN-LVL SILL DETAIL

SCALE: 3" = 12"

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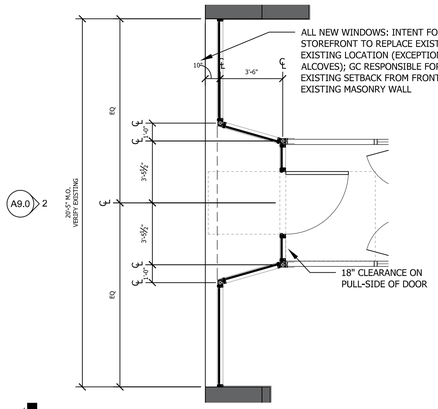
PROJECT: MASONIC BLDG

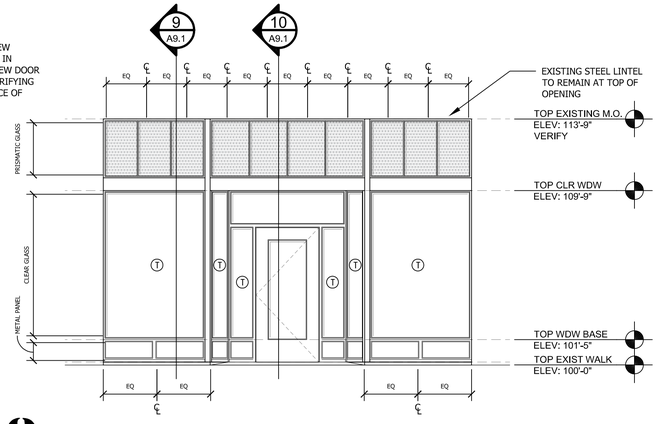
DRAWING: WINDOW SCHEDULE
PROJECT NUMBER: 2430
DATE: 2025.06.02

A9.2



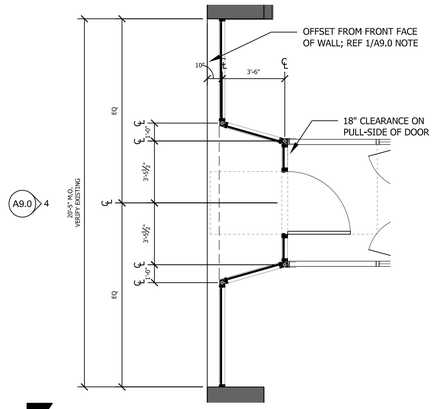
1 PLAN: UNIT A

SCALE: 1/4" = 12"



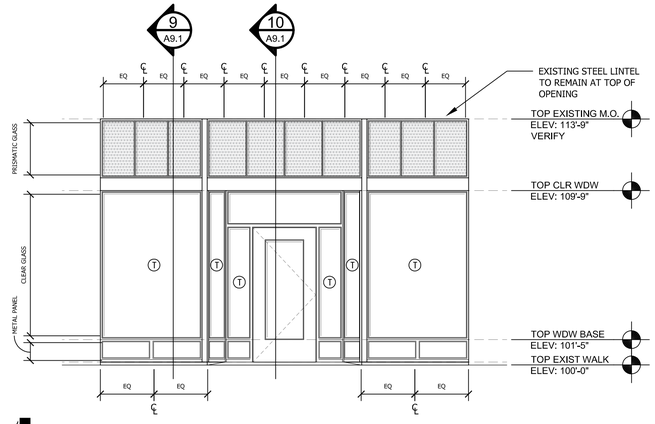
2 ELEVATION: UNIT A

SCALE: 1/4" = 12"



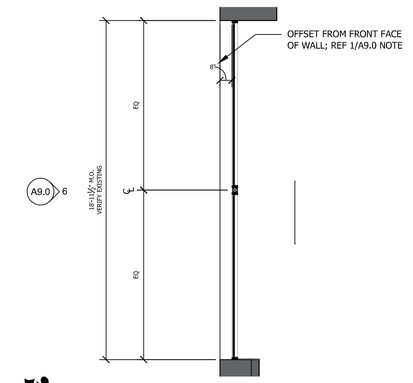
3 PLAN: UNIT B

SCALE: 1/4" = 12"



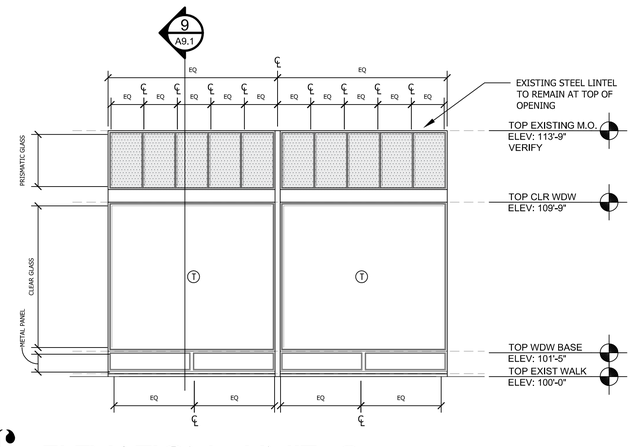
4 ELEVATION: UNIT B

SCALE: 1/4" = 12"



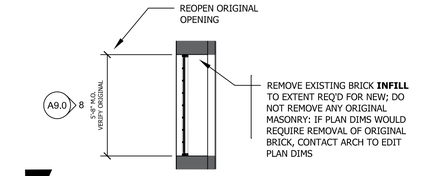
5 PLAN: UNIT C

SCALE: 1/4" = 12"



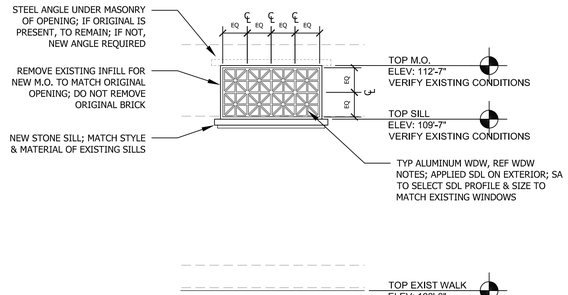
6 ELEVATION: UNIT C

SCALE: 1/4" = 12"



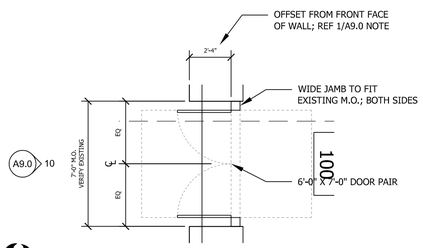
7 PLAN: UNIT D

SCALE: 1/4" = 12"



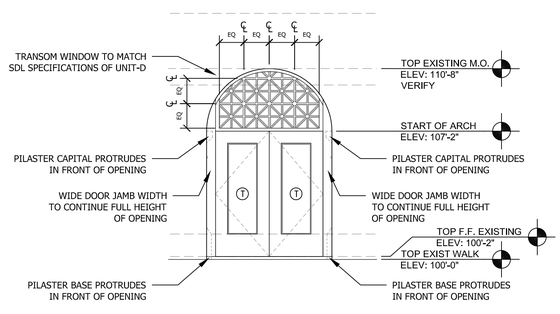
8 ELEVATION: UNIT D

SCALE: 1/4" = 12"



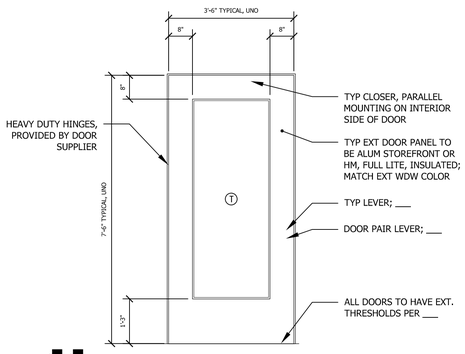
9 PLAN: UNIT E

SCALE: 1/4" = 12"



10 ELEVATION: UNIT E

SCALE: 1/4" = 12"



11 TYPICAL DOOR DTL

SCALE: 1/2" = 12"

DOOR & WINDOW NOTES:

Ⓣ = TEMPERED GLASS

1. ALUMINUM STOREFRONT WINDOWS, TYPICAL, UNO: DESCO I85H, HISTORICAL REPLICATION SERIES, THERMALLY BROKEN; EXTERIOR COLOR: ___ (STANDARD PAINT OR ANODIZED FINISH), INTERIOR COLOR: ____ (STANDARD COLOR, EITHER MATCH EXTERIOR OR MATCH INTERIOR STOREFRONT)
2. GLAZING, TYPICAL, UNO: ¼" MIN GLASS THICKNESS, DUAL PANE, LOW E-2 COATING ON 3RD SURFACE FROM EXTERIOR, INSULATED WITH ARGON IN CAVITY, CAPILLARY TUBES
3. METAL INFILL PANEL: MAPES
4. DOOR & FRAME, TYPICAL, UNO: ____ (ALUMINUM, MATCH WINDOWS
5. ALL DOORS TO RECEIVE THERMALLY BROKEN THRESHOLDS, PROFILE COMPLIANT W/ ADA AND BE LABELED AS SUCH, ½" MAX HEIGHT A.F.F.; WEATHERSTRIPPING AROUND FULL PERIMETER, BRUSH OR FELT STYLE
6. GC TO COORDINATE WITH WINDOW SUPPLIER TO VERIFY ALL EXISTING MASONRY ROUGH OPENINGS.

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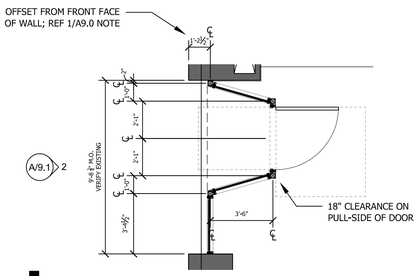
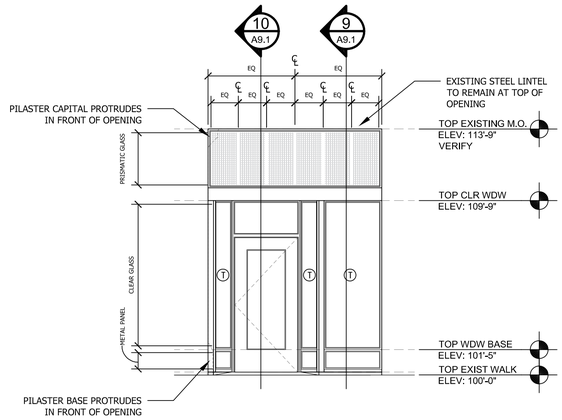
PROJECT:	MASONIC BLDG
DRAWING:	WDW DETAILS
PROJECT NUMBER:	2430
DATE:	2025.06.02

A9.3



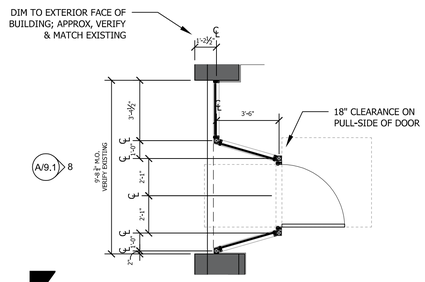
1 PLAN: UNIT F

SCALE: 1/4" = 12"



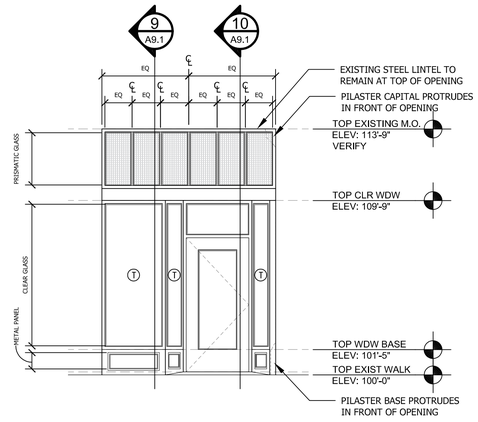
2 ELEVATION: UNIT F

SCALE: 1/4" = 12"



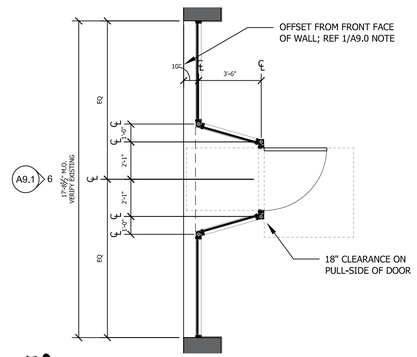
3 PLAN: UNIT G

SCALE: 1/4" = 12"



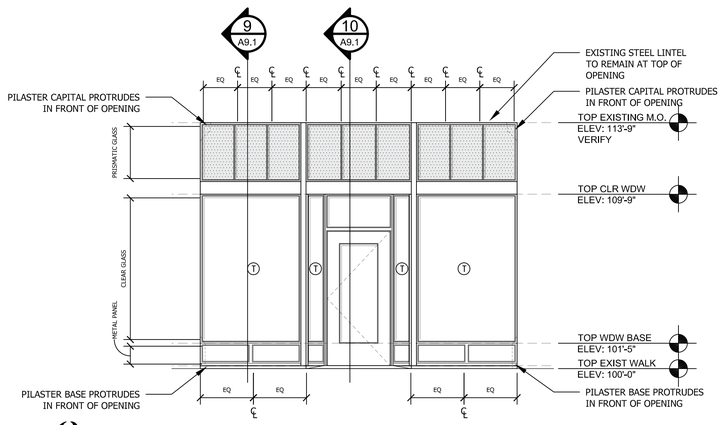
4 ELEVATION: UNIT G

SCALE: 1/4" = 12"



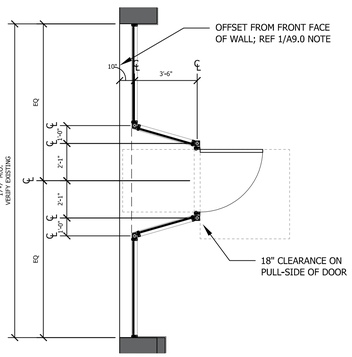
5 PLAN: UNIT H

SCALE: 1/4" = 12"



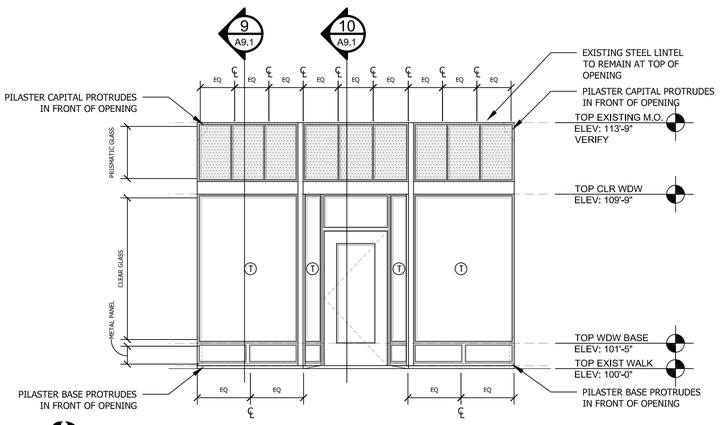
6 ELEVATION: UNIT H

SCALE: 1/4" = 12"



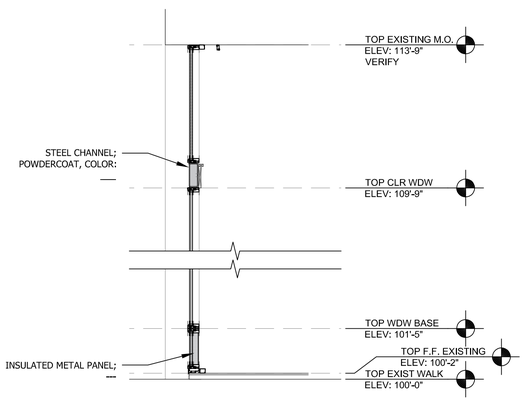
7 PLAN: UNIT J

SCALE: 1/4" = 12"



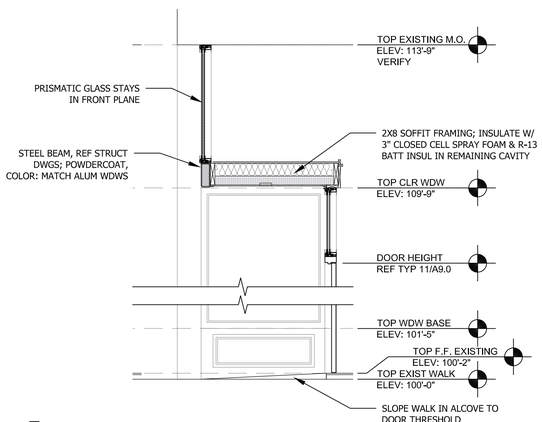
8 ELEVATION: UNIT J

SCALE: 1/4" = 12"



9 SECTION DETAIL: TYPICAL

SCALE: 1/2" = 12"



10 SECTION: TYPICAL ENTRY

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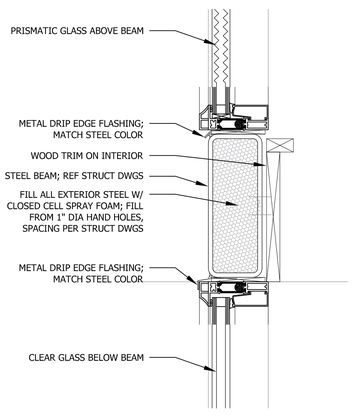

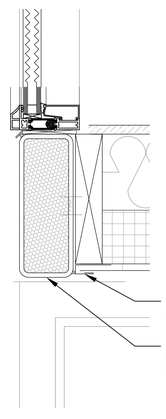

11 WDW-BEAM DETAIL

SCALE: 1/2" = 12"

DOOR & WINDOW NOTES:

Ⓣ = TEMPERED GLASS

1. ALUMINUM STOREFRONT WINDOWS, TYPICAL, UNO: DESCO I85H, HISTORICAL REPLICATION SERIES, THERMALLY BROKEN; EXTERIOR COLOR: ___ (STANDARD PAINT OR ANODIZED FINISH), INTERIOR COLOR: ____ (STANDARD COLOR, EITHER MATCH EXTERIOR OR MATCH INTERIOR STOREFRONT)
2. GLAZING, TYPICAL, UNO: ¼" MIN GLASS THICKNESS, DUAL PANE, LOW E-2 COATING ON 3RD SURFACE FROM EXTERIOR, INSULATED WITH ARGON IN CAVITY, CAPILLARY TUBES
3. METAL INFILL PANEL: MAPES
4. DOOR & FRAME, TYPICAL, UNO: ____ (ALUMINUM, MATCH WINDOWS
5. ALL DOORS TO RECEIVE THERMALLY BROKEN THRESHOLDS, PROFILE COMPLIANT W/ ADA AND BE LABELED AS SUCH, ½" MAX HEIGHT A.F.F.; WEATHERSTRIPPING AROUND FULL PERIMETER, BRUSH OR FELT STYLE
6. GC TO COORDINATE WITH WINDOW SUPPLIER TO VERIFY ALL EXISTING MASONRY ROUGH OPENINGS.

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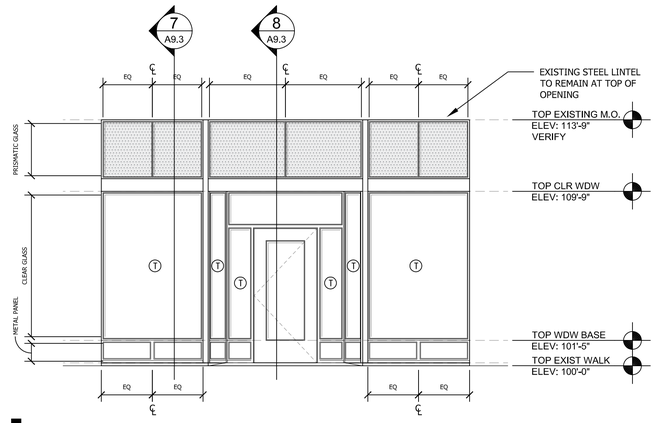
PROJECT: MASONIC BLDG

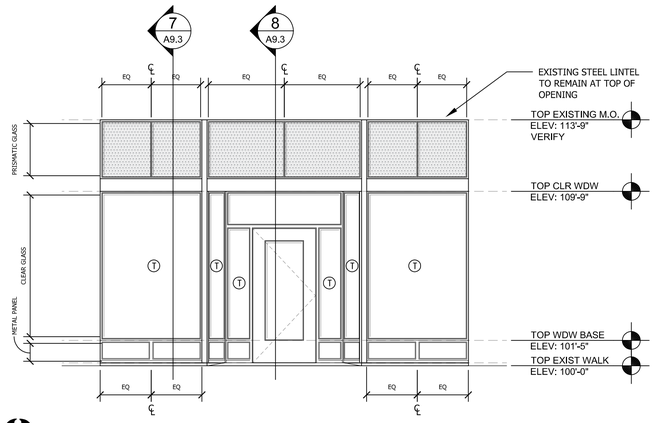
DRAWING: WDW DETAILS
PROJECT NUMBER: 2430
DATE: 2025.06.02

A9.4



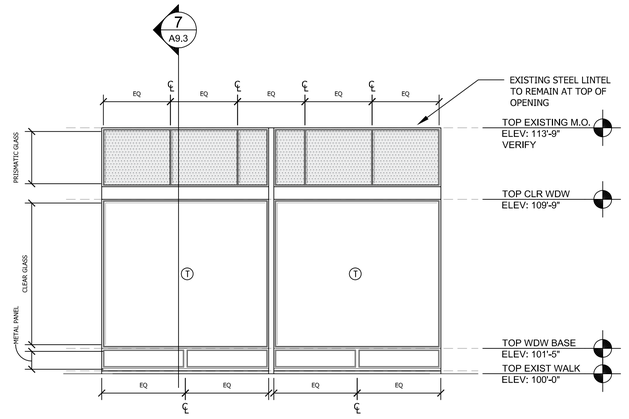
1 ELEVATION: UNIT A

SCALE: 1/4" = 12"



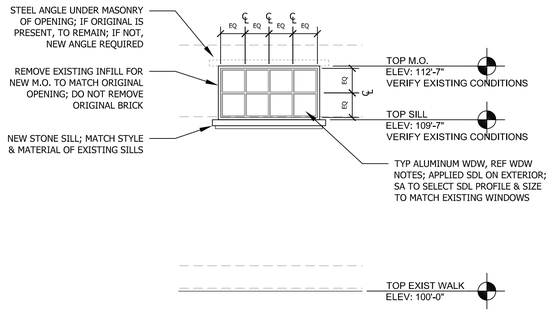
2 ELEVATION: UNIT B

SCALE: 1/4" = 12"



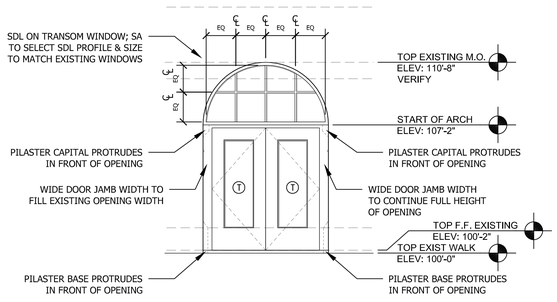
3 ELEVATION: UNIT C

SCALE: 1/4" = 12"



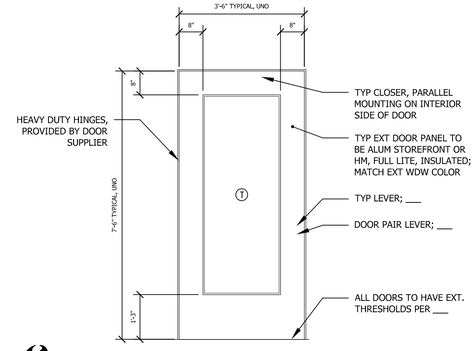
4 ELEVATION: UNIT D

SCALE: 1/4" = 12"



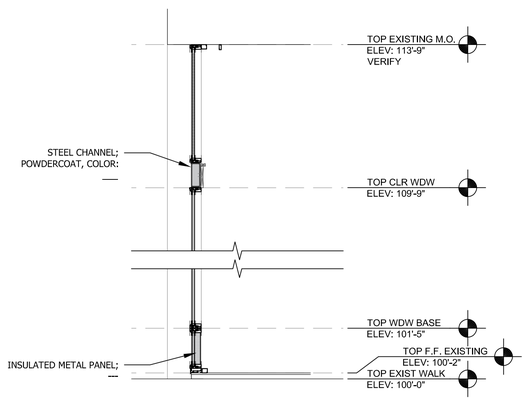
5 ELEVATION: UNIT E

SCALE: 1/4" = 12"



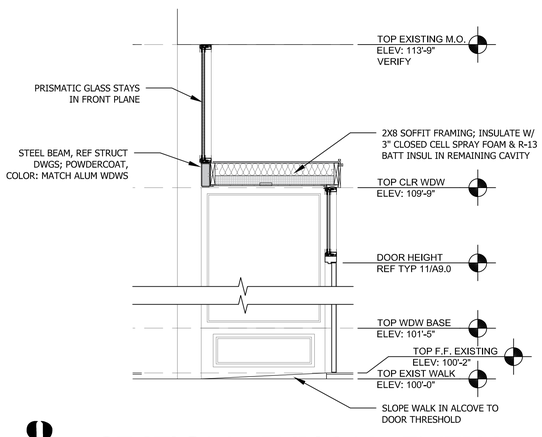
6 TYP STOREFRONT DOOR

SCALE: 1/2" = 12"



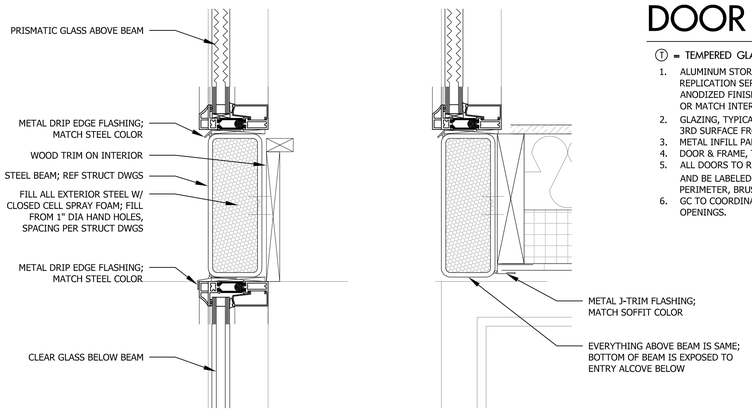
7 SECTION DETAIL: TYPICAL

SCALE: 1/2" = 12"



8 SECTION: TYPICAL ENTRY

SCALE: 1/2" = 12"



9 WDW-BEAM DETAIL

SCALE: 1/2" = 12"

DOOR & WINDOW NOTES:

Ⓣ = TEMPERED GLASS

1. ALUMINUM STOREFRONT WINDOWS, TYPICAL, UNO: DESCO I85H, HISTORICAL REPLICATION SERIES, THERMALLY BROKEN; EXTERIOR COLOR: ___ (STANDARD PAINT OR ANODIZED FINISH), INTERIOR COLOR: ___ (STANDARD COLOR, EITHER MATCH EXTERIOR OR MATCH INTERIOR STOREFRONT)
2. GLAZING, TYPICAL, UNO: ¼" MIN GLASS THICKNESS, DUAL PANE, LOW E-2 COATING ON 3RD SURFACE FROM EXTERIOR, INSULATED WITH ARGON IN CAVITY, CAPILLARY TUBES
3. METAL INFILL PANEL: MAPES
4. DOOR & FRAME, TYPICAL, UNO: ___ (ALUMINUM, MATCH WINDOWS
5. ALL DOORS TO RECEIVE THERMALLY BROKEN THRESHOLDS, PROFILE COMPLIANT W/ ADA AND BE LABELED AS SUCH, ½" MAX HEIGHT A.F.F.; WEATHERSTRIPPING AROUND FULL PERIMETER, BRUSH OR FELT STYLE
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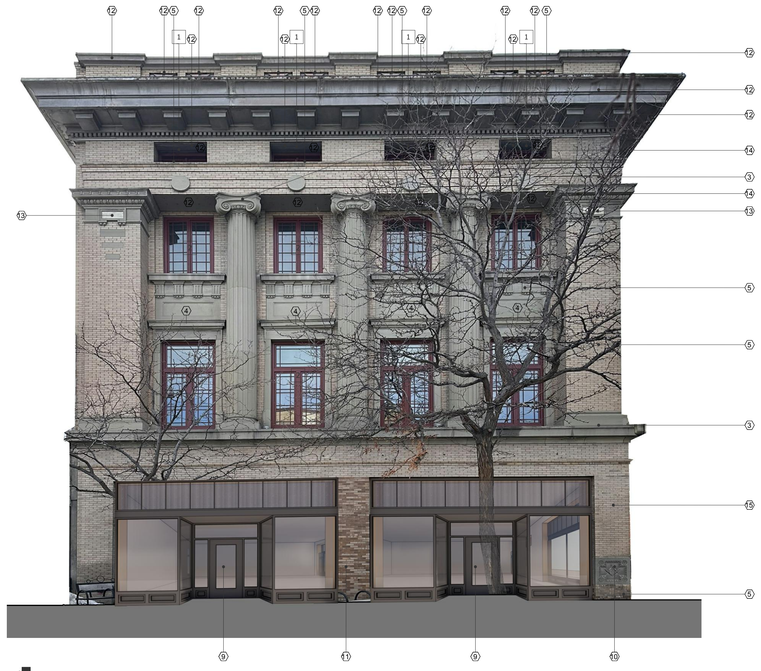
PROJECT:	MASONIC BLDG
DRAWING:	WDW DETAILS
PROJECT NUMBER:	2430
DATE:	2025.06.26

A9.3



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

12 2 5 12 2 5 7 6 DETAIL 4/A4.2

3 DETAIL 9/A4.2 TYPICAL ALL RECONSTRUCTED WOOD WINDOWS

2 DETAIL 4/A4.2

2 DETAIL 4/A4.2

THIS WINDOW HAS BEEN REPLACED AT PREVIOUS RENOVATION.
EXISTING WINDOW TO REMAIN. CONFIRM ITEMS LISTED TO BE COMPLETED IN ITEM 5

2 DETAIL 4/A4.2

15 DETAIL 2/A4.2

1 DETAIL 1/A4.2

2 DETAIL 3/A4.2

5 DETAIL 14/A4.2

9 SEE 1/A4.1 FOR STOREFRONT AT THIS AREA. THIS ELEVATION IS INCLUDED ONLY FOR LOCATING MASONRY AND STONE RESTORATIONWORK AT THE WEST (ALLEY) SIDE ELEVATION

1 WEST (ALLEY) ELEVATION

SCALE: 1/8" = 1'-0"

1 NORTH ELEVATION

SCALE: NOT TO SCALE

SIMONSEN ARCHITECT

1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
REPOINTING OF EXISTING MASONRY JOINTS AND HOLES TO BE COMPLETED AT THIS ELEVATION PER NOTES ON THIS ELEVATION PHOTO AND ON SURFACE OF THIS ENTIRE ELEVATION AS NEEDED

3 DETAIL 9/A4.2 TYPICAL ALL RECONSTRUCTED WOOD WINDOWS

5 2 DETAIL 4/A4.2

5 2 DETAIL 4/A4.2

THIS WINDOW HAS BEEN REPLACED AT PREVIOUS RENOVATION.
EXISTING WINDOW TO REMAIN. CONFIRM ITEMS LISTED TO BE COMPLETED IN ITEM 5

5 2 DETAIL 4/A4.2

15 DETAIL 2/A4.2

1 DETAIL 1/A4.2

2 DETAIL 3/A4.2

5 DETAIL 14/A4.2

9 SEE 1/A4.1 FOR STOREFRONT AT THIS AREA. THIS ELEVATION IS INCLUDED ONLY FOR LOCATING MASONRY AND STONE RESTORATIONWORK AT THE WEST (ALLEY) SIDE ELEVATION

1 WEST (ALLEY) ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
REPOINTING OF EXISTING MASONRY JOINTS AND HOLES TO BE COMPLETED AT THIS ELEVATION PER NOTES ON THIS ELEVATION PHOTO AND ON SURFACE OF THIS ENTIRE ELEVATION AS NEEDED

EXTERIOR RESTORATION ELEVATION KEY NOTES

1. REMOVE GRAFITTI AT BRICK WALL. USE NOTED RESTORATION CLEANER.
2. REMOVE EXISTING BRICK MORTAR MATERIAL WHERE LOOSE UNTIL SOLID SUBSTRATE REMAINS. REPOINT WITH COLOR MATCHED HISTORIC MIX MORTAR.
3. FILL HOLES IN EXISTING STONE SILLS WITH HISTORIC LIMESTONE COLOR MATCHED PATCHING MATERIAL. REMOVE LOOSE MATERIAL TO" BELOW DETERIORATED MATERIAL PER PATCHING MATERIAL MANUFACTURER'S RECOMMENDATIONS.
4. REMOVE AND REINSTALL HISTORIC LIMESTONE WINDOW LINTEL STONE THAT HAS BECOME LOOSE IN WALL. REINSTALL WITH EPOXIED PINS AT BACK SIDE OF STONE UNIT.
5. CLEAN STONE, BRICK AND CONCRETE MASONRY OR CONCRETE WASH CAPS AT EXISTING EXTERIOR WITH HISTORIC RESTORATION MASONRY CLEANER USING LOW PRESSURE WASH PSI. USE ON A TEST AREA PER MANUFACTURER'S RECOMMENDATIONS. TYPICAL ALL EXTERIOR AREAS ONCE PATCHING, CONSOLIDATION, REPOINTING ARE COMPLETED.
6. REMOVE AND REINSTALL HISTORIC LIMESTONE BELTCOURSE STONE THAT HAS BECOME DETERIORATED TO A POINT BEYOND ABILITY TO BE PATCHED. INSTALL NEW MATCHING LIMESTONE SHAPE WITH EPOXY ANCHORED PINS AT BACK SIDE OF STONE UNIT. INSTALL SEALANT AROUND PERIMETER OF STONE REPLACEMENT PIECE.
7. REMOVE AND REINSTALL HISTORIC LIMESTONE STONE BELT COURSE UNIT THAT HAS BECOME DETERIORATED TO A POINT BEYOND ABILITY TO BE PATCHED. INSTALL NEW MATCHING LIMESTONE SHAPE WITH EPOXY ANCHORED PINS AT BACK SIDE OF STONE UNIT. INSTALL SEALANT AROUND PERIMETER OF STONE REPLACEMENT PIECE.
8. INSTALL NEW BRICK AND LIMESTONE SILL AROUND NEW WINDOW UNIT THAT IS INSTALLED WHERE BRICK INFILL HAD OCCURRED PREVIOUSLY. SEE DEMOLITION EXTERIOR ELEVATIONS FOR EXTENT. SOURCE BRICK SAMPLE FROM HEBRON BRICK COMPANY OR EQUAL IN MATCHING SIZE AND SIMILAR COLOR. PROVIDE 3-6 SAMPLE UNITS TO REPRESENT RANGE OF COLORS IN PROPOSED MATCH. GOAL IS NOT TO MATCH HISTORIC BRICK BUT BE A CLOSE REPRESENTATION. BRICK MAY BE SALVAGED FROM INFILL BRICK MASONRY THAT IS TO BE DEMOLISHED IF BRICK CAN BE REMOVED AND MAINTAINED IN SOLID UNIT PIECES.
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10. CLEAN STONE CORNERSTONE AT EXISTING EXTERIOR WITH HISTORIC RESTORATION MASONRY CLEANER USING LOW PRESSURE WASH PSI. USE ON A TEST AREA PER MANUFACTURER'S RECOMMENDATIONS. TYPICAL ALL EXTERIOR AREAS ONCE PATCHING, CONSOLIDATION, REPOINTING ARE COMPLETED.
11. VARIED COLOR BRICK MASONRY THAT MAY HAVE BEEN REPLACED PREVIOUSLY TO REMAIN. CLEAN AND REPOINT BRICK MASONRY MORTAR JOINTS PER KEY NOTES ABOVE.
12. REMOVE RUST, SCALE AND OTHER DIRT AND DEBRIS FROM GALVANIZED IRON CORNICE, DENTILS, PARAPET CAP,EXPOSED STEEL WINDOW LINTELS AT THIRD FLOOR TRANSOM WINDOW UNITS, AND GALVANIZED SHEET METAL INSERT DETAILS. USE HAND OPERATED WIRE BRUSH OR SCRAPPER TO CLEAN; APPLY ZINC RICH GALVANIZING COMPOUND PER MANUFACTURER'S RECOMMENDATIONS.
13. EXISTING MARBLE PANEL DETAIL. REMOVE ANY LOOSE MORTAR AT JOINTS, PATCH WITH COLOR MATCHING HISTORICAL MORTAR PATCH. EXERCISE CAUTION DURING CLEANING PHASE TO TEST A SMALL AREA WITH RESTORATION CLEANER WITH MARBLE, OTHER STONE, TERRA COTTA AND BRICK TO ENSURE THERE ARE NO UNSATISFACTORY REACTIONS BETWEEN CLEANER AND EXISTING HISTORIC MATERIALS.
14. EXISTING CAST TERRA COTTA CAPITALS AND MISCELLANEOUS DETAILS. REMOVE ANY LOOSE MORTAR AT JOINTS, PATCH WITH COLOR MATCHING HISTORICALCOMPLIANT MORTAR PATCH. EXERCISE CAUTION DURING CLEANING PHASE TO TEST A SMALL AREA WITH RESTORATION CLEANER WITH TERRA COTTA, OTHER STONE, MARBLE AND BRICK TO ENSURE THERE ARE NO UNSATISFACTORY REACTIONS BETWEEN CLEANER AND EXISTING HISTORIC MATERIALS.
15. PATCH DRILLED HOLES IN BRICK MASONRY WITH COLOR MATCHED HISTORIC FORMULATION MORTAR.
16. PATCH DRILLED HOLES IN LIMESTONE OR TERRA COTTA MASONRY WITH COLOR MATCHED HISTORIC FORMULATION MASONRY REPAIR MORTAR. USE PATCH TIES TO ENSURE ATTACHMENT OF NEW PATCHING MATERIAL TO EXISTING MASONRY SHAPES..

WINDOW RESTORATION ELEVATION KEY NOTES

1. REBUILD EXISTING THIRD FLOOR UPPER TRANSOM WINDOWS. TEST EXISTING PAINT, GLAZING PUTT AND WINDOW SEALANT FOR HAZARDOUS MATERIALS. ABATE ANY PER INDUSTRIAL HYGIENIST RECOMMENDATIONS AND LAWS REGULATING REMOVAL OF LEAD OR OTHER HAZARDOUS MATERIALS. PEEL AWAY PAINT REMOVER MAY BE USED TO REMOVE MULTIPLE LAYERS OF PAINT AND PRIMER. FOR DETERIORATED WOOD SILLS, WINDOW FRAME AND SASH, STOPS OR OTHER WOOD WINDOW PARTS, USE A PENETRATING TWO PART LIQUID OR PASTE CONSISTENCTY EPOXY PRODUCT. ALBATRON OR EQUAL. PRIME, REGLAZE WINDOW PUTTY AND INSTALL NEW GLAZING POINTS AS REQUIRED. TWO COATS EXTERIOR SEMI-GLOSS PAINT AT ALL WOOD SASH. IF WINDOWS ARE DETERIORATED BEYOND POTENTIAL FOR REPAIR, PROVIDE A PRICE FOR A REPLACEMENT EXTRUDED ALUMINUM CLAD WOOD WINDOW WITH MATCHING OPERATION OR CASEMENT OPERATION, INSULATED GLAZING, LOW E COATING WITH FRAME, SASH, AND MUNTINS TO MATCH WINDOWS THAT WERE PREVIOUSLY REPLACED IN A MATCHING COLOR TO REPLACEMENT WINDOWS. SIERRA PACIFIC, MARVIN OR EQUAL.
2. INSTALL A COLOR MATCHING SEALANT AT HEAD AND JAMB OF PREVIOUSLY REPLACED ALUMINUM CLAD WINDOWS. MATCH STONE OR BRICK IMMEDIATELY ADJACENT TO WINDOWS.
3. INSTALL A COLOR MATCHING SEALANT AT HEAD AND JAMB OF RESTORED WOOD WINDOWS WINDOWS. MATCH STONE OR BRICK IMMEDIATELY ADJACENT TO WINDOWS. AT SILLS OF HISTORIC WINDOWS, INSTALL BACKER AND SEALANT AT JOINT BETWEEN WOOD SILL AND CONCRETE MORTAR WASH.
4.
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PROJECT: MASONIC BLDG

DRAWING: EXTERIOR ELEVATIONS
PROJECT NUMBER: 2430
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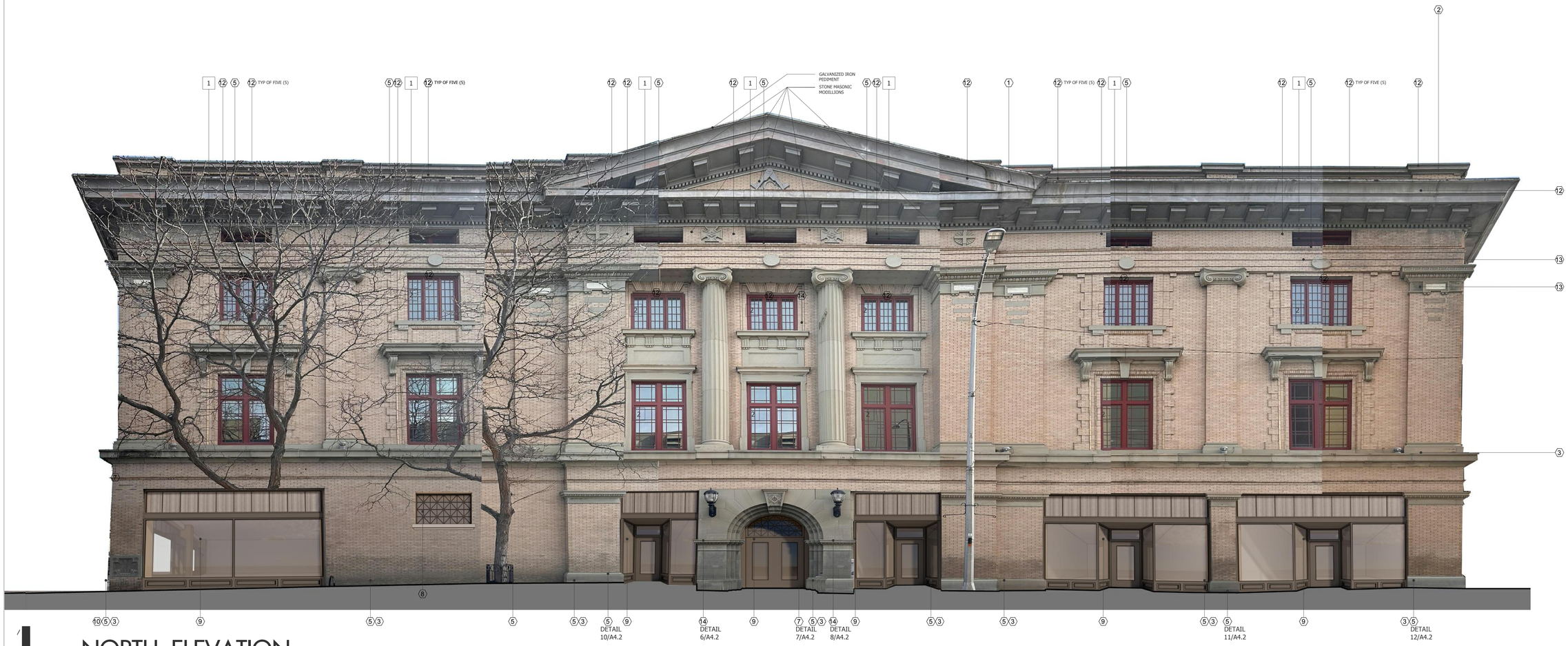

1 NORTH ELEVATION

SCALE: NOT TO SCALE

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A4.1

REMOVE GRAPHITI

1 DETAIL

NOT TO SCALE

PATCH DRILLED HOLES WITH HISTORIC FORMULATION COLOR MATCHED MORTAR

2 DETAIL

NOT TO SCALE

REMOVE DAMAGED BRICK MASONRY UNITS, REPOINT JOINTS WITH HISTORIC FORMULATION COLOR MATCHED MORTAR

3 DETAIL

NOT TO SCALE

REPOINT JOINTS WITH HISTORIC FORMULATION COLOR MATCHED MORTAR; REMOVE LOOSE MASONRY WASH CAP AT WDW SILL AND INSTALL NEW MORTAR WASH AT SILL; SEALER AT SILL WASH AND MASONRY

4 DETAIL

NOT TO SCALE

SECOND FLOOR STONE BELTCOURSE UNIT TO BE REPLACED

5 DETAIL

NOT TO SCALE

REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

DO NOT ATTEMPT PATCHING OF ANY EXISTING TERRA COTTA MASONRY UNITS. REFER TO ORIGINAL HISTORIC DRAWINGS FOR LOCATION OF TERRA COTTA

REMOVE GRAPHITTI FROM EXTERIOR BRICK WALL ABOVE CORNICE-MULTIPLE LOCATIONS.

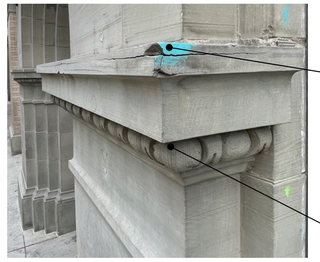
6 DETAIL

NOT TO SCALE

REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

7 DETAIL

NOT TO SCALE



REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

PAINT REMOVER AT PAINT, GRAPHITI AREAS

DO NOT ATTEMPT PATCHING OF ANY EXISTING TERRA COTTA MASONRY UNITS. REFER TO ORIGINAL HISTORIC DRAWINGS FOR LOCATION OF TERRA COTTA

8 DETAIL

NOT TO SCALE

REMOVE AND REINSTALL EXISTING STONE WINDOW CORNICE WITH EPOXIED PINS AND HISTORIC FORMULATION MORTAR SETTING BED, SEALANT AT TOP EDGE

9 DETAIL

NOT TO SCALE

REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

10 DETAIL

NOT TO SCALE

REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

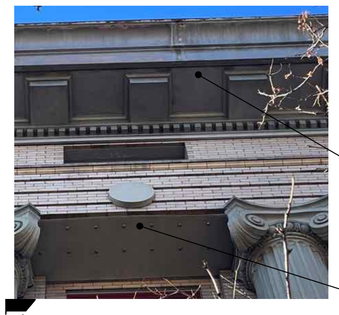
11 DETAIL

NOT TO SCALE

REMOVE DAMAGED STONE MASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS
.

12 DETAIL

NOT TO SCALE



COAT WITH ZINC RICH GALVANIZING COMPOUND AFTER SURFACE PREP PER EXTERIOR PRESERVATION KEY NOTES

COAT WITH ZINC RICH GALVANIZING COMPOUND AFTER SURFACE PREP PER EXTERIOR PRESERVATION KEY NOTES

13 DETAIL

NOT TO SCALE

REMOVE DAMAGED STONE MASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS
.

14 DETAIL

NOT TO SCALE

15 DETAIL

NOT TO SCALE

NOTE: NOTIFY ARCHITECT IF RESTORATION CLEANER DOES NOT REMOVE GRAPHITTI TO COORDINATE USE OF OTHER PRODUCTS THAT MAY BE USED AND NOT DAMAGE BRICK SURFACE

REMOVE GRAPHITTI FROM EXTERIOR BRICK WALL ABOVE CORNICE-MULTIPLE LOCATIONS.

16 DETAIL

NOT TO SCALE

SIMONSEN ARCHITECT

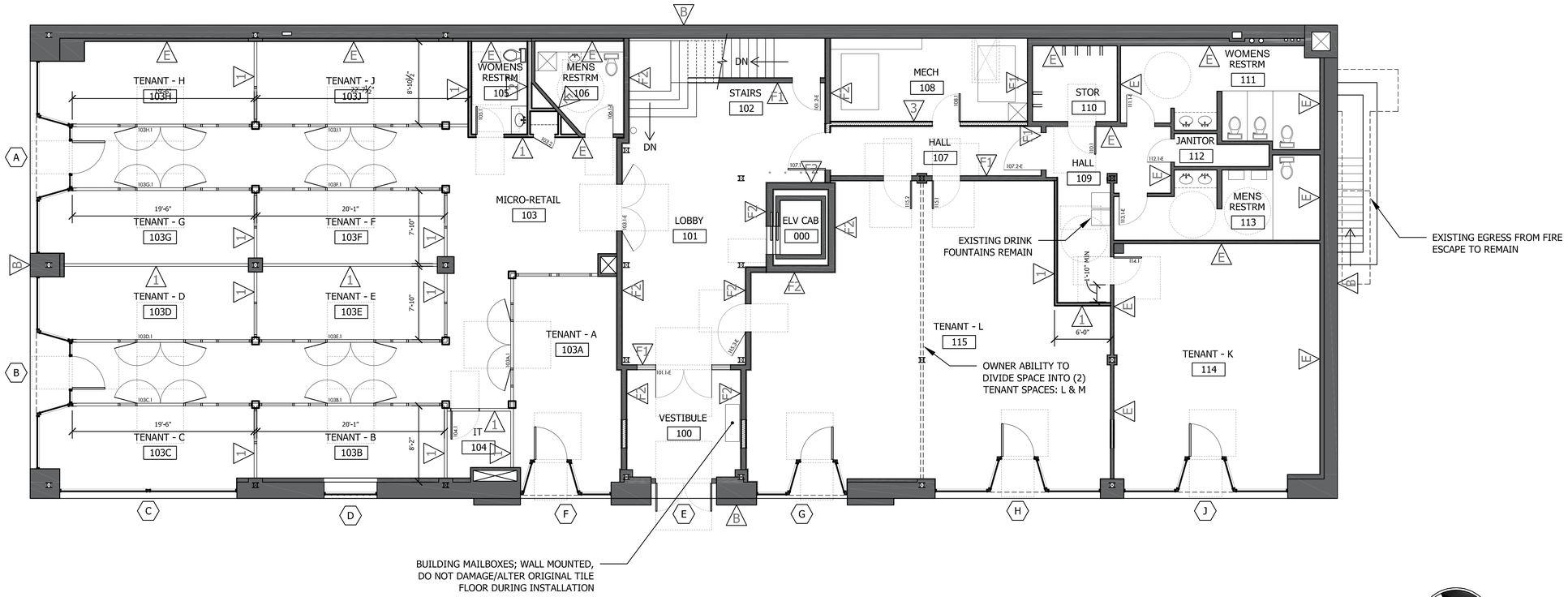
ERIC M. SIMONSEN AIA
PO BOX 2132
BILLINGS, MT 59103-2132

406.256.9060 O
406.698.5182 C

WWW.SIMONSENARCHITECT.COM

PROJECT:	MASONIC BLDG
DRAWING:	EXTERIOR DETAILS
PROJECT NUMBER:	2430
DATE:	2025.05.22

A4.3



1 FLOOR PLAN, 1ST

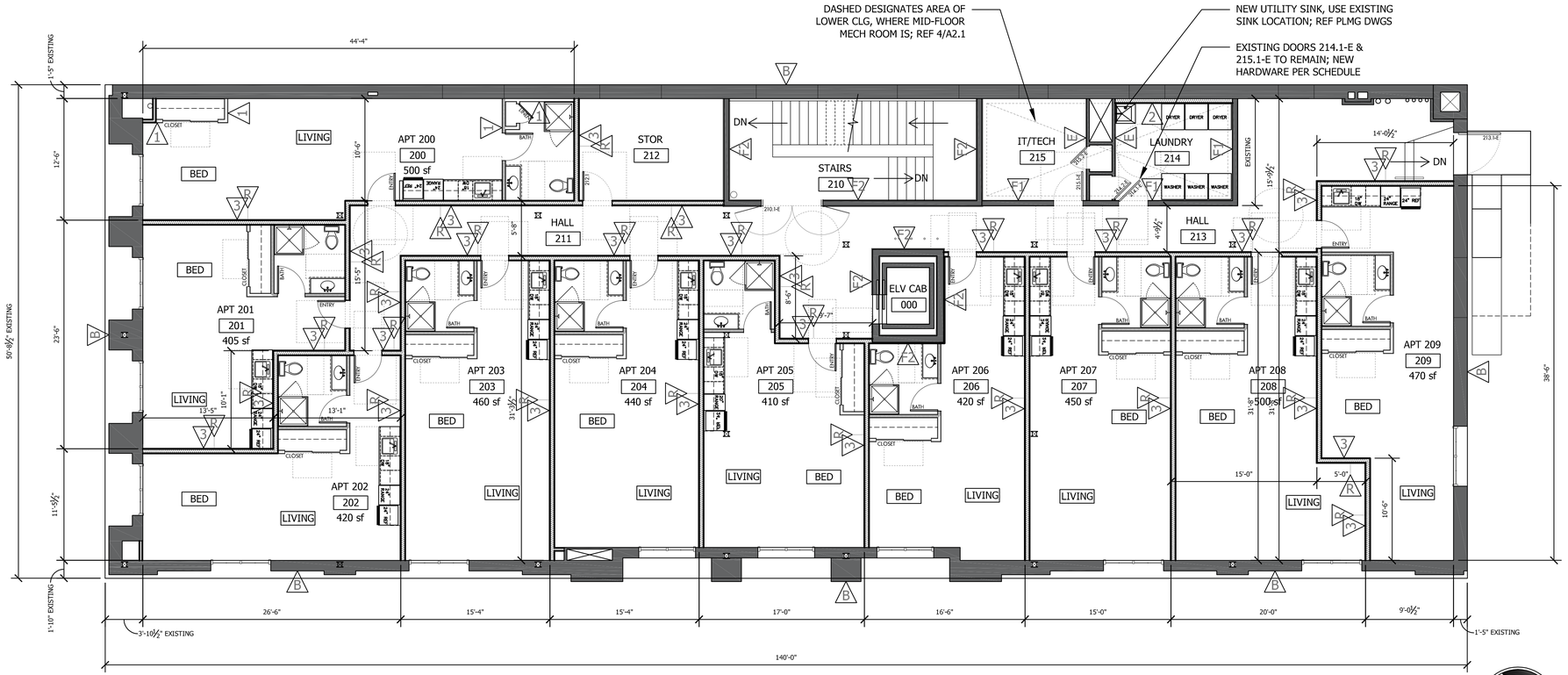
NORTH

SCALE: 1/8" = 12"

MASONIC TEMPLE

BILLINGS, MONTANA

SIMONSEN ARCHITECT



1 FLOOR PLAN, 2ND

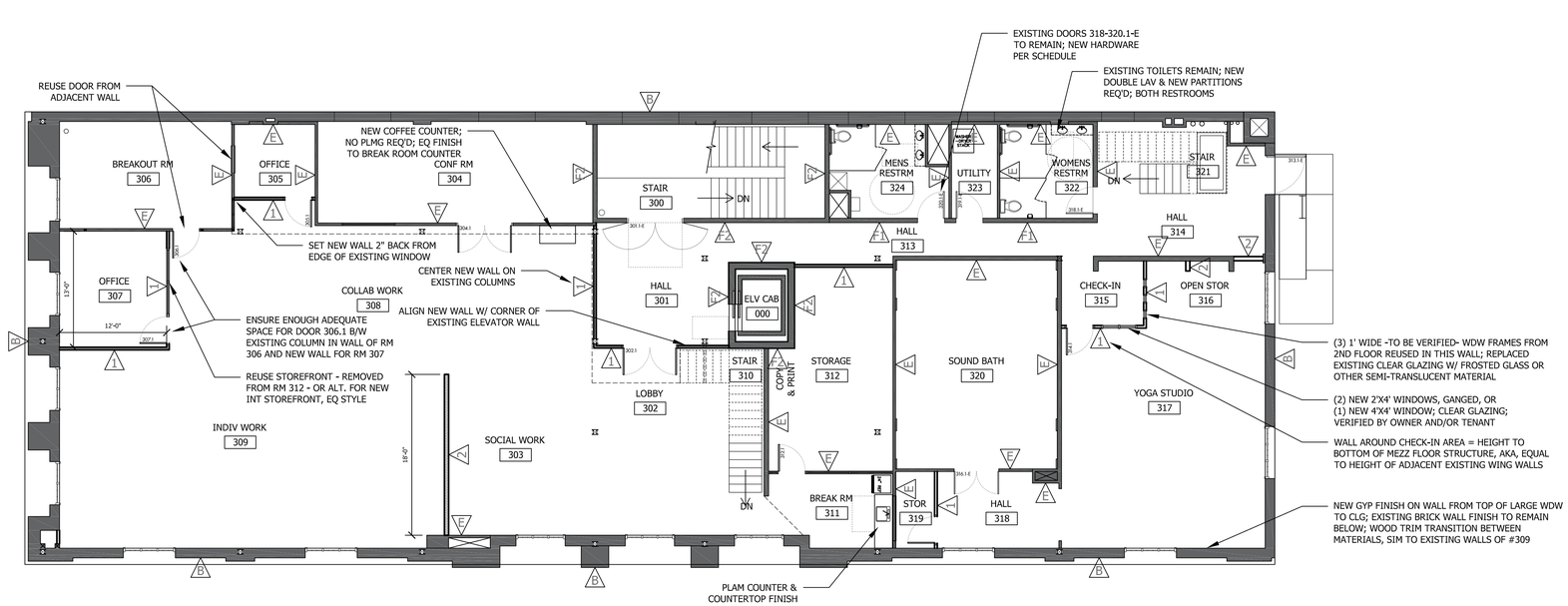
NORTH

SCALE: 1/8" = 12"

MASONIC TEMPLE

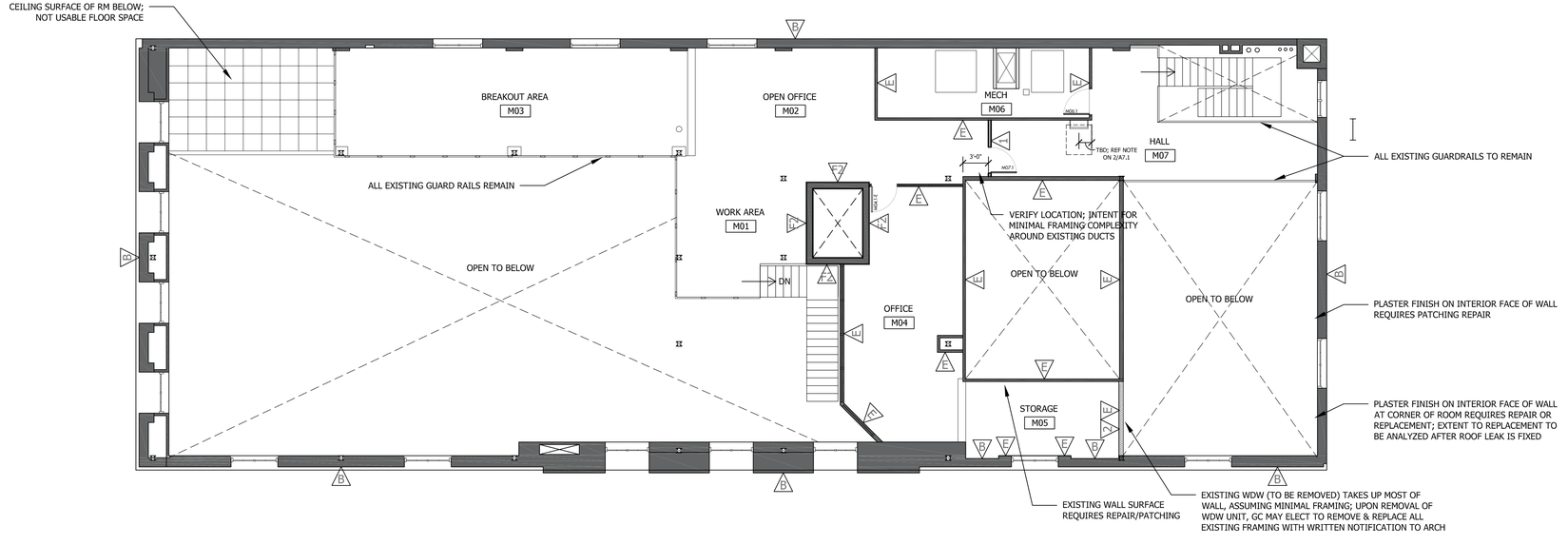
BILLINGS, MONTANA

SIMONSEN ARCHITECT



1 FLOOR PLAN, 3RD

NORTH
SCALE: 1/8" = 12"



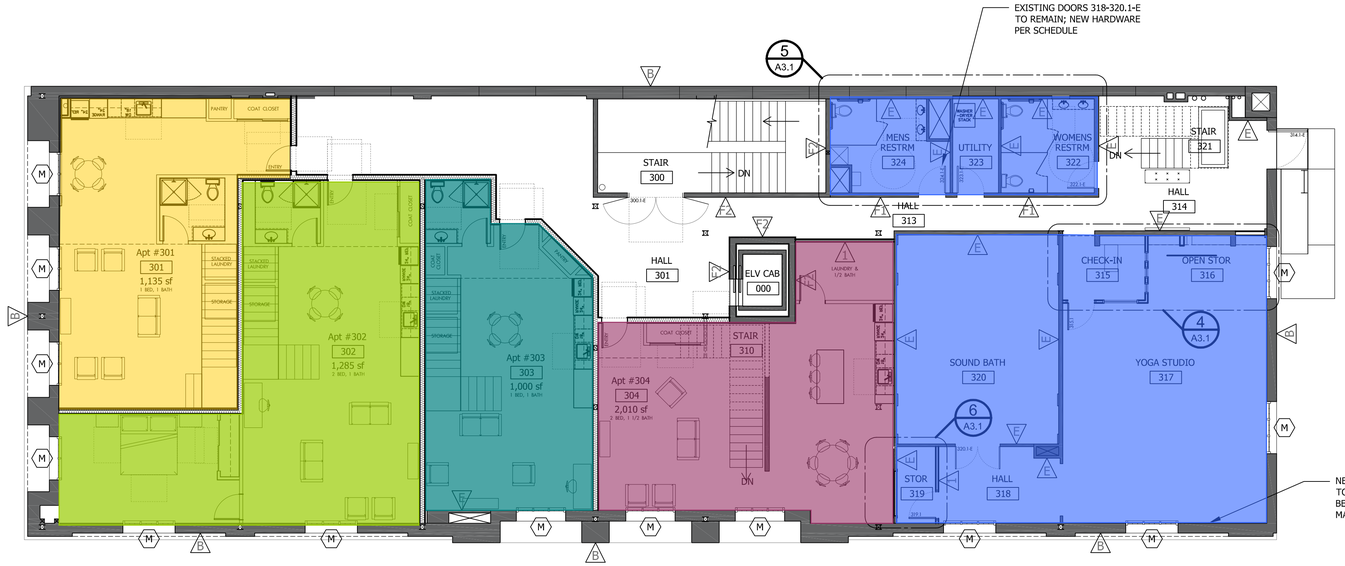
2 FLOOR PLAN, 3RD MEZZANINE

NORTH
SCALE: 1/8" = 12"

MASONIC TEMPLE

BILLINGS, MONTANA

SIMONSEN ARCHITECT



1 FLOOR PLAN, 3RD ALTERNATE PLAN

NORTH
SCALE: 1/8" = 12"

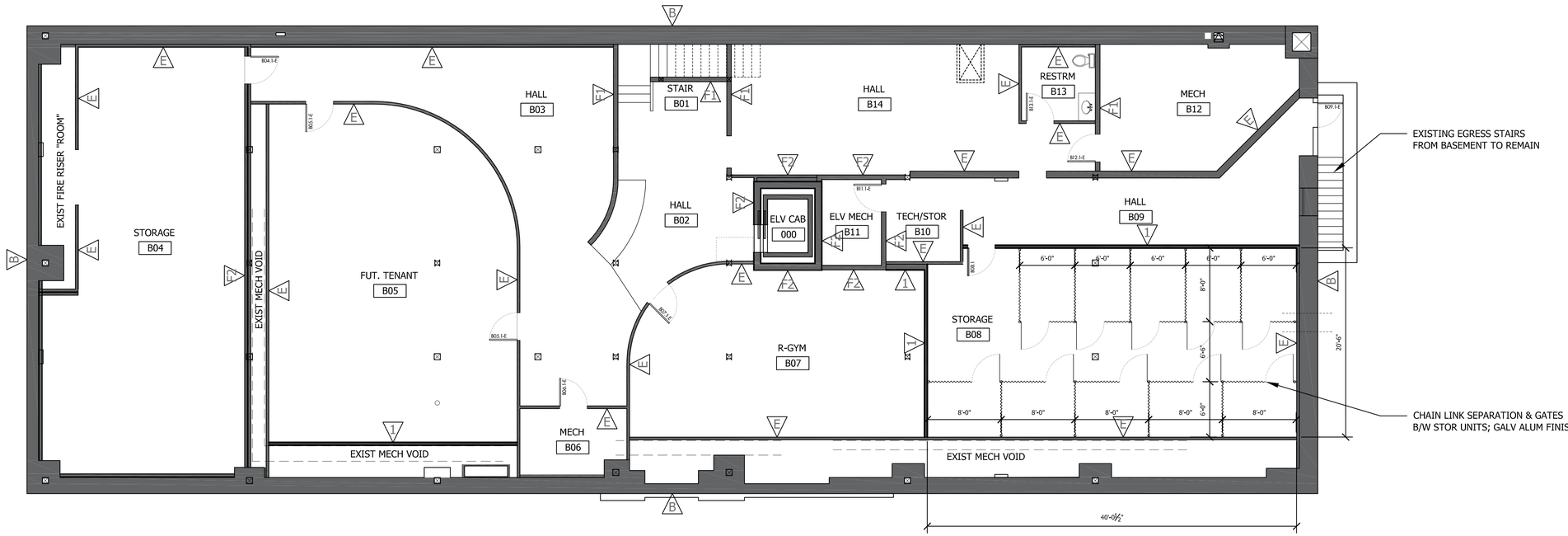
2 FLOOR PLAN, 3RD MEZZANINE ALTERNATE PLAN

NORTH
SCALE: 1/8" = 12"

MASONIC TEMPLE

BILLINGS, MONTANA

SIMONSEN ARCHITECT



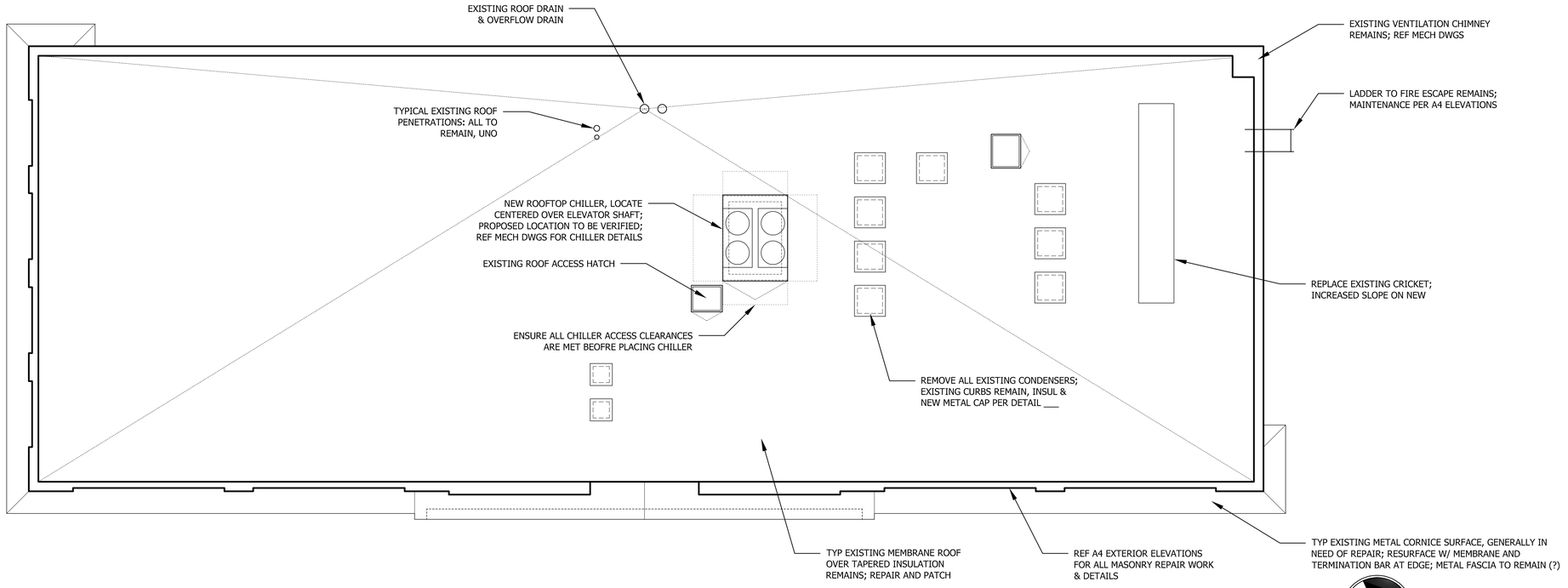
2 FLOOR PLAN, BASEMENT

NORTH
SCALE: 1/8" = 12"

MASONIC TEMPLE

BILLINGS, MONTANA

SIMONSEN ARCHITECT



1 ROOF PLAN

SCALE: 1/8" = 12"

MASONIC TEMPLE

BILLINGS, MONTANA

SIMONSEN ARCHITECT

June 27, 2025

City of Billings
Planning and Community Services
Attn: Wyeth Friday
P.O. Box 1178
Billings, MT 59103-1178

Request for TIF Assistance - Masonic Lodge Project

Dear, Wyeth -

The Downtown Billings Partnership (DBP) is hereby submitting a request for TIF assistance on behalf of Masonic Temple Billings, LLC for a project in the Expanded North 27th Street Urban Renewal District.

The project involves demo, sitework, utilities, and foundational infrastructure work on a mixed-use development site. The plan is to renovate the building to house commercial activity, workforce housing, and retail while maintaining the historic charm as well as restoring historic characters.

The total request is up to $1,326,3 48.55, the equivalent of 16% of the total project. The Board of Directors of the DBP as well as the Development Committee support this project & recommend approval. This project complies with the Montana Code Annotated as well as City's TIF Policy in regards to the 5:1 preferred threshold of private to public investment & eligibility of qualified expenses. Furthermore, this project conforms with goals of the Urban Renewal Plan as well as the Downtown Billings Strategic Plan such as elimination of blight, safety via activation of spaces, re-energizing business in a vacant property, enhancing connectivity within downtown destinations, better utilization of parcels economically, all while restoring and beautifying a pillar of downtown's architecture. Breathing new livelihood through this building with residents and businesses will positively contribute to the economy of downtown, create more residential options and shopping power.

The DBP is requesting a position for review by the Billings City Council during its regular meeting Monday, July 14th.

Thank you for your consideration,

Mehmet Casey
Development Director - Downtown Billings Partnership

Action Item **Agenda Item 5-a**

Meeting Date: Friday, June 27, 2025, 7:30 am

Location: 2804 3rd Ave N

RE: Masonic Lodge TIFD Assistance

Background:

This project aims to breathe new life into this completely vacant building that has sat empty for several years on a prime corner of downtown Billings. The building will be remodeled at the ground level to reinvigorate retail storefront shop spaces that bring interest to the downtown streetscape. New entrances to each space will follow the patterns of the original ground floor entries and storefront windows to sympathetically reinterpret the inviting retail areas. The second floor will be re-envisioned to convert vacant office space into 10 market rate studio and one-bedroom apartments. The third floor will be remodeled to house offices, preferably the umbrella of Downtown Billings including the Downtown Billings Association, Downtown Billings Partnership and Downtown Billings Business Improvement District. The remaining area will be remodeled for a wellness studio**.**
Other work will rehabilitate the mechanical, plumbing and electrical infrastructure in the building as well as exterior historic masonry preservation work including joint patching, stone consolidation, patching and limited replacement of deteriorated classical elements; cleaning of all masonry to remove graffiti and pollution; and sealing the exterior stone and brick masonry with a penetrating sealer to limit damaging water intrusion, ensuring the revitalized building will stand and remain a vibrant historic downtown building

If everything goes accordingly, the timeline of the project is to request permits on July 15, 2025 and construction would conclude on July 15, 2026. However, this project is seeking TIF reimbursement, Historic Tax Credits, and other funding sources. Simonsen Architect and Bauer Construction are partners with the owner on this project.

Proposal:

Masonic Temple Billings, LLC is requesting $1,326,348.55 or the equivalent of 16% of total project (purchase and rehabilitation investment). The TIF award would go toward eligible expenses provided in the following table:

Eligible Public Improvements	**Actual**	**Percentage**	**Recommended**	**MCA Statute**
Conveying equipment	$103,000	97%	$100,000	7-15-4288 (4)
Demo/existing conditions	$85,285	94%	$80,000	7-15-4288 (2) (12)
Fire suppression	$98,000	92%	$90,000	7-15-4288 (2) (4)
Masonry	$265,000	75%	$200,000	7-15-4288 (4)
Concrete	$18,200	55%	$10,000	7-15-4288 (4)
Plumbing	$484,600	40%	$193,600	7-15-4288 (4)
Electrical	$455,613	40%	$182,237.55	7-15-4288 (4)
Metals	$106,628	40%	$42,651	7-15-4288 (4)
HVAC	$780,000	33%	$257,000	7-15-4288 (4)
Openings	$552,150	31%	$170,860	7-15-4288 (4)
General requirements	$345,378	0%	$0	
Wood, plastics, & composites	$301,325	0%	$0	
Thermal & moisture protection	$154,577	0%	$0	
Finishes	$977,790	0%	$0	
Specialties	$28,070	0%	$0	
Equipment	$34,500	0%	$0	
GC Fee (8%)	$384,441.28	0%	$0	
Purchase	$2,500,000	0%	$0	
Architectural/ engineering	$265,500	0%	$0	
Permits	$10,534	0%	$0	
Testing & inspection	$7,500	0%	$0	
Total	***$7,958,091.28***	***0.1666%***	***$1,326,348.55***	

Financials:

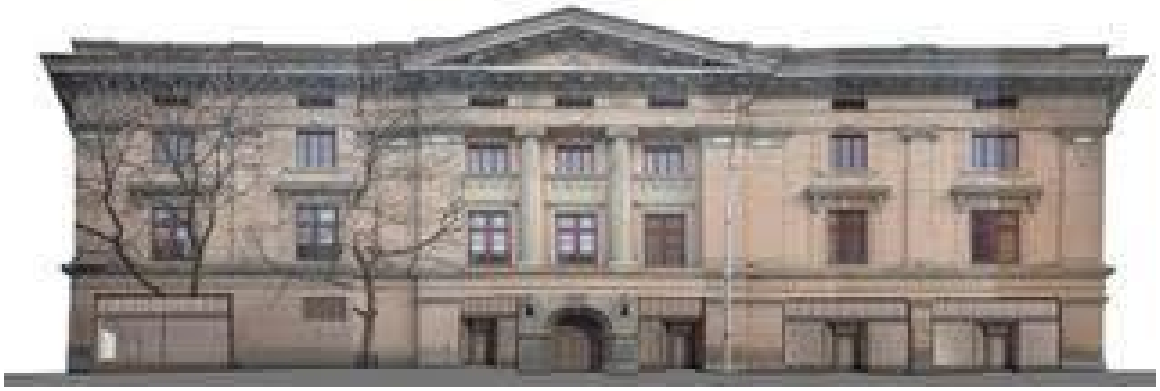
If recommended/approved, reimbursements can begin in FY28 assuming the project is completed in FY27. The TIF Review Committee recommends three disbursements of 442,116 in FY28, FY29, and FY30 for a total of $1,326,348.55. If the project is completed in FY28 instead, disbursements would carry over to the following three subsequent years (FY29, FY30, & FY31).

DBP board of directors may recommend, modify and recommend, or not recommend this proposal.

Motion to recommend: I make a motion to recommend this project.

Motion not to recommend: I make a motion not to recommend because/due to...

Motion to Modify: I make a substitute motion to...



Downtown Billings Partnership

DBP Board Minutes – June 27, 2025
Regular Business Meeting - 7:30 - 9:00 a.m.
Big Sky Economic Development - Zoot Center
201 N Broadway, Billings, MT 59101

Downtown Billings Partnership Attendance			
Present: Meri McGlone	Blake Wahrlich	Councilman Rupsis	Brandon Scala
Sean Lynch	Chris Montague	Dave Fishbaugh	Mary Walks Over Ice
Wyeth Friday	Chris Kukulsi	Janna Hafer	Matt Blakeslee
Katy Schreiner	Cherish Linse	James Chandler	Mehmet Casey
Absent:	Paul Green	Steve Tostenrud	Nick Steen
Ethan Kanning	Andy Patten	Jock West	Erika Guy
Guest: Bill Honaker	Steve Widmyer	Eric Simonsen	Kim Olsen

1. **Call to Order –** Introductions, Courtesies, and Public Comments (3 min. limit) - Mr. Lynch called the meeting to order at 7:32 AM, introductions took place for all attendees.

2. **Consent Agenda**
   a. **Approve Minutes – May 23, 2025 meeting minutes** - Mr. Scala made the first motion to approve the May 23, 2025 meeting minutes. The motion was seconded by Mr. Blakeslee; all were in favor, none were opposed.

   b. **Wicked Bull Trading Post Sign Grant Application and SK-Security Sign Grant Application**
      i. Mr.Casey states that he is still working on the steps for online voting. Today the board has two sign grants to approve. Requests were in the packet. Mr. Casey gives the board a moment for questions or discussion.

      ii. Mr. Wahrlich made the first motion to approve Wicked Bull Trading Post and SK-Security Sign Grant Applications. The motion was seconded by Mr. Montague; all were in favor, none were opposed.

   c. Rockman/AC Marriott - Agreement Extension
      i. Mr. Casey states the next thing on the consent agenda is the extension for the Marriott Hotel. He asked the applicant to join the board meeting this morning if anyone had any questions. Bill Honaker has continued discussions with the city and is full steam ahead. The current structure is in the works of coming down. The request for the extension is to be extra cautious and allow for time, without having to come back in the future to ask for the extension. Mr. Kukulski voices in section 6 of the current agreement, it states a completion date no later than December 31, 2026.

However, the city has had 6 amendments for the sale date. Mr. Honaker is asking for a two year extension. Mr.Honaker voices that it is pretty simple when it comes to the schedule, but the closing date has taken 9 months longer than expected. He wanted to make sure that with Spring upon us, that the timing is still good and that he doesn't risk it. He believes he will make the deadline anyways, but wanted to make sure that he wouldn't have to come back in the future for the extension request.

ii. Mr. Scala made the first motion to approve the Marriott Hotel date extension. The motion was seconded by Mr. Montague; all were in favor, none were opposed.

3. **Presentation - Masonic Temple | Widmyer Corp**
   - **a.** Steve Widmyer is joining the board meeting via zoom. Mr. Widmyer voices his exhilarations and thanks to the board for allowing him the opportunity to present his exciting project. He states the exterior of the Masonic Temple is beautiful while the inside needs some attention to be functional again. His goal is to take the exterior back to its historical structure while creating the interior to be business functional. Mr. Widmyer explains his plans for the building starting with the first floor to be remodeled for retail, second floor will be apartments, and the third floor has two options. One option for the third floor being office space and the other option is for it to be apartments. Part of the third floor will be a yoga studio, with someone already being committed to the space. He's aiming for the building to have no less than a 5% return rate. Mr. Widmyer then hands the presentation over to his architect Eric Simonsen.

   - **b.** Mr. Simonsen expresses that the Masonic Temple is one of the most beautiful and iconic historical buildings in our area. He states there will be some restoration work on the outside to help the building last another 100 years. Images of the floor plan and exterior work are presented. The goal is to have micro retail, market rate studio apartments for downtown's workforce community, bring office occupancy back into the building, and a yoga studio that needs minimal changes. The office space is a cool spot for the right tenant. The basement will have residential storage, a potential gymnasium space for tenants, and a potential future tenant space. The roof will get a whole new system put in for electrical, cooler systems, air ducts, fans, and other utility needs. Mr. Montague asks how many units will be on the second floor. Mr. Simonsen states 10 apartments. Mr. Schriener states that the board has Mr. Widmyer and Mr. Simonsen for any questions and discussion. Once discussion is completed we will move onto some other subject item. She voices it is really cool to see the future of the building and the community aspects that it will have.

i. Mr. Scala asks, with a building of this age, are there some things that will not work for the age of the building? Mr. Simonsen responds there are contingencies in place. He iterates his experience and how he has been working with downtown buildings for a long time and has lots of experience. Ms. Schriener states the building was remodeled in 2008. The second and third floor are pretty bare bones and structurally exposed. The inspection also came back pretty clean.

ii. Mr. Wahrlich asks if the plan is to go floor by floor or all at once? Mr. Simonsen responds that when Mr. Widmyer came to him, the idea was to complete the storefront first. However, we want to do all the electrical and plumbing for the apartments, so it will all be done in stages.

iii. Mr. Wahrlich asks what the market rate for rental units is? Mr. Widmyer responds the studio apartments depending on size are from $1,000 to $1,100 a month. He has not yet priced the third floor apartments, but they will be closer to $1,500 or more as they are larger and have bedrooms. He also wants to respond to the previous construction noting that the construction will be done in stages. He does not want to be disruptive to the retail spaces. He wants them to be successful, and having construction going on while they are open is not best. He wants to be sensitive to that. Mr. Widmyer expresses his thanks to the board for the opportunity to present and for the great business environment they have created.

4. Staff Updates

a. Ms. Schreiner starts the staff updates with legislative bill SB3. She states the DBP did not oppose the bill as it was asking for more transparency and city oversight. She didn't have a problem with it, as it was something the board was already doing. The board has representatives as required by legislation. The bill asks for board members to be appointed by City Council and Mayor, which is currently being conducted on the BID board. Ms. Schriener states that what is currently happening is the city is looking at this bill and seeing how they need to comply. One thing that is different with this bill is the language is not as prescriptive. The city attorney is translating it to fall under City Code section 2-500. She voices her concern that all management now may fall under city staff and a new appointed advisory board. Currently the MOU for the DBP has been extended for three months, so they can work through this. If no alternatives are presented for the city to consider, all management may move to the city. The current MOU would no longer come to the DBP. The fees, applications, and work that is done would no longer be done by the Downtown Billings Partnership. From an operational standpoint, this is a big deal for the DBA. However, it would

really change the function of the Urban Renewal District. Ms. Schriener states that as the board knows she has been proposing the DBA moves to the third floor of the Masonic Temple, and that she should be signing the lease soon. If this is no longer part of the budget, she will no longer be signing a lease with Mr. Widmyer. She voices she cannot confidently sign a lease and be fiscally responsible when the decision on how to move forward is up in the air. She continues that Mr. Widmyer has been so kind and is fine waiting as long as possible for her to sign a lease; however, this is why Mr. Widmyer proposed two options for the third floor in the event we're not a possible tenant anymore. She will be in front of the City Council during a work session on July 21st for this matter. Ms. Schriener states that she has met with the former city attorney, and he is willing to render his own opinion to help create other options. The city has to comply with this legislation by October. The city has been very busy with other matters, so she would really like to help assist in the decision making. There have not been further conversations so there is a lot of room between now and July 21st. Her main concern is the health of downtown. There is a lot of return on investment for the Urban Renewal Districts that are really important and valuable. The city would simply conduct business differently, which may change the trajectory of such projects to happen like the Masonic project. Ms. Schriener voices that she wants the Masonic Temple to be a success for the community and Mr. Widmyer. She welcomes the board to have a discussion.

i. Mr. Friday states he went to City Council about a month ago to explain what is being worked through and to notify what will be brought back to July 21st during the work session. The preliminary city budget has been approved as was presented for moving forward. He has reached out to other cities and it is being translated differently. Out of the three districts Billings has, downtown is the most different and complex of the three Urban Renewal districts. Mr. Friday notes that he believes the downtown district needs to be navigated carefully the most. He states the goal is to have several options to bring to council during the work session. Council has been given some information but they do not have all the details yet to make any decisions.

ii. Mr. Kukulski voices that the TIF advisory board has to be appointed by council. The internal piece is the interpretation of the city code with a designated staff liaison. This person is to manage the board, agenda, minutes, and other duties. The issue that has been discussed is, there are three TIF districts with assigned personnel that have drawn attention to the funds it takes to run them; however, this topic was not a conversation during the budget process.

iii. Mr. Rupsis voices that he likes that Ms. Schriener reached out to the former city attorney to help create options. To him, the bill doesn't read that the way the board is run changes. The council doesn't want to mess with something that is working. The funds to these programs is the smallest portion of their budget. He voices that he didn't think the current city attorney is a part of the conversation. Let the council take their own path and have the city attorney tell them how to manage the risks.

iv. Mr. Friday states that the city attorney is not running this nor does she want to. She is just advising the process. The concern is the challenges with working with East and South Billing for the process flows. Things do not need to be duplicated or happening twice. The goal is to create a clear workflow.

v. Mr. Lynch asks if the city code can be adjusted? The BID Board is dictated by state law and appointed by council. Is this different because it's related to the city charter? Mr. Kukulski responds that modifying the code is a possibility. Mr. Friday states it would just create a code amendment.

vi. Discussion is continued among the board.

5. Action Items

a. Masonic Temple TIF Request

i. Ms. Schreiner states what is being proposed is the approval of two options, one with the DBA being able to sign a lease. The second option is for third floor apartments. Mr. Casey presents the TIF cash flow that projects zero growth. He shows that the budget continues to be healthy as it progresses through the years. He states the Masonic Temple as the TIF committee saw was for having an office on the third floor with an ask of $1.2million. The new ask is for $1.3million if they do the apartments. Mr. Scala asks how long is Mr. Widmyer willing to wait for lease signatures? Mr. Schriener responds she will know whether they are moving forward with the lease after the City Council work session on July 21st. The Masonic Temple presentation for City Council will be that Mr. Widmyer is deciding between office space or apartments. The ask will be for the higher amount in case we need to go with the apartments option but if we end up being the tenants, the lower ask will save the city at least $100K. The DBP will be presenting two different options for the third floor so they understand what the goal is for the building as things can change.

ii. Mr. Blakeslee made the first motion to approve the Masonic Temple TIF

project. The motion was seconded by Mr. Scala. Ms. Hafer recused herself from the vote; all were in favor, none were opposed.

b. Election Officers

i. Mr. Casey states all current officers are committed to continue with their roles. Mr. Montague made the first motion to approve the Downtown Billings Partnership Board Officers. The motion was seconded by Mr. Wahrlich; all were in favor, none were opposed.

6. Partner reports

a. Mr. Wahrlich states the BID approved to move forward with SK Security. Ms. Schriener voices that they begin on Thursday, July 3rd. The BID is moving forward with the Cooperative Safety Program. There will be one number released to everyone with a direct contact to the SK-Security, peer support team, Downtown Resource Officer, and Non-Emergency. This will help with the gap of missing officers. There has been no uptick in crime since the reassignment of the two other officers. The security officers will not be armed. She is currently waiting for the Billings Police Department to fill their staff numbers. All special officers from schools, hospitals, and the DBA will not be filled until their staffing is back up. Mr. Wahrlich states this is more cost effective than having officers. Mr. Schriener voices she will be evaluating this every month to see how it is working. A lot of downtowns don't actually have a partnership with their police department, most of them use private security officers. The hours and days the Security Officers are working was suggested by Officer Nick Fonte. She is feeling very positive about working with them.

7. **Adjourn by 9:00 a.m. - Mr. Lynch adjourned the meeting.** The meeting was adjourned at 9:06AM.

NOTE: SUPPORTING DOCUMENTS FOLLOW AGENDA

CITY OF BILLINGS

CITY OF BILLINGS' VISION STATEMENT:

"THE MAGIC CITY – A VIBRANT, WELCOMING PLACE WHERE PEOPLE FLOURISH AND BUSINESS THRIVES"

AGENDA

COUNCIL CHAMBERS December 8, 2008 6:30 P.M.

CALL TO ORDER – Mayor Tussing
PLEDGE OF ALLEGIANCE – Mayor Tussing
INVOCATION – Councilmember McCall
ROLL CALL
MINUTES – November 13, 2008, Special Meeting
November 24, 2008
COURTESIES – Presentation to Al Winegardner and family in appreciation of donation in memory of Jayne Winegardner
PROCLAMATIONS
ADMINISTRATOR REPORTS – Tina Volek

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Item: 1 ONLY. Speaker sign-in required. (Comments offered here are limited to 1 minute per speaker. Please sign up on the clipboard located at the podium. Comment on items listed as public hearing items will be heard ONLY during the designated public hearing time for each respective item.)
(NOTE: For Items not on this agenda, public comment will be taken at the end of the agenda. Please sign up on the clipboard located at the back of the room.)

CONSENT AGENDA:

1. A. Change Order #3, W.O. 08-09, Waste Water Treatment Plant Primary Effluent Pipe Replacement and Sludge Drying Bed Expansion, Western Municipal, $20,468.65, and **increase** the City Administrator's change order authority by $50,000.

B. Approval of compensation agreement for Private Contract No. 599, Emmanuel Baptist Church Sanitary Sewer Extension project, $325,360.

C. **Approval** of amended Purchase and Sale Agreement with School District Two for ten acres within Cottonwood Park for $200,000, and **authorization** for the Mayor to execute associated documents to consummate the sale and transfer of ownership of the property.

D. **Approval** of grant application submittal to Safe Route to School Program for the Elementary School Traffic Plan, $50,000.

E. **Resolution** relating to financing of proposed Zone 3 Storage, Zone 4 Reservoir project and Water Rehabilitation project; establishing compliance with reimbursement bond regulations under the Internal Revenue Code for the purpose of reimbursing the City with bond sale proceeds for financing water projects prior to the availability of funds.

F. **Resolution** relating to financing of a proposed Wastewater treatment plant disinfection system project; establishing compliance with reimbursement bond regulations under the Internal Revenue Code for the purpose of reimbursing the City with bond sale proceeds for financing sewer projects prior to the availability of funds.

G. **Second/Final reading** ordinance expanding the North 27th Street Urban Renewal Area – 2008.

H. **Second/Final reading** ordinance modifying the South Billings Boulevard Urban Renewal District.

I. **Exempt Amended Plat** of Tract 1 of Certificate of Survey 1815.

J. **Bills and Payroll**
(1) November 7, 2008
(2) November 14, 2008

(Action: approval or disapproval of Consent Agenda.)

REGULAR AGENDA:

2. **PUBLIC HEARING AND RESOLUTION GRANTING NEW OR EXPANDING INDUSTRY TAX INCENTIVES FOR BIG SKY ECONOMIC DEVELOPMENT AUTHORITY/GENERAL ELECTRIC CAPITAL CORPORATION** for a new building at 3333 Hesper Road. Staff recommends approval. (**Action**: approval or disapproval of staff recommendation).

3. **PUBLIC HEARING AND RESOLUTION GRANTING NEW OR EXPANDING INDUSTRY TAX INCENTIVES FOR DALCO INDUSTRIES DBA TETON STEEL** for property improvements at Gabel Road and South 29th Street. Staff

recommends approval. (**Action**: approval or disapproval of staff recommendation).

4. **PUBLIC HEARING AND FIRST READING ORDINANCE FOR REVISIONS TO BOARDS AND COMMISSIONS:** Revisions that provide consistency in procedural areas for advisory boards, commissions and committees, and reorganizes ordinances into one Article of the Code. Staff recommends approval. (**Action**: approval or disapproval of staff recommendation).

5. **PUBLIC HEARING FOR EXTENSION OF INTERIM ZONING ORDINANCE:** A proposed one-year extension of the Interim Zoning Ordinance that amends Section 27-611, Sexually Oriented Businesses, and allows the interim zoning ordinance to be effective until December 23, 2009. Staff recommends approval. (**Action**: approval or disapproval of staff recommendation).

6. **DOWNTOWN BILLINGS PARKING STUDY.** Delayed from 11/24/08. Staff recommends approval of contract with Rich and Associates, Inc. for $68,500. (**Action**: approval or disapproval of staff recommendation).

7. **PUBLIC COMMENT on <u>Non-Agenda</u> Items --** <u>Speaker sign-in required.</u> *(Restricted to <u>ONLY</u> items not on this printed agenda; comments limited to 3 minutes per speaker. Please sign up on the clipboard located at the back of the Council Chambers.)*

(Action: approval or disapproval of Consent Agenda.)

ADJOURN

(NOTE: Additional information on any of these items is available in the City Clerk's Office)

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ATTACMENT A

ORDINANCE NO. _____

AN ORDINANCE MODIFYING THE URBAN RENEWAL PLAN OF THE NORTH 27TH STREET DISTRICT URBAN RENEWAL AREA; MODIFYING THE BOUNDARIES OF THE DISTRICT; ADOPTING A MODIFIED URBAN RENEWAL PLAN INCLUDING A TAX INCREMENT PROVISION; APPROVING URBAN RENEWAL PROJECTS THEREIN AND AUTHORIZING THE ISSUANCE OF TAX INCREMENT URBAN RENEWAL REVENUE BONDS OF THE CITY TO FINANCE COSTS THEREOF

NOW, WHEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

WHEREAS, on July 11, 2005 the City Council adopted Ordinance No. 05-5333, which created the North 27th Street District Urban Renewal Area (hereafter "North 27th Street District") and adopted the Urban Renewal Plan of the North 27th Street District Urban Renewal Area ("N. 27th Street Plan") that included a tax increment provision and endorsed urban renewal projects.

WHEREAS, on November 13, 2006 the City Council adopted Ordinance No. 06-5394 which expanded the boundaries and amended the N. 27th Street Plan to create the Extended N. 27th Street District that included a tax increment provision and endorsed urban renewal projects.

WHEREAS, it has been determined that the Extended North 27th Street District and the N. 27th Street Plan should be modified to include additional property contiguous to the Extended North 27th Street District.

WHEREAS, this Council on November 24, 2008, conducted a public hearing on a proposal to modify the N. 27th Street Plan by adopting the Urban Renewal Plan of the Expanded North 27th Street District Urban Renewal Area - 2008, thereby establishing a modified urban renewal area to be formally designated as the Expanded North 27th Street District Urban Renewal Area - 2008 (the "Expanded North 27th Street District - 2008" or "the Property"), and to undertake urban renewal projects therein, all as authorized by Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the "Act").

WHEREAS, the Expanded North 27th Street District - 2008 is depicted on Attachment 1 (depicting the relationship of the Expanded North 27th District – 2008 to the Extended N. 27th Street District) and which is hereby incorporated herein and made a part hereof. Pursuant to this Ordinance, the boundaries of the Redevelopment Area are modified to reflect the addition of the Property depicted on the map on Attachment 1. The Redevelopment Area, as modified, is depicted on Attachment 1 and legally described on Attachment 2 (the "Resulting Redevelopment Area") (each of which is hereby incorporated herein and made a part hereof). The Resulting Redevelopment Area is contiguous.

WHEREAS, opportunities have been presented to the City that makes it desirable for the City to consider urban renewal projects within the Expanded North 27th Street District - 2008 consisting of demolishing certain blighted structures within the district; improving such properties with new construction, landscaping, utilities, and other similar improvements; and making the properties so improved available for private redevelopment in accordance with the Act (the "Projects"). Development proposals to be considered for funding include mixed use projects, building renovations, services for the District and the construction or expansion of City owned parking structures within the District.

WHEREAS, the proposed modified urban renewal plan titled the Urban Renewal Plan of the Expanded North 27th Street District - 2008 is attached hereto as Attachment 3 (which is hereby incorporated herein and made a part hereof) (the "Modified Plan"). The Modified Plan contains a tax increment provision and will govern the operation and administration of the Expanded North 27th Street District - 2008.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Billings, Montana, as follows:

1. Findings. This Council hereby finds, determines and declares, based on the comments received at the public hearing and other studies and information available to this Council, that:

a. The Property presently contains structures and improvements that are in a state of substantial deterioration, are obsolete or defective, pose unsanitary or unsafe conditions, are vacant and unused, and have inappropriate uses. The present condition of the Property substantially impairs the sound functioning of the downtown area of the City and its environs, is conducive to juvenile delinquency and crime, poses the threat of vandalism or mischief and fire or loss, constitutes an economic and social liability, and is a menace to the public health, safety, and welfare of the residents of the City. Accordingly, the Council reaffirms its previous findings that the Property is a blighted area within the meaning of Section 7-15-4210 of the Act. This Council finds that the rehabilitation, redevelopment or a combination thereof of the Property is necessary and in the interest of the health, safety, morals or welfare of the residents of the City. This Council finds that undertaking measures to eradicate or diminish the blight affecting the Property will help to foster a more dynamic, livable, and vibrant downtown.

b. If Projects require relocation of displaced persons, a detailed relocation plan is required and will be prepared.

c. The Modified Plan conforms to the 2003 Billings and Yellowstone County Growth Policy and the City's Downtown Framework Plan.

d. The Modified Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the District by private enterprise.

e. A sound and adequate financial program is required for the financing of Projects, which program includes substantial private investment and financing and the sale and issuance by the City of Tax Increment Bonds in proportions yet to be determined, for the purpose of financing a portion of the costs of the Projects as set forth above.

f. Approved Projects will constitute urban renewal projects within the meaning of the Act and are authorized to be undertaken by the City.

2. Plan Adoption. The Modified Plan is hereby adopted and approved in all respects, including without limitation, the segregation and application of tax increments as provided in Sections 7-15-4282 through 7-15-4293 of the Act as provided therein. For purposes of allocating taxes according to the Act, the "prior assessed value" of taxable property within the Expanded North 27th Street District - 2008 is that value shown on the assessment rolls as of January 1, 2008.

3. Project Approval. Authorized Projects are hereby approved.

4. Bonds. This Council approves financing the costs of Urban Renewal Projects, or a portion thereof, with proceeds of the Bonds. The City is hereby authorized and directed to undertake activities and analysis ordinarily prerequisite to the issuance of tax increment urban renewal revenue bonds in a principal amount not to exceed $10 million for financing of the costs of Urban Renewal Projects or a portion thereof.

5. Conditional Commitment. The adoption of the Plan does not constitute a guarantee or a firm commitment that the City will issue the Bonds or undertake Projects. If, based on comments or information made available to or obtained by the City, it appears that the issuance of the Bonds or Projects is not in the public interest or consistent with the purposes of the Act, the City reserves the right not to issue the Bonds or undertake the Project.

7. Repealer. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

8. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

9. Effective Date. This Ordinance shall be in full force and effect from and after the date that is 30 calendar days after the date set forth below.

ADOPTED by the City Council of the City of Billings, Montana, on second reading this 8th day of December, 2008.

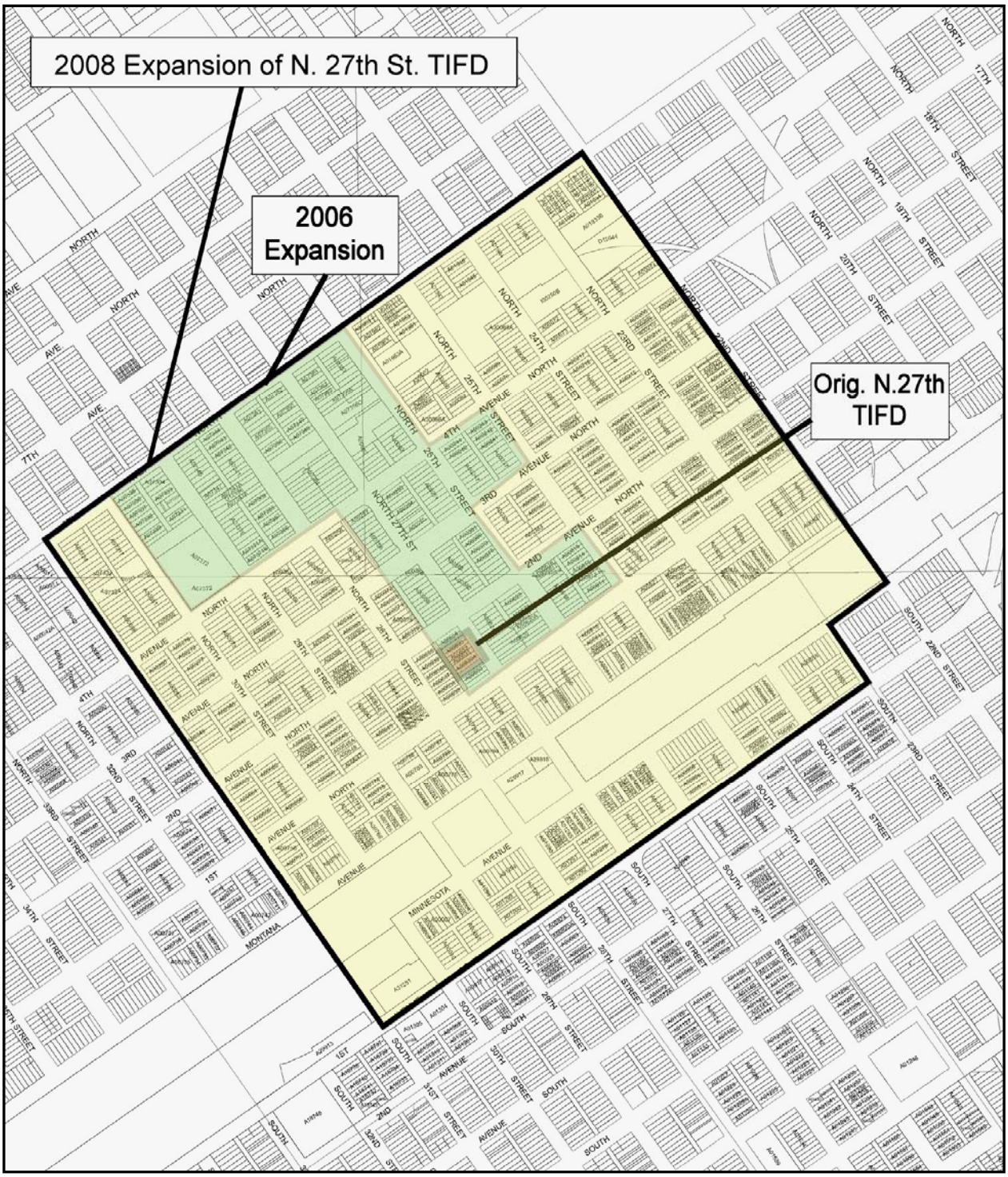
_____
Ron Tussing, Mayor

ATTEST:

_____
Cari Martin, City Clerk

ATTACHMENT 1

Expanded North 27th Street Urban Renewal District – 2008 Boundaries, Boundaries of the Extended N. 27th Street District (2006) and the Boundaries of the N. 27th Street District (2005)



ATTACHMENT 2

Expanded North 27th Street Urban Renewal District – 2008
Boundary Description

Beginning at a point at the intersection of the centerlines of 6th Avenue North and North 31st St. proceeding east along the centerline of 6th Ave. North to a point at the intersection of the centerlines of 6th Avenue North and N. 22nd Street proceeding south along the centerline of North 22nd Street, crossing the centrally assessed Burlington Northern Railroad property, to a point at the intersection of South 22nd Street and Minnesota Avenue proceeding west along the centerline of Minnesota Avenue to a point at the intersection of Minnesota Avenue and South 23rd Street proceeding south along the centerline of South 23rd Street to a point at the intersection of South 23rd Street and 1st Avenue South proceeding west along the centerline of 1st Avenue South to a point at the intersection of the centerlines of 1st Avenue South and South 31st Street proceeding north along the centerline of South 31st Street, crossing the centrally assessed Burlington Northern Railroad property, to the starting point at the intersection North 31st Street and 6th Avenue North encompassing all parcels and tax codes therein.

ATTACHMENT 3
Expanded North 27th Street Urban Renewal Area – 2008
Modified Plan

EXPANSION OF THE BILLINGS, MONTANA NORTH 27TH STREET URBAN RENEWAL AREA, WITH TAX INCREMENT, AND AMENDMENT TO THE URBAN RENEWAL PLAN

FOR CITY OF BILLINGS AND PLANNING REVIEW
October 14, 2008

Prepared by

Downtown Billings Partnership, Inc
2815 2nd Ave. North – Billings, MT 59101 – gregk@downtownbillings.com

SECTION 1 – INTRODUCTION

On July 11, 2005, the City Council adopted an ordinance that (a) created the North 27th Street District Urban Renewal Area ("North 27th Street District") and (b) adopted an urban renewal plan for the district. On November 13, 2006 the City Council adopted an ordinance that (a) expanded the North 27th Street District and (b) modified the urban renewal plan for the district. For reasons discussed in this Amendment to the Urban Renewal Plan of the North 27th Street District ("Plan"), it has been determined that the North 27th Street District should be expanded again to include other contiguous blighted properties in need of redevelopment. Further, it has been determined that this area, known as the Central Business District of Billings, has been and is in need of expanded public parking, enhanced pedestrian connections and experiences, improved public safety, and infrastructure improvements to public and private properties that will lead to increased taxable values. The existing urban renewal plan may be modified by ordinance in accordance with the procedure described in M.C.A. § 7-15-4221. The Urban Renewal Plan of the North 27th Street District approved by the City Council on July 11, 2005 and modified on November 13, 2006 is hereby included by reference as part of this amended Plan and shall remain applicable hereto except to the extent the original plan is explicitly or impliedly amended by this Plan. It is recognized as part of this Plan that the basic vision of the document known as Downtown Billings Framework Plan, adopted by the Billings City Council on December 22, 1997 and by the Yellowstone County Commissioners on December 23, 1997, is still valid and should be considered a part hereof. The terms defined in "Part I – DEFINITIONS" of the North 27th Street District Plan shall have the same meanings in this Plan unless a contrary meaning is expressed herein. The expanded district proposed in this Plan is hereafter referred to as the Expanded North 27th Street District - 2008 or the "District."

SECTION 2 – BACKGROUND

The original Downtown Redevelopment District, a downtown tax increment finance district, was created on December 20, 1975 by a resolution which cited hazardous conditions existing in the district due to overhead utility wires, inefficient land use, problems of access and circulation, physical constraints to development, random location of mixed uses and deteriorated building

conditions, and found that rehabilitation and redevelopment of the District would be in the public interest. That original district (hereafter "1975 District") comprised one hundred and twenty four (124) blocks in the city center after the 1985 south expansion and the 2004 east expansion. The 1975 District expired March 1, 2008 but the Urban Renewal Plan and the Framework Plan used for that district, in many parts and in relation to this District remain valid.

Because the 1975 District has terminated, but many of the undesirable conditions continue to exist, it was determined that it would be in the best interest of the City to expand the North 27th Tax Increment District to assist the construction of public improvements, stabilize and grow the tax base, increase the parking inventory, increase the inventory of downtown residential property, stimulate multi-use development ("Multi-Use Facility Projects"), fill street level vacancies, provide expanded security, develop safe event locations with appropriate traffic control devices, expand the Business Improvement District, make modifications to street and intersection lighting, increase traffic calming and reduce the noise in the district through Quiet Zone management and further implement the vision of the Downtown Framework Plan.

Currently, there is a need to expand the North 27th Street District to encompass development needs on the North 27th Street corridor, the North Broadway corridor, the Old Town Neighborhood and the Montana Avenue Historic District (including expansion of the Historic District to include areas south of the railroad tracks), the Civic District, areas adjacent to the Medical Corridor, adjacent to the East Billings Urban Renewal Area and other underutilized properties within the Central Business District of Billings. Although there has been significant improvement in the valuation of property in much of the 1975 District, the area defined by this proposed expanded tax increment district has major properties that have been neglected for many years and continue to show signs of serious blight and tax base decline. Many parcels have been removed from the tax rolls and/or are delinquent on payments of taxes and fees. The Expanded North 27th Street District creates an opportunity to continue redevelopment of the center of downtown with a mixture of public and private investment in a roughly seventy-one-square-

block district (just over half of the size of the 1975 expanded district) encompassing the existing North 27th Street District.

The area has several pockets of low taxable value, with several lots of the land being owned by government and other non-profit entities and several buildings that are over 50% vacant.

The creation of the Expanded North 27th Street District is essential to any planned development at 4th Avenue North and North Broadway, redevelopment of the vacant Northern Hotel, improving security and expanding the clean safe and vibrant programs of the Business Improvement District, continuing redevelopment of the Civic Plaza area, developing the boundary areas of the Medical Corridor and the East Billings Urban Renewal Area, and expanding the Historic District. It could also assist with the essential remodeling of the Northern Hotel, the Babcock Theatre, the Westwood Building, the Lincoln Hotel Building. Public infrastructure construction within this expanded District could assist with the renovation and/or relocation of various City facilities, such as the public library. It is currently expected that the expanded North 27th Street District may help fund the following projects:

I. Business Programs and Projects

a. Business Retention
    i. Targeted assistance and review of existing street level businesses
    ii. Retail market survey
b. Business Recruitment
    i. Development of a "chainlet" network
    ii. Business plan development assistance
    iii. Association networking
    iv. Business Improvement District support
    v. Business cluster analysis
    vi. Pedestrian study
        1. demographics
        2. directions
        3. linkages
        4. destinations
        5. wayfinding

II. Parking and Transportation

a. Increase use of public transit
b. Parking structures to support current and future needs

c. Explore parking linkages to adjacent destinations
d. Explore parking management practices and programs
    i. Off street parking
    ii. On street parking

III. Crime Prevention and Public Safety

a. Cooperative Security Program
b. Business Watch Program
c. Crime and Fraud prevention programs
    i. Geared towards street level businesses

IV. Management, Implementation and Maintenance

a. Downtown Billings Partnership, Inc. or its successor, management agreement
    i. Project development
    ii. Public awareness
    iii. Advocacy and liaison between public and private sectors
b. Business Improvement District expansion and development
    i. Cooperative work agreements with PMDs
    ii. Development and promotion of Conference Corridor
    iii. BID expansion
    iv. "Green" Management
        1. Recycling programs
        2. Tree management

V. Infrastructure Improvements

a. Public
    i. Expansion of Historic District
    ii. New Library
    iii. New Planning Department Offices
    iv. Public Parking and Greenspace
    v. Intersection Lighting by Public Works
    vi. New SILMDs for mid-block lighting
    vii. Streetscapes and traffic calming plans
    viii. Sidewalks, curbs and gutter improvements
        1. stabilization of vaults
    ix. Relocation of public and private utility lines
b. Public infrastructure improvements that would support the following development projects/programs
    i. Workforce housing development
    ii. Loft and Condo development
    iii. Lodging development
    iv. Conference Facilities

v. Entertainment venues

SECTION 3 – SUMMARY OF BLIGHT FINDINGS

The area in the proposed expansion of the North 27th Street District contains a great deal of blight. Within the district there is substantial structural deterioration, long-term land vacancy, a railroad spur line that has been abandoned and a major rail line that continues to divide the Central Business District. Several of the commercial buildings in the district are deteriorated and/or vacant and need demolition or renovation. Many of the storefronts and upper floors are vacant or under-occupied. Sidewalks are cracked; alleys are deteriorated, and, in general, much of the area is below accepted standards. In contrast to the above, there are certain properties within the district in good repair but included in the district to allow for a contiguous block of land within the district and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without continued managed urban renewal, even these success stories will once again decline in taxable value. Most of the district falls into the blighted, neglected and under-utilized categories.

SECTION 4 – DESCRIPTION OF BLIGHTED AREA

The expanded urban renewal area described in this amended Plan incorporates most of the Central Business District. Within the district there are several older, single-story structures that have been retrofitted for offices and warehousing, numerous surface parking lots, and several vacant structures. Many of these structures are unsuited to their current uses because of age obsolescence and physical deterioration.

Montana‘s Urban Renewal Law (Montana Code Annotated Title 7, Chapter 15, Parts 42 and 43) provides the authority to declare the existence of blighted areas and to target them for improvements. “Blighted area” is defined in Section 7-15-4206(2), M.C.A., as follows:

> *[A]n area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs or arrests the sound growth of the city or its environs; retards the provision of housing accommodations; or constitutes an economic or social liability or is detrimental*

or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:

- *(a) the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;*
- *(b) inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;*
- *(c) inappropriate or mixed uses of land or buildings;*
- *(d) high density of population and overcrowding;*
- *(e) defective or inadequate street layout;*
- *(f) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- *(g) excessive land coverage;*
- *(h) unsanitary or unsafe conditions;*
- *(i) deterioration of site;*
- *(j) diversity of ownership;*
- *(k) tax or special assessment delinquency exceeding the fair vale of the land;*
- *(l) defective or unusual conditions of title;*
- *(m) improper subdivision or obsolete platting;*
- *(n) the existence of conditions that endanger life or property by fire or other causes; or*
- *(o) any combination of the factors listed in this subsection (2).*

The land being added to the Plan area includes 405 (Exhibit A) property tax codes plus a segment of centrally assessed BN Railroad property. The complete, expanded Urban Renewal Area will have 481 property tax codes plus the segment of BN Railroad property. Within that total area, and as noted in the 2006 approved Urban Renewal Plan, there are many "target areas" that should be immediately considered for redevelopment. The properties on N. Broadway between 4th Avenue North and 6th Avenue North will need additional parking to facilitate the construction of a Stockman Bank facility. The area adjacent to the Northern Hotel on North Broadway is in need of parking due to the closure of the privately owned parking structure in that area due to unsafe and blighted conditions of the structure. The area east of the Yellowstone County Courthouse Lawn is targeted for a new federal courthouse and will need additional parking and green spaces. The area between the new MET transit facility on N. 25th Street and to the east boundary of the East Billings Urban Renewal Area (N. 22nd Street) is in need of redevelopment that could include workforce housing and parking. The status of the Battin Federal Courthouse is still unclear. The facility is contaminated with asbestos and is destined to become vacant with the completion of a new federal courthouse and office building. This

vacancy will present a redevelopment opportunity in the near future. The area surrounding City of Billings Park IV contains many surface parking lots that could be developed if Park IV is sold to a private developer. This area lacks high-rise housing with mixed use occupancy on the first floor. The future use of the Lincoln Center is unclear and it could be a redevelopment opportunity if the school district ceases its administrative and continuing education functions in the building. The properties on 1st Ave. S. and Minnesota Avenue are not currently in a Historic District and values remain stagnant as compared to the Montana Avenue area. The redevelopment of the south side of the railroad tracks has not kept up with the redevelopment north of the tracks and should be a target area. Several properties located between Montana Avenue and 1st Avenue North are severely underutilized and in need of redevelopment. Without attention to some of this blight, over time, the value of the Montana Avenue redevelopment will most likely be negatively impacted.

SECTION 5 – DETERMINATION OF BLIGHT

The proposed expansion area of the North 27th Street District contains a number of underdeveloped properties. The Council previously determined that the property included in the North 27th Street District was "blighted" within the meaning of the Act in Resolution 05-18276 adopted June 13, 2005 and Resolution 06-18488, adopted September 25, 2006. The Redevelopment Area, including the portion that is to be expanded to form the Expanded North 27th Street District - 2008, was previously determined to be blighted and an appropriate area for an urban renewal project in Resolution No. 12107 dated January 5, 1976. Deficiencies in public and private properties located in the district lead to a determination that the area continues to be blighted, as defined by state statute. Specific areas of blight on the site are listed below:

Deficient Structures in Expanded Area

There are several buildings that are over 50 years in age and do not qualify as being historically significant. Many are in poor repair and may contain potentially hazardous asbestos and lead paint.

Deficient Public Facilities in Extended Area

The streets, curbs, gutters and sidewalks in much of the area are in satisfactory repair. However, sewer and water utilities in the area are aging and have required frequent repairs in recent years. Several parking lots generally do not meet code requirements for paving, striping and landscaping. Many of them are cracked and crumbling. The city owned parking ramps within the area, except for Park IV have extensive "waiting lists" and public parking for adjacent office and commercial structures continues to be inadequate. Demand for parking will continue and additional and expanded parking structures will be required to accommodate commercial growth.

Deficient Land Use in Extended Area

In general, the area is under-utilized due to the significant amount of surface parking areas and a large number of single-story structures. The taxable value of this district must be stabilized and encouraged to grow.

SECTION 6 – THE SITE AND ITS RELATIONSHIP TO THE CITY

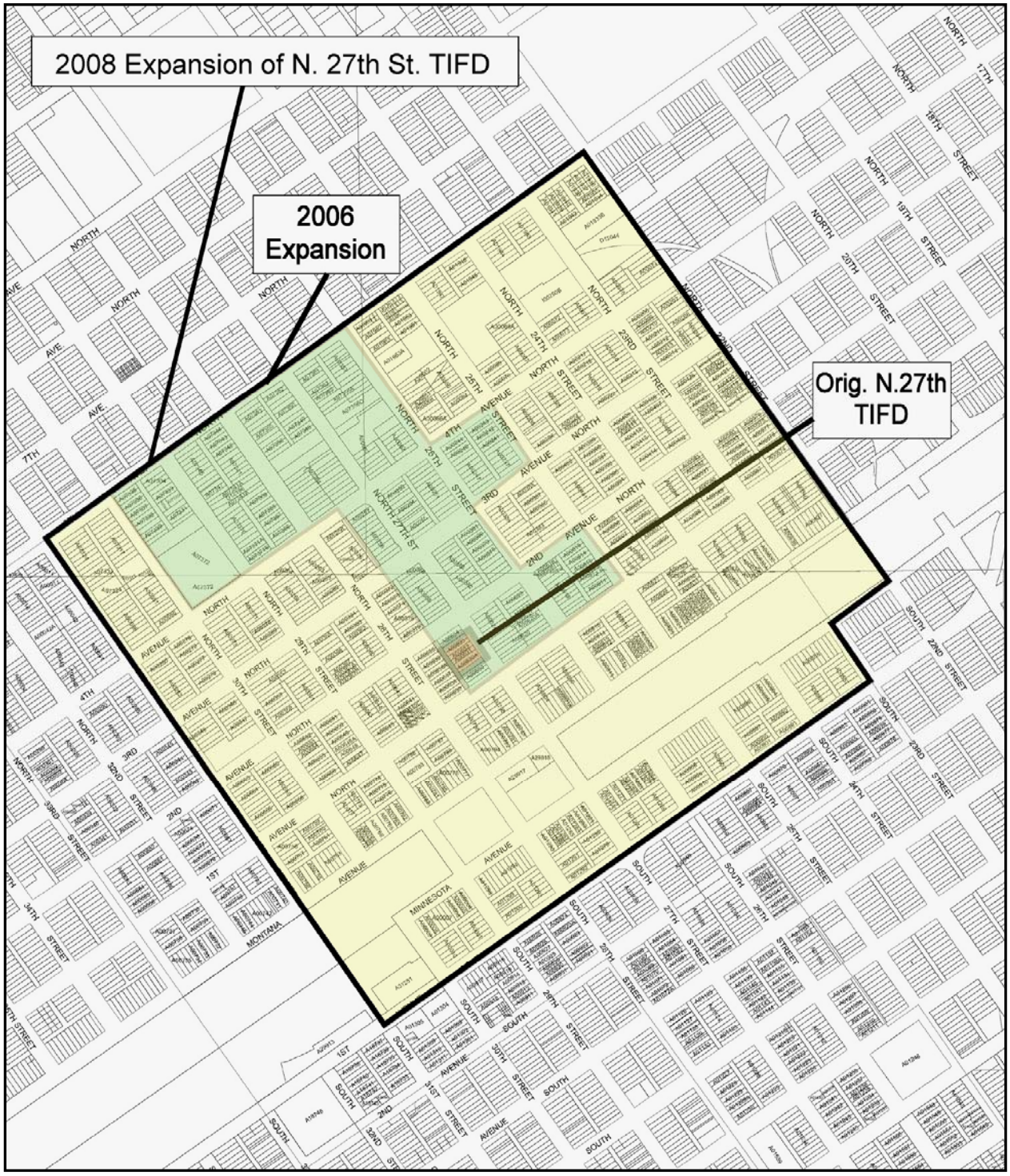
As noted, the expanded North 27th Street Urban Renewal Area comprises most of the Central Business District (CBD) of the City of Billings.

SECTION 7 – LEGAL DESCRIPTION

The legal description of the proposed Expanded North 27th Street District – 2008 is as follows:

Beginning at a point at the intersection of the centerlines of 6th Avenue North and North 31st St. proceeding east along the centerline of 6th Ave. North to a point at the intersection of the centerlines of 6th Avenue North and N. 22nd Street proceeding south along the centerline of North 22nd Street, crossing the centrally assessed Burlington Northern Railroad property, to a point at the intersection of South 22nd Street and Minnesota Avenue proceeding west along the centerline of Minnesota Avenue to a point at the intersection of Minnesota Avenue and South 23rd Street proceeding south along the centerline of South 23rd Street to a point at the intersection of South 23rd Street and 1st Avenue South proceeding west along the centerline of 1st Avenue South to a point at the intersection of the centerlines of 1st Avenue South and South 31st Street proceeding north along the centerline of South 31st Street, crossing the centrally assessed Burlington Northern Railroad property, to the starting point at the intersection North 31st Street and 6th Avenue North encompassing all parcels and tax codes therein, all inclusive.

Map of entire Expanded N. 27th District



SECTION 8 – PROPERTY DEVELOPERS

New development in the proposed tax increment district will also be accomplished through the implementation of the Downtown Framework Plan. These Projects are described in Section 2 of this plan.

SECTION 9 – PROJECT RELATIONSHIP TO THE FRAMEWORK PLAN

The proposed urban renewal area and expanded tax increment district is located generally in the center of the City and encompasses most of the "districts" as defined by the Billings Framework Plan ("Framework Plan"). One goal of the Framework Plan was to remove barriers to downtown circulation and development created by 4th Avenue North and 6th Avenue North and establish the area between the avenues as both a discreet district and a recognized extension of the CBD, thereby allowing potential ties to the medical corridor and MSU-Billings from the CBD. Generally, the Framework Plan stressed the downtown's ability to make a positive impact on the entire city. The Framework Plan also recommended a private non-profit organization to assist the City of Billings with the management of the Tax Increment District through an annual work plan and contract. This Expanded N 27th Street District may be managed in a similar manner and could make use of the redevelopment and facilitation established through that management entity.

Framework Plan Recommendation: Housing

The Framework Plan states that housing should be a top priority and that the City should continue to work with builders and developers to encourage downtown housing through various methods. Specifically, the plan states that high-rise housing is to be located in the east transition zone and portions of the north transition zone.

The formation of an expanded tax increment district will help to raise funds that can be used for construction or rehabilitation of public infrastructure necessary to attract and retain housing in the area.

Framework Plan Recommendation: Priorities

The top priorities identified in the Framework Plan include the following:

- Development incentives, including business retention and recruitment
- Housing – demonstration projects
- Streetscape Kit of Parts – expand kit to include Minnesota Avenue
- Events Kit of Parts – Modern and safer traffic control devices may be needed
- Paring configuration adjustments – several one-way streets could be converted to 2-way
- 5th Avenue North Corridor preservation and enhancement

This amendment to the Plan and the urban renewal projects that it contemplates specifically address all six of these priorities.

SECTION 10 – CONFORMANCE TO THE GROWTH POLICY

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43) is that the urban renewal plan must conform to the community's growth policy. The Yellowstone County and City of Billings Growth Policy ("Growth Policy") refers to and promotes downtown redevelopment in a variety of ways. This amendment to the Plan is consistent with the current Growth Policy.

SECTION 11 – CERTAIN PLAN FEATURES AND FINANCIAL MATTERS

Section 7-15-4217, M.C.A., of the Act requires cities to make certain findings when they adopt an urban renewal plan and approve Urban Renewal Projects. These are addressed below:

1. Most of the District contains no existing dwelling units or housing, and planned projects would not displace any persons from housing. Accordingly, there is no need to have a workable and feasible plan for substitute housing until and unless such a project is developed in the future.

2. This amended Plan conforms to the Growth Policy for the City as a whole and to the

Framework Plan.

3. This Modified Plan affords maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the Expanded North 27th Street District by private enterprise. It is unreasonable to expect that the district will be remain stabilized and/or redeveloped without substantial public support. Numerous properties within the area are dilapidated. As presently constituted, property in the district is not conducive to any sort of uniform or integrated development and, as presently existing, cannot compete with other areas of the City for substantial developments, particularly areas at the outskirts of the City. Experience has validated the foregoing facts and observations. This amended Plan is intended to facilitate the identification and construction of significant Urban Renewal Projects, which would not be possible without this Plan.

4. A sound and adequate financial program exists for financing projects, which include the sale and issuance by the City of the Bonds in an amount not to exceed the costs of the project, including administration costs and costs of issuance of the Bonds. Any approved Development Project will require commitments of substantial private financing that will provide the primary means for funding construction of the improvements.

5. This Expanded N. 27th Street District - 2008 may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas, and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-4219 MCA, with respect to initial adoption of this plan. For purposes of urban renewal district boundary changes only, the notice of public hearing, as described in 7-15-4215 MCA, may be mailed only to those owners whose properties are situated within the area of expansion or contraction of the Urban Renewal District boundaries. In cases where the boundaries are not modified, but the contents of the urban renewal plan are substantially modified, notification shall be mailed to all owners of property within the Urban Renewal District area.

SECTION 12 – TAX INCREMENT

Tax increment financing is necessary to encourage private reinvestment within the District, which will further encourage economic growth in the District and Downtown Billings, create substantial employment opportunities, and increase the tax base of the City and other taxing jurisdictions. The expanded North 27th Street District is hereby established as a tax increment financing urban renewal area within the meaning of the Act, and, in particular, Section 7-15-4282 through 7-15-4293 of the Act. This Section constitutes a tax increment provision within the meaning of the Act. In connection therewith:

1. For the purpose of calculating the incremental taxable value each year for the life of the district, the base taxable value shall be calculated as current base taxable value of the district plus the base taxable value of all real and personal property added to the district by this amended plan and as show in Exhibit B as of **January 1, 2008.**

2. The City is hereby authorized to segregate the tax increment derived in the district and use and deposit such increment into the tax increment fund of the district for use as authorized by the Act and as authorized herein from time to time, including, without limitation, pledging the tax increment to repayment of Bonds.

3. The tax increment received from the district may be used to pay directly costs of an approved Development Project as may from time to time be approved by the Council. The Council also hereby authorizes the use of tax increment in the district to pay debt service on Bonds issued to finance a portion of the costs of these Development Projects, and costs associated with the sale and security of such Bonds in compliance with the Act, subject to any limitations imposed by the Montana Constitution and federal law.

4. The tax increment provision of the district will terminate upon the latter of:
   a. The fifteenth (15th) year following the original creation of the district; or
   b. The payment or provision for payment in full or discharge of all Bonds, and the payment of interest thereon, for which the tax increment has been pledged.

After termination of the tax increment provision, all taxes shall continue to be levied upon the actual taxable value of the taxable property in the district, but shall be paid into funds of the taxing bodies levying taxes within the district.

SECTION 13 – CONCLUSIONS

The creation of this expanded North 27th Street Urban Renewal District will have a positive impact on Downtown Billings and no impact on the total taxable value flowing to the taxing entities from the now expired 1975 Urban Renewal District.

Expansion of the North 27th Street District is an essential first-step in completing what may be a number of urban renewal projects. If completed, mixed use projects approved within the first two years could stimulate over $30 million in new construction, and possibly as much as $15 million in re-sales and redevelopment. Approximately 500 new employees and new downtown residents could be located on the commercial and upper floors of possible mixed use projects. Thus, expansion of the district, in addition to further stabilizing the tax base, eliminating blight and providing renaissance to the CBD, will also bring new employees and residents to the CBD.

Mixed use development within the Expanded District ties in favorably with and actually stimulates the remodeling plans that are currently underway for several downtown properties. Additionally, like any major new development, the anticipated Stockman Bank construction at 4th Avenue North and North Broadway will have a stimulating effect on the surrounding area. Specific examples of this are:

1. It will tie the CBD to the medical corridor located immediately to the north of the development.
2. The Billings Clinic has purchased the Underriner property to the north and west of the Library. The Clinic's plans at this point have not been determined; however, the development proposed in this amended Plan will enhance and encourage future development by this group.

3. The Framework Plan encourages the development of the 5th Avenue North corridor. An enhanced Library, as accomplished by projects described in this Plan, will provide an excellent entrance to this corridor.
4. Future redevelopment and revitalization of structures like the Northern Hotel and the Babcock Theatre Building are enabled by this district.
5. This expanded district may assist with the completion of and continued modernization of City owned downtown parking structures.

In conclusion, expansion of the North 27th Street Urban Renewal District to include the property described in this amended Plan will have a positive effect on the CBD and the City.

RESOLUTION NO. 18-10750

A RESOLUTION OF THE CITY OF BILLINGS FORMING A POLICY FOR THE ADMINISTRATION OF URBAN RENEWAL AREAS OR DISTRICTS (URD) IN THE CITY.

WHEREAS, MCA, Title 7, Chapter 15, Part 42, Section 51 declares: General powers of municipalities in connection with urban renewal. Every municipality shall have all the power necessary or convenient:

(1) To carry out and effectuate the purposes and provisions of this part and part 43;

(2) To undertake and carry out urban renewal projects within the municipality, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part and part 43, and to disseminate blight clearance and urban renewal information;

(3) To organize, coordinate, and direct, within the municipality, the administration of the provisions of this part and part 43 as they apply to such municipality in order that the objective of remedying blighted areas and preventing the causes thereof within such municipality may be most effectively promoted and achieved and to establish such new office or offices of the municipality or to reorganize existing offices in order to carry out such purpose most effectively;

(4) To exercise all or any part or combination of powers granted in this part or part 43; and

WHEREAS, the City of Billings reviews and adopts Urban Renewal Plans for each of its Urban Renewal Districts, and those Plans specify goals for each Urban Renewal District; and

WHEREAS, the City of Billings may establish local policies that guide the establishment, operations, funding and governance of urban renewal districts; and

WHEREAS, development of TIF (Tax Increment Financing) Policies would be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

That the City Council now makes and adopts the following TIF Policy:

CITY OF BILLINGS TAX INCREMENT FINANCE POLICY

1. PERMITTED USES OF TIF FUNDS. TIF funds may be used for costs outlined in MCA, Title 7, Chapter 15, Part 42, Section 88. Urban Renewal Plans adopted by the City may limit what TIF funds may be spent on in any Urban Renewal District. Eligible costs may include, but are not limited to:
   a. Land acquisition and assemblage, demolition and removal of structures, relocation of occupants, analysis to determine needs of an urban renewal area, administrative cost for redevelopment activities.
   b. Public infrastructure, including, but not limited to: streets, storm drains, parking, public buildings, water and sewer lines, sidewalks, utility connections.
   c. Private infrastructure with public benefit, including, but not limited to, building façades, windows, doors, fire suppression or alarm systems, storm drainage, environmental remediation, parking, and ADA access.

2. FINANCIAL ASSISTANCE THROUGH TIF. All financial assistance must be approved by the City Council prior to any activity receiving funding. Financial assistance should be requested prior to beginning construction. All activity (design and construction) must be completed prior to issuance of TIF funds from the City Finance Department. Financial thresholds and assistance tools are as follows:
   a. A minimum of $\geq$ $5 of private investment for every $1 of public investment is the preferred threshold to be met for each TIF application. The City Council reserves the right to approve any application that does not meet this minimum. The City Council also may make exceptions for projects of less than $100,000, and for publicly owned projects, properties or facilities.
   b. Grants may be made for uses listed in Part 1 above benefitting any government owned-land or buildings and for profit and non-profit businesses.
   c. Bonding may be available at the discretion of the City Council.
   d. All TIF grants will be formalized by a development agreement that must be signed by the grantee before the City will reimburse eligible expenses.

3. URD MANAGEMENT. Each URD in the City of Billings will be managed as follows:
   a. Each URD should maintain a non-profit advisory board to make recommendations to the City Council regarding TIF expenditures. Unless specifically authorized by a Memorandum of Understanding (MOU) referenced in 3(b) below, a majority of board members must own or lease property within the district, or must represent such owner or lessee, and may include representation from residential or commercial property owners or lessees. Advisory Boards must carry insurance for their members and provide proof of insurance to the City.
   b. A MOU must be executed between the advisory board and the City Council that defines the board's roles, responsibilities, authority, and processes, including for hiring and maintaining board support staff. The MOU must

contain language addressing conflict of interest situations for board members whose property may directly benefit from a TIF expenditure and for board support staff. The MOU also must include language that if there is the appearance of a conflict of interest the issue will be reviewed by City legal staff before moving forward.

c. Training for all URD advisory boards will be conducted biannually in coordination with City staff and URD support staff. The training must include, but is not limited to: review of URD and TIF laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

d. URD financial reporting will be consistent across all URDs and be set by coordination between the City Finance Director and the Planning and Community Services Director, and URD support staff.

e. TIF application review and City Council staff report preparation will be conducted by the Planning and Community Services Department Director, in coordination with the Assistant City Administrator, Finance Director, and URD support staff.

PASSED by the City Council and APPROVED this 9th day of July, 2018.

CITY OF BILLINGS

BY: William A Cole
William A. Cole, Mayor

CITY OF BILLINGS SEAL YELLOWSTONE COUNTY, MONTANA

ATTEST

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk

City Council Regular

Date:	07/14/2025
Title:	Charter amendment discussion
Presented by:	Chris Kukulski, City Administrator
Department:	City Hall Administration
Presentation:	No
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends Council consider the information below and provide direction to staff related to these and any other relevant issues.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

On June 23, 2025, and during the city council work session discussion on July 7, Council directed staff to investigate and move forward with the process to call for an election to amend the City's Charter reducing Council's number to six. This amendment would not be considered a change in the form of government, but it would be considered a change in the plan of government. The "plan of government" is a certificate filed with the Montana Secretary of State. This plan must establish the terms of all officers and the number of Councilmembers to be elected. MCA 7-3-105 and MCA 7-1-4121.

In order to be placed on the November 4, 2025 ballot, Council must adopt an ordinance to amend the Charter and a resolution calling for an election no later than August 11, 2025. MCA 13-1-405. Therefore, a public hearing and first reading must be held no later than July 28, 2025, so that a second and final reading can be held on August 11, 2025. The Yellowstone County Election Administrator has been notified of this possible ballot question and has requested as much advance notice as possible. If Council would like to act sooner than the next regular business meeting on July 28, it would need to call special meetings for first and second readings of the proposed ordinance.

The effective date of the amendment, if approved by the voters, is the first day of fiscal year 2028, (July 1, 2027) MCA 7-3-103, and the change of plan of government takes effect when the new officers take office (January 1, 2028). MCA 7-3-156. Council may provide for different effective dates to be specified on the ballot if that is Council's intention.

Issues for consideration

There are some additional issues to be determined to draft an appropriate resolution to call for an election including ballot language.

1. **Holdover Councilmembers.** The election may be conducted for all six Councilmembers or Council may provide for a plan that would retain Councilmembers whose terms have not expired until their terms end.
2. **Determination of staggered terms.** Section 7-3-161, MCA, which applies to study commission recommendations, provides guidance on establishing the staggered terms. At the first meeting of a new governing body for a different form of government, the newly elected officers "shall draw lots to establish their respective terms of office." This provides a fair and random method for establishing the overlapping terms, but Council may consider other options. If Council decides on a plan to retain holdover Councilmembers, all terms would end at the same time (in 2029) and staggered terms would need to be established by some method, like drawing lots, when new Council members are elected.
3. **Charter Sec. 309. Vacancies, Forfeiture of the Office, Filling of Vacancies.** This section of the charter includes a requirement that vacancies of less than five shall be filled by the Mayor with consent of Council. In the event there are five or more vacancies at once, the terms are not filled by appointment and a special election shall be held within 90 days. Because the intent of the Charter amendment is to reduce the total number of Councilmembers, Council may determine it is appropriate to amend this section, but it is not necessary. This issue is simply brought to Council's attention for consideration. However, if Council decides it would like to propose an amendment to this section of the Charter, careful consideration will need to be made to the ballot language to avoid confusion while voters consider this additional information.

Depending on the Council's decisions on the above issues, additional ordinances or resolutions may need to be adopted to put the transition plan into place. For example, if there will be six Council members elected from wards, the City's wards will need to be redrawn to create a sixth ward. The ordinance amendment would be a relatively simple process, but the process for redistricting is more complex and involves coordination of internal staff, including Planning, GIS, Legal,

and Administration. City staff must also coordinate with Yellowstone County to establish the ward boundaries. Montana law requires ward boundaries to be as equal as possible. The City redistricted ward boundaries in 2023 following the most recent decennial census in 2020. The process began in mid-2022 and the process was complete in early 2023. The process to create a sixth ward would require the same analysis and balancing of ward populations and is expected to take a similar amount of time.

As you consider this important decision, I encourage you to reflect and research how the size of the City Council may impact the long-term success of Billings. Will a smaller council enhance public trust, improve decision-making, and strengthen accountability? Ultimately, our citizens want to thrive in a vibrant, well-governed city. This decision should be guided by what best supports that vision.

Use of Public Resources for Political Purposes

Finally, staff would like to take this opportunity to provide a reminder about conduct required by Montana law for public employees and officers related to political activity. In anticipation of Council's approval of the proposed ordinance and resolution calling for an election, Council should note the requirements of MCA 2-2-122, which provides that a public officer may not use or permit the use of public time, facilities, equipment, supplies, personnel, or funds to solicit support for or opposition to any political committee, the nomination or election of any person to public office, or the passage of a ballot issue. For example, a Councilmember may not advocate for the passage of this ballot issue during a public meeting or by using a public email account. Attached is a primer prepared by Montana League of Cities and Towns that you may find helpful. However, the City Attorney's office is always available to answer any questions you may have on this topic.

ALTERNATIVES

City Council may provide direction to staff on the above or related issues.

FISCAL EFFECTS

Fiscal effects are undetermined at this time until more specific direction is provided to staff.

Attachments

draft - proposed ord for 6 wards
Draft - proposed ord for 5 wards and 1 at large
draft - proposed res alt language for 6 wards or with 5 wards and 1 at large
Political activity for Public Officials

ORDINANCE NO. 25-____

AN ORDINANCE OF THE CITY OF BILLINGS PROVIDING THAT THE CHARTER OF THE CITY OF BILLINGS BE AMENDED TO REDUCE CITY COUNCIL'S NUMBER AND SUBMITTING THE PROPOSED AMENDMENT TO THE ELECTORS OF THE CITY AS PROVIDED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

Section 1. That Article III of the Charter of the City of Billings be amended so that Section 3.02. shall read as follows:

Section 3.02. - City Council: Composition and Powers.

A. There shall be a City Council of the City of Billings composed of ~~ten (10)~~six (6) Councilmembers.
B. Reserved.

Section 2. That Article III of the Charter of the City of Billings be amended so that Section 3.03. shall read as follows:

Section 3.03. – City Council: Election, Terms and Qualifications.

A. ~~Councilmembers shall be elected from wards. Two (2)~~One (1) Councilmember shall be elected from each ward. ~~One (1)~~Three (3) Councilmember~~s from each ward~~ shall be elected every two (2) years.
B. Councilmembers shall serve for terms of four (4) years and shall be limited to two (2) consecutive terms.
C. Councilmembers shall reside within the ward from which they are elected and shall be qualified voters of the city of Billings.

Section 3. REFERRAL TO ELECTORS. This ordinance shall be referred to the electors of the City of Billings at an election to be held on November 4, 2025.

Section 4. EFFECTIVE DATE. This ordinance shall be effective thirty (30) days after Second Reading and final adoption as provided by law, but the amendment to the City Charter shall be effective upon approval by the electors as provided by law.

PASSED by the City Council on First Reading this_____ day of _____, 2025.

DRAFT

PASSED, ADOPTED and APPROVED on Second Reading this_____day of _____, 2025.

CITY OF BILLINGS

By_____
William A. Cole, Mayor

ATTEST:

_____
Denise Bohlman, City Clerk

DRAFT

ORDINANCE NO. 25-____

AN ORDINANCE OF THE CITY OF BILLINGS PROVIDING THAT THE CHARTER OF THE CITY OF BILLINGS BE AMENDED TO REDUCE CITY COUNCIL'S NUMBER, PROVIDING FOR ONE COUNCILMEMBER TO BE ELECTED AT LARGE, AND SUBMITTING THE PROPOSED AMENDMENTS TO THE ELECTORS OF THE CITY AS PROVIDED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

Section 1. Article III of the Charter of the City of Billings be amended so that Section 3.02. shall read as follows:

Section 3.02. - City Council: Composition and Powers.

A. There shall be a City Council of the City of Billings composed of ~~ten (10)~~six (6) Councilmembers.
B. Reserved.

Section 2. Article III of the Charter of the City of Billings be amended so that Section 3.03. shall read as follows:

Section 3.03. – City Council: Election, Terms and Qualifications.

A. ~~Councilmembers shall be elected from wards. Two (2)~~One (1) Councilmember~~s~~ shall be elected from each ward and one (1) Councilmember shall be elected at large. ~~One (1)~~Three (3) Councilmember~~s~~ ~~from each ward~~ shall be elected every two (2) years.
B. Councilmembers shall serve for terms of four (4) years and shall be limited to two (2) consecutive terms.
C. Except for the Councilmember to be elected at large, Councilmembers shall reside within the ward from which they are elected, and all Councilmembers shall be qualified voters of the City of Billings.

Section 3. REFERRAL TO ELECTORS. This ordinance shall be referred to the electors of the City of Billings at an election to be held on November 4, 2025.

Section 4. EFFECTIVE DATE. This ordinance shall be effective thirty (30) days after Second Reading and final adoption as provided by law, but the amendment to the City Charter shall be effective upon approval by the electors as provided by law.

DRAFT

PASSED by the City Council on First Reading this_____ day of _____, 2025.

PASSED, ADOPTED and APPROVED on Second Reading this_____day of _____, 2025.

CITY OF BILLINGS

By_____
William A. Cole, Mayor

ATTEST:

_____
Denise Bohlman, City Clerk

DRAFT

RESOLUTION NO. 25-__

A RESOLUTION REFERRING ORDINANCE NO. 25-____, AN ORDINANCE OF THE CITY OF BILLINGS PROVIDING THAT THE CHARTER OF THE CITY OF BILLINGS BE AMENDED TO REDUCE CITY COUNCIL'S NUMBER, PROVIDING FOR FIVE COUNCILMEMBERS TO BE ELECTED FROM WARDS AND ONE COUNCILMEMBER TO BE ELECTED AT LARGE, AND SUBMITTING THE PROPOSED AMENDMENT TO THE ELECTORS OF THE CITY AS PROVIDED BY LAW.

WHEREAS, on _____, 2025, the Billings City Council adopted Ordinance 25-____ amending the Charter of the City of Billings reducing the number of City Councilmembers from ten (10) to six (6); and,

WHEREAS, [add reasons/policy statement]; and

WHEREAS, by law the ordinance must be submitted to a vote of the people; and,

WHEREAS, a majority of the electors voting on this question must approve the ordinance to amend the Charter of the City of Billings; and,

WHEREAS, the ordinance should be referred to a vote of the people at an election to be held on November 4, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

1. **REFERENCE**: Ordinance Number 25-____, being an Ordinance amending the Charter of the City of Billings to reduce the number of City Councilmembers from ten (10) to six (6) with five (5) of the six (6) Councilmembers to be elected from each ward and one (1) Councilmember to be elected at large. A full copy of Ordinance Number 25-____ is attached hereto, marked Exhibit "A", and by this reference is made a part hereof.

2. **FORM OF BALLOT**: The form of the ballot shall be as provided by law and as follows:

Summary: Billings City Charter, originally adopted September 14, 1976, and made effective on May 2, 1977, currently provides for ten (10) Councilmembers to be elected from five (5) wards. Two (2) Councilmembers are elected from each ward. This ballot measure asks voters to approve or disapprove the reduction of the number of Councilmembers from ten (10) to six (6), resulting in five (5) Councilmembers to be elected from wards and one (1) Councilmember to be elected at large. An election of new Councilmembers will be conducted during the next Municipal election cycle in 2027. This ballot measure does not change the term of office or any other qualification of City Councilmembers.

DRAFT

Proposal: On ____, 2025, the Billings City Council adopted Ordinance 25-_____ referring this ballot to the voters. If approved, this ballot measure would amend City Charter Sections 3.02 and 3.03 to read:

Section 3.02. - City Council: Composition and Powers.

A. There shall be a City Council of the City of Billings composed of six (6) Councilmembers.
B. Reserved.

Section 3.03. – City Council: Election, Terms and Qualifications.

A. One (1) Councilmember shall be elected from each ward and one (1) Councilmember shall be elected at large. Three (3) Councilmembers shall be elected every two (2) years.
B. Councilmembers shall serve for terms of four (4) years and shall be limited to two (2) consecutive terms.
C. Except for the Councilmember to be elected at large, Councilmembers shall reside within the ward from which they are elected and all Councilmembers shall be qualified voters of the City of Billings.

Shall the City be authorized to amend the City Charter Sections 3.02 and 3.03 to reduce the total number of City Councilmembers from ten (10) to six (6)?

◯ **FOR** amending Sections 3.02 and 3.03 to reduce the total number of City Councilmembers from ten (10) to six (6) as provided in Ordinance 25-____.

◯ **AGAINST** amending Sections 3.02 and 3.03 to reduce the total number of City Councilmembers from ten (10) to six (6) as provided in Ordinance 25-____.

3. **CERTIFICATION:** The City Clerk shall certify this resolution and Ordinance Number 25-____ to the Yellowstone County Election Official as provided by law.

4. **EFFECTIVE DATE**: This resolution shall be effective upon adoption.

APPROVED AND PASSED by the Billings City Council this _____ day of _____, 2025.

CITY OF BILLINGS

By_____
William A. Cole, Mayor

DRAFT

ATTEST:

_____
Denise Bohlman, City Clerk

DRAFT

POLITICAL ACTIVITY FOR PUBLIC OFFICIALS – A PRIMER

Introduction

Local elected officials discuss and vote on a myriad of controversial issues, adopt local policies and procedures to best serve local residents, and work to identify solutions to a host of community dilemmas. Local residents expect mayors and councilmembers to speak to these issues, and elected officials take their responsibility to advocate on public policy proposals very seriously. Public employees, likewise, implement adopted policies and strive to meet local government goals. Public employees are knowledgeable and experienced in providing public services and have both professional and personal views about the best way to serve their communities.

In general, state and local law reflects these realities and recognizes that all Montanans – elected officials and public employees included – have a right to express their personal views. Public employees and elected public officers may and do engage publicly in support of or opposition to policies that might impact their communities. Likewise, local public officers and employees may and do lobby for or against the enactment of legislation or policy by state legislators or other public agencies or officials. This is the essence of a representative democracy.

Prohibitions on Advocacy

State statute does place limits on what, where, and when an elected public officer[1] or a public employee[2] may advocate. Public employees may not solicit support for or opposition to the nomination or election of any person to public office or the passage of a ballot issue while on the job or at the place of employment. (Section 13-35-226(4), MCA.) "Support or oppose" means using express words that call for the nomination, election, passage, or defeat of a candidate or a ballot issue, or otherwise referring to or depicting a candidate or ballot issue in a manner that "can *only* be reasonably interpretated as a call for" its nomination, election, passage, or defeat. (Section 13-35-101(52); *Monforton v. Motl*, 2020 MT 202, at ¶18.) Statements about a candidate or ballot measure subject to any alternate reasonable interpretation do not meet this definition. (*Monforton*, at ¶18.)

Specifically, a public employee may not use or permit the use of public time, facilities, equipment, supplies, personnel, or funds to solicit support for or opposition to any candidate or ballot issue unless the use is: (i) authorized by law; or (ii) properly incidental to another activity required or authorized by law, such as the function of an elected public officer or the officer's staff in the normal course of duties. (Sections 2-2-121(3); 13-35-226(4), MCA.) Police officers and members of the police department are also prohibiting from participating in political activity "while on duty or in uniform or if the activity [interferes] with the performance of duties." (Section 7-32-4114(4), MCA.) With respect to ballot issues, "properly incidental activities" are those related to determining the impact of the ballot issue on local government operations. (Section 2-1-121(3)(b).)

These statutory restrictions mean public employees may not conduct any activities in support or opposition of a candidate or ballot issue during those hours for which the employee receives compensation from his or her public employer (*Molnar v Fox*, 2013 MT 132, ¶38); using public email or computers (*Molnar*, at ¶45); or using the employee's work address, email, letterhead, or any other public supplies. (*Molnar*, at ¶44.)

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[1] A public officer is defined in the ethics code as any elected officer of a local government. This includes the mayor, a city councilmember, city judge, and any other elected officers. (Section 2-2-102(9)(a), MCA.)

[2] A public employee is defined in the ethics code as any temporary or permanent employee of a local government. (Sections 2-2-102(7)(b).)

The rules are essentially the same for elected officials. However, the Montana Supreme Court recognizes that elected officials, as opposed to public employees, do not necessarily have restricted hours within which they are considered on public time. Accordingly, the Court has held that "…as long as public facilities, equipment, supplies, or funds are not involved, elected officials are not restricted in the exercise of political speech by the provisions of Montana law." (*Molnar*, at ¶39.) Further, the Montana Attorney General has held that a public employee or official may use their title in expressing their personal political beliefs "so long as public resources were not used." (51 Mont. AG Op No. 1 (2005).)

Both the statutes and the opinions emphasize that these laws do not restrict the right of a public employee or official to express personal political views. (Sections 2-2-121(3)(c) and 13-35-226(4); 51 Mont. AG Op. No. 1 at 3.) In short, "a public officer or public employee may engage in political speech so long as his or her speech does not involve the use of public time, facilities, equipment, supplies, personnel, or funds." (51 MT A.G. Op. No. 1, at 3.) The Attorney General has also opined that "[a] title or a uniform is simply an accouterment of a public employee's or officer's position," holding that a sheriff would not be required to shed his uniform in order to exercise his personal political beliefs. (*Id*.; see also Advisory Opinion COPP-2014-AO-007 (2014).)

Enforcement

If a local government has established an ethics panel, a complaint must be filed with the panel before making a complaint to the county attorney. (Section 2-2-144(5), MCA.) Otherwise, any person may file a complaint directly with the county attorney, who must decline to bring an action before the person may file a civil action in court. (*Id*., subsection (3).) A violation may result in a fine of not less than $50 or more than $1,000. (*Ibid*.)

Rules to Remember – DO:

- Question, resist, or advocate for local or state policies or regulations that will impact your community. Discuss proposed policies with your constituents and other local elected officials.
- Obtain and distribute information regarding the impacts of policies or proposals, including local or state ballot issues, on local government operations and your community.
- Express support for or opposition to a proposed ballot issue with respect to the impact it will have on state or local government operations.
- Ensure your municipality creates an incidental committee with the COPP office and track and reports all electioneering communication expenditures to the COPP.
- Speak to your legislators, other elected officials, and agencies about how and why proposed legislation or policies will impact your community.
- Advocate for or oppose candidates or ballot issues on your own time, using your personal email, phone, computer, office supplies, vehicle, or funds. Individual contributions to a candidate, political committee, or ballot issue committee do not require individual campaign reporting.

DON'T:

- Express support for or opposition to any candidate while in a local government building or using your local government's email, email system, computer, phone, vehicle, letterhead, office supplies, funds, or any other public resources. Public employees are further restricted from such advocacy while on duty or at one's local government job, and police officers are further restricted from such advocacy while in uniform or if it would interfere with their duties.
- Fail to create an incidental committee and track and report all expenditures related to distributing information to your constituents regarding the impacts of local or state ballot issues on your local government operations.