



City of Billings  
East Billings Urban Renewal District

Urban Renewal Assistance  
Information and Application

Effective: **January 11, 2021**

***To receive maximum funding all applications must be submitted to the BIRD and approved by the CITY prior to the start of construction. If applications are submitted after the commencement of construction the amount of funds to be awarded will be discounted or denied.***

Billings Industrial Revitalization District Inc. (BIRD)  
1413 4<sup>th</sup> Ave N, Suite C  
Billings, MT 59101  
406.272.4321

TAX INCREMENT FINANCING APPLICATION PROCESS FOR POTENTIAL PUBLIC  
INFRASTRUCTURE ASSISTANCE VIA A DEVELOPMENT AGREEMENT AND POSSIBLE  
ISSUANCE OF TIFD BONDS

**IMPORTANT:** The material below outlines the Tax Increment Financing (TIF) application process and Development Agreement and the responsibilities of the person or firm requesting TIF fund assistance (hereinafter known as APPLICANT) and the Billings Industrial Revitalization District, Inc. (hereinafter known as BIRD). Please review this information carefully before submitting the application or finalizing your development plans. Incomplete applications will be returned.

## INTRODUCTION

The BIRD is responsible for advising the Billings City Council (hereinafter known as CITY), of the East Billings Tax Increment District, pursuant to Montana Urban Renewal Law (Title 7 Chapter 15 part 4288 Montana Code Annotated). TIF is an important element of the program as it provides a means to finance public urban renewal activities that assist and enhance private development within the district. A TIF program operates by first establishing a base year taxable value for all properties within the urban renewal district. Property taxes continue to be paid to all taxing jurisdictions on the basis of the base year valuation. All increases in property taxes above this base valuation due to new development or reappraisals are assigned to the TIF District (TIFD.) They are then invested in district revitalization activities. Consideration of TIFD assistance is available to private land owners for public infrastructure components of construction projects within the boundaries of the East Billings Urban Renewal District (EBURD).

## ELIGIBLE ACTIVITIES

The TIF may be used to finance certain urban renewal activities. The BIRD will review applications and make recommendations to the CITY for assistance to projects eligible under this statute. Requests are evaluated on criteria outlined in the "Criteria for Review" section. Special emphasis will be placed on those projects that exemplify the EBURD Master Plan. This plan is available for download at the BIRD website: [www.billingsbird.com](http://www.billingsbird.com)

Projects requesting TIFD funds should eliminate blight where development will contribute to increased tax revenue for the TIFD that improve the aesthetics, character, safety and/or quality of life in the area.

This application is intended for eligible increment generating projects. All requests for TIFD funds are subject to approval by the CITY and TIFD fund availability.

## Examples of TIF-Eligible Public Infrastructure Improvements

	MCA Statue
Demolition and abatement of structures and removal of blight	7-15-4288 (2)
Relocation of residents from building to be raised	7-15-4288 (3)
Sidewalks, Curbs, Gutters	7-15-4288 (4)
Public Utilities - Water, Wastewater, Storm Water	7-15-4288 (4)
Private Utilities - Electrical, Natural Gas, Telecommunications, Fiber Optic	7-15-4288 (4)
Intersection Signals & HAWK Crossings	7-15-4288 (4)
Street & Alley Surface Improvements	7-15-4288 (4)
Crosswalks	7-15-4288 (4)
Landscaping	7-15-4288 (4)
Green Space & water ways	7-15-4288 (4)
Improvement of Pedestrian Areas	7-15-4288 (4)
Historical Restorations	7-15-4288 (4)
Off Street Parking for public use where there is a need for public parking	7-15-4288 (4)
Bridges & walkways	7-15-4288 (4)
Pollution Reduction	7-15-4288 (12)
Architect, Engineering, Surveys & Appraisals	7-15-4233(n)

*Applications must be approved by CITY and a Development Agreement signed before any construction begins to qualify for maximum TIFD funds.*

Allow a minimum of 60 days between submitting a complete application to the BIRD and receiving a decision from the CITY.

## APPLICATION PROCESS AND TIMELINE

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

1. Initial Contact. Contact: BIRD: EBURD Coordinator, 1413 4th Avenue North, Suite C, Billings, MT 59101, 406-272-4321, to discuss the project and determine preliminary eligibility for TIF assistance.
2. Prepare a Written Application. The APPLICANT must prepare a written application for each project assistance request using the most current form. Applications must be received by the BIRD staff in advance of any construction work on the project. Development Agreements must be approved and signed prior to commencement of construction (see #6 below.) Waiver of this requirement can be considered when public safety or other factors warrant. For all TIF requests, the APPLICANT must complete a "Developer's Statement of Qualification and Financial Responsibility" which includes submittal of personal financial statements.
3. Staff Review. Upon submittal of all necessary information, the BIRD staff will review the project and the need for funding. At any point in the review process the staff or BIRD Board may request more information of the APPLICANT or solicit comment on the project from other public agencies. Items included in personal financial statements become public documents and are subject to public review or presentation to or comment by other agencies.
4. TIFD Application Review Committee. The BIRD Board has appointed a review committee that will evaluate the application and staff recommendations. The review committee reserves the right to seek additional project review from supporting committees of the BIRD and from other public agencies. The review committee will issue preliminary approval/disapproval of the assistance request or any part thereof and will make a recommendation to the BIRD Board that will then submit to the CITY, if approved.
5. Billings City Council Review. Projects will be forwarded to the CITY for final approval to proceed to a Development Agreement that will clearly spell out the public investment required to be applied towards public infrastructure on private property and/or development improvements within the public right of way. CITY approval is required before the BIRD and the CITY enter a Development Agreement with the APPLICANT.

6. Development Agreement. The BIRD, the CITY and the APPLICANT must execute a mutual agreeable legally binding Development Agreement which establishes the terms and conditions of TIF assistance. Sample Development Agreements are available at the BIRD office for reference. The Development Agreement may include, but is not limited to, the following:
- Complete architectural design specifications and site plan
  - Time frame for project development, construction, and completion
  - Specifications for release of funds related to public infrastructure
  - Cash flow and pro forma statements for a minimum of five years of the development
  - Terms and conditions of the various financings
  - Commitment letters and loan documents related to the various financings
  - Ownership of completed development
  - Events of default/remedies
  - Zoning approval
  - Tenant commitments
  - Non-liability of CITY officials and BIRD
  - Cause for termination
7. Timing. Following the above process for approval, the APPLICANT can expect a minimum of 60 days between submitting an application to the BIRD and receiving a decision from the CITY.

## COMMITMENT OF FUNDS

Upon CITY approval of a project, the BIRD will commit funds to the project from the available TIFD funds and/or potential for Tax Increment Bond issuance. Committed funds will be encumbered for a period of 180 days, by which time construction must have commenced. Commencement of construction means the date on which the first building permit is issued. Projects that have not commenced construction within 180 days risk losing the committed funds. Funds will be released only if the project is developed and constructed as presented in the Development Agreement. Funds will be released as specified by the Development Agreement or following project's receipt of a Certificate of Occupancy from the City of Billings if not specified. When necessary, the BIRD will encumber funds for additional fiscal years to accommodate construction schedules.

**CRITERIA FOR REVIEW** - Materials contained in TIFD application are used to assess the merits of projects in relation to the goals and objectives of the EBURD Master Plan. The BIRD evaluates projects based on the following criteria. Please prepare written response and provide supporting documentation for each of the applicable criteria areas.

1. Relevance to the EBURD Master Plan – Documentation of the project’s impact in relation to the goals and objectives of the EBURD Master Plan, particularly mixed-use development. Urban design elements will also be considered, including pedestrian emphasis, quality of design, and Billings’ personality.
2. Economic Stimulus – The amount of economic activity to be generated by the project is assessed, as well as the leverage ratio of public to private investment. Applications should contain credible, measurable information substantiating APPLICANT claims of economic stimulus.
3. Tax Generation – The increase in taxable value due to new construction & rehabilitation is estimated by the County Assessor’s office or State Department of Revenue to determine tax increment generation.
4. Employment Generation – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.
5. Elimination of Blight – The project’s direct and indirect impact on the physical and fiscal deterioration within the Tax Increment Financing District and the community.
6. Special or Unique Opportunities – The extent to which the project represents a unique opportunity, meets a special need, or addresses specific BIRD or community goals. The restoration of historic property or the provision of an unmet community need, are examples of special and unique opportunities.
7. Impact Assessment – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.
8. Financial Assistance – Other forms of financing available to the APPLICANT, i.e. lender participation and state and federal grant monies, are examined to assess the need for TIF assistance.
9. Project Feasibility – A determination of feasibility is made on the strength of the APPLICANT’s demonstration of market demand for the project as contained primarily on the pro forma and financing commitments.
10. Developer Ability to Perform – An assessment of the APPLICANT’s capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.
11. Timely Completion – The feasibility of completing the project according to the APPLICANT’s project schedule.
12. Payment of Taxes – All property taxes, special improvement district assessments, and other assessments on the project property must be paid to date.



BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.  
EBURD APPLICATION

Project Name: 1617 1st Ave N. Overhead Removal Date Submitted: 5/13/2025

APPLICANT INFORMATION

1. Name: MBA Properties LLC
2. Address: 3365 La Paz Dr.
3. Telephone Number: 406-425-3369 Cell# 406-425-3369

PROJECT INFORMATION

1. Building Address: No Current Building-Vacant Lot
2. Legal Description: Billings Original Townsite, BLK 81, Lots 1-24 & Vac Alley
3. Ownership: J&S Properties  
Address: PO Box 31292

4. If property is not owned by the APPLICANT, list leasehold interests (Attach evidentiary materials.)

Name: MBA Properties LLC  
Address: 3365 La Paz. Dr.

5. Existing/Proposed Business: Vacant Lot/Montana Tire  
Business Description: Tire Service Center

6. Employment: Existing FTE Jobs 8  
New Permanent FTE Jobs created by project 8 Construction FTE Jobs \_\_\_\_\_

7. Architectural Firm: EEC Inc.  
Address: 6602 Wagon Trail

Architect: Kody Johnson

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

### PROJECT COSTS

#### Land and Site Improvements (Itemized)

**SEE ATTACHED SCHEDULE OF VALUES**

1. <u>Land Purchase</u>	<u>\$ 1,500,000.00</u>
2. <u>Demo</u>	<u>\$ 41,295.10</u>
3. <u>ROW Site Improvements</u>	<u>\$ 330,705.10</u>
4. <u>Interior Property Site Improvements</u>	<u>\$ 649,577.00</u>
5. <u>Utilities</u>	<u>\$ 248,050.00</u>
Subtotal	<u>\$ 2,769,627.20</u>

#### Construction/Rehabilitation Costs (Use general construction trade divisions)

**SEE ATTACHED SCHEDULE OF VALUES**

<u>1. Div. 1- General Conditions</u>	<u>\$ 178,357.90</u>
<u>2. Div. 3- Concrete</u>	<u>\$ 338,518.11</u>
<u>3. Div. 5- Metals</u>	<u>\$ 1,126,027.40</u>
<u>4. Div. 6- Wood &amp; Plastic</u>	<u>\$ 55,455.38</u>
<u>5. Div. 7- Thermal &amp; Moisture Protection</u>	<u>\$ 128,761.80</u>
<u>6. Div. 8- Doors &amp; Windows</u>	<u>\$ 301,180.00</u>
<u>7. Div 9- Finishes</u>	<u>\$ 176,533.31</u>
<u>8. Div 10- Specialties</u>	<u>\$ 4,266.00</u>
<u>9. Div 15.1 Plumbing Systems</u>	<u>\$ 152,615.00</u>
<u>10. Div 15.2 Fire Sprinklers &amp; Alarm</u>	<u>\$ 177,891.20</u>
<u>11. Div 15.3 Heating, Ventilation &amp; AC</u>	<u>\$ 135,125.00</u>
<u>12. Div 16- Electrical, LV&amp; Security</u>	<u>\$221,950.00</u>

Subtotal      \$ 2,996,701.10

Fees

1. Architectural/Engineering	\$ <u>220,465.00</u>
2. Permits _____	\$ <u>20,971.27</u>
3. _____	\$ _____
Subtotal	\$ <u>241,436.27</u>
Total Project Development Costs	\$ <u>6,007,764.57</u>

**PROJECT FINANCING**

Please complete Sources of Funds detail and summarize below.

A. Applicant Equity

Cash Invested	<u>\$1,500,000.00</u>
Land & Buildings (if value is more than State of Montana valuation then a current appraisal must be submitted)	\$ _____
Other _____	\$ _____
_____	\$ _____
A. Subtotal Applicant Equity	<u>\$1,500,000.00</u>

B. Lender Commitments (Attach Bank Loan Commitment letter, Letters of Credit or other documentation.)

Lender	Loan Amount	Interest	Term	Payment/Period
First Federal Bank	<u>\$4,506,000.00</u>	<u>7%</u>	<u>20 yrs</u>	<u>\$25,000.00/Month</u>
_____	\$ _____	_____%	____yrs	\$ _____/Month
B. Total Loan Amount	<u>\$4,506,000.00</u>			

C. TIFD request for funds for eligible public improvements.

MCA Statute  
(office use only)

Demolition.....	\$41,295.10
Site improvements within ROW on south end of property (MT Tire).....	\$119,398.40
Site Improvements within ROW on North end of Property (Future Lots).....	\$150,586.70
New Stop Signs.....	\$3,300.00
EBURD Approved Street Lighting.....	\$57,420.00
Landscaping.....	\$126,489.50
Utilities:	
Stormwater.....	\$164,180.50
Water Service & Fire Service.....	\$32,831.70
Sewer Main Extension & Service.....	\$26,260.30
Dry Utilities - Power, Gas, Comm.....	\$24,777.50
Fire Sprinkler System & Fire Alarm.....	\$177,891.20
Security & Camera System.....	\$36,225.00

C. Subtotal TIFD Funds Requested \$ 960,655.90

D. Other Source of Funding \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

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Sources of Funds Summary (Post totals from above.)

A. Applicant Equity	\$ <u>1,500,000.00</u>
B. Lender Commitments	\$ _____
C. TIFD Funds Request	\$ <u>960,655.90</u>
D. Other Funds	\$ _____
Total Project Financing	\$ <b><u>3,545,344.10</u></b>



## FINANCIAL CONDITION

1. Provide a current financial statement (consisting of a Balance Sheet and Profit & Loss Statement) & Current Tax Return for each private entity involved in the project. This application and all financial information become part of the public record when submitted to the BIRD and is available upon request under the State of Montana Public Information Rules.
2. Has the APPLICANT or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten (10) years?  
No  Yes \_\_\_\_\_ If yes, give date, place, and under what name  

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3. Has the APPLICANT or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:  
No  Yes \_\_\_\_\_ if yes, give date, charge, place, court and action taken for each case.  

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## CONSTRUCTION CONTRACTOR

1. Identify the construction contractor or builder who will undertake this project.  
Name: EEC INC.  
Address: 6602 Wagon Trail, Billings MT, 59106
2. Has named contractor or builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?  
No  Yes \_\_\_\_\_ if yes, explain.
3. Attach copies of bids to application:
4. If Applicant intends to do any of the construction themselves then APPLICANT shall provide three (3) independent contractor bids which must accompany this application for the work to be provided.



## **Addendums to the EBURD Application for 1617 1<sup>st</sup> Ave. N.**

### **8. Description of Project:**

The project at 1617 1st Ave. North, Billings, Montana 59101 (Lots 1-24, Block 81, Billings Original Township) is designed to serve as a new Retail Tire Service Center for Montana Tire. Montana Tire Distributors has been in business for over 20 years and proudly provides the most reliable and high-quality tire services in the Billings, Montana area. From tire installation to inspection and brake service, they handle it all. Montana Tire Distributors is a locally owned and operated and their expert team performs tire and auto repair services on a variety of makes and models, which allows them to have a car or truck repaired and back on the road in no time. Since opening their doors, they have focused on excellence, quality and customer satisfaction

The project entails complete redevelopment of the existing Right of Way Improvements on the vacant city block located between North 16<sup>th</sup> and North 17<sup>th</sup> Street and 1<sup>st</sup> and 2<sup>nd</sup> Avenue North. The entirety of the existing 10' sidewalk along with the Curb and Gutter along N. 17<sup>th</sup>, N. 16<sup>th</sup>, and 2<sup>nd</sup> Ave N, will be removed and replaced with new Boulevard Sidewalk and curbing conforming to City Standards and including bulb outs & stormwater modifications as required to allow for both parallel and back in parking along the adjacent streets. The existing curbing along 1<sup>st</sup> Ave North is to remain. The Boulevard area is to be landscaped with crushed limestone over weed barrier and contains 25 trees and 165 shrubs to meet current zoning requirements. In addition to the ROW concrete, landscaping & surfacing improvements new utilities will be brought to the site to serve the new building. These utilities include installing 170 feet of new 8" Public Sewer Main extending south into the property from the existing manhole on north of 2<sup>nd</sup> Ave North, a new 8" Fire line and 1" water service to serve the new building from N. 16<sup>th</sup> Street, a new 3 phase electrical service, new natural gas service, and new communication services to the building.

The building will be constructed utilizing a Pre-Engineered Metal Building with a footprint of 13,007 SF and 2<sup>nd</sup> floor office and storage mezzanine space consisting of 3,031 SF, bringing the total building to 16,038 SF. The building will have 5 Vehicle Tire Service Bays, 1 light mechanic/repair bay, 1-alignment bay, and 2 pull through Truck & Trailer Bays. In addition to Service Bays the building will have a large showroom with public restrooms, a service counter and coffee bar. There will also be 4 total offices, 2 employee bathrooms, one containing a shower, an employee breakroom, and 2,222 SF of mezzanine storage space. The building will be equipped throughout with an Automatic Fire Suppression System.

The site layout has been designed to ensure safe vehicle and pedestrian traffic by utilizing larger drive aisles and separating the larger truck & trailer traffic from smaller light vehicle traffic. The parking and drive aisles will consist of both 6" reinforced concrete and 3" asphalt surfacing. There are a total of 36 on-site parking spaces provided. The site has also been designed to capture the required 50-year storm event via inlets and piping and convey this stormwater to an onsite boulder pit that will store and infiltrate the stormwater as required by the City of Billings Stormwater Management Manual. The boulder pit will have a discharge designed and extended towards 1<sup>st</sup> Ave North, however a connection to the existing storm drain located within 1<sup>st</sup> Ave. North is not planned until the reconstruction of this street takes place. A portion of the roof water will be collected via downspout leaders and conveyed to 2 -3,000 gallon

storage tanks that will be utilized as landscape irrigation. The developed area of the parcel will include all required Buffer and Parking Lot Landscaping as required by the City of Billings Zoning Regulations.

Please see attached plans for more details on the building and site improvements described above.

**10. Project Schedule:**

The project is planned as a 12-14 Month Permitting & Build Schedule. We anticipate a foundation permit being approved and beginning demo, sitework, and Foundation work in August/September 2025.

Construction of the building will continue through the winter. The remaining sitework will be completed in the spring of 2026 and building occupancy is anticipated prior to July 1<sup>st</sup> 2026.



PROJECT: **Montana Tire**  
 LOCATION: **1617 1st Avenue North**

MAIN FLOOR SF:	13,007
STORAGE MEZZANINE SF:	2,223
2ND FLOOR OFFICE	808
<b>TOTAL SF:</b>	<b>16038</b>

**ESTIMATE SUMMARY**

DESCRIPTION	TOTAL MATERIAL COST	TOTAL SUBS	LABOR TOTAL	TOTAL MATERIAL & LABOR	COST PER SF
Division 1.0 - General	\$29,771.27	\$167,484.90	\$222,538.00	\$419,794.17	\$26.17
Division 2.0 - Demo - Site work	\$0.00	\$41,295.10	\$0.00	\$41,295.10	\$2.57
Division 2.1 - Right of Way - Site work	\$0.00	\$330,705.10	\$0.00	\$330,705.10	\$20.62
Division 2.2 - Interior Property - Site work	\$44,232.00	\$595,485.00	\$9,860.00	\$649,577.00	\$40.50
Division 2.3 - Utilities	\$0.00	\$248,050.00	\$0.00	\$248,050.00	\$15.47
Division 3.0 - Concrete	\$196,270.25	\$112,477.86	\$29,770.00	\$338,518.11	\$21.11
Division 5.1 - Metals	\$871,054.80	\$6,177.60	\$248,795.00	\$1,126,027.40	\$70.21
Division 6.1 - Wood & Plastic	\$22,305.38	\$0.00	\$33,150.00	\$55,455.38	\$3.46
Division 7.1 - Thermal & Moisture Protection	\$65,650.00	\$15,661.80	\$47,450.00	\$128,761.80	\$8.03
Division 8.1 - Doors & Windows	\$59,335.00	\$228,390.00	\$13,455.00	\$301,180.00	\$18.78
Division 9.0 - Finishes	\$15,004.90	\$150,758.41	\$10,790.00	\$176,553.31	\$11.01
Division 10.0 - Specialties	\$3,421.00	\$0.00	\$845.00	\$4,266.00	\$0.27
Division 15.1 - Plumbing Systems	\$19,890.00	\$125,925.00	\$6,800.00	\$152,615.00	\$9.52
Division 15.2 - Fire Sprinklers	\$0.00	\$177,891.20	\$0.00	\$177,891.20	\$11.09
Division 15.3 - Heating, Ventilation & AC	\$0.00	\$135,125.00	\$0.00	\$135,125.00	\$8.43
Division 16.1 - Electrical	\$0.00	\$221,950.00	\$0.00	\$221,950.00	\$13.84
<b>TOTAL BUILDING CONSTRUCTION COST</b>	<b>\$1,326,934.60</b>	<b>\$2,557,376.97</b>	<b>\$623,453.00</b>	<b>\$4,507,764.57</b>	<b>\$281.07</b>

LAND PURCHASE PRICE	\$1,500,000.00
<b>TOTAL PROJECT COST</b>	<b>\$6,007,764.57</b>
TIF 15% TIF FUNDS	\$901,164.69
<b>TOTAL OF TIF ELEGIBLE CONSTRUCTION COSTS</b>	<b>\$960,655.90</b>
Unfunded TIF Eligible Costs	\$59,491.21
<b>TOTAL PROJECT COST AFTER FULL TIF REIMBURSEMENT</b>	<b>\$5,106,599.89</b>

- ITEMS NOT INCLUDED
- Window Treatments
  - Signage - Building or Monument
  - Tire Equipment, Air Compressor, Lifts, Alignment Rack
  - Appliances



PROJECT: **Montana Tire**  
 LOCATION: **1617 1st Avenue North**

MAIN FLOOR SF:	13,007
STORAGE MEZZANIN	2,223
2ND FLOOR OFFICE	808
TOTAL SF:	16,038

13-May-25

**ESTIMATE01**

**1.0 GENERAL**

Item Description	Material	Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
<b>PERMITS &amp; FEES</b>								
Building Permit Fees (\$3,200,000 BLDG Valuation)		1	LS	\$8,918.53	\$8,918.53	\$0.00	\$0.00	8,918.53
Plan Review Fees		1	LS	\$5,797.04	\$5,797.04	\$0.00	\$0.00	5,797.04
Engineering Plan Review Fee		1	LS	\$1,100.00	\$1,100.00	\$0.00	\$0.00	1,100.00
Utility Excavation Permit		2	e	\$313.50	\$627.00	\$0.00	\$0.00	627.00
Sidewalk/Curb/Boulevard ROW Fees		1	LS	\$1,815.00	\$1,815.00	\$0.00	\$0.00	1,815.00
Misc ROW Permits		1	LS	\$1,650.00	\$1,650.00	\$0.00	\$0.00	1,650.00
Water Tapping Fee		1	LS	\$401.50	\$401.50	\$0.00	\$0.00	401.50
Water Connection Fee		2	EA	\$148.50	\$297.00	\$0.00	\$0.00	297.00
ROW Fee for Water & Sewer Street Work		1	e	\$365.20	\$365.20	\$0.00	\$0.00	365.20
System Development Fees Water-Site had Existing 2" Service		1	LS	\$0.00	\$0.00	\$0.00	\$0.00	0.00
System Development Fees Sewer-Site had Existing Service		1	LS	\$0.00	\$0.00	\$0.00	\$0.00	0.00
<b>ENGINEERING &amp; DESIGN</b>								
Geotech Investigation & Report-Already Completed		1	LS	\$7,590.00	\$0.00	\$7,590.00	\$0.00	7,590.00
Landscape Design		1	LS	\$6,050.00	\$0.00	\$6,050.00	\$0.00	6,050.00
DEQ Sewer Main Design & Submittal		1	LS	\$0.00	\$0.00	\$0.00	\$9,000.00	9,000.00
Survey & Civil Design		1	LS	\$0.00	\$0.00	\$0.00	\$42,000.00	42,000.00
Architectural Design		1	LS	\$0.00	\$0.00	\$0.00	\$52,500.00	52,500.00
Structural Design		1	LS	\$0.00	\$0.00	\$0.00	\$28,000.00	28,000.00
Mechanical Design		1	LS	\$23,650.00	\$0.00	\$23,650.00	\$0.00	\$23,650.00
Plumbing Design		1	LS	\$14,025.00	\$0.00	\$14,025.00	\$0.00	\$14,025.00
Electrical Design		1	LS	\$28,050.00	\$0.00	\$28,050.00	\$0.00	\$28,050.00
Variance & EBURD Application & Meetings		1	LS	\$0.00	\$0.00	\$0.00	\$9,600.00	\$9,600.00
<b>MOBILIZATION</b>								
Misc. Mobilization		1	LS	\$5,500.00	\$5,500.00	\$0.00	\$0.00	5,500.00
Misc. Consumables		1	LS	\$3,300.00	\$3,300.00	\$0.00	\$0.00	3,300.00
Traffic Control		1	LS	\$5,500.00	\$0.00	\$5,500.00	\$0.00	5,500.00
<b>SURVEY &amp; INSPECTIONS</b>								
Construction Staking BY EEC		80	Hours	\$125.00	\$0.00	\$0.00	\$10,000.00	10,000.00
Special Inspections/Material Testing		1	LS	\$9,350.00	\$0.00	\$9,350.00	\$0.00	9,350.00
<b>TEMP POWER &amp; HEAT</b>								
Temp Power & Heat		1	LS	\$4,400.00	\$0.00	\$4,400.00	\$0.00	\$4,400.00
<b>WASTE MANAGEMENT</b>								
Porta Potty Rental		12	Month	\$143.00	\$0.00	\$1,716.00	\$0.00	\$1,716.00
Deliver Roll Off Dumpster		1	Job	\$93.50	\$0.00	\$93.50	\$0.00	\$93.50
Dumpster Rental per day		180	Days	\$5.83	\$0.00	\$1,049.40	\$0.00	\$1,049.40
Haul off Dumpster		5	EA	\$275.00	\$0.00	\$1,375.00	\$0.00	\$1,375.00
Landfill Dump Charge per Ton		40	Tons	\$38.78	\$0.00	\$1,551.00	\$0.00	1,551.00
<b>CA</b>								
Project Management & Construction Administration		180	HRS	\$154.00	\$0.00	\$0.00	\$27,720.00	\$27,720.00
Onsite Superintendent		340	HRS	\$115.50	\$0.00	\$0.00	\$39,270.00	\$39,270.00
As-Builts & O&M Manual		16	Hours	\$115.50	\$0.00	\$0.00	\$1,848.00	\$1,848.00
<b>INSURANCE</b>								
Builders Risk Insurance		4,600	Per \$1,000	\$2.48	\$0.00	\$11,385.00	\$0.00	11,385.00
General Liability Insurance		4,600	Per \$1,000	\$9.90	\$0.00	\$45,540.00	\$0.00	45,540.00
<b>CLEANING SERVICES</b>								
Routine Cleaning		1	LS	\$0.00	\$0.00	\$0.00	\$2,600.00	2,600.00
Final Construction Cleaning		16000	SF	\$0.39	\$0.00	\$6,160.00	\$0.00	6,160.00
<b>Division 1.0 - General</b>					<b>\$29,771.27</b>	<b>\$167,484.90</b>	<b>\$222,538.00</b>	<b>\$419,794.17</b>

**2.0 DEMO**

Item Description	Material	Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
<b>RIGHT OF WAY DEMO</b>								
TIF Demo & Haul of Asphalt, Bollards, light poles		1	LS	\$11,751.30	\$0.00	\$11,751.30	\$0.00	\$11,751.30
Demo of Concrete Sidewalks & Curb included in ROW Improvements Below		0	SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>ONSITE DEMO</b>								
TIF Demo & Haul off of Existing Asphalt and Concrete withing Property Boundries		1	LS	\$29,543.80	\$0.00	\$29,543.80	\$0.00	\$29,543.80
<b>RELOCATION OF OVERHEAD POWER LINE &amp; COMMUNITIONS - PREVIOUS TIF APPLICATION FOR OH POWER</b>								
Northwestern Energy Power Relocation-Separate Contract		1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lumen Relocation & Pole Removal -Separate Contract		1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Charter Communications Relocation of OH Lines -Separate Contract		1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Division 2.0 - Demo - Site work</b>					<b>\$0.00</b>	<b>\$41,295.10</b>	<b>\$0.00</b>	<b>\$41,295.10</b>

**2.1 RIGHT OF WAY SITWORK**

Item Description	Material	Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
<b>SOUTH PORTION OF PROPERTY (MT TIRE)</b>								
TIF Mobilization, Staking, General Requirements, Traffic Control, Demo, Sideswalks, Curbing, Storm Water Modifications, Asphalt, Parking Striping		1	LS	\$119,398.40	\$0.00	\$119,398.40	\$0.00	\$119,398.40
<b>NORTH PORTION OF PROPERTY (PHASE 2-FUTURE DEVELOPMENT)</b>								
TIF Mobilization, Staking, General Requirements, Traffic Control, Demo Sideswalks, Curbing, Storm Water Modifications, Asphalt, Parking Striping		1	LS	\$150,586.70	\$0.00	\$150,586.70	\$0.00	\$150,586.70
<b>SIGNAGE</b>								
TIF Stop Signs with Breakaway Posts		2	EA	\$1,650.00	\$0.00	\$3,300.00	\$0.00	\$3,300.00
<b>STREET LIGHTS</b>								
TIF EBURD Approved Street Lights & Installation		6	EA	\$9,570.00	\$0.00	\$57,420.00	\$0.00	\$57,420.00
<b>Division 2.1 - Right of Way - Site work</b>					<b>\$0.00</b>	<b>\$330,705.10</b>	<b>\$0.00</b>	<b>\$330,705.10</b>

**2.2 INTERIOR PROPERTY SITEWORK**

	Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
<b>MOBILIZATION, SWPPP, EARTHWORK</b>								
	Mobilization, Staking, General Requirements, SWPPP	1	LS	\$26,371.40	\$0.00	\$26,371.40	\$0.00	\$26,371.40
<b>EARTHWORK</b>								
	Site Grading, Haul off of excess, final grading	1	LS	\$31,728.40	\$0.00	\$31,728.40	\$0.00	\$31,728.40
<b>BUILDING PREP</b>								
	Excavation, Backfill, Structural Fill & 6" of Base gravel under Slab	1	LS	\$103,314.20	\$0.00	\$103,314.20	\$0.00	\$103,314.20
<b>SURFACINGS</b>								
	3" & 4" Asphalt Paving & Base Gravels	1	LS	\$129,340.20	\$0.00	\$129,340.20	\$0.00	\$129,340.20
	Concrete Bumper Stops	3	EA	\$220.00	\$0.00	\$660.00	\$0.00	\$660.00
	Parking Lot Painting Included Above	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>CONCRETE</b>								
	6" Reinforced Exterior Concrete per Plan, Includes 34 pipe bollards	1	LS	\$114,964.30	\$0.00	\$114,964.30	\$0.00	\$114,964.30
	Additional 6" Concrete in replace of 4" asphalt (6907 SF)	1	LS	\$29,480.00	\$0.00	\$29,480.00	\$0.00	\$29,480.00
	Concrete Curb & Gutter	1	LS	\$29,728.60	\$1.00	\$29,728.60	\$0.00	\$29,729.60
<b>DUMPSTER ENCLOSURES</b>								
	CMU Tire Dumpster Enclosure	432	SF	30.25	\$13,068.00	\$0.00	\$2,600.00	\$15,668.00
	CMU Trash Dumpster Enclosure	288	SF	30.25	\$8,712.00	\$0.00	\$1,040.00	\$9,752.00
	Tire Dumpster Gate	1	LS	\$6,050.00	\$6,050.00	\$0.00	\$0.00	\$6,050.00
	Dumpster Enclosure Gate	1	LS	\$3,300.00	\$3,300.00	\$0.00	\$0.00	\$3,300.00
<b>LANDSCAPING</b>								
TIF	Landscaping	1	LS	\$104,835.50	\$0.00	\$104,835.50	\$0.00	\$104,835.50
TIF	Rain Water Collection Tank	2	EA	\$5,335.00	\$10,670.00	\$0.00	\$5,440.00	\$16,110.00
TIF	4" Irrigation Sleeves	360	LF	\$15.40	\$0.00	\$5,544.00	\$0.00	\$5,544.00
	Decorative 4" Fencing -NOT INCLUDED (Variance Item to Eliminate)	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>LIGHTING</b>								
	Parking Lot Light Poles-Included in Electrical	4	EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>MISC</b>								
	Parking Lot Striping, Signs & Posts, 34 Pipe Bollards	1	EA	\$18,583.40	\$0.00	\$18,583.40	\$0.00	\$18,583.40
	Bollard Sleeves	34	EA	\$71.50	\$2,431.00	\$0.00	\$780.00	\$3,211.00
	Bike Rack	1	EA	\$935.00	\$0.00	\$935.00	\$0.00	\$935.00
	<b>Division 2.2 - Interior Property - Site work</b>				<b>\$44,232.00</b>	<b>\$595,485.00</b>	<b>\$9,860.00</b>	<b>\$649,577.00</b>

**2.3 UTILITIES**

	Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
<b>STORMWATER</b>								
TIF	Storm Drain Inlets, & Piping	1	LS	\$83,620.90	\$0.00	\$83,620.90	\$0.00	\$83,620.90
TIF	Boulder Pit(24,252 CF)	1	LS	\$64,059.60	\$0.00	\$64,059.60	\$0.00	\$64,059.60
TIF	Storm Drain Piping & Modifications @ Intersection Bulb Outs	1	LS	\$16,500.00	\$0.00	\$16,500.00	\$0.00	\$16,500.00
<b>WATER &amp; FIRE SERVICE</b>								
TIF	New 8" Fire Line & Water Service to Building from 16th	1	LS	\$27,881.70	\$0.00	\$27,881.70	\$0.00	\$27,881.70
TIF	Cast Iron Fire Riser Up into Building Slab	1	LS	\$4,950.00	\$0.00	\$4,950.00	\$0.00	\$4,950.00
<b>SEWER</b>								
TIF	Sewer Main Extension	1	LS	\$20,872.50	\$0.00	\$20,872.50	\$0.00	\$20,872.50
TIF	Sewer Service	1	LS	\$5,387.80	\$0.00	\$5,387.80	\$0.00	\$5,387.80
<b>DRY UTILITIES</b>								
TIF	3-Phase Electrical Service to BLDG	265	LF	\$71.50	\$0.00	\$18,947.50	\$0.00	\$18,947.50
TIF	Gas Service to BLDG	265	LF	\$11.00	\$0.00	\$2,915.00	\$0.00	\$2,915.00
TIF	Communications to BLDG	265	LF	\$11.00	\$0.00	\$2,915.00	\$0.00	\$2,915.00
	<b>Division 2.3 - Utilities</b>				<b>\$0.00</b>	<b>\$248,050.00</b>	<b>\$0.00</b>	<b>\$248,050.00</b>

**3.0 CONCRETE & MASONRY**

	Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
<b>FOOTINGS (6-8'x8, 18-6'x6', 15-5'x5' PADS W/16" CONT FTG)</b>								
	Concrete Ready Mix; 4500 PSI Pad Footings	53	CY	177.10	\$9,386.30	\$0.00	\$0.00	\$9,386.30
	Concrete Ready Mix; 4500 PSI Cont. Footings	28	CY	177.10	\$4,958.80	\$0.00	\$0.00	\$4,958.80
	Concrete Fuel Surcharge	9	Trucks	11.00	\$99.00	\$0.00	\$0.00	\$99.00
	Forming Materials (2x10-16')	70	EA	33.00	\$2,310.00	\$0.00	\$0.00	\$2,310.00
	Form, Tie, Rebar, Pour & Finish Pad Footings	39	EA	385.00	\$0.00	\$15,015.00	\$0.00	\$15,015.00
	Form, Tie, Rebar, Pour & Finish Continuous Footings	564	LF	13.20	\$0.00	\$7,444.80	\$0.00	\$7,444.80
	#4 Rebar in Continuous Footing (2-Rows)	70	EA	14.30	\$1,001.00	\$0.00	\$0.00	\$1,001.00
	#5 Rebar in Pad Footings	170	Sticks	19.80	\$3,366.00	\$0.00	\$0.00	\$3,366.00
	#5 Rebar L's in Piers (10 per Pier)	120	Sticks	19.80	\$2,376.00	\$0.00	\$0.00	\$2,376.00
	#4 Rebar L's @ 24" O.C.	90	Sticks	13.20	\$1,188.00	\$0.00	\$0.00	\$1,188.00
	Pump Truck (Includes Fuel Surcharge of \$25/Hour)	8	Hours	275	\$0.00	\$2,200.00	\$0.00	\$2,200.00
	Yards of Concrete Pumped	81	Yards	4.4	\$0.00	\$356.40	\$0.00	\$356.40
<b>FOUNDATION WALLS &amp; PIERS</b>								
	Concrete Ready Mix; 4500 PSI Walls	56	CY	177.10	\$9,917.60	\$0.00	\$0.00	\$9,917.60
	Concrete Ready Mix; 4500 PSI Piers	25	CY	177.10	\$4,427.50	\$0.00	\$0.00	\$4,427.50
	Form, Tie, Rebar, Pour & Finish 4' Walls	564	LF	39.60	\$0.00	\$22,334.40	\$0.00	\$22,334.40
	Pier Charge	39	EA	440.00	\$0.00	\$17,160.00	\$0.00	\$17,160.00
	OH Door Block Out	11	EA	110.00	\$0.00	\$1,210.00	\$0.00	\$1,210.00
	Pier Block Out	15	EA	110.00	\$0.00	\$1,650.00	\$0.00	\$1,650.00
	Man Door Block Out	6	EA	110.00	\$0.00	\$660.00	\$0.00	\$660.00
	Misc. Block outs/Rebar Labor Tying	1	LS	2750.00	\$0.00	\$2,750.00	\$0.00	\$2,750.00
	#4 Horizontals - 3 Rows	105	Sticks	13.20	\$1,386.00	\$0.00	\$0.00	\$1,386.00
	#3 Hoops in Piers ( 7 per)	275	EA	6.60	\$1,815.00	\$0.00	\$0.00	\$1,815.00
	Pump Truck (Includes Fuel Surcharge of \$25/Hour)	8	Hours	275	\$0.00	\$2,200.00	\$0.00	\$2,200.00
	Yards of Concrete Pumped	81	Yards	4.4	\$0.00	\$356.40	\$0.00	\$356.40

6" REINFORCED BUILDING SLAB								
Concrete Ready Mix; 6" Building Slab (4500 PSI)	253	CY	177.10	\$44,806.30	\$0.00	\$0.00	\$0.00	\$44,806.30
Concrete Fuel Surcharge	29	Trucks	16.50	\$478.50	\$0.00	\$0.00	\$0.00	\$478.50
Vapor Barrier	13006	SF	0.55	\$7,153.30	\$0.00	\$0.00	\$0.00	\$7,153.30
Find Grade & Compact after Ground Rough	1	LS	0.00	\$0.00	\$0.00	\$1,560.00	\$0.00	\$1,560.00
Form Slab @ Doors & Pour Break Bulkhead	1	LS	0.00	\$0.00	\$0.00	\$10,400.00	\$0.00	\$10,400.00
Tie Rebar in Slab	1	LS	0.00	\$0.00	\$0.00	\$9,750.00	\$0.00	\$9,750.00
Pour & Finish Slab	13006	SF	1.49	\$0.00	\$19,313.91	\$0.00	\$0.00	\$19,313.91
#4 Rebar @ 18" O.C. E. W.	1200	EA	13.20	\$15,840.00	\$0.00	\$0.00	\$0.00	\$15,840.00
#5 Hair Pin Ties	12	EA	16.50	\$198.00	\$0.00	\$0.00	\$0.00	\$198.00
Cure & Seal	6	EA	165.00	\$990.00	\$0.00	\$0.00	\$0.00	\$990.00
Fill Saw Cut Control Joints	2440	LF	2.48	\$0.00	\$6,039.00	\$0.00	\$0.00	\$6,039.00
Pump Truck (Includes Fuel Surcharge of \$25/Hour)	16	Hours	275	\$0.00	\$4,400.00	\$0.00	\$0.00	\$4,400.00
Yards of Concrete Pumped	253	Yards	4.4	\$0.00	\$1,113.20	\$0.00	\$0.00	\$1,113.20
4" MEZZANINE SLAB (3,030 SF)								
Concrete Ready Mix; 4500PSI Slab	42	CY	177.10	\$7,438.20	\$0.00	\$0.00	\$0.00	\$7,438.20
6x6 WWF Reinforcing	3202	SF	1.38	\$4,402.75	\$0.00	\$0.00	\$0.00	\$4,402.75
Pour & Finish Mezzanine Slab - Included Above	3030	SF	2.20	\$0.00	\$6,666.00	\$0.00	\$0.00	\$6,666.00
Joint Fill Saw Cut Control Joints on Mezzanines	650	LF	2.48	\$0.00	\$1,608.75	\$0.00	\$0.00	\$1,608.75
INTERIOR PIPE BOLLARDS								
Pipe Bollards @ OH Doors	22	EA	880.00	\$19,360.00	\$0.00	\$0.00	\$0.00	\$19,360.00
Pipe Bollards @ Fire Riser in Place of Room	3	EA	880.00	\$2,640.00	\$0.00	\$0.00	\$0.00	\$2,640.00
TRENCH DRAIN & SAND OIL SEPERATOR								
Base Footing @ Trench Drains	4	CY	172.70	\$690.80	\$0.00	\$0.00	\$0.00	\$690.80
Excavation, Forming & Pouring of Footing	1	LS	0.00	\$0.00	\$0.00	\$2,600.00	\$0.00	\$2,600.00
6' Steel & PC Trench Drain & Bar Grating	4	EA	1925.00	\$7,700.00	\$0.00	\$1,040.00	\$0.00	\$8,740.00
2'x2' Sump @ Tire Wash	1	EA	2750.00	\$2,750.00	\$0.00	\$260.00	\$0.00	\$3,010.00
Concrete Ready Mix for Thickened Edge	6	CY	172.70	\$1,036.20	\$0.00	\$0.00	\$0.00	\$1,036.20
250 Gallon H2O Sand Oil Separator	1	EA	3795.00	\$3,795.00	\$0.00	\$0.00	\$0.00	\$3,795.00
Excavation & Install of S/O Separator	1	LS	0.00	\$0.00	\$0.00	\$2,080.00	\$0.00	\$2,080.00
1500 Gallon Septic Tank-Holding Tank	1	EA	2310.00	\$2,310.00	\$0.00	\$0.00	\$0.00	\$2,310.00
Excavation & Install of Septic Tank	1	LS	0.00	\$0.00	\$0.00	\$2,080.00	\$0.00	\$2,080.00
Piping By Plumber	1	LS	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MASONRY								
CMU Masonry Walls @ Tire Wash	100	SF	27.50	\$2,750.00	\$0.00	\$0.00	\$0.00	\$2,750.00
Brick Wainscot @ OH Doors & Entry	900	SF	33.00	\$29,700.00	\$0.00	\$0.00	\$0.00	\$29,700.00
Division 3.0 - Concrete				\$196,270.25	\$112,477.86	\$29,770.00	\$0.00	\$338,518.11

## 5.1 METALS

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EFC Labor Total	TOTAL MATERIAL & LABOR
PEMB							
Pre-Engineered Metal Building Package	1	LS	\$749,929.40	\$749,929.40	\$0.00	\$0.00	\$749,929.40
Building Erection	1	LS	\$0.00	\$0.00	\$0.00	\$169,000.00	\$169,000.00
Additional Labor for Soffit & Parapets	1	LS	\$0.00	\$0.00	\$0.00	\$11,375.00	\$11,375.00
Roof Seamer	1	LS	\$1,650.00	\$1,650.00	\$0.00	\$1,560.00	\$3,210.00
8" Channel for OH Door Operator & Spring Pad Mounts	220	LF	\$14.30	\$3,146.00	\$0.00	\$2,860.00	\$6,006.00
Allowance for Siding Upgrade to 7.2 Panel	5360	SF	\$4.40	\$23,584.00	\$0.00	\$0.00	\$23,584.00
Mezzanine Erection, Welding of Joists & Install of Decking	1	LS	\$0.00	\$0.00	\$0.00	\$29,900.00	\$29,900.00
Equipment for Building Erection	1	LS	\$16,500.00	\$16,500.00	\$0.00	\$0.00	\$16,500.00
ANCHOR BOLTS							
1" Anchor Bolts	96	EA	\$19.80	\$1,900.80	\$0.00	\$0.00	\$1,900.80
5/8" Anchor Bolts	104	LS	\$13.20	\$1,372.80	\$0.00	\$0.00	\$1,372.80
Template & Set Anchor Bolts	1	LS	\$0.00	\$0.00	\$0.00	\$2,380.00	\$2,380.00
1/2" Anchors for Base Channel	250	EA	\$3.30	\$825.00	\$0.00	\$0.00	\$825.00
INTERIOR METAL LINER PANEL							
29 Ga. White Liner Panel @ back side of Mezzanine	1200	SF	\$2.20	\$2,640.00	\$0.00	\$2,340.00	\$4,980.00
Roof To Wall Trim	100	LF	\$4.40	\$440.00	\$0.00	\$2,340.00	\$2,780.00
J-trims	40	LF	\$2.20	\$88.00	\$0.00	\$1,040.00	\$1,128.00
Sill Flashing	100	LF	\$4.40	\$440.00	\$0.00	\$2,340.00	\$2,780.00
29 Ga. White Liner Panel over Plywood on Showroom/Shop Wall & Mech Bays	1320	SF	\$2.20	\$2,904.00	\$0.00	\$1,040.00	\$3,944.00
Roof To Wall Trim	80	LF	\$4.40	\$352.00	\$0.00	\$2,340.00	\$2,692.00
J-Trim	60	EA	\$2.20	\$132.00	\$0.00	\$0.00	\$132.00
Z-Trim Over Plywood	80	LF	\$3.30	\$264.00	\$0.00	\$2,340.00	\$2,604.00
Inside Corner	20	LF	\$4.40	\$88.00	\$0.00	\$0.00	\$88.00
Fasteners	2520	SF	\$0.14	\$360.36	\$0.00	\$0.00	\$360.36
RAILING							
Fabrication & Powder Coating Storage Mezzanine Guardrail	122	LF	\$99.00	\$12,078.00	\$0.00	\$0.00	\$12,078.00
Storage Mezzanine Gate	1	LS	\$3,025.00	\$3,025.00	\$0.00	\$0.00	\$3,025.00
Fabrication & Powder Coating of Showroom Railing	30	LF	\$220.00	\$6,600.00	\$0.00	\$0.00	\$6,600.00
Installation & Misc. Fasteners for Railing	1	LS	\$825.00	\$825.00	\$0.00	\$3,900.00	\$4,725.00
STAIRS							
Fabrication & Powder Coating Mezzanine Stairs & Handrails	2	EA	\$15,400.00	\$30,800.00	\$0.00	\$0.00	\$30,800.00
Installation & Misc. Hardware for Stairs	1	LS	\$660.00	\$660.00	\$0.00	\$4,160.00	\$4,820.00
INTERIOR WOOD LINER PANEL							
3/4 Finished Plywood to 8' & Installation Perimeter Walls	92	EA	\$77.00	\$7,084.00	\$0.00	\$7,800.00	\$14,884.00
3/4 Finished Plywood to 8' & Installation @ Mezzanine Wall	25	EA	\$77.00	\$1,925.00	\$0.00	\$2,080.00	\$4,005.00
Laquer Plywood	3744	SF	\$1.65	\$6,177.60	\$6,177.60	\$0.00	\$12,355.20
Plywood Fasteners	3744	SF	\$0.39	\$1,441.44	\$0.00	\$0.00	\$1,441.44
Division 5.1 - Metals				\$871,054.80	\$6,177.60	\$248,795.00	\$1,126,027.40

## 6.1 FRAMING

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EFC Labor Total	TOTAL MATERIAL & LABOR
SHOWROOM FUR OUT FRAMING							
Framing Labor	1	LS	\$0.00	\$0.00	\$0.00	\$7,800.00	\$7,800.00
6" Track (600T150-43)	105	LS	\$1.94	\$204.12	\$0.00	\$0.00	\$204.12
6" Slip Track (600SLT250-43)	105	LF	\$2.81	\$294.84	\$0.00	\$0.00	\$294.84
6" Steel Studs (600S162-43)	3000	LF	\$2.10	\$6,300.00	\$0.00	\$0.00	\$6,300.00
Wall Bracing-4 Rows (150U150-54)	420	LF	\$0.66	\$277.20	\$0.00	\$0.00	\$277.20
Bridge Clips (LSU3.25-R150) Box of 150	2	EA	\$126.61	\$253.22	\$0.00	\$0.00	\$253.22
Fasteners & Hardware	1	LS	\$600.00	\$600.00	\$0.00	\$0.00	\$600.00
Anchor Bolts	35	EA	\$2.40	\$84.00	\$0.00	\$0.00	\$84.00
Electric Lift	1	LS	\$600.00	\$600.00	\$0.00	\$0.00	\$600.00

MAIN FLOOR FRAMING								
Framing Labor	1	LS	\$0.00	\$0.00	\$0.00	\$15,600.00	\$15,600.00	
2x6-16' Treated Sill Plate	16	EA	\$33.60	\$537.60	\$0.00	\$0.00	\$537.60	
2x6-16' DBL Top Plate	32	EA	\$20.40	\$652.80	\$0.00	\$0.00	\$652.80	
2x6-12' Studs	256	EA	\$15.60	\$3,993.60	\$0.00	\$0.00	\$3,993.60	
2x4-16' Treated Sill Plate	10	EA	\$22.80	\$228.00	\$0.00	\$0.00	\$228.00	
2x4-16' DBL Top Plate	20	EA	\$13.20	\$264.00	\$0.00	\$0.00	\$264.00	
2x4-12' Studs	160	EA	\$9.60	\$1,536.00	\$0.00	\$0.00	\$1,536.00	
2x4-16' Sill Plate (Reception Counter)	3	EA	\$22.80	\$68.40	\$0.00	\$0.00	\$68.40	
2x4-16' Double Top Plate (Reception Counter)	6	EA	\$13.20	\$79.20	\$0.00	\$0.00	\$79.20	
2x4-16' Studs& Blocking (Reception Counter)	20	EA	\$13.20	\$264.00	\$0.00	\$0.00	\$264.00	
2x6-16' (Headers)	5	EA	\$20.40	\$102.00	\$0.00	\$0.00	\$102.00	
2x8-16' (Bathroom Blocking)	4	EA	\$38.40	\$153.60	\$0.00	\$0.00	\$153.60	
2x4-16' Blocking Between Joists for wall Parrell	25	EA	\$13.20	\$330.00	\$0.00	\$0.00	\$330.00	
4x8-3/4" Plywood Communications Board	1	EA	\$84.00	\$84.00	\$0.00	\$0.00	\$84.00	
Anchor Bolts	150	EA	\$2.40	\$360.00	\$0.00	\$0.00	\$360.00	
Misc. Fasteners & Hardware	1	LS	\$600.00	\$600.00	\$0.00	\$0.00	\$600.00	
2ND FLOOR OFFICE FRAMING								
Framing Labor	1	LS	\$0.00	\$0.00	\$0.00	\$9,750.00	\$9,750.00	
2x6-16' Treated Sill Plate	2	EA	\$33.60	\$67.20	\$0.00	\$0.00	\$67.20	
2x6-16' DBL Top Plate	4	EA	\$20.40	\$81.60	\$0.00	\$0.00	\$81.60	
2x6-14' Studs	32	EA	\$18.00	\$576.00	\$0.00	\$0.00	\$576.00	
2x4-16' Treated Sill Plate	12	EA	\$22.80	\$273.60	\$0.00	\$0.00	\$273.60	
2x4-16' DBL Top Plate	24	EA	\$13.20	\$316.80	\$0.00	\$0.00	\$316.80	
2x4-14' Studs	192	EA	\$10.80	\$2,073.60	\$0.00	\$0.00	\$2,073.60	
2x4-16' Blocking Between Roof Purlins for Wall Attachment	25	EA	\$13.20	\$330.00	\$0.00	\$0.00	\$330.00	
2x6-16' (Headers)	4	EA	\$20.40	\$81.60	\$0.00	\$0.00	\$81.60	
2x8-16' (Bathroom Blocking)	1	EA	\$38.40	\$38.40	\$0.00	\$0.00	\$38.40	
Anchor Bolts	75	EA	\$2.40	\$180.00	\$0.00	\$0.00	\$180.00	
Misc. Fasteners & Hardware	1	LS	\$420.00	\$420.00	\$0.00	\$0.00	\$420.00	
<b>Division 6.1 - Wood &amp; Plastic</b>				<b>\$22,305.38</b>	<b>\$0.00</b>	<b>\$33,150.00</b>	<b>\$55,455.38</b>	

## 7.1 THERMAL & MOISTURE PROTECTION

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
BUILDING INSULATION							
Insulation Package (R-38Roof VB/Banding, R-25 Walls) & Install	1	LS	\$55,200.00	\$55,200.00	\$0.00	\$42,250.00	97,450.00
Insulation Consumables - Spray Glue, Patch Tape	1	LS	\$2,750.00	\$2,750.00	\$0.00	\$0.00	2,750.00
Interior Wall Insulation	8136	SF	\$1.93	\$0.00	\$15,661.80	\$0.00	15,661.80
Electric Lifts	1	LS	\$2,750.00	\$2,750.00	\$0.00	\$0.00	\$2,750.00
FOUNDATION INSULATION							
2" Rigid Foundation Insulation	75	EA	\$66.00	\$4,950.00	\$0.00	\$5,200.00	10,150.00
<b>Division 7.1 - Thermal &amp; Moisture Protection</b>				<b>\$65,650.00</b>	<b>\$15,661.80</b>	<b>\$47,450.00</b>	<b>\$128,761.80</b>

## 8.1 DOORS & WINDOWS

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
STOREFRONT WINDOWS & DOORS							
Storefront Door from Showroom to Shop	1	EA	\$4,600.00	\$0.00	\$4,600.00	\$0.00	\$4,600.00
Main Entrance Door & Windows	1	EA	\$10,350.00	\$0.00	\$10,350.00	\$0.00	\$10,350.00
10'x15' Windows	2	EA	\$17,250.00	\$0.00	\$34,500.00	\$0.00	\$34,500.00
10'x10' Windows	2	EA	\$11,500.00	\$0.00	\$23,000.00	\$0.00	\$23,000.00
6.5'x10' Windows	2	EA	\$7,475.00	\$0.00	\$14,950.00	\$0.00	\$14,950.00
10'x7' Windows	2	EA	\$8,050.00	\$0.00	\$16,100.00	\$0.00	\$16,100.00
6.5'x7' Window	1	EA	\$5,232.50	\$0.00	\$5,232.50	\$0.00	\$5,232.50
10'x6' Window	1	EA	\$6,900.00	\$0.00	\$6,900.00	\$0.00	\$6,900.00
6.5'x6' Windows	2	EA	\$4,485.00	\$0.00	\$8,970.00	\$0.00	\$8,970.00
TRANSOM WINDOWS							
5'x2' Fixed Transom Windows	9	EA	\$715.00	\$6,435.00	\$0.00	\$1,755.00	\$8,190.00
MAN DOORS							
Exterior Hollow Metal Doors & Frames	6	EA	\$1,725.00	\$10,350.00	\$0.00	\$3,120.00	\$13,470.00
Interior HM Door & Frame in Shop	6	LS	\$1,725.00	\$10,350.00	\$0.00	\$3,120.00	\$13,470.00
Interior Hollow Metal Frame with Wood Door in Showroom & Offices	8	EA	\$1,725.00	\$13,800.00	\$0.00	\$4,160.00	\$17,960.00
Interior & Exterior Door Hardware	20	EA	\$690.00	\$13,800.00	\$0.00	\$1,300.00	\$15,100.00
Painting/Standing of Doors	20	EA	\$230.00	\$4,600.00	\$0.00	\$0.00	\$4,600.00
OH DOORS							
12'x12' OH Doors w/3' High lift, Operator & Brush Seals	7	EA	\$7,762.50	\$0.00	\$54,337.50	\$0.00	\$54,337.50
12'x16' OH Doors w/3' High lift, Operator & Brush Seals	4	EA	\$12,362.50	\$0.00	\$49,450.00	\$0.00	\$49,450.00
<b>Division 8.1 - Doors &amp; Windows</b>				<b>\$59,335.00</b>	<b>\$228,390.00</b>	<b>\$13,455.00</b>	<b>\$301,180.00</b>

## 9.0 FINISHES

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
DRYWALL & PAINT SHOWROOM							
4'x12'-5/8" Drywall Walls	54	EA	\$24.20	\$1,306.80	\$0.00	\$0.00	\$1,306.80
Drywall Delivery & Stocking	54	EA	\$2.20	\$118.80	\$0.00	\$0.00	\$118.80
Hanging of Sheetrock	2592	SF	\$0.86	\$0.00	\$2,235.60	\$0.00	\$2,235.60
Tape, Texture, and pre-prime	2592	SF	\$1.15	\$0.00	\$2,980.80	\$0.00	\$2,980.80
L Metal & Corner Beads	75	EA	\$16.50	\$0.00	\$1,237.50	\$0.00	\$1,237.50
Drywall Return Windows	1	LS	\$2,750.00	\$0.00	\$2,750.00	\$0.00	\$2,750.00
Painting	2592	SF	\$2.59	\$0.00	\$6,706.80	\$0.00	\$6,706.80
DRYWALL & PAINT MAIN FLOOR							
4'x12'-5/8" Drywall Walls -12'	126	EA	\$24.20	\$3,049.20	\$0.00	\$0.00	\$3,049.20
Drywall Delivery & Stocking	126	EA	\$2.20	\$277.20	\$0.00	\$0.00	\$277.20
Hanging of Sheetrock	6048	SF	\$0.75	\$0.00	\$4,520.88	\$0.00	\$4,520.88
Tape, Texture, and pre-prime	6048	SF	\$1.04	\$0.00	\$6,259.68	\$0.00	\$6,259.68
L Metal & Corner Beads	40	EA	\$16.50	\$0.00	\$660.00	\$0.00	\$660.00
Drywall Return Windows (3-sides)	5	EA	\$55.00	\$0.00	\$275.00	\$0.00	\$275.00
Painting	6048	SF	\$2.30	\$0.00	\$13,910.40	\$0.00	\$13,910.40

DRYWALL & PAINT 2nd FLOOR								
4'x12'-5/8" Drywall Walls -14'	60	EA	\$24.20	\$1,452.00	\$0.00	\$0.00	\$1,452.00	
Drywall Delivery & Stocking	60	EA	\$2.20	\$132.00	\$0.00	\$0.00	\$132.00	
Hanging of Sheetrock	2880	SF	\$0.75	\$0.00	\$2,152.80	\$0.00	\$2,152.80	
Tape, Texture, and pre-prime	2880	SF	\$1.04	\$0.00	\$2,980.80	\$0.00	\$2,980.80	
L Metal & Corner Beads	40	EA	\$16.50	\$0.00	\$660.00	\$0.00	\$660.00	
Drywall Return Windows (3-sides)	5	EA	\$55.00	\$0.00	\$275.00	\$0.00	\$275.00	
Painting	2880	SF	\$2.30	\$0.00	\$6,624.00	\$0.00	\$6,624.00	
MILLWORK								
Reception Cabinets /Counter tops- Allowance	1	LS	\$18,150.00	\$0.00	\$18,150.00	\$0.00	\$18,150.00	
Coffee Bar Cabinets & Countertop- Allowance	1	LS	\$8,250.00	\$0.00	\$8,250.00	\$0.00	\$8,250.00	
Breakroom Cabinets & Countertops - Allowance	1	LS	\$13,750.00	\$0.00	\$13,750.00	\$0.00	\$13,750.00	
10" Cabinet over Toilets	4	EA	\$412.50	\$0.00	\$1,650.00	\$0.00	\$1,650.00	
Quartz Window Sills	4	EA	\$825.00	\$0.00	\$3,300.00	\$0.00	\$3,300.00	
Stained Wood Base Throughout Show Room and Office	900	LF	\$6.60	\$5,940.00	\$0.00	\$6,500.00	\$12,440.00	
FLOORING								
Polish Showroom	2250	SF	\$5.75	\$0.00	\$12,937.50	\$0.00	\$12,937.50	
Polish 2nd Floor Offices	800	SF	\$5.75	\$0.00	\$4,600.00	\$0.00	\$4,600.00	
Golliox Flooring Protector	3050	SF	\$2.30	\$0.00	\$7,015.00	\$0.00	\$7,015.00	
Tile in 4 Baths	324	SF	\$20.70	\$1.00	\$6,706.80	\$0.00	\$6,707.80	
Tile Wainscot to 4'	256	SF	\$28.75	\$1.00	\$7,360.00	\$0.00	\$7,361.00	
Burnish & Petrox Shop Floor	10750	SF	\$0.86	\$0.00	\$9,271.88	\$0.00	\$9,271.88	
Burnish & Harden Storage Mezzanine	2222	SF	\$0.86	\$0.00	\$1,916.48	\$0.00	\$1,916.48	
Vinyl Base Throughout Shop @ Exterior Wall Plywood	470	LF	\$3.45	\$0.00	\$1,621.50	\$0.00	\$1,621.50	
FRP & BATH ACCESSORIES								
Shower Rod & Curtain & Towel Bar	1	LS	\$137.50	\$137.50	\$0.00	\$130.00	\$267.50	
FRP in Restrooms	240	SF	\$3.03	\$726.00	\$0.00	\$2,600.00	\$3,326.00	
Adhesive for FRP	2	EA	\$93.50	\$187.00	\$0.00	\$0.00	\$187.00	
FRP Trims	16	EA	\$4.95	\$79.20	\$0.00	\$0.00	\$79.20	
Bathroom Signs	4	EA	\$41.80	\$167.20	\$0.00	\$0.00	\$167.20	
Grab Bars, TP Holder, Mirrors	4	Sets	\$357.50	\$1,430.00	\$0.00	\$0.00	\$1,430.00	
Install Bathroom Accessories	1	LS	\$0.00	\$0.00	\$1,560.00	\$0.00	\$1,560.00	
<b>Division 9.0 - Finishes</b>				<b>\$15,004.90</b>	<b>\$150,758.41</b>	<b>\$10,790.00</b>	<b>\$176,553.31</b>	

### 10.0 SPECIALTIES

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
Address #'s & Bay #'s	1	LS	\$825.00	\$825.00	\$0.00	\$390.00	\$1,215.00
Knox Box	1	LS	\$880.00	\$880.00	\$0.00	\$130.00	\$1,010.00
Fire Extinguisher -Cabinets	2	EA	\$220.00	\$440.00	\$0.00	\$0.00	\$440.00
Fire Extinguisher	8	EA	\$159.50	\$1,276.00	\$0.00	\$325.00	\$1,601.00
<b>Division 10.0 - Specialties</b>				<b>\$3,421.00</b>	<b>\$0.00</b>	<b>\$845.00</b>	<b>\$4,266.00</b>

### 15.1 PLUMBING SYSTEMS

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR	
PVC Waste, Drain & Venting	1	LS	\$23,000.00	\$0.00	\$23,000.00	\$0.00	\$23,000.00	
Water Lines in Copper	1	LS	\$31,625.00	\$0.00	\$31,625.00	\$0.00	\$31,625.00	
Water Line Insulation	1	LS	\$8,050.00	\$0.00	\$8,050.00	\$0.00	\$8,050.00	
Gas Lines	1	LS	\$18,400.00	\$0.00	\$18,400.00	\$0.00	\$18,400.00	
<b>Trench Drains- INCLUDED IN CONCRETE</b>	<b>1</b>	<b>LS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
Trench Drain Labor & PVC	1	LS	\$9,200.00	\$0.00	\$9,200.00	\$0.00	\$9,200.00	
Fixtures & Final Trim out	1	LS	\$32,200.00	\$0.00	\$32,200.00	\$0.00	\$32,200.00	
Permits, Lifts & Rentals	1	LS	\$3,450.00	\$0.00	\$3,450.00	\$0.00	\$3,450.00	
AIR LINES								
Air Line-Allowance	1	LS	\$17,250.00	\$17,250.00	\$0.00	\$0.00	\$17,250.00	
EXCAVATION/BACKFILL								
Bedding Gravel	150	Tons	\$17.60	\$2,640.00	\$0.00	\$0.00	\$2,640.00	
Excavation & Backfill for Plumbing	1	LS	\$0.00	\$0.00	\$0.00	\$6,800.00	\$6,800.00	
<b>Division 15.1 - Plumbing Systems</b>				<b>\$19,890.00</b>	<b>\$125,925.00</b>	<b>\$6,800.00</b>	<b>\$152,615.00</b>	

### 15.2 FIRE SPRINKLERS

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR	
FIRE SUPPRESSION SYSTEM								
TIF Fire Sprinklers & Install	1	LS	\$135,732.20	\$0.00	\$135,732.20	\$0.00	\$135,732.20	
FIRE ALARM SYSTEM								
TIF Fire Alarm System	1	LS	\$42,159.00	\$0.00	\$42,159.00	\$0.00	\$42,159.00	
<b>Division 15.2 - Fire Sprinklers</b>				<b>\$0.00</b>	<b>\$177,891.20</b>	<b>\$0.00</b>	<b>\$177,891.20</b>	

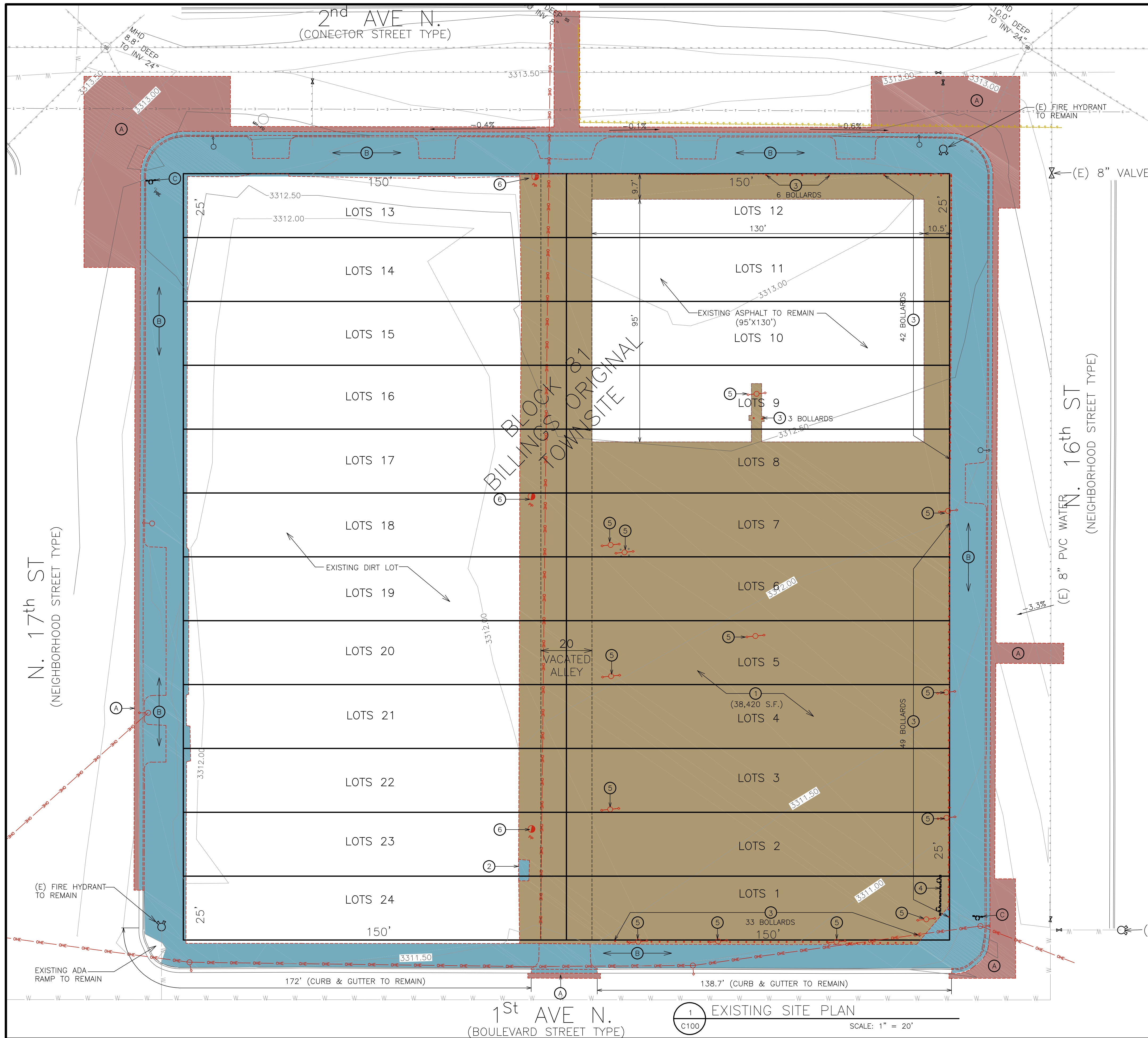
### 15.3 HEATING VENTILATION & A/C

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
90% Condenstating Unit Heaters in Shop Area	4	EA	\$9,775.00	\$0.00	\$39,100.00	\$0.00	\$39,100.00
Exhaust fan for Air Compressor	1	EA	\$5,750.00	\$0.00	\$5,750.00	\$0.00	\$5,750.00
Exhaust Fan & Motorized Damper in Shop	2	EA	\$10,925.00	\$0.00	\$21,850.00	\$0.00	\$21,850.00
Dryer Exhaust, Fart Fans	1	LS	\$5,175.00	\$0.00	\$5,175.00	\$0.00	\$5,175.00
Furnace & AC for Showroom	1	LS	\$31,625.00	\$0.00	\$31,625.00	\$0.00	\$31,625.00
Furnace & AC for Offices, Baths, Break Room	1	LS	\$31,625.00	\$0.00	\$31,625.00	\$0.00	\$31,625.00
<b>Division 15.3 - Heating, Ventilation &amp; AC</b>				<b>\$0.00</b>	<b>\$135,125.00</b>	<b>\$0.00</b>	<b>\$135,125.00</b>

### 16.1 ELECTRICAL

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
Electrical	1	LS	\$178,250.00	\$0.00	\$178,250.00	\$0.00	\$178,250.00
<b>Fire Alarm-Included in Fire Sprinkler Heading</b>	<b>0</b>	<b>EA</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Low Voltage Termination & Patch Down - Wire Pull in Electrical	1	LS	\$7,475.00	\$0.00	\$7,475.00	\$0.00	\$7,475.00
TIF Access Control on Exterior Doors	7	EA	\$2,300.00	\$0.00	\$16,100.00	\$0.00	\$16,100.00
TIF Security & Camera System	1	LS	\$20,125.00	\$0.00	\$20,125.00	\$0.00	\$20,125.00
<b>Division 16.1 - Electrical</b>				<b>\$0.00</b>	<b>\$221,950.00</b>	<b>0.00</b>	<b>\$221,950.00</b>

Total Material Cost	Subcontractor Cost	Total Labor Cost	TOTAL MATERIAL & LABOR
<b>\$1,326,934.60</b>	<b>\$2,557,376.97</b>	<b>\$623,453.00</b>	<b>\$4,507,764.57</b>



**GENERAL SITE NOTES:**

1. ALL EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, PHONE & TV) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. CONTRACTOR SHALL CALL FOR UTILITY LOCATES BEFORE EXCAVATION FOR EXACT LOCATIONS. EXISTING CIVIL AS-BUILT PLANS ARE AVAILABLE TO DOWNLOAD FROM THE INVITATION TO BID FILE LINK.
2. SITE WORK CONTRACTORS SHOULD UTILIZE PRIVATE LOCATE SERVICES WHEN WORKING IN AREAS OF KNOW PRIVATE UTILITIES.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE STANDARDS FOR PUBLIC IMPROVEMENTS FOR THE CITY OF BILLINGS, CURRENT EDITION OR THE MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS (MPWSS) CURRENT EDITION.
4. ALL TRADE CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
5. ALL TRADE CONTRACTORS TO PROTECT ALL EXISTING UTILITIES, CITY ROADS AND STREETS IMPROVED OR UNIMPROVED, SIGNS, AND EXISTING STRUCTURE TO REMAIN. REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. ALL TRADE CONTRACTORS SHALL PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
7. EXISTING UTILITIES ARE ASSUMED TO BE IN A STRAIGHT LINE, FIELD VERIFY EXISTING.
8. PROVIDE INLET PROTECTION ON ALL EXISTING & NEW STORM WATER INLETS DURING CONSTRUCTION.

**ONSITE DEMOLITION NOTES (X)**

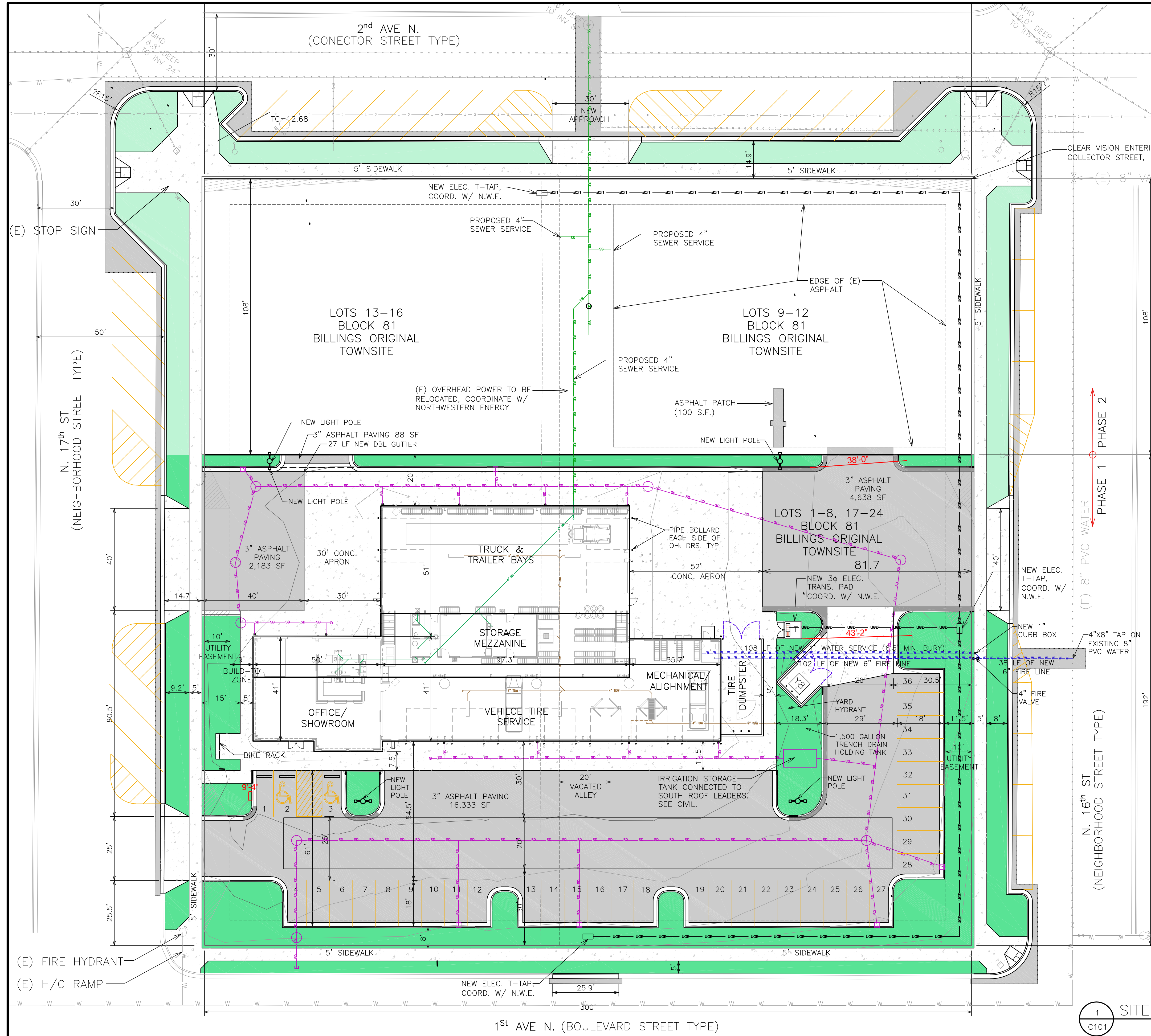
- ① DEMO 38,420 S.F. OF EXISTING ONSITE ASPHALT.
- ② DEMO 4'x8" CONCRETE PAD.
- ③ DEMO PIPE BOLLARDS & CONCRETE BASE, SEE PLAN FOR QUANTITIES.
- ④ DEMO MONUMENT SIGN, POSTS & FOOTINGS.
- ⑤ DEMO LIGHT POLE & CONCRETE BASE
- ⑥ COORDINATE REMOVAL OF EXISTING OVERHEAD POWER LINES AND POWER POLES IN VACATED ALLEY WITH NORTHWESTERN ENERGY.
- ⑦ -
- ⑧ -

**R.O.W. DEMOLITION NOTES**

- (A) DEMO 6,820 S.F. OF EXISTING R.O.W. ASPHALT.
- (B) DEMO 19,090 S.F. OF EXISTING CONCRETE SIDEWALK, CONCRETE APPROACHES ALONG WITH CURB & GUTTER.
- (C) REMOVE STOP SIGN AND SAVE FOR RELOCATION.
- (D) -
- (E) -

PRELIMINARY 4-03-2025 SHEET#: <b>C100</b>	<b>MONTANA TIRE</b> <b>SERVICE CENTER</b> 1617 1ST AVE NORTH BILLINGS, MT 59101 LOTS 13-24, BLOCK 81 BILLINGS ORIGINAL TOWNSITE
<b>EEC Inc.</b> 6602 WAGON TRAIL BILLINGS, MT 59106 OFFICE: 406-839-9151 FAX: 406-839-9150 <a href="http://www.eecmt.com">www.eecmt.com</a>	
 <b>EEC Inc.</b> ENGINEERS • ARCHITECTS • SURVEYORS • BUILDERS	
Drawn By: KL Checked By: CH Date: 04-03-2025 Project #: Mt Tire Cadd file:	

1  
C100  
1st AVE N. (BOULEVARD STREET TYPE) EXISTING SITE PLAN  
SCALE: 1" = 20'



SECTION 27-901-C

- CLEAR VISION ENTERING COLLECTOR STREET, 10'x75' (MINIMUM 5 POINTS REQUIRED FROM THE LIST BELOW)
- CERTIFIED GREEN BUILDING - (3 POSSIBLE)
  - BUILDING ENERGY EFFICIENCY - (2 POINTS POSSIBLE)
  - BUILDING WATER EFFICIENCY - (2 POINTS POSSIBLE)
  - WATER-EFFICIENT LANDSCAPE - (2 POINTS POSSIBLE)
  - RENEWABLE ENERGY SOURCES - (2 POINTS POSSIBLE)
  - GREEN ROOF MEASURES - (2 POINTS POSSIBLE)
  - HEAT ISLAND REDUCTION MEASURES - (2 POINTS POSSIBLE)
  - PERVIOUS PAVEMENT MEASURES - (2 POINTS POSSIBLE)
  - ENHANCED BICYCLE AMENITIES - (1 POINT POSSIBLE)

**ZONING:**  
 ZONED: EBURD-CW (EAST BILLINGS CENTRAL WORKS)  
 FRONTAGE TYPES ALLOWED IN - CENTRAL WORKS DISTRICT  
 1. GENERAL STOOP  
 2. STOREFRONT  
 3. LIMITED BAY  
 4. COMMERCE (PERMITTED ON BOULEVARD STREET TYPE)  
 5. CIVIC FRONTAGE  
 6. COMMERCIAL OUTDOOR SITE

**TABLE 27-1300.1 OFF-STREET PARKING STANDARDS**  
 -NOT REQUIRED  
 -SPACES PROVIDED = 40

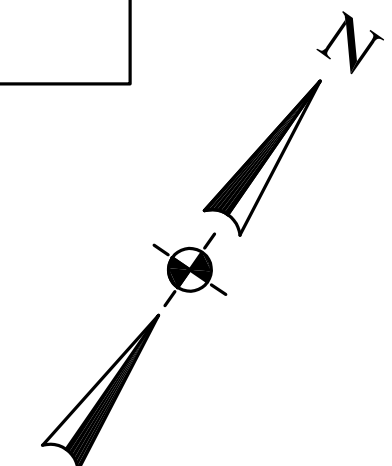
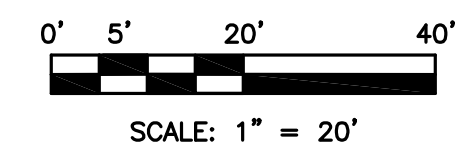
**TABLE 27-1300.5 BICYCLE PARKING**  
 NMU ZONING - SHORT TERM BICYCLE RACK  
 (REQUIRED TO BE WITHIN 50' OF MAIN ENTRY)

**SITE QUANTITIES - PHASE 1**

PHASE 1 PROPERTY AREA	57,600 S.F.
3" ASPHALT	23,242 S.F.
6" REINFORCED EXTERIOR CONCRETE	10,550 S.F.
6" DUMPSTER PAD & APRON CONC.	1,072 S.F.
CONCRETE CURB & GUTTER	1,046 L.F.
CONCRETE DOUBLE GUTTER	27 L.F.
CONC. ELEC. TRANSFORMER PAD	50 S.F.
PIPE BOLLARDS AT DUMPSTERS	6 EA.
PIPE BOLLARDS AT O.H. DOORS (EXTERIOR)	22 EA.
PIPE BOLLARDS AT GATES	4 EA.
H/C PARKING SIGN & B-AWAY POST	2 EA.

**R.O.W. IMPROVEMENTS:**

CITY SIDEWALK & 5 ADA RAMPS	8,108 S.F.
CONCRETE APPROACH	1,715 S.F.
CURB & GUTTER (R.O.W.)	931 L.F.
ASPHALT PATCH IN R.O.W.	3,581 S.F.
ADA RAMP WITH DETECTABLE PANELS	5 EA.
STOP SIGNS W/ BREAK AWAY POSTS	2



1 SITE PLAN  
 C101

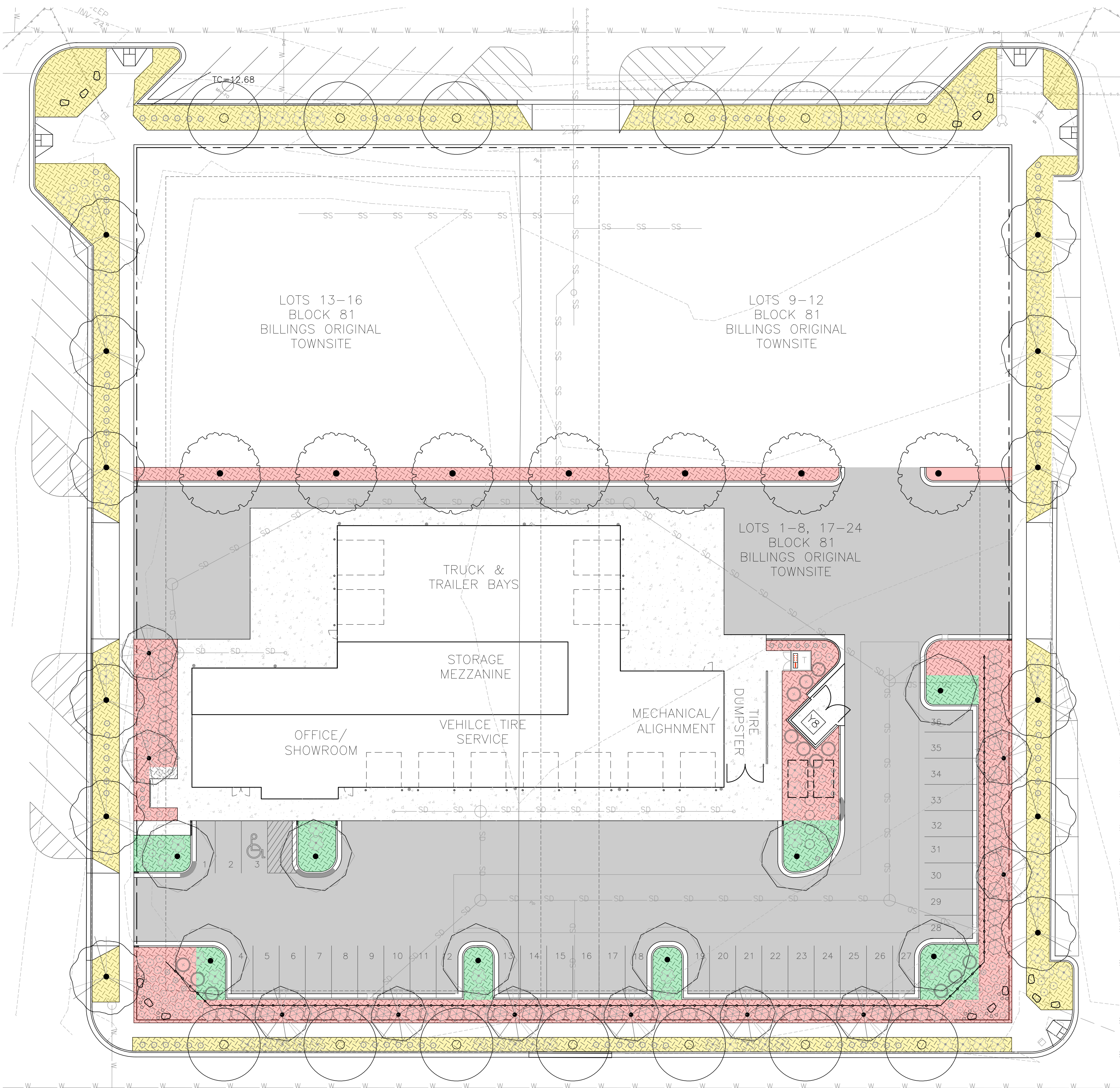
PRELIMINARY  
 4-03-2025  
 SHEET#:  
**C101**

**MONTANA TIRE SERVICE CENTER**  
 1617 1ST AVE NORTH  
 BILLINGS, MT 59101  
 LOTS 13-24, BLOCK 81  
 BILLINGS ORIGINAL TOWNSITE

**EEC Inc.**  
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Drawn By: KL  
 Checked By: CH  
 Date: 04-03-2025  
 Project #: Mt Tire  
 Cadd file:



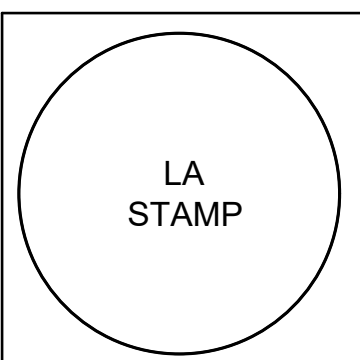
**LANDSCAPE CODE ANALYSIS**

**27-905 - LANDSCAPING STANDARDS**  
 C(1) - ONE TREE FOR EVERY 2,500 SF OF LANDSCAPE AREA (266 SF PROVIDED)  
 C(2) - FENCES AND WALLS - MAX HEIGHT OF 8'-0" (CENTRAL WORKS DISTRICT) WITH APPROVED MATERIALS, MAX OPACITY OF 50%  
 C(3) - BUFFERS - REQUIRED ALONG STREET SIDE & REAR YARD  
 D - FRONTAGE BUFFER - REQUIRED ALONG STREET SIDE & REAR YARD  
 MEDIUM OR LARGE TREE EVERY 40' AND CONTINUOUS HEDGE ROW  
 3'-4" HEIGHT FENCE LOCATED 2' FROM CURB  
 E - INTERIOR PARKING LOT LANDSCAPING - ONE TREE PER ISLAND, NO MORE THAN INTERNAL AREAS NOT DEDICATED TO PARKING LOT LANDSCAPING SHALL HAVE ONE TREE PER FIRST 150 SF, THEN ONE TREE PER 650 SF  
 F - SIDE AND REAR BUFFER - PROPERTY SURROUNDED BY RIGHT OF WAY AND NO TRANSITION IS REQUIRED BETWEEN THIS PROPERTY AND ANY NEIGHBORING DISTRICT  
 STREET TREES PROVIDED AT 40' (EACH PROPERTY LINE IS 300')

**27-906 - STREET TYPE STANDARDS**  
 A - GENERAL REQUIREMENTS - PROVIDE COMPLETE STREETS, INCLUDING SIDEWALKS, AND STREETS THAT ARE APPROPRIATE FOR THEIR CONTEXT  
 B - GENERAL STREET TYPE STANDARDS - PROVIDE APPROPRIATE STREET DESIGN AND RIGHT OF WAY ELEMENTS, INCLUDING BICYCLE FACILITIES, ON-STREET PARKING, AND STORM WATER MANAGEMENT  
 2ND AVENUE NORTH = CONNECTOR STREET (STREET 2)  
 1ST AVENUE NORTH = BOULEVARD STREET (MAJOR TRAFFIC)  
 16TH & 17TH STREET = NEIGHBORHOOD STREET (STREET 1)

**ZONING CODE ANALYSIS**

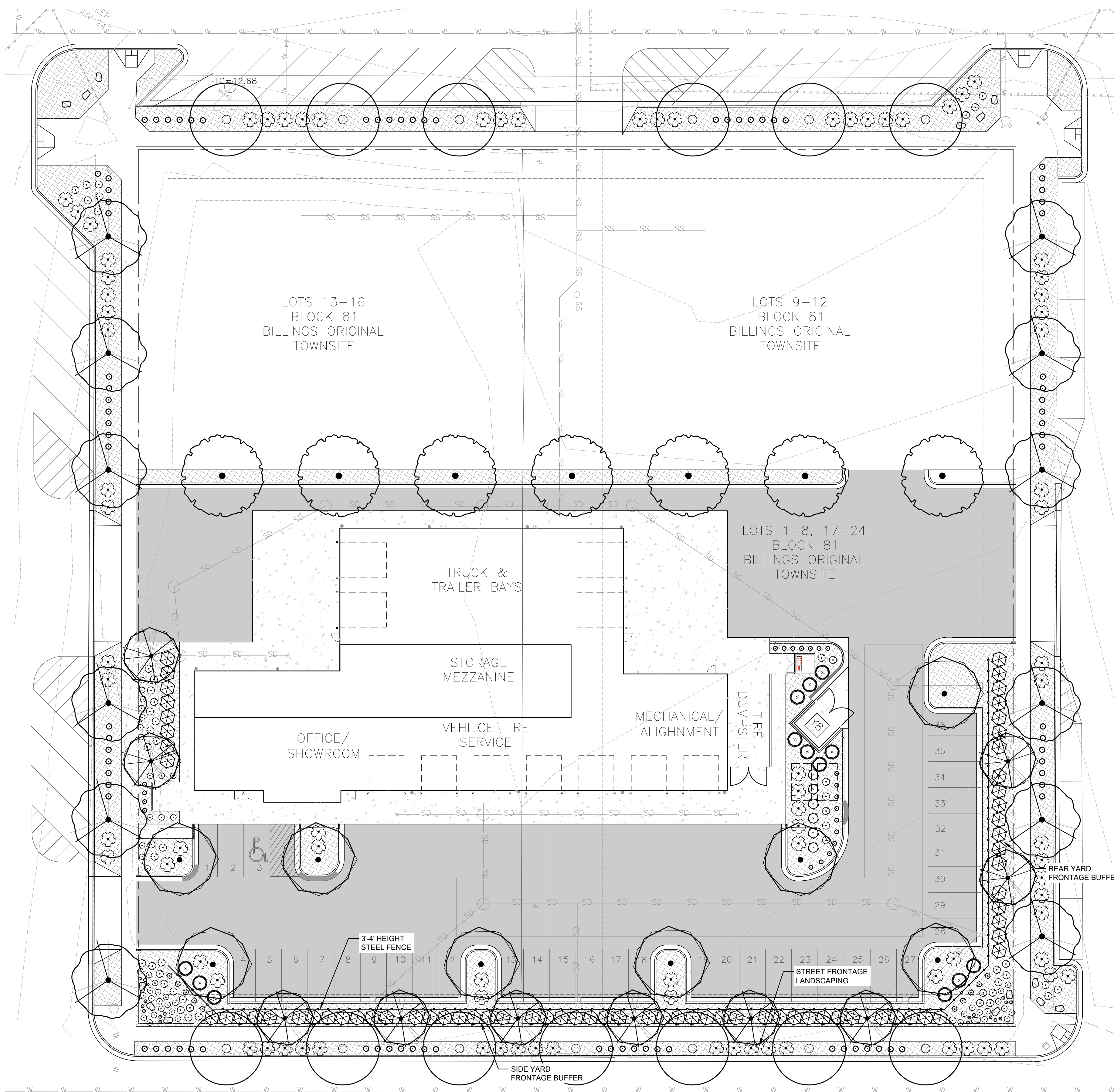
- STREET FRONTAGE LANDSCAPE AREA
- PARKING LOT LANDSCAPE AREA
- BUFFER FRONTAGE - INTERIOR LANDSCAPE AREA



**REVISIONS**

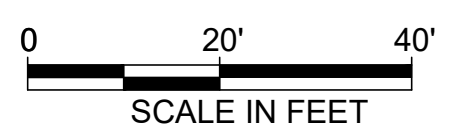
NO.	DESCRIPTION

MONTANA TIRE  
 ADDRESS  
 CITY STATE ZIP  
 EBURD LANDSCAPE CODE PLAN



**LANDSCAPE PLAN**

SCALE: 1" = 20'



**PLANT SCHEDULE**

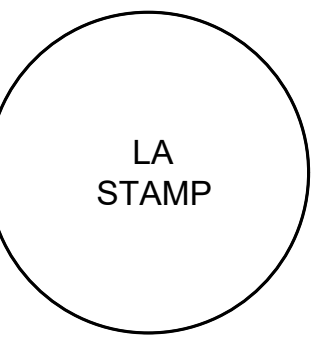
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
<b>DECIDUOUS TREES</b>						
	AF	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" Cal.	B&B	8
	AC	Acer grandidentatum x saccharum 'Hipzam'	Highland Park® Maple	1" Cal.	Pot	10
	QB	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	13
	TA	Tilia americana 'Boulevard'	Boulevard Linden	2" Cal.	B&B	12
	TC	Tilia cordata	Littleleaf Linden	2" Cal.	B&B	7
<b>SHRUBS</b>						
	CS	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	2 gal.	Pot	7
	EA	Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal.	Pot	72
	MC	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal.	Pot	13
	RT	Rhus aromatica 'Gro Low'	Skunkbush Sumac	5 gal.	Pot	86
	RX	Rosa x 'Meizoriand'™	White Drift Groundcover Rose	5 gal.	Pot	52
<b>GRASSES</b>						
	CX	Calamagrostis x acutiflora 'Avalanche'	Feather Reed Grass	1 gal.		21
	CA	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal.		85
	MP	Miscanthus purpurascens	Flame Grass	1 gal.	Pot	10
<b>PERENNIALS</b>						
	AM	Achillea millefolium 'Terracotta'	Terracotta Yarrow	1 gal.	Pot	18
	HH	Heliosipis helianthoides scabra 'Summer Sun'	False Sunflower	1 gal.	Pot	15
	NC	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint	1 gal.	Pot	30
<b>GROUND COVERS</b>						
	CR2	Rock Mulch	Crushed Limestone	5/8" Chip		14,430 sf

**FENCING SCHEDULE**

TYPE ONE: FRONTAGE BUFFER  
 SQUARE STEEL DECORATIVE  
 4'-0" HEIGHT

**LANDSCAPING NOTES:**

- GENERAL PLANTING REQUIREMENTS**
- SEE DETAIL SHEETS FOR PLANTING DETAILS & SEE PROJECT MANUAL FOR LANDSCAPE SPECIFICATIONS.
  - THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION. SOURCE OF BASE SHEETS IS PROJECT ARCHITECTS AND ENGINEERS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE INADVERTENT OMISSION OF ANY SUCH INFORMATION. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE LOCATORS AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION FOR MARKOUTS OF EXISTING UNDERGROUND FACILITIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO ANY UTILITIES CAUSED BY HIS/HER PROJECT OPERATIONS. NO CONSTRUCTION SHALL COMMENCE WITHOUT PRIOR APPROVAL OF THE SUPERVISING LANDSCAPE ARCHITECT, ENGINEER OR ARCHITECT.
  - THE CONTRACTOR SHALL MAINTAIN REASONABLE ACCESS TO ALL PRIVATE DRIVEWAYS, PARKING AREAS AND AREAS THAT REQUIRE PUBLIC ACCESS DURING CONSTRUCTION.
  - REFER TO CIVIL ENGINEER'S UTILITY PLANS FOR UTILITY LOCATION AND GRADING AND DRAINAGE PLANS FOR STORM WATER MANAGEMENT INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
  - VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
  - IF SPECIFIED MATERIAL IS NOT OBTAINABLE, SUBMIT TO LANDSCAPE ARCHITECT PROOF OF NON-AVAILABILITY AND A PROPOSAL FOR SUBSTITUTION OF EQUIVALENT MATERIAL. SUBMIT PHOTOGRAPHS OF ALTERNATIVE CHOICES OF PLANT MATERIAL FOR SELECTION BY LANDSCAPE ARCHITECT. INCLUDED WITH THESE PHOTOGRAPHS SHOULD BE CLEAR, WRITTEN DESCRIPTION OF THE TYPE, SIZE, CONDITION, AND GENERAL CHARACTER OF THE PLANT MATERIAL.
- TOP SOIL & AMENDMENTS - SOIL CONDITIONING**
- PLANTING SOIL WILL NEED TO BE IMPORTED TO THE SITE. PROVIDE SCIENTIFIC SOIL ANALYSIS OF IMPORTED SOILS. RECOMMENDATIONS FOR TYPES AND AMOUNTS OF SOIL AMENDMENTS MUST ACCOMPANY THE SOIL ANALYSIS. PROVIDE FULLY MIXED PLANTING SOIL AS DESCRIBED IN SOIL ANALYSIS.
  - IN AREAS OF COMPACTED SOILS, UTILIZE EQUIPMENT CAPABLE OF BREAKING UP THE SOIL HARD PAN. RIP AND SCARIFY ALL COMPACTED SOILS PRIOR TO PLACEMENT OF PLANTING SOILS.
  - ALL PLANTING AREAS TO RECEIVE AT LEAST 6" OF AMENDED TOP SOIL.
  - ALL TREE & SHRUB PLANTINGS ARE REQUIRED TO OVER EXCAVATE PLANTING PITS AND PROVIDE PLANTING SOIL AS SHOWN IN PLANTING DETAILS.
- PLANTING**
- QUANTITIES SHOWN IN THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR & FOR OWNER INFORMATION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITY OF PLANTS SHOWN GRAPHICALLY ON THE PLANS. IN THE CASE OF A DISCREPANCY THE PLANS SHALL OVERRULE THE LEGEND, EXCEPT PLANTS SPECIFICALLY NOTED AS "NOT SHOWN ON PLAN." VERIFY PLANT COUNTS AND SQUARE FOOTAGES.
  - EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
  - TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AND SOLAR ORIENTATION AS THEY BORE IN THE NURSERY BEFORE TRANSPLANTING.
  - PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
  - PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
  - FINISH GRADES OF PLANTER AREAS SHALL BE 2 INCHES BELOW ADJACENT PAVING OR TOP OF CURB UNLESS OTHERWISE NOTED.
  - REMOVE ENTIRE WIRE CAGE FROM ROOTBALL. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.
  - LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
  - PLACE ROCK MULCH IN A MANNER THAT MINIMIZES RISK TO PLANTED MATERIAL. DAMAGE FROM MULCH PLACEMENT WILL REQUIRE REPLACEMENT OF DAMAGED MATERIAL.
  - GENERAL CONTRACTOR TO PROVIDE CURRENTLY AVAILABLE COLOR SAMPLES OF SITE AMENITIES (PAVER STONES, TRASH RECEPTACLES, BIKE RACKS, PLANTERS, AND BENCHES) TO OWNER AND LANDSCAPE ARCHITECT FOR SELECTION PRIOR TO PROCUREMENT.



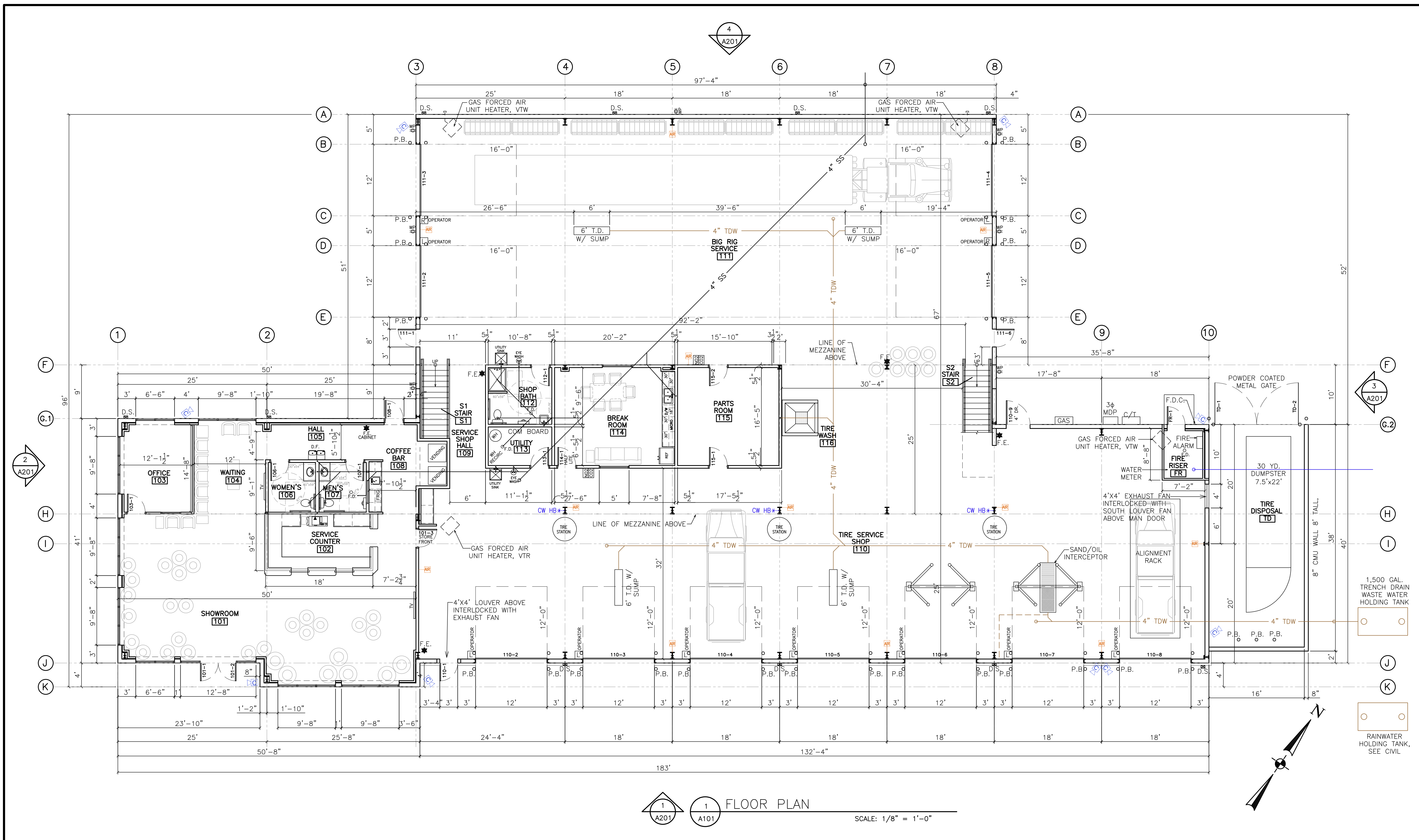
**REVISIONS**

NO.	DESCRIPTION

MONTANA TIRE  
 ADDRESS  
 CITY STATE ZIP  
 LANDSCAPE PLAN

251002  
 DRAWN BY SNC  
 APPROVED NRK  
 DATE 03-28-2025

**L1.1**



1 A201 1 A101 FLOOR PLAN SCALE: 1/8" = 1'-0"

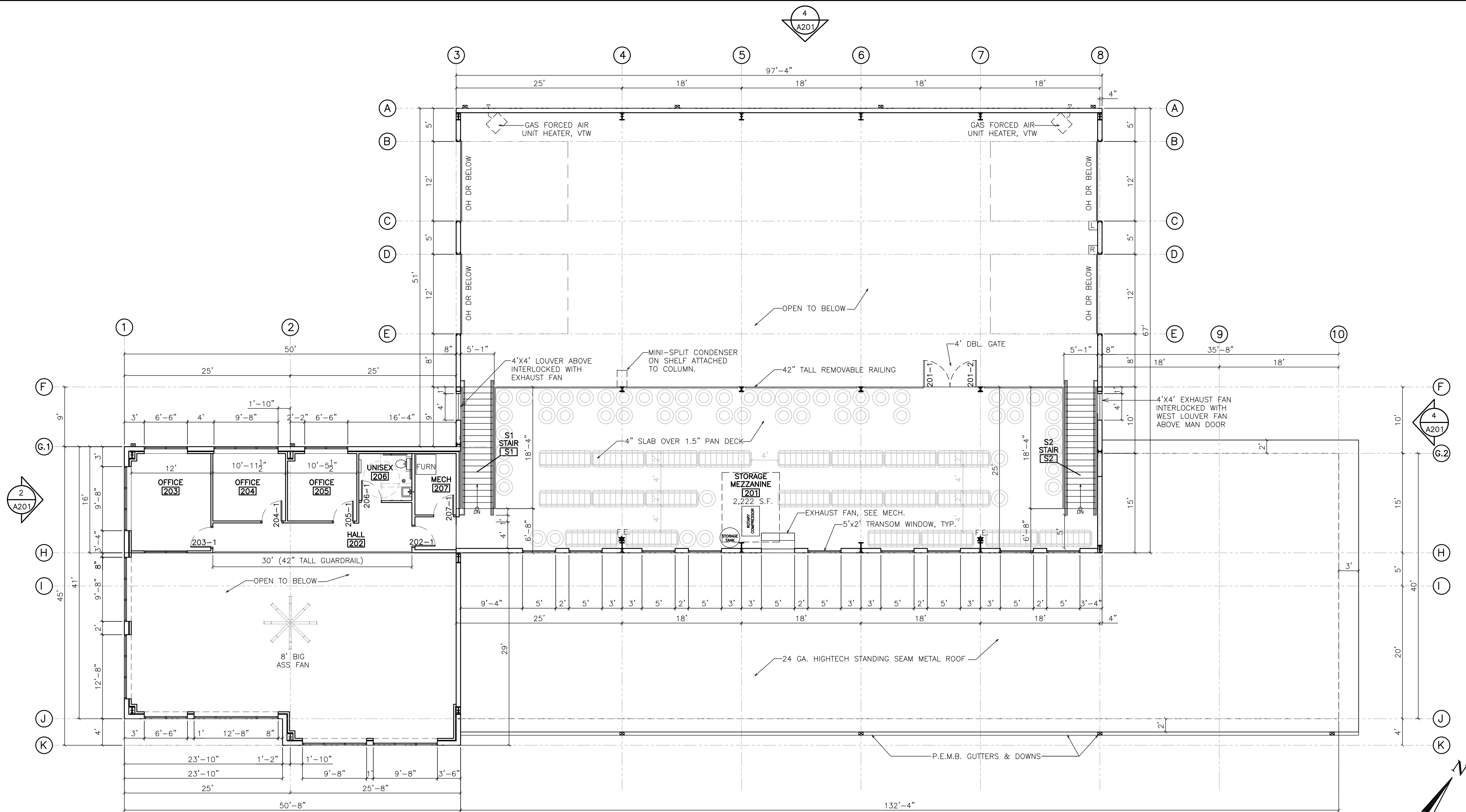
PRELIMINARY  
4-03-2025  
SHEET#:  
**A101**

**MONTANA TIRE**  
SERVICE CENTER  
1617 1ST AVE NORTH  
BILLINGS, MT 59101  
LOTS 13-24, BLOCK 81  
BILLINGS ORIGINAL TOWNSITE

**EEC Inc.**  
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Drawn By: KL  
Checked By: CH  
Date: 04-03-2025  
Project #: Mt Tire  
Cadd file:



1 MEZZANINE PLAN  
 SCALE: 1/8" = 1'-0"

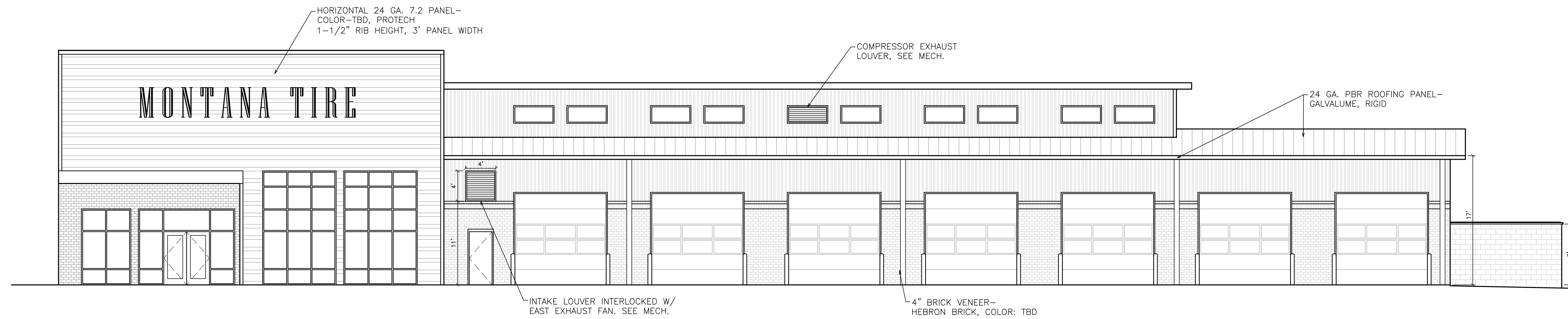
PRELIMINARY  
 4-03-2025  
 SHEET#:  
**A102**

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 1617 1ST AVE NORTH  
 BILLINGS, MT 59101  
 LOTS 13-24, BLOCK 81  
 BILLINGS ORIGINAL TOWNSITE

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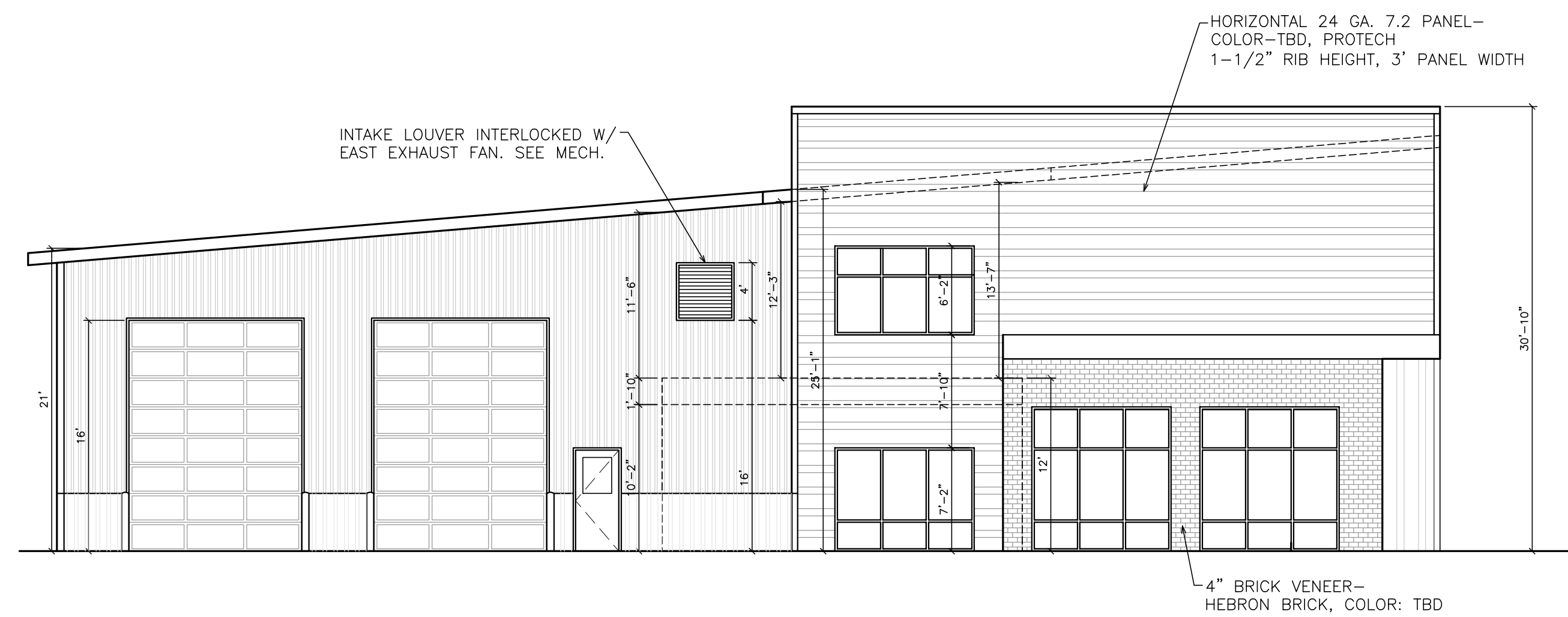


Drawn By: KL  
 Checked By: CH  
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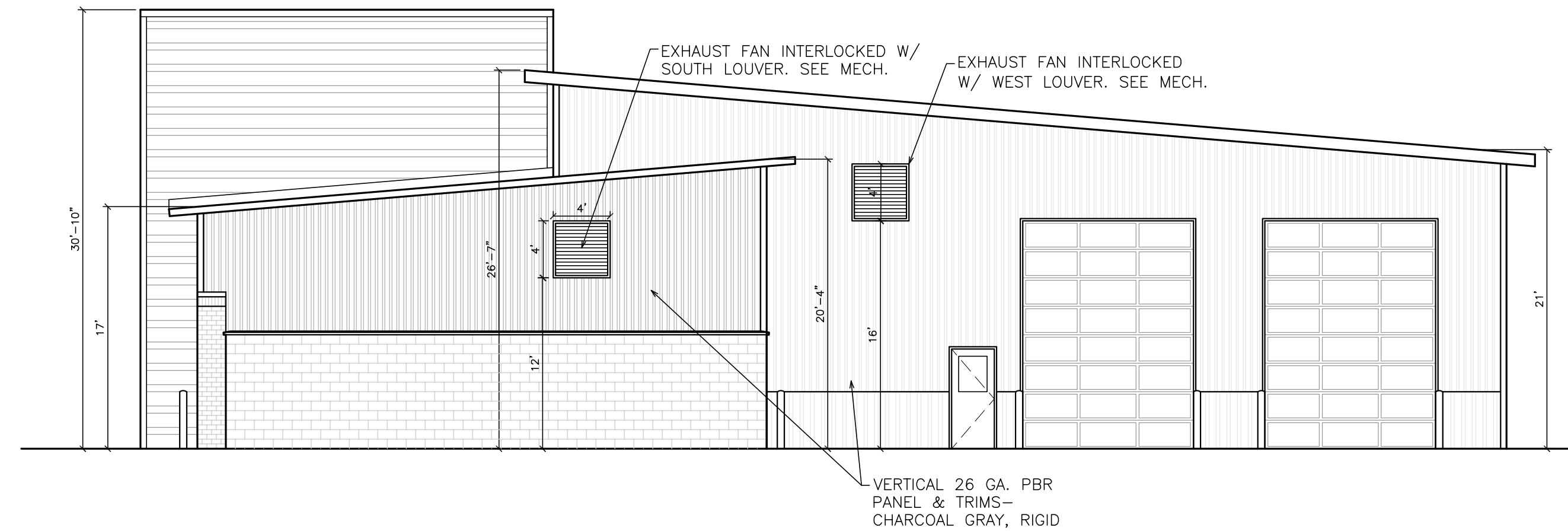
1 SOUTH ELEVATION  
A201

SCALE (22X34): 1/8"=1'-0"  
SCALE (11X17): 1/16"=1'-0"



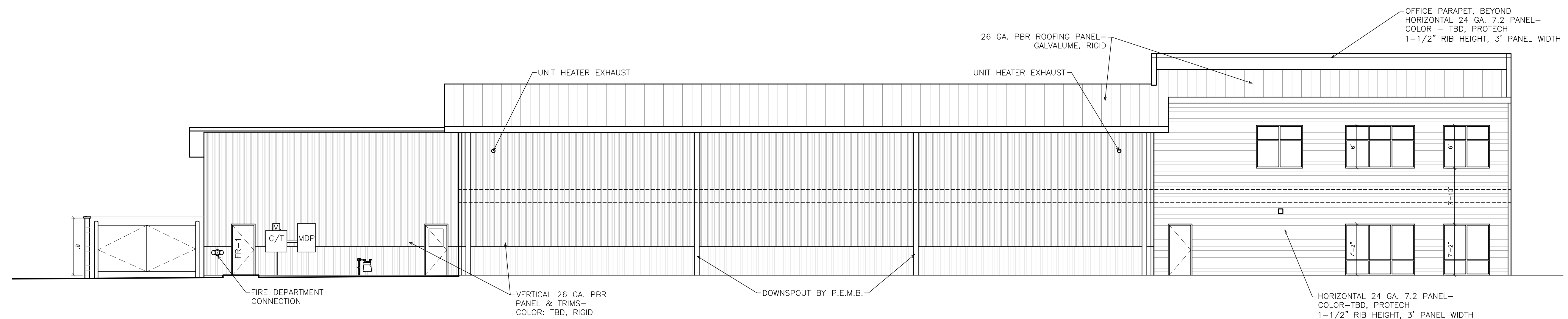
2 WEST ELEVATION  
A201

SCALE (22X34): 1/8"=1'-0"  
SCALE (11X17): 1/16"=1'-0"



3 EAST ELEVATION  
A201

SCALE (22X34): 1/8"=1'-0"  
SCALE (11X17): 1/16"=1'-0"



4 NORTH ELEVATION  
A201

SCALE (22X34): 1/8"=1'-0"  
SCALE (11X17): 1/16"=1'-0"

PRELIMINARY  
4-03-2025

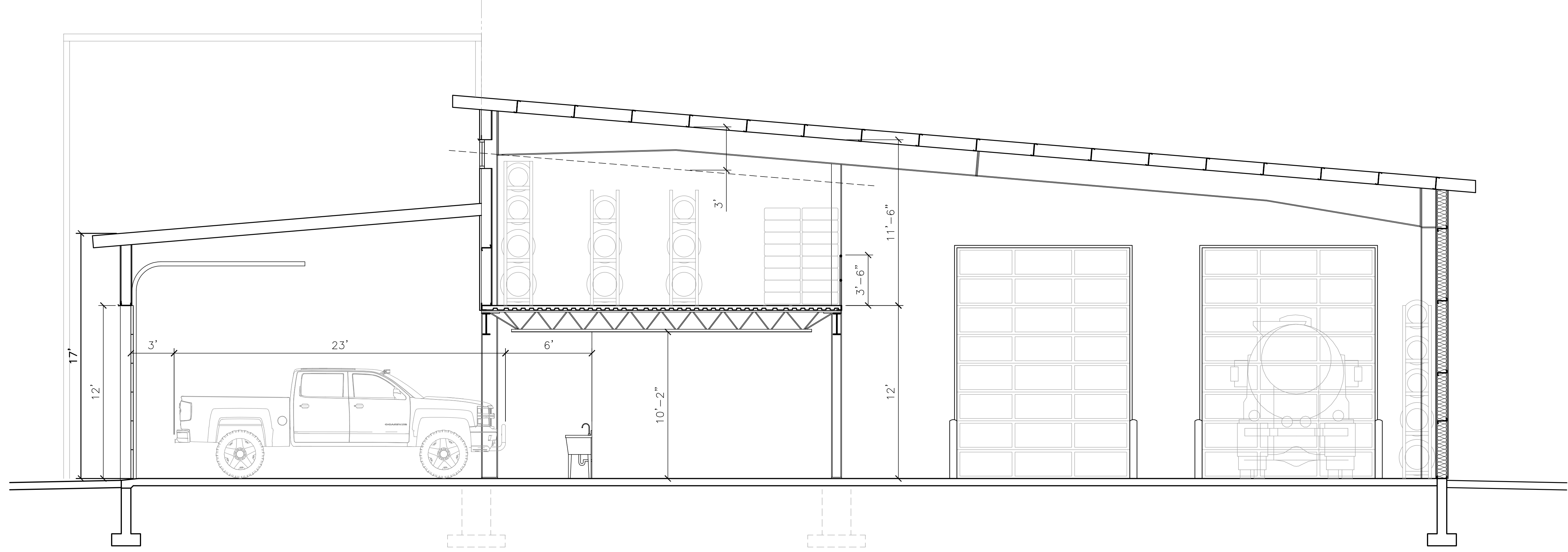
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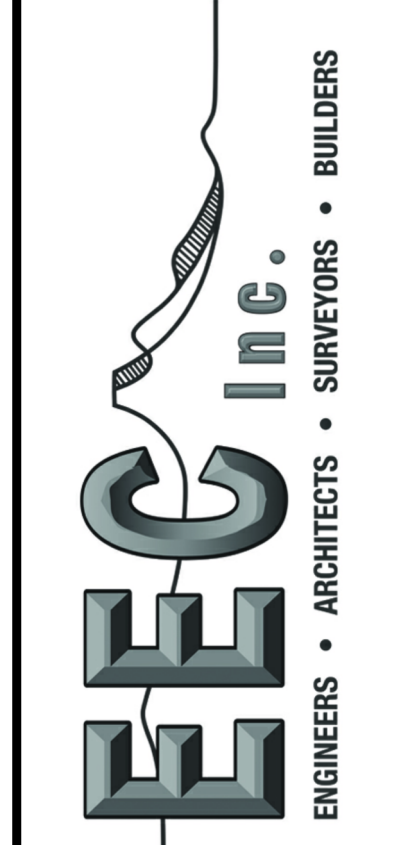
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Checked By: CH  
Date: 04-03-2025  
Project #: Mt Tire  
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1 BUILDING SECTION  
 A301 SCALE: 1/4" = 1'-0"

Drawn By: KL  
 Checked By: CH  
 Date: 04-03-2025  
 Project #: Mt Tire  
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PRELIMINARY  
 4-03-2025  
 SHEET#:  
**A301**





BUSINESS BANK: 1575 SHILOH RD, SUITE F, BILLINGS, MT 59106  
PHONE (406)652-3381 / [www.efirstfederal.bank](http://www.efirstfederal.bank)

## **Financing Pre-Qualification Letter**

**May 15, 2025**

**Borrower: MBA Properties, LLC**

**Property: 1617 1<sup>st</sup> Ave N, Billings, MT 59101**

**Loan Amount:** \$4,506,000  
**Loan Term:** 312 Months  
**Loan Program:** 5/1 ARM Commercial Loan Program  
**Interest Rate:** 7.00% initial rate

### **To Whom It May Concern:**

Based on the information received at application and the credit information received, the above referenced applicant qualifies for a loan at the terms as stated above

This prequalification is based on the current market interest rates and does not constitute loan approval or commitment to rate, fees or terms. Any misrepresentation in the loan application or adverse change in your financial position may void this prequalification. This prequalification expires **09/15/2025**.

This prequalification does not intend or purport to confer any rights or privileges upon any third parties including, but not limited to, sellers of real property, real estate brokers, or their agents.

**Sincerely,**

*Lee Kahm*

**Lee Kahm**  
**NMLS #733719**  
**Vice President/Commercial Loan Officer**  
**First Federal Bank & Trust**  
**406-503-0110**