



## Community Development Department

### RENAISSANCE ZONE AUTHORITY MEETING AGENDA September 17, 2013

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City-County Office Building                      4:00 p.m.                      David J. Blackstead Meeting Room

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1. **Call to Order**
2. **Approval of Minutes – August 20, 2013 Meeting**
3. **CORE Incentive Program Project**
  - a. Request of Norma Apartment, LLP for assistance from the Housing Incentive Grant, a CORE Incentive Program, for the building at 215 North 3<sup>rd</sup> Street. The property is owned by Norma Apartments, LLP and is legally described as the Lot 20, Block 64, Original Plat.  
*Application has been withdrawn*
4. **Renaissance Zone Program Projects**
  - a. Request of Kadlec Enterprises, LLC for designation of the rehabilitation of the building at 307 North 3<sup>rd</sup> Street as a Renaissance Zone project. The property is owned by Kadlec Enterprises, LLC and is legally described as the West 85 feet of Lot 15 and all of Lot 16, Block 106, Original Plat.
  - b. Request of Fireflour, LLC for designation of the lease of space in the building at 111 North 5<sup>th</sup> Street as a Renaissance Zone Project. The property is owned by the Susan Mae Morris Living Trust and is legally described as Lots 16-18, Block 46, Original Plat
5. **Vacant Technical Advisor Position – Discussion**
6. **Renaissance Zone Program and CORE Incentive Program Application Fees Discussion**
7. **Building Restoration Options – Information Provided by the Downtowners Association**
8. **Other Business**
9. **Adjourn – Next regular meeting is scheduled for Tuesday, October 15, 2013.**

*Bismarck-Burleigh County Community Development Department*  
221 North 5th Street • PO Box 5503 • Bismarck, ND 58506-5503 • TDD: 711 • [www.bismarck.org](http://www.bismarck.org)



**RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
August 20, 2013**

The Bismarck Renaissance Zone Authority met on August 20, 2013 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street.

Authority members present were Chuck Huber, Jim Christianson, Kevin Magstadt, Brenda Smith and Jeff Ubl.

Authority members George Keiser and Curt Walth were absent.

Technical advisor Bruce Whittey was present.

Staff members present were Charlie Whitman (City Attorney), Jason Tomanek (Planning), Sandra Bogaczyk.

Guests present included Sigirida Reinis, Loran Galpin and Dawn Kopp.

**CALL TO ORDER**

Vice Chairman Huber called the meeting to order at 4:00 p.m.

**MINUTES**

The minutes of the July 16, 2013 meeting were distributed with the agenda packet.

**MOTION:** A motion was made by Mr. Christianson and seconded by Ms. Smith to approve the minutes of the July 16, 2013 meeting as received. The motion passed unanimously with members Christianson, Huber, Magstadt, Smith, and Ubl voting in favor.

**3. UPDATE ON DOWNTOWN SUB-AREA STUDY – CRANDALL ARAMBULA**

Jason Graf from Crandall Arambula presented via speaker phone including 5 major organizational points/concepts for Downtown development to create immediate interest: organized space and traffic patterns expanding sidewalks as hospitality easements, Key property owners' buy-in, hotel/Civic Center construction, cultural trail/bike system, public market, depot public/park space. Mr. Graf made the case that without the *game-changers* (essential projects which create immediate momentum, strategically located, to change the perception of downtown including typically public investment created to stimulate private investment) further development will not follow. He also referred to the success of the previous public meeting on August 14<sup>th</sup>, citing the number of those who attended the meeting and voiced support for the plan.

A follow-up meeting with a draft plan to be presented to political powers-that-be and further revising is expected in October along with a follow up November Plan Adoption meeting.

#### QUESTIONS POSED:

Mr. Whittey asked Mr. Graf if based on the previous public meeting was he happy with the turnout. Mr. Graf responded that he was pleased with 75 in attendance with on-line workshops totaling 120 guests.

Mr. Tomanek asked how the 5<sup>th</sup> Street underpass will work with moving pedestrian traffic from west to east across 5<sup>th</sup> Street. Mr. Graf suggested that the new sidewalk easements will allow for safe and efficient traffic and pedestrian flow.

Mr. Ubl asked if a board would be established to maintain the service and continued public policy changes needed for the Plan to continue. Mr. Graf directed attention to Slides 67/68 stating that it is critical that the good people of Bismarck create an effective and responsive implementation team to meet monthly and yearly to continue to implement the Plan.

Mr. Graf asked if and how the RZA's initiatives are met by the Plan. Mr. Huber stated the Plan fits very well with the RZA's motivations citing that the only concern is getting started and finding extended funding to help the Plan come to fruition since the Plan supports the RZA's charge to encourage investment.

After Mr. Graf signed off Mr. Huber asked for comments from members.

Mr. Whittey expressed surprise that there seemed to be few naysayers against the Plan while there were quite a few who previously rejected the former 5<sup>th</sup> Street and Civic Center plans. Mr. Christianson suggested that enough time has passed to perhaps quell the adversity. Mr. Galpin suggested that the success might be due to the difference between movers and shakers speaking about new projects versus having genuinely interested people from the community stating that this is what local folks want, suggesting that more local people seem to be embracing, or getting involved in wanting to shape, a new concept of downtown now more than a few years ago. Mr. Christianson and Mr. Tomanek accepted and reinforced this idea that "Joe Public" is showing up at meetings in greater regularity although, Ms. Smith agreed too that once the new taxes appear perhaps more naysayers will also appear. Mr. Whittey closed the conversation with the idea that some new restaurants have also exposed the local community to a different idea of what downtown could be; a center for entertainment.

#### **4. CORE INCENTIVE PROGRAM PROJECT**

##### **307 North 3<sup>rd</sup> Street (Lucky Ducks Deli) – CORE Technical Assistance Bank**

Russell Kadlec of Kadlec Enterprises, LLC and owner of Lucky Duck Deli requested assistance from the CORE Technical Assistance Bank to secure architectural services for a building addition that would occupy a portion of the current patio space along the south side of the existing building at 307 North 3<sup>rd</sup> Street.

Mr. Kadlec mentioned building out the courtyard, intending to build a deck, and year-round usage, and circulated proposed images.

Mr. Tomanek stated that based on the findings, staff recommends approval of the request for a Technical Assistance Bank grant, which would allow the applicant to procure the services of a licensed architect to assist with the design of a building addition project at 307 North 3<sup>rd</sup> Street. The maximum grant amount of \$2,475.00 is based on an hourly rate of \$110.00 for a maximum of 30 hours and a 25% match provided by the applicant.

**MOTION:** A motion was made by Ms. Smith and seconded by Mr. Magstadt to recommend approval of the request by Kadlec Enterprises, LLC for assistance from the CORE Technical Assistance Bank. The motion passed unanimously with members Huber, Christianson, Magstadt, Smith and Ubl voting in favor.

## **5. RENAISSANCE ZONE PROJECT**

### **401 East Broadway (Broadway Tower /Cowan Building) – Designation**

Sigrida Reinis of Langan Engineering and Environmental Services, Inc. requested designation of the proposed 1,700 square foot lease of 3<sup>rd</sup> floor space (originally the 4<sup>th</sup> floor was proposed) on the West side of the Broadway Tower building (Cowan Building) at 401 East Broadway Avenue as a Renaissance Zone Project with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy. Improvements to the space will include new interior walls, ceilings, lighting, floor coverings, HVAC and electrical systems.

The property is owned by the Redland, LLC and is legally described as Lot 24, Block 48, Original Plat.

Mr. Tomanek stated that the applicant would be occupying space in a building that has previously been classified as a Renaissance Zone project (Project 94-B). The area proposed for the lease has not previously been occupied by a different Renaissance Zone applicant.

**MOTION:** A motion was made by Mr. Ubl and seconded by Ms. Smith to recommend approval of the request for designation as a Renaissance Zone project by Langan Engineering and Environmental Services, Inc. The motion passed unanimously with members Christianson, Magstadt, Smith and Ubl voting in favor, and Huber abstaining due to conflict of interest.

*Secretary's note: This project would be the 100<sup>th</sup> Renaissance Zone project approved by the City of Bismarck.*

## **6. CORE INCENTIVE PROGRAMS – POLICIES AND GUIDELINES DISCUSSION**

A discussion was held regarding the CORE grants limits. In particular, the question was raised regarding an applicant's desire to work with a contractor that does not provide the lowest bid. The general consensus of the Authority was to allow the maximum grant limit to be based on the lowest comparable bid.

**MOTION:** A motion was made by Mr. Christianson and seconded by Mr. Magstadt to limit the grant amount for the CORE Incentive Programs to the lowest comparable bid provided.

## **7. VACANT TECHNICAL ADVISOR POSITION – Discussion**

Mr. Tomanek stated that Morgan Andenas had submitted an application for the vacant technical advisory position. The general consensus of the Authority members present was to continue the discussion until the September meeting.

## **8. RENAISSANCE ZONE PROGRAM AND CORE INCENTIVE PROGRAM APPLICATION FEES**

Mr. Tomanek stated that there are incurred costs with Renaissance Zone Program and CORE Incentive Program applications; he stated that costs include publishing legal notices in the Tribune and mailing letters to the adjacent property owners notifying them of the public hearing. The general consensus of the Authority members present was to continue the discussion until the September meeting.

## **ADJOURNMENT**

There being no further business, Vice Chairman Huber adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:01 p.m.

Respectfully Submitted,

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Jason Tomanek  
Recording Secretary

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Chuck Huber  
Vice Chair

**ITEM NO. 3a**

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## Community Development Department

### MEMORANDUM

TO: Chair Walth and Renaissance Zone Authority

FROM: Jason Tomanek, Planner *JT.*

DATE: September 13, 2013

RE: Norma Apartment, LLP – CORE Housing Incentive Grant

The purpose of this memo is to inform you that the Norma Apartment, LLP CORE Housing Incentive Grant application has been withdrawn at the applicant's request. The applicant is now considering their option between the Renaissance Zone Program and the CORE Housing Incentive Grant to determine which program would be more appropriate and beneficial. I anticipate the applicant will be submitting an application for the Renaissance Zone Program in the upcoming weeks.

The Planning Division did send out adjacent property owner notification letters indicating a public hearing would be held on the CORE request. It is possible that adjacent property owners may attend the meeting in anticipation of this request. At this time, there is not sufficient information available for the Renaissance Zone Authority to take action on this request. Planning staff recommends the hearing for the CORE Housing Incentive Grant application by Norma Apartment, LLP be continued until the October 15, 2013 meeting.

If you have any questions, I will attend the September 17, 2013 meeting of the Renaissance Zone Authority.



**BISMARCK RENAISSANCE ZONE AUTHORITY  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Kadlec Enterprises, LLC – Rehabilitation		
<b>Status:</b> Renaissance Zone Authority	<b>Date:</b> September 17, 2013	
<b>Street Address:</b> 307 North 3 <sup>rd</sup> Street	<b>Legal Description:</b> The east 50 feet of the west 125 feet of Lots 13-18, Block 110, Original Plat	
<b>Project Type:</b> Rehabilitation	<b>Renaissance Zone Block Number:</b> Block 6	
<b>Applicant:</b> Kadlec Enterprises, LLC	<b>Owner:</b> Kadlec Enterprises, LLC	
<b>Project Description:</b> The applicants are proposing to construct a building addition to the south side of the existing facility. The building addition would consist of an 886 SF basement, a 1,149 SF first floor and an 865 SF second level with an additional 284 SF exterior deck on the second level. Additional capital improvements to the existing portion of the building include mechanical and electrical systems and a fire suppression system.		
<b>PROJECT INFORMATION:</b>		
<b>Parcel Size:</b> 5,625 square feet	<b>Building Floor Area:</b> 1,946 square feet (existing) 3,960 square feet (with addition)	<b>Certificate of Good Standing:</b> Received
<b>Assessed Value of Building:</b> \$212,400 (building only)	<b>Proposed Investment:</b> \$490,051	<b>Estimated Value w/Investment:</b> \$550,000 (estimate)
<b>2013 Property Taxes:</b> \$4,147 (building only)	<b>Estimated Property Tax Benefit:</b> \$30,000 over 5 years (100%)	<b>Estimated Income Tax Benefit:</b> \$40,000 over 5 years
<b>PROJECT REVIEW GUIDELINES:</b>		
<b>High Priority Land Use:</b> Yes – restaurant	<b>Targeted Area:</b> Yes – building expansion	<b>Public Space/Design:</b> Yes – complementary to existing
<b>Capital Investment:</b> Yes - significant	<b>New/Expanding Business:</b> Yes – expanding	<b>Historic Property:</b> No – outside historic district
<b>ADDITIONAL INFORMATION:</b>		
<ol style="list-style-type: none"> <li>This building is located outside the boundaries of the Bismarck Historic District. The existing building has EIFS/Dry-vit material on the exposed exterior walls. The building addition would consist of EIFS to match the existing material, cedar lap siding and simulated stone veneer; a new entry canopy to connect both buildings, an aluminum storefront window and doors to match existing, and revisions to the existing façade to blend with the new façade. The deck will be constructed with sub-deck drainage with low-maintenance decking and the railings will be a combination of painted steel and tempered glazing.</li> <li>There is an existing street tree along the east side of 3<sup>rd</sup> Street adjacent to the existing patio area.</li> </ol>		
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>The proposed use is consistent with the City’s Renaissance Zone Development Plan.</li> </ol>		

(continued)

2. The proposed exterior rehabilitation would be sufficient to eliminate any and all deteriorated conditions on the exterior of the existing building. The proposed building addition would satisfy the intent of the DC-Downtown Core zoning district regulations; in particular, the proposed materials and colors are complementary to the existing facility, the building addition height is appropriate and the windows would comprise fifty percent (50%) or more of the proposed storefront.
3. Using the 2013 assessed value of the buildings (\$212,400) and the proposed investment of \$490,051.53, the level of re-investment is approximately 230 percent. The minimum level of investment for rehabilitation projects is 50 percent of the assessed building value made through capital improvements. The proposed investment into the additional space would be equivalent to a per square foot cost of \$243.32 based on a building footprint of 2014 square feet. The per-square-foot investment would be \$123.75 per-square-foot based on the total building footprint of 3,960 square feet.
4. The applicant anticipates that the exterior rehabilitation and construction of the addition would be complete by winter of 2013/2014.
5. The Downtown Design Review Committee reviewed the proposed project on September 12, 2013 for compliance with the DC-Downtown Core zoning regulations. The Committee believes the proposed building addition project would fulfill the requirements of the zoning district through the use of complementary materials, colors, building scale and design.

**RECOMMENDATION:**

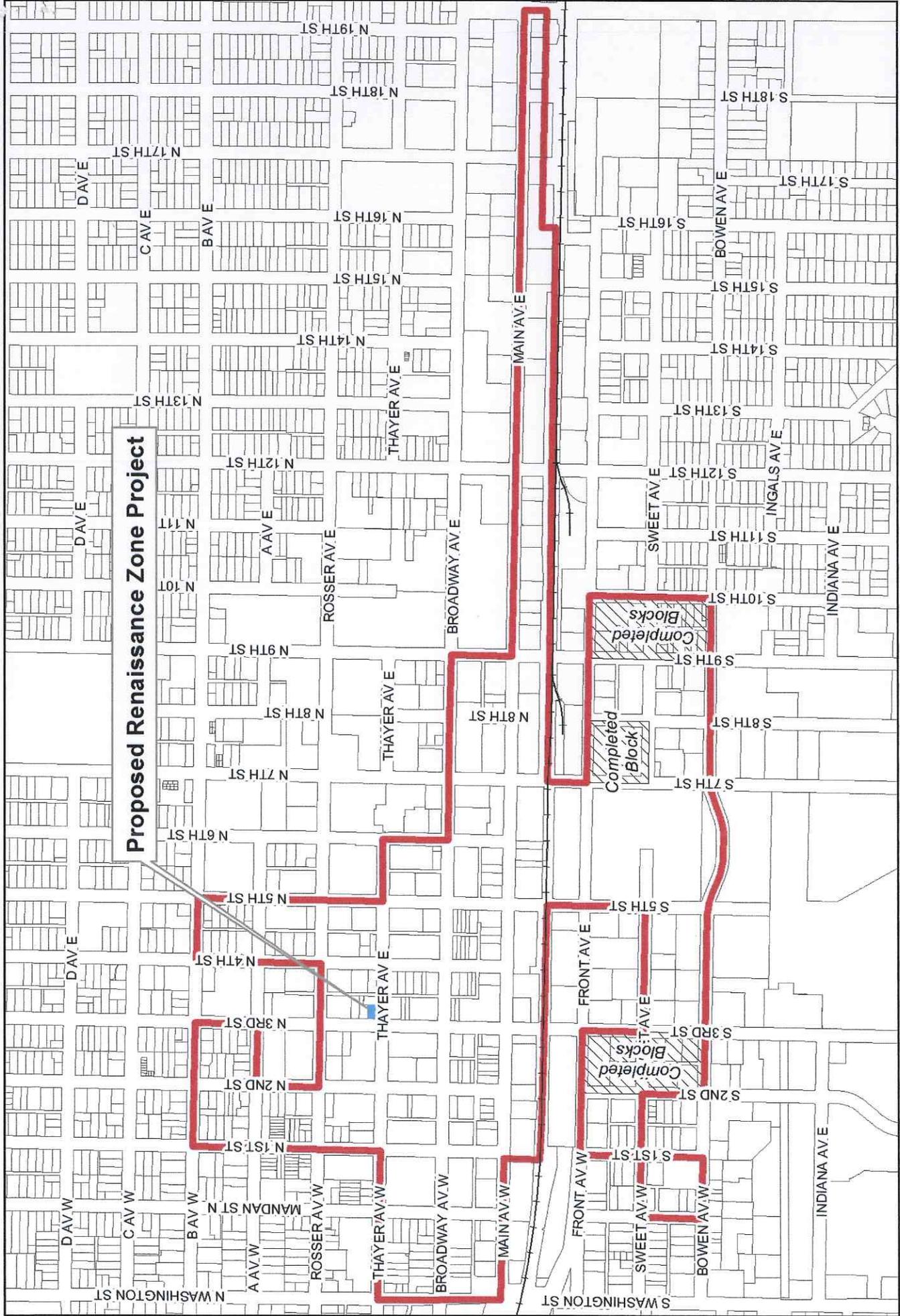
Based on the above findings, staff recommends approval of the designation of the rehabilitation and expansion of the building at 307 North 3<sup>rd</sup> Street by Kadlec Enterprises, LLC as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion with the following conditions:

1. The project generally conforms to the project description, site plan and conceptual images submitted with the application.
2. All the necessary building and other required permits are obtained prior to commencement of the project.

<b>PROJECT INFORMATION:</b>			
<b>Title:</b> Kadlec Enterprises, LLC		<b>Project Type:</b> Rehabilitation	
<b>Current Valuation:</b> \$212,400 (building only)		<b>Proposed Investment:</b> \$490,051	
<b>MINIMUM CRITERIA:</b>		Possible Points	Staff Rating
<b>Proposals Involving a Purchase with Improvements:</b>			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2 A3, A7, B2, D1, D2, D3, D4, and E4	20	20
2	Significant level of re-investment based on guidelines for rehabilitation projects Proposed re-investment total: 75%	20	20
<b>Subtotal</b>		<b>40</b>	<b>40</b>
<b>PROJECT REVIEW GUIDELINES - REQUIRED:</b>			
1	High Priority Land Use <ul style="list-style-type: none"> <li>Primary sector business</li> <li>Active commercial, specialty retail and/or destination commercial</li> <li>Mixed use development</li> <li>Residential units, including single or multi-family units</li> </ul>	15	15
2	Capital Investment <ul style="list-style-type: none"> <li>Consideration for level of capital investment</li> </ul>	15	15
3	Targeted Area <ul style="list-style-type: none"> <li>Parcels that have been vacant or underutilized for an extended period</li> <li>Parcels specifically targeted for clearance</li> </ul>	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> <li>Relocation from within the downtown area (may not be eligible)</li> <li>Relocation from a community outside Bismarck area (may not be eligible)</li> <li>Maintaining existing business in the downtown area or expanding business</li> </ul>	15	15
<b>Subtotal</b>		<b>60</b>	<b>60</b>
<b>TOTAL</b>		<b>100</b>	<b>100</b>
<b>PROJECT REVIEW GUIDELINES – OPTIONAL:</b>			
1	Public Space/Design <ul style="list-style-type: none"> <li>Incorporation of civic or public spaces</li> <li>Demonstrated commitment to strengthen pedestrian connections</li> <li>Attention to streetscape amenities and landscaping</li> <li>Attention to design and visual appearance</li> </ul>	10	10
2	Historic Preservation and Renovation <ul style="list-style-type: none"> <li>Within the downtown historic district</li> <li>Contributing or non-contributing</li> <li>Historic preservation component</li> </ul>	10	0
<b>Additional Optional Points</b>		<b>20</b>	<b>10</b>
<b>TOTAL</b>		<b>120</b>	<b>110</b>

# 307 North 3rd Street - Rehabilitation

## Proposed Renaissance Zone Project



### City of Bismarck - Community Development Department - Planning Division



This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



September 6, 2013

Kadlec Enterprises  
307 North 3<sup>rd</sup> Street  
Bismarck, ND 58504

RE: Lucky Ducks Addition

### **Project Description/Summary**

The project is located at 307 North Third Street. The proposed project is to add a two-story addition to the south of the existing building, renovate the façade of the existing building to blend into the new addition, and to renovate the interior of the existing building as required to tie into the new addition.

The proposed addition will consist of a 886 SF Basement, 1,149 SF First Level, and a 865 SF Second Level, as well as 284 SF of exterior deck on the Second Level. The basement will be used for storage, mechanical, electrical, and water entry for the fire protection system. The First Level will include additional seating for the restaurant, a bar, and restrooms. The Second Level will include seating areas, both interior and exterior.

The addition will be fully fire protected with a new automatic fire sprinkler system.

The proposed addition is anticipated to be bid this Fall with completion Winter 2014.

### **Materials/Construction**

The exterior wall construction is proposed to be a combination of wood framing and CMU construction. The CMU will be constructed adjacent to the existing building to achieve the 2 hour fire wall required. The floors and roof will be framed with wood trusses. The structure will be exposed in most areas of the building (refer to attached renderings). Interior soffits will be constructed at the bar, entry, and east end of the building.

The exterior finishes include EIFS to match the existing building, simulated stone veneer, cedar lap siding, aluminum storefront window and doors to match existing, a new entry canopy to connect both buildings, and revisions to the existing façade to blend with the new façade. The roof will be a low-slope membrane roof with internal roof drains. The decks will be constructed with sub-deck drainage with low-maintenance decking. The railings will be a combination of painted steel and tempered glazing. (Refer to attached renderings)

The interior finishes will include simulated stone veneer at the backside of the bar, painted gypsum board walls, exposed CMU at the north wall of the first floor, luxury vinyl tile flooring, tile walls in the restrooms, custom vinyl wall fabric at accent walls, custom vinyl wall panels in the restrooms, painted steel guardrails at the stairs, painted gypsum board soffits, and exposed structure. The front and back bar will be constructed with plastic laminate panels, with a granite top. (Refer to attached renderings)

### Color

The proposed addition will blend with the existing building by matching the existing 'green' EIFS material. The simulated stone veneer and cedar lap siding add a warm tone to the building and blends with the existing interior of the restaurant and the materials are brought into the interior of the proposed addition. The material colors were selected to blend into the surroundings and use materials found in downtown Bismarck.

### Construction Estimate

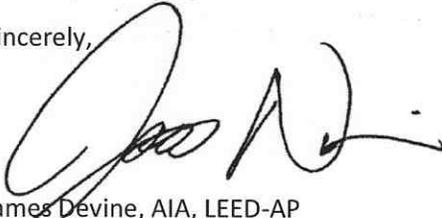
The estimated cost of construction is \$552,600.00, with bar equipment included.

### Renderings/Plans/Elevations

See attached.

If you have any additional questions, please feel free to contact me directly.

Sincerely,

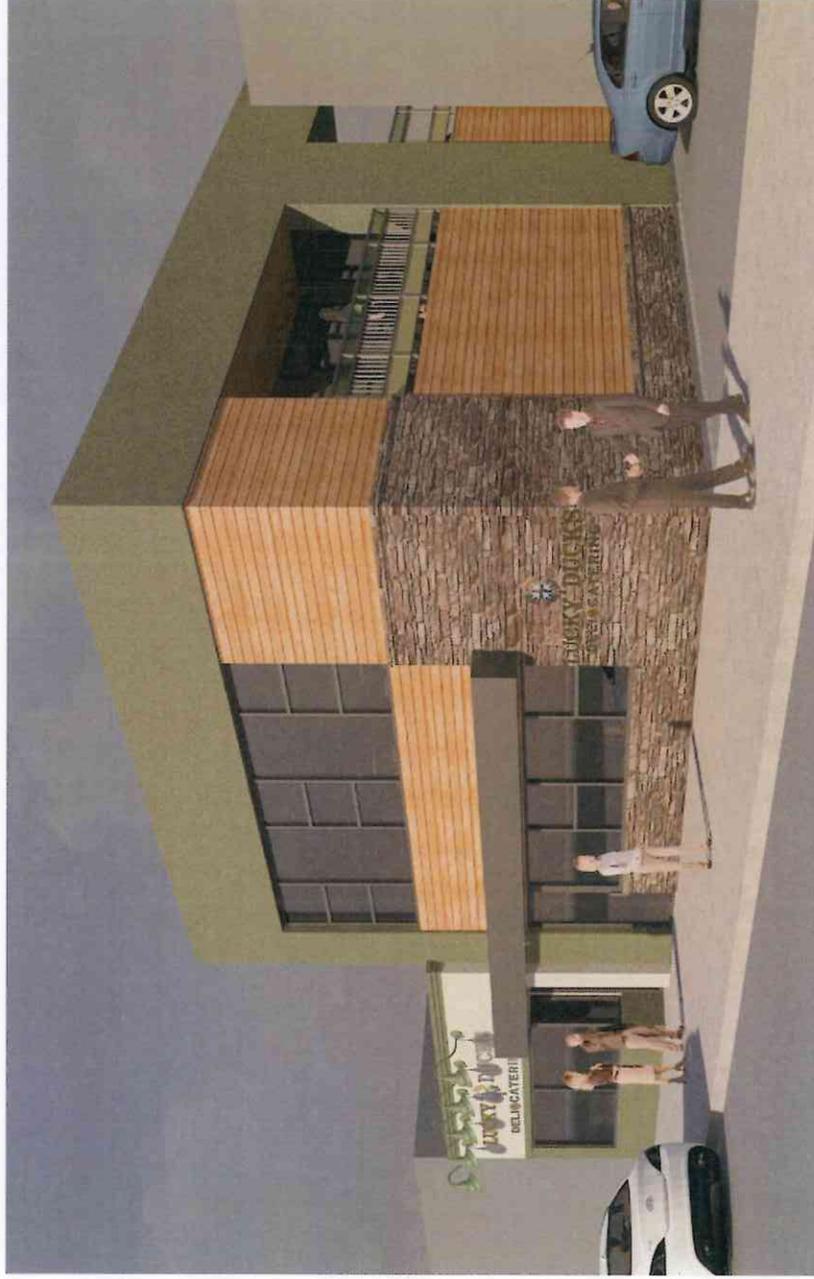
A handwritten signature in black ink, appearing to read 'James Devine', written over a horizontal line.

James Devine, AIA, LEED-AP  
President

CC: J2 Studio file: Lucky Ducks - Correspondence

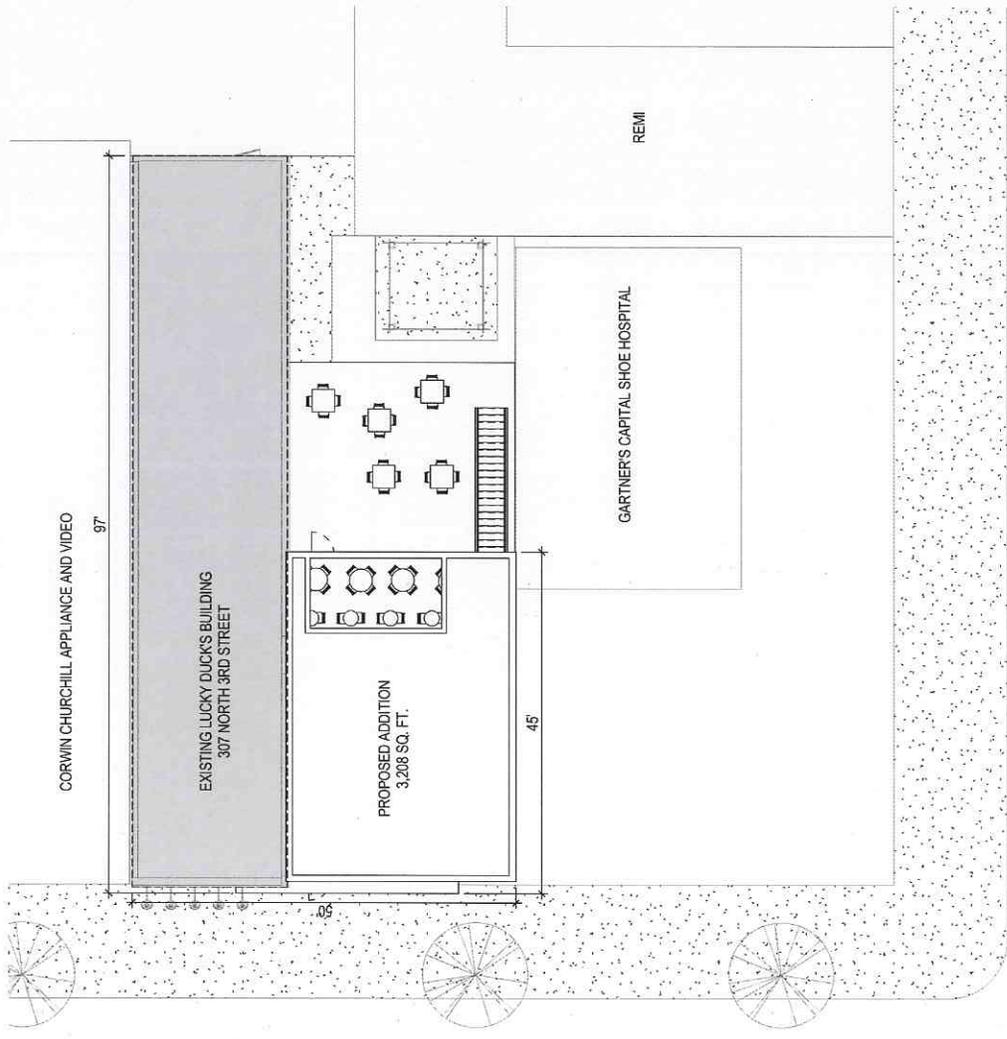
# Lucky Duck's Deli and Catering Proposed Addition

Bismarck, North Dakota  
September 6, 2013



J2 Studio Architecture + Design, PC  
405 East Sweet Avenue  
Bismarck, ND 58504  
(701) 255-1622



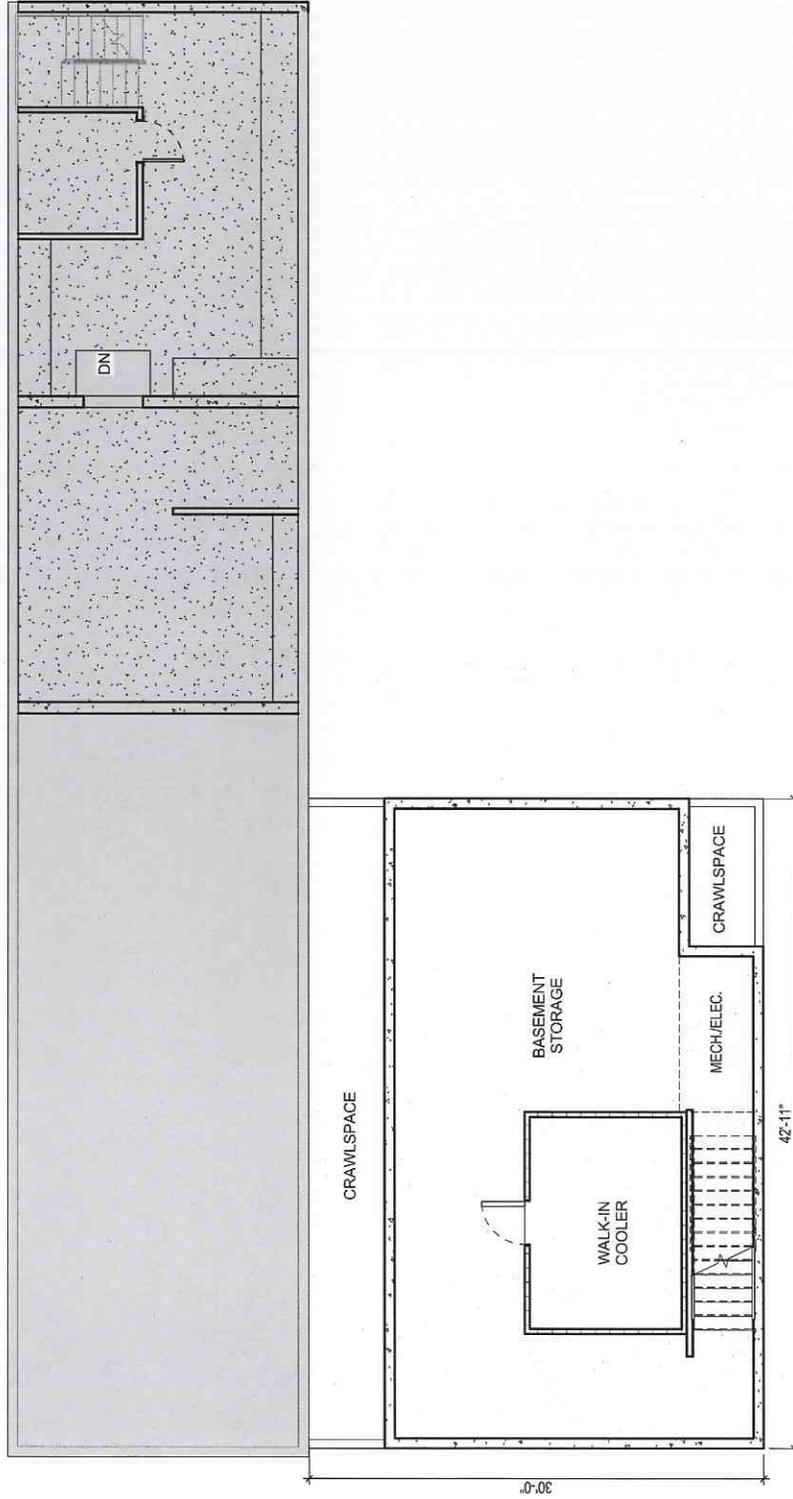


THAYER AVE



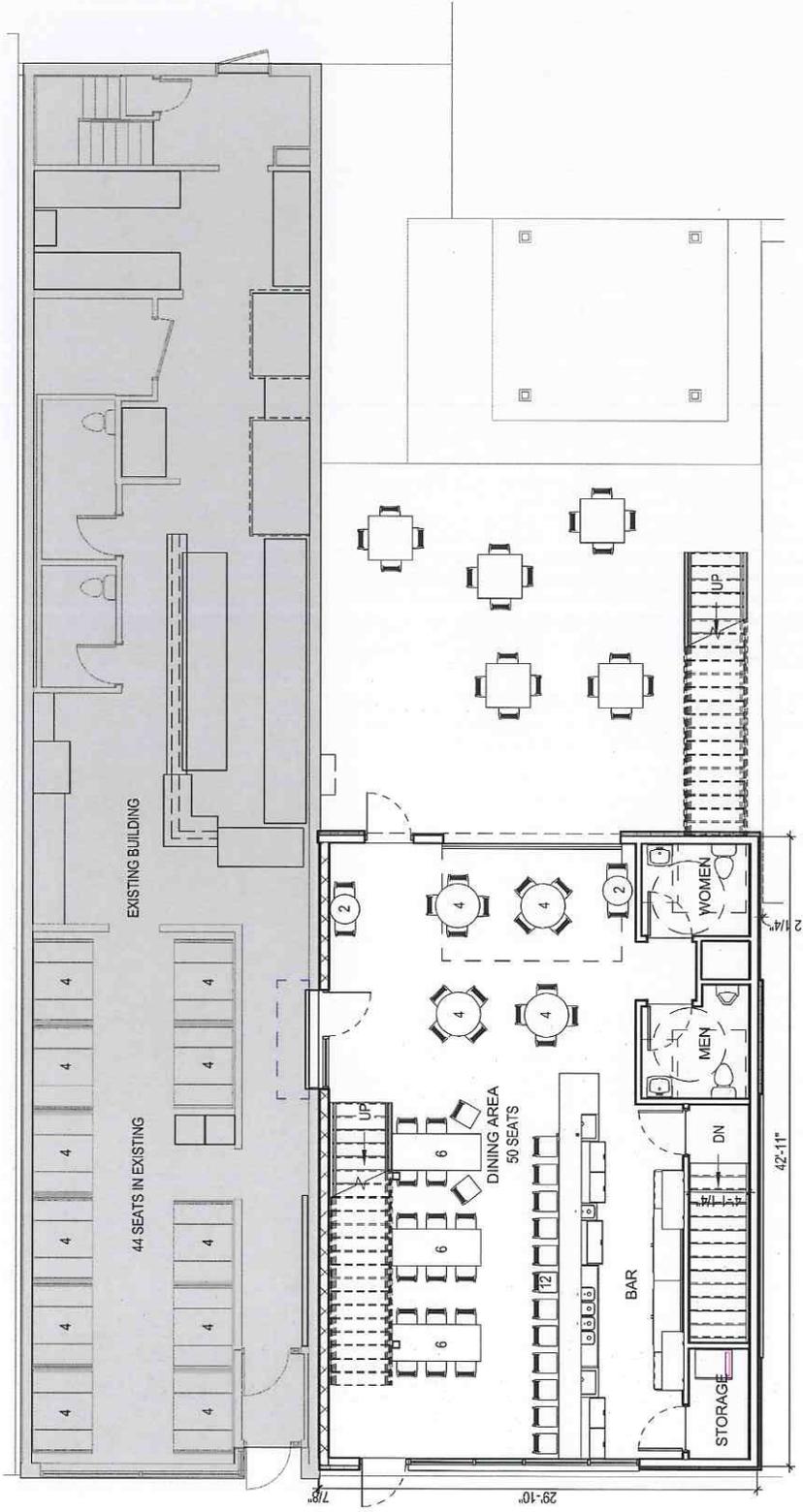
1 Architectural Site Plan

Scale: 1/16" = 1'-0"



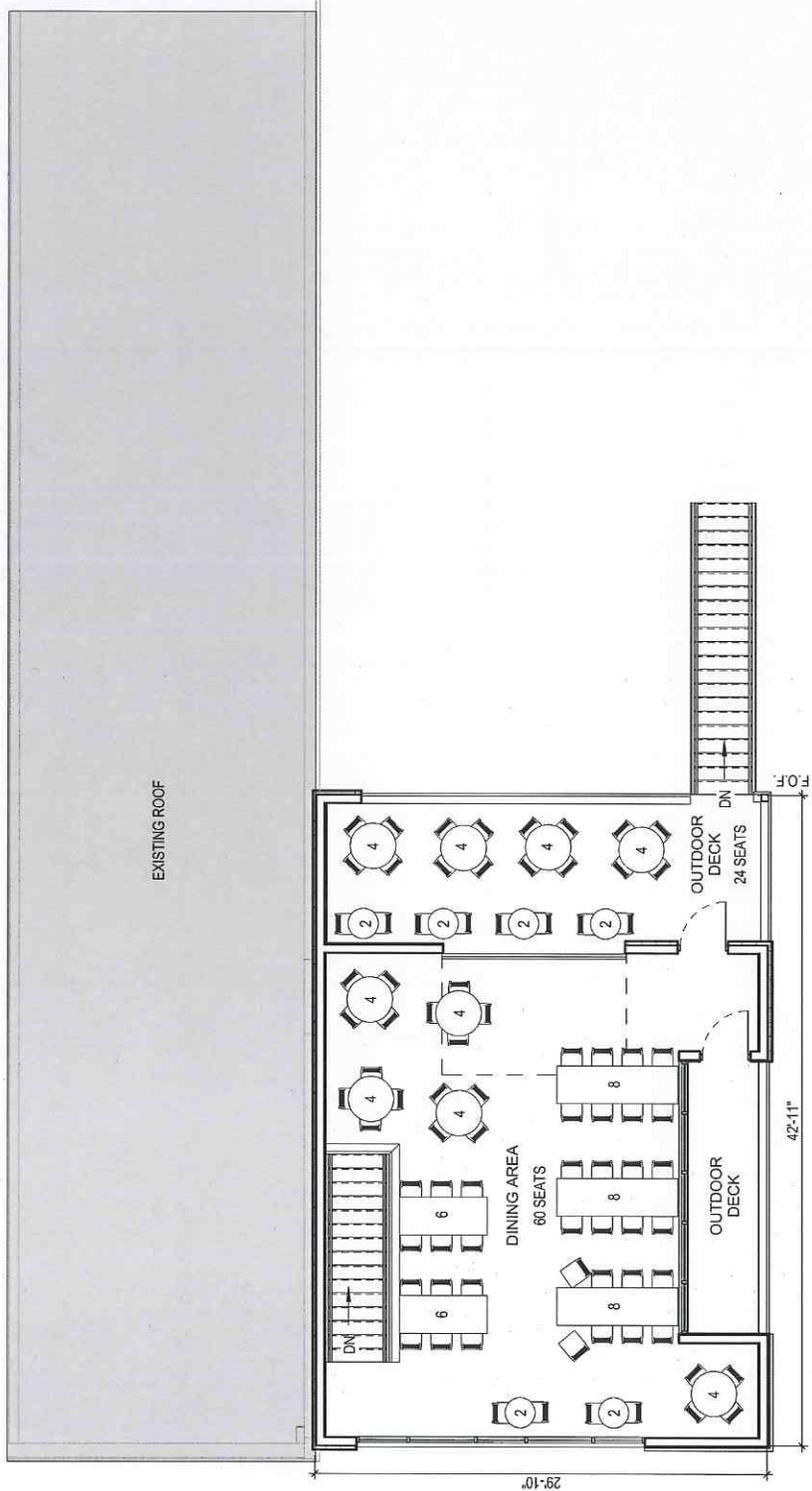
1 Proposed Lucky Duck's Addition - Basement

Scale: 1/8" = 1'-0"



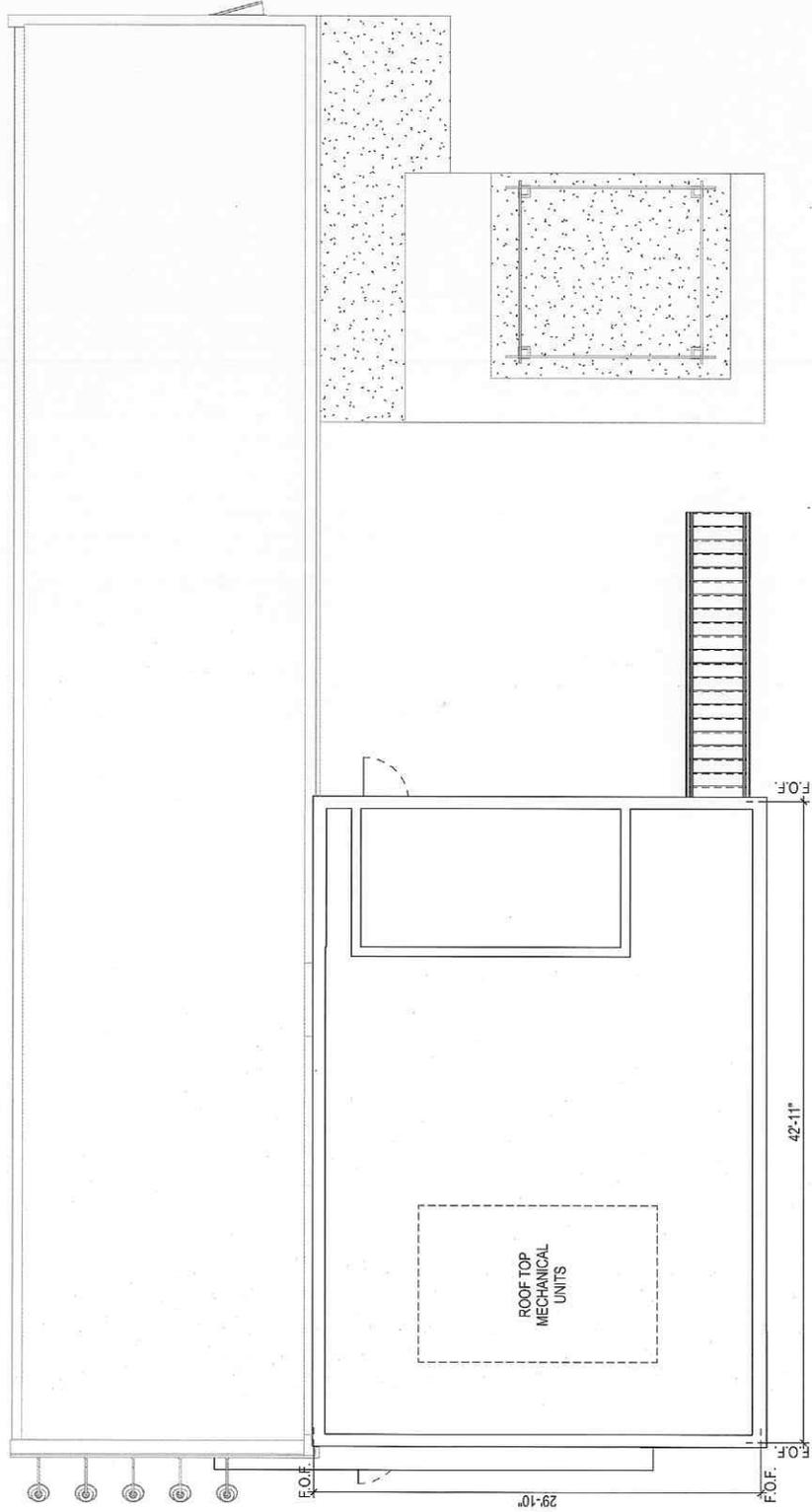
**1 Proposed Lucky Duck's Addition - Main Floor**

Scale: 1/8" = 1'-0"



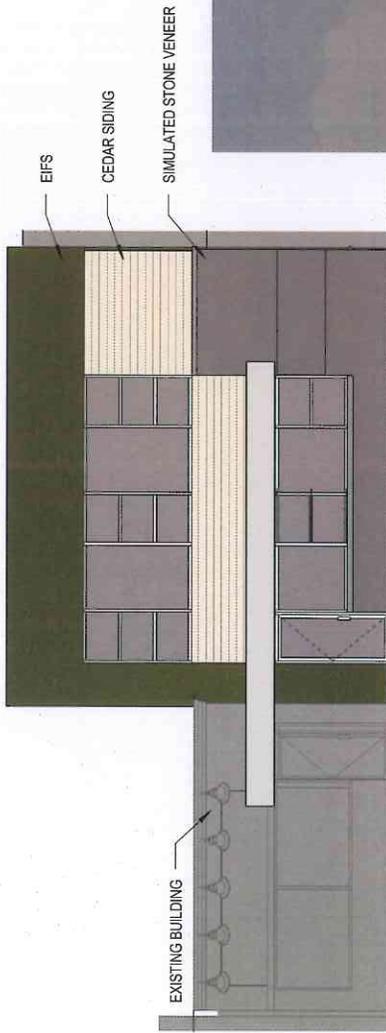
1 Proposed Lucky Duck's Addition - Second Floor

Scale: 1/8" = 1'-0"



1 Proposed Lucky Duck's Addition - Roof

Scale: 1/8" = 1'-0"



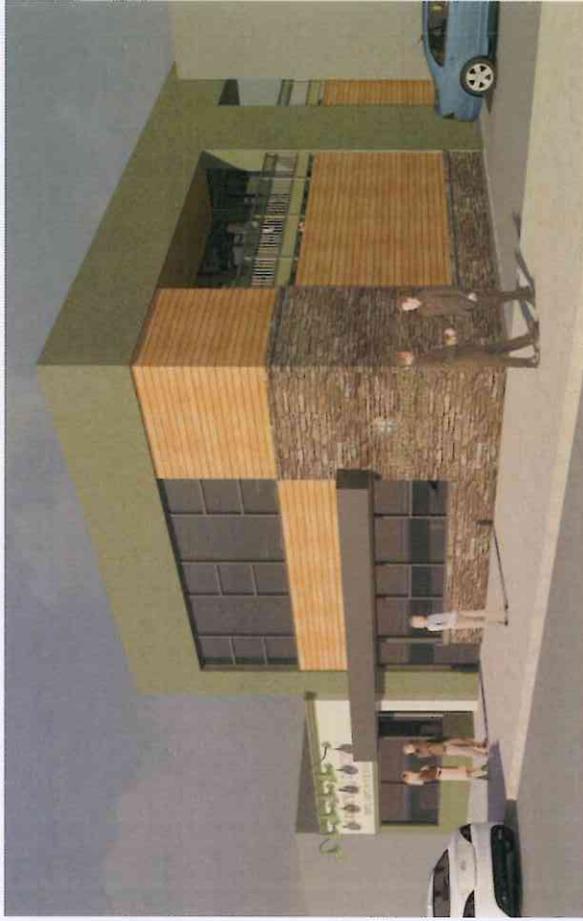
1 West Elevation

Not to Scale



2 South Elevation

Not to Scale



**Lucky Ducks Addition**  
**Preliminary Estimate of Probable Costs**

Prepared: 09.09.13



Construction Cost		Total
<b>General, Mechanical, and Electrical Construction</b>	\$	405,135.19
Refer to attached estimate summary and detail		
Total Construction Cost	\$	405,135.19
General Conditions (8%)	\$	32,410.82
Subtotal	\$	437,546.01
Overhead and Profit (12%)	\$	52,505.52
Subtotal	\$	490,051.53
Contingency (NOT INCLUDED)	\$	-
<b>Total Construction Cost + Construction Fees</b>	\$	<b>490,051.53</b>

Equipment		Total
Bar and Restaurant Equipment (Capitol City Restaurant Supply)	\$ <del>N/A</del>	<del>77,721.04</del>
Total	\$	<del>77,721.04</del>

<b>Grand Total - Construction Cost + Equipment</b>	\$	<del>567,772.57</del>
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\$490,051.53 JT.

**Kadlec Enterprises**  
**307 North Third Street**  
**Bismarck, ND, 58501**  
**Date: 09-Sep-13**

**Lucky Ducks Addition**  
**Year 2013 Quarter 1**  
**Unit Summary Report**

**Prepared By:**  
**James Devine**  
**J2 Studio Architecture + Design**

Division Description	Total
Division 02 Existing Conditions	\$10,000.00
Division 03 Concrete	\$32,699.69
Division 04 Masonry	\$15,669.52
Division 05 Metals	\$28,667.18
Division 06 Wood, Plastics, and Composites	\$44,988.44
Division 07 Thermal and Moisture Protection	\$26,073.12
Division 08 Openings	\$49,800.48
Division 09 Finishes	\$26,103.72
Division 10 Specialties	\$1,633.04
Division 22 Plumbing	\$19,500.00
Division 23 Heating, Ventilating, and Air Conditioning (HVAC)	\$110,000.00
Division 26 Electrical	\$40,000.00
<b>Subtotal</b>	<b>\$405,135.19</b>
<b>General Contractor's Markup on Subs</b>	<b>0.00%</b> <b>\$0.00</b>
<b>Subtotal</b>	<b>\$405,135.19</b>
<b>General Conditions</b>	<b>8.00%</b> <b>\$32,410.82</b>
<b>Subtotal</b>	<b>\$437,546.01</b>
<b>General Contractor's Overhead and Profit</b>	<b>12.00%</b> <b>\$52,505.52</b>
<b>Grand Total</b>	<b>\$490,051.53</b>

**Kadlec Enterprises**

307 North Third Street  
Bismarck, ND, 58501

Date: 09-Sep-13

Lucky Ducks Addition  
Year 2013 Quarter 1  
Unit Detail Report

Prepared By:  
James Devine  
J2 Studio Architecture + Design

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
<b>Division 02 Existing Conditions</b>					
024000000000	Demolition - lump sum	1.00	Ea.	\$10,000.00	\$10,000.00
<b>Division 02 Existing Conditions Subtotal</b>					<b>\$10,000.00</b>
<b>Division 03 Concrete</b>					
031113450020	C.I.P. concrete forms, footing, continuous wall, plywood, 1 use, includes erecting, bracing, stripping and cleaning	22.00	SFCA	\$9.21	\$202.62
031113852000	C.I.P. concrete forms, wall, job built, plywood, to 8' high, 1 use, includes erecting, bracing, stripping and cleaning	2,700.00	SFCA	\$5.91	\$15,957.00
032110600500	Reinforcing Steel, in place, footings, #4 to #7, A615, grade 60, incl labor for accessories, excl material for accessories	2.00	Ton	\$2,053.38	\$4,106.76
033105350200	Structural concrete, ready mix, normal weight, 3500 psi, includes local aggregate, sand, Portland cement (Type I) and water, delivered, excludes all additives and treatments	100.00	C.Y.	\$110.09	\$11,009.00
033105702400	Structural concrete, placing, spread footing, direct chute, under 1 C.Y., includes leveling (strike off) & consolidation, excludes material	12.00	C.Y.	\$21.74	\$260.88
033105702900	Structural concrete, placing, foundation mat, direct chute, over 20 C.Y., includes leveling (strike off) & consolidation, excludes material	100.00	C.Y.	\$3.43	\$343.00
033105704300	Structural concrete, placing, slab on grade, direct chute, up to 6" thick, includes leveling (strike off) & consolidation, excludes material	17.00	C.Y.	\$10.99	\$186.83
033529300200	Concrete finishing, floors, basic finishing for unspecified flatwork, bull float, manual float & manual steel trowel, excludes placing, striking off & consolidating	1,320.00	S.F.	\$0.48	\$633.60
<b>Division 03 Concrete Subtotal</b>					<b>\$32,699.69</b>
<b>Division 04 Masonry</b>					
042210141150	Concrete block, back-up, normal weight, tooled joint one side, 2000 psi, 8" x 8" x 16", includes mortar and horizontal joint reinforcing every other course, excludes scaffolding, vertical reinforcing and grout	700.00	S.F.	\$6.01	\$4,207.00

LineNumber		T	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
047220100150			Cultured stone veneer, horizontal lined ledgestones, corner stones, on wood frame and sheathing substrate, includes mortar, excludes scaffolding	36.00	V.L.F.	\$27.32	\$983.52
047220100160			Cultured stone veneer, horizontal lined ledgestones, field stones, on wood frame and sheathing substrate, includes mortar, excludes scaffolding	350.00	S.F.	\$16.11	\$5,638.50
047220100360			Cultured stone veneer, weather resistant barrier, #15 felt, excludes scaffolding	350.00	Sq.	\$5.96	\$2,086.00
047220100370			Cultured stone veneer, expanded metal lath, diamond, galvanized, 2.5 #/S.Y., excludes scaffolding	350.00	S.Y.	\$6.00	\$2,100.00
047220100390			Cultured stone veneer, water table or window sill, 18" long, includes mortar, excludes scaffolding	50.00	Ea.	\$13.09	\$654.50
<b>Division 04 Masonry Subtotal</b>							<b>\$15,669.52</b>
<b>Division 05 Metals</b>							
051223050020			Canopy framing, structural steel, 6" and 8" members, shop fabricated	2,000.00	Lb.	\$2.14	\$4,280.00
051223174500			Column, structural tubing, square, 4" x 4" x 1/4" x 12'-0", incl shop primer, cap & base plate, bolts	4.00	Ea.	\$274.44	\$1,097.76
051223400672			Channel framing, structural steel, field fabricated, C8x11.5, incl cutting & welding	50.00	L.F.	\$53.93	\$2,696.50
051223452700			Lintel angle, structural, unpainted, 4"x3-1/2"x1/4" T, 9'-0" long, shop fabricated	4.00	Ea.	\$85.55	\$342.20
055113500200			Stair, shop fabricated, steel, 3'-6" W, incl picket railing, stringers, metal pan treads, excl concrete for pan treads, per riser	22.00	Riser	\$598.01	\$13,156.22
055213500940			Railing, pipe, steel, wall rail, primed, 1-1/2" dia, shop fabricated	25.00	L.F.	\$27.85	\$696.25
057323500560			Railing, ornamental, steel, 3'-6" high, posts @ 6' O.C., panelized, fancy	75.00	L.F.	\$85.31	\$6,398.25
<b>Division 05 Metals Subtotal</b>							<b>\$28,667.18</b>
<b>Division 06 Wood, Plastics, and Composites</b>							
061110182255			Wood framing, joists, 2" x 12", pneumatic nailed	264.00	L.F.	\$1.77	\$467.28
061110260600			Wood framing, partitions, standard & better lumber, 2" x 4" studs, 16" O.C., 12' high, includes single bottom plate and double top plate, excludes waste	92.00	L.F.	\$8.98	\$826.16
061110261205			Wood framing, partitions, standard & better lumber, 2" x 6" studs, 16" O.C., 12' high, pneumatic nailed, includes single bottom plate and double top plate, excludes waste	500.00	L.F.	\$11.35	\$5,675.00
061110261500			Wood framing, partitions, for horizontal blocking, 2" x 6", add	150.00	L.F.	\$1.18	\$177.00
061110261600			Wood framing, partitions, for openings, add	150.00	L.F.	\$1.37	\$205.50

LineNumber			Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
061110280430			Porch or deck framing, treated lumber, decking, 5/4" x 6"	390.00	S.F.	\$2.61	\$1,017.90
061623100205			Subfloors, plywood, CDX, 3/4" thick, pneumatic nailed	2,640.00	SF Flr.	\$1.05	\$2,772.00
061636100200			Sheathing, plywood on roof, CDX, 5/8" thick	1,320.00	S.F.	\$1.06	\$1,399.20
061636100846			Sheathing, oriented strand board, 1/2" thick	3,360.00	S.F.	\$0.66	\$2,217.60
061636102900			Sheathing, gypsum, with embedded glass mats, 1/2" thick	3,360.00	S.F.	\$1.09	\$3,662.40
061733101200			Wood I Joists, fabricated "I" joists with wood flanges, plywood webs, 24" O.C., 15' to 24' span, 50 psf live load, includes bridging & blocking	3,960.00	SF Flr.	\$2.29	\$9,068.40
069999999			Bar casework, top, and custom front	1.00	L.F.	\$17,500.00	\$17,500.00
<b>Division 06 Wood, Plastics, and Composites Subtotal</b>							<b>\$44,988.44</b>
<b>Division 07 Thermal and Moisture Protection</b>							
072113101940			Extruded polystyrene insulation, rigid, for walls, 25 PSI compressive strength, 2" thick, R10	1,200.00	S.F.	\$1.50	\$1,800.00
072116200820			Blanket insulation, for walls or ceilings, unfaced fiberglass, 3-1/2" thick, R13, 15" wide	250.00	S.F.	\$0.48	\$120.00
072116200860			Blanket insulation, for walls or ceilings, unfaced fiberglass, 6" thick, R19, 15" wide	3,360.00	S.F.	\$0.62	\$2,083.20
072129100350			Insulation, polyurethane foam, 2#/CF density, 5" thick, R32.5, sprayed	500.00	S.F.	\$3.64	\$1,820.00
072216101745			Polyisocyanurate Insulation, for roof decks, 3" thick, 2#/CF density, fastening excluded	2,640.00	S.F.	\$1.59	\$4,197.60
072413100105			Polymer based exterior insulation and finish system, field applied, 2" EPS insulation	900.00	S.F.	\$4.82	\$4,338.00
072413100140			Polymer based exterior insulation and finish system, premium finish, add	900.00	S.F.	\$1.05	\$945.00
072413100150			Polymer based exterior insulation and finish system, field applied, heavy duty reinforcement add	900.00	S.F.	\$1.92	\$1,728.00
072510103000			Weather barriers, building paper, spunbonded polyethylene	3,360.00	S.F.	\$0.20	\$672.00
074623103200			Wood siding, boards, cedar bevel, "A" grade, 1/2" x 6"	776.00	S.F.	\$6.78	\$5,261.28
075323204700			Ethylene-propylene-diene-monomer roofing, (EPDM), 0.40 psf, partially adhered, 60 mils	14.00	Sq.	\$157.66	\$2,207.24
076510100400			Sheet metal flashing, aluminum, flexible, mill finish, .013" thick, including up to 4 bends, painted finish, add	1,200.00	S.F.	\$0.32	\$384.00
079213101050			Masonry joint sealants, butyl, 1/2" x 1/2" joint, includes cut-out and re-caulk, excludes scaffolding	30.00	L.F.	\$2.06	\$61.80
079213200055			Joint sealants, caulking and sealants, bulk acrylic latex, 1/4" x 1/4", in place	500.00	L.F.	\$0.91	\$455.00
<b>Division 07 Thermal and Moisture Protection Subtotal</b>							<b>\$26,073.12</b>
<b>Division 08 Openings</b>							

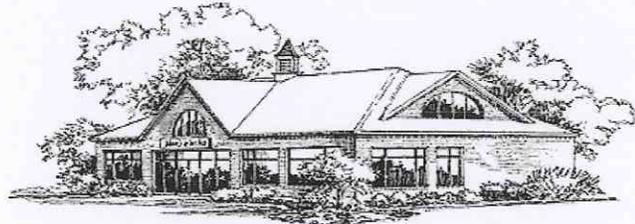
LineNumber		T	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
081213130100			Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 7'-0" h x 3'-0" w	4.00	Ea.	\$194.26	\$777.04
081416090210			Doors, wood, architectural, flush, interior, hollow core, 7 ply, birch face, 3'-0" x 7'-0" x 1-3/4" thick	4.00	Ea.	\$150.61	\$602.44
083613102650			Doors, overhead, commercial, stock, steel, heavy duty, sectional, manual, 24 gauge, 10' x 10' high	2.00	Ea.	\$1,471.28	\$2,942.56
083613102900			Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, 1/3 HP, to 12' x 12', add	2.00	Ea.	\$1,143.06	\$2,286.12
083613102980			Doors, overhead, commercial, stock, steel, heavy duty, sectional, for row of clear lites, add	10.00	Ea.	\$360.57	\$3,605.70
084113205000			Tube framing, for window walls and storefronts, aluminum, stock, flush tube frame, mill finish, thermal break, 2-1/4" x 4-1/2", open header	100.00	L.F.	\$23.73	\$2,373.00
084113205050			Tube framing, for window walls and storefronts, aluminum, stock, flush tube frame, mill finish, thermal break, 2-1/4" x 4-1/2", open sill	100.00	L.F.	\$21.69	\$2,169.00
084113205100			Tube framing, for window walls and storefronts, aluminum, stock, flush tube frame, mill finish, thermal break, 2-1/4" x 4-1/2", vertical mullion, 1 piece	411.00	L.F.	\$24.73	\$10,164.03
084313100020			Frames, aluminum, door, entrance, clear anodized finish, storefront, 3' x 7' opening	3.00	Opng.	\$621.00	\$1,863.00
084313200700			Storefront systems, aluminum frame, monumental grade, clear 3/8" plate glass, 3' x 7' door with hardware, 400 SF max wall, wall height to 12' high	180.00	S.F.	\$46.48	\$8,366.40
087120300020			Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, all sizes, regular arm	3.00	Ea.	\$231.93	\$695.79
087120400100			Door hardware, lockset, standard duty, cylindrical, with sectional trim, non-keyed, privacy	2.00	Ea.	\$97.94	\$195.88
087120400500			Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	2.00	Ea.	\$178.21	\$356.42
088130100500			Insulating glass, double glazed, tinted, 1/4" float, for 1" thick unit, 30-70 SF	430.00	S.F.	\$31.17	\$13,403.10
<b>Division 08 Openings Subtotal</b>							<b>\$49,800.48</b>
<b>Division 09 Finishes</b>							
092910302050			Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick	5,500.00	S.F.	\$0.70	\$3,850.00
095123300820			Complete suspended ceilings, mineral fiber, Tegular, 2' x 2' x 5/8", on 9/16" grid, incl. standard susp. system, excl. 1-1/2" carrier channels	100.00	S.F.	\$5.21	\$521.00

LineNumber		Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
096513130700		Wall base, vinyl , straight or cove, standard colors, 4" h, 1/8" thick	320.00	L.F.	\$2.56	\$819.20
096516108000		Resilient flooring, vinyl sheet goods, backed, .065" thick, min	2,640.00	S.F.	\$6.25	\$16,500.00
097733100020		Fiberglass Reinforced Plastic Panels, on walls, adhesive mounted, embossed surface, .090" thick	0.00	S.F.	\$1.63	\$0.00
097733100021		Specialty wall panels	256.00	Ea.	\$5.00	\$1,280.00
099123331200		Paints & Coatings, interior, alkyd (oil base), flush door w/frame, 2 coats, brushwork, 3' x 7'	4.00	Ea.	\$24.88	\$99.52
099123721240		Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 3 coats, smooth finish, roller	8,200.00	S.F.	\$0.37	\$3,034.00
<b>Division 09 Finishes Subtotal</b>						<b>\$26,103.72</b>
<b>Division 10 Specialties</b>						
101423131150		Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters, 8" x 4"	4.00	Ea.	\$61.06	\$244.24
102813130800		Toilet accessories, grab bars, straight, stainless steel, 1-1/4" diameter x 18" long	2.00	Ea.	\$49.48	\$98.96
102813131100		Toilet accessories, grab bars, straight, stainless steel, 36" long	2.00	Ea.	\$63.52	\$127.04
102813131105		Toilet accessories, grab bars, straight, stainless steel, 42" long	2.00	Ea.	\$63.01	\$126.02
102813133100		Toilet accessories, mirror, 36" x 24", with stainless steel 3/4" square frame	2.00	Ea.	\$136.59	\$273.18
102813134100		Toilet accessories, mop holder strip, stainless steel, 5 holders, 48" long	1.00	Ea.	\$120.57	\$120.57
102813136100		Toilet accessories, toilet tissue dispenser, stainless steel, surface mounted, single roll	2.00	Ea.	\$33.40	\$66.80
104413531100		Fire equipment cabinets, portable extinguisher, single, steel box, recessed, D.S. glass in door, steel door & frame, 8" x 12" x 27", excludes equipment	2.00	Ea.	\$214.36	\$428.72
104416131080		Fire extinguishers, dry chemical, pressurized, standard type, portable, painted, 10 lb	1.00	Ea.	\$87.89	\$87.89
104416132060		Fire extinguishers, dry chemical, pressurized, ABC all purpose type, portable, 5 lb	2.00	Ea.	\$29.81	\$59.62
<b>Division 10 Specialties Subtotal</b>						<b>\$1,633.04</b>
<b>Division 22 Plumbing</b>						
2299999999		Plumbing; Lump Sum	1.00	Ea.	\$19,500.00	\$19,500.00
<b>Division 22 Plumbing Subtotal</b>						<b>\$19,500.00</b>
<b>Division 23 Heating, Ventilating, and Air Conditioning (HVAC)</b>						
2399999999		HVAC; Lump Sum	1.00	Ea.	\$110,000.00	\$110,000.00
<b>Division 23 Heating, Ventilating, and Air Conditioning (HVAC) Subtotal</b>						<b>\$110,000.00</b>
<b>Division 26 Electrical</b>						
2699999999		Electrical; Lump Sum	1.00	Ea.	\$40,000.00	\$40,000.00
<b>Division 26 Electrical Subtotal</b>						<b>\$40,000.00</b>

Estimate Name: **Lucky Ducks Addition SF Comparison**

**Kadlec Enterprises**  
**307 North Third Street**  
**Bismarck**  
**ND**  
**58504**

Building Type: **Restaurant with Wood Siding / Wood Frame**  
 Location: **BISMARCK, ND**  
 Stories Count (L.F.): **2.00**  
 Stories Height: **12.00**  
 Floor Area (S.F.): **2,298.00**  
 LaborType: **OPN**  
 Basement Included: **Yes**  
 Data Release: **Year 2013 Quarter 3**  
 Cost Per Square Foot: **\$219.75**  
 Total Building Cost: **\$505,000.00**



Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly

		% of Total	Cost Per SF	Cost
<b>A Substructure</b>		<b>13.0%</b>	<b>\$23.72</b>	<b>\$54,500</b>
<b>A1010</b>	<b>Standard Foundations</b>		<b>\$5.22</b>	<b>\$12,000</b>
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide			
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep			
<b>A1030</b>	<b>Slab on Grade</b>		<b>\$1.96</b>	<b>\$4,500</b>
	Slab on grade, 4" thick, non industrial, reinforced			
<b>A2010</b>	<b>Basement Excavation</b>		<b>\$1.09</b>	<b>\$2,500</b>
	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage			
<b>A2020</b>	<b>Basement Walls</b>		<b>\$15.45</b>	<b>\$35,500</b>
	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick			
<b>B Shell</b>		<b>32.3%</b>	<b>\$59.18</b>	<b>\$136,000</b>
<b>B1010</b>	<b>Floor Construction</b>		<b>\$10.44</b>	<b>\$24,000</b>
	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI			
	Wood column, 8" x 8", 20' x 20' bay, 8' unsupported height, 107 BF/MSF, 160 PSF total allowable load			
	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 P			
<b>B1020</b>	<b>Roof Construction</b>		<b>\$3.26</b>	<b>\$7,500</b>
	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span			
<b>B2010</b>	<b>Exterior Walls</b>		<b>\$14.36</b>	<b>\$33,000</b>
	Wood siding, 2"x4" studs 16"OC, insulated wall, 1" x 12" sawn cedar, 1" x 4" battens			
<b>B2020</b>	<b>Exterior Windows</b>		<b>\$22.63</b>	<b>\$52,000</b>
	Aluminum flush tube frame, for 1/4"glass,1-3/4"x4", 5'x6' opening, no intermediate horizontals			
	Glazing panel, plate glass, 1/4" thick, tempered			
<b>B2030</b>	<b>Exterior Doors</b>		<b>\$4.57</b>	<b>\$10,500</b>
	Door, aluminum & glass, without transom, full vision, double door, hardware, 6'-0" x 7'-0" opening			
	Door, aluminum & glass, with transom, non-standard, double door, hardware, 6'-0" x 10'-0" opening			
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening			
<b>B3010</b>	<b>Roof Coverings</b>		<b>\$3.70</b>	<b>\$8,500</b>
	Wood roofing, cedar shingles, 16" x 5", 4" min slope, 5" exposure, 1.6 PSF			

% of Total	Cost Per SF	Cost
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	Insulation, rigid, roof deck, fiberglass, 3'x4' or 4'x8' sheets, 15/16" thick, R3.70		
	Gutters, box, aluminum, .027" thick, 5", enameled finish		
	Downspout, aluminum, rectangular, 2" x 3", embossed mill finish, .020" thick		
<b>B3020</b>	<b>Roof Openings</b>	<b>\$0.22</b>	<b>\$500</b>
	Skylight, plastic domes, insulated curbs, nominal size to 10 SF, double glazing		
<b>C Interiors</b>		<b>11.1%</b>	<b>\$20.23</b>
<b>C1010</b>	<b>Partitions</b>	<b>\$4.57</b>	<b>\$10,500</b>
	Wood partition, 5/8" fire rated gypsum board face, none base, 2 x 4, @ 16" OC framing, same opposite face, 0 insul		
	5/8" gypsum board, taped & finished, painted on metal furring		
<b>C1020</b>	<b>Interior Doors</b>	<b>\$1.74</b>	<b>\$4,000</b>
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, hollow core		
<b>C1030</b>	<b>Fittings</b>	<b>\$0.65</b>	<b>\$1,500</b>
	Toilet partitions, cubicles, ceiling hung, plastic laminate		
<b>C3010</b>	<b>Wall Finishes</b>	<b>\$1.09</b>	<b>\$2,500</b>
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		
	Ceramic tile, thin set, 4-1/4" x 4-1/4"		
<b>C3020</b>	<b>Floor Finishes</b>	<b>\$7.62</b>	<b>\$17,500</b>
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz		
	Tile, quarry tile, mud set, minimum		
	Tile, quarry tile, mud set, maximum		
<b>C3030</b>	<b>Ceiling Finishes</b>	<b>\$4.57</b>	<b>\$10,500</b>
	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support		
<b>D Services</b>		<b>43.7%</b>	<b>\$80.07</b>
<b>D2010</b>	<b>Plumbing Fixtures</b>	<b>\$10.01</b>	<b>\$23,000</b>
	Water closet, vitreous china, bowl only with flush valve, wall hung		
	Urinal, vitreous china, wall hung		
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"		
	Kitchen sink w/trim, countertop, stainless steel, 44" x 22" triple bowl		
	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"		
	Shower, stall, baked enamel, terrazzo receptor, 36" square		
	Water cooler, electric, wall hung, dual height, 14.3 GPH		
<b>D2020</b>	<b>Domestic Water Distribution</b>	<b>\$8.05</b>	<b>\$18,500</b>
	Gas fired water heater, commercial, 100< F rise, 500 MBH input, 480 GPH		
<b>D2040</b>	<b>Rain Water Drainage</b>	<b>\$1.31</b>	<b>\$3,000</b>
	Roof drain, CI, soil, single hub, 3" diam, 10' high		
	Roof drain, CI, soil, single hub, 3" diam, for each additional foot add		
	Roof drain, CI, soil, single hub, 4" diam, 10' high		
	Roof drain, CI, soil, single hub, 4" diam, for each additional foot add		
<b>D3050</b>	<b>Terminal &amp; Package Units</b>	<b>\$31.77</b>	<b>\$73,000</b>
	Rooftop, multizone, air conditioner, restaurants, 3,000 SF, 15.00 ton		
	Commercial kitchen exhaust/make-up air system, rooftop, gas, 2000 CFM		
<b>D4010</b>	<b>Sprinklers</b>	<b>\$7.18</b>	<b>\$16,500</b>
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 2000 SF		
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 1000 SF		
<b>D4020</b>	<b>Standpipes</b>	<b>\$1.52</b>	<b>\$3,500</b>
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		
<b>D5010</b>	<b>Electrical Service/Distribution</b>	<b>\$9.36</b>	<b>\$21,500</b>
	Service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A		
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A		
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 1 phase, 400 A		
<b>D5020</b>	<b>Lighting and Branch Wiring</b>	<b>\$7.40</b>	<b>\$17,000</b>

% of Total	Cost Per SF	Cost
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Receptacles incl plate, box, conduit, wire, 10 per 1000 SF, 1.2 watts per SF

Miscellaneous power, 1.8 watts

Central air conditioning power, 6 watts

Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF

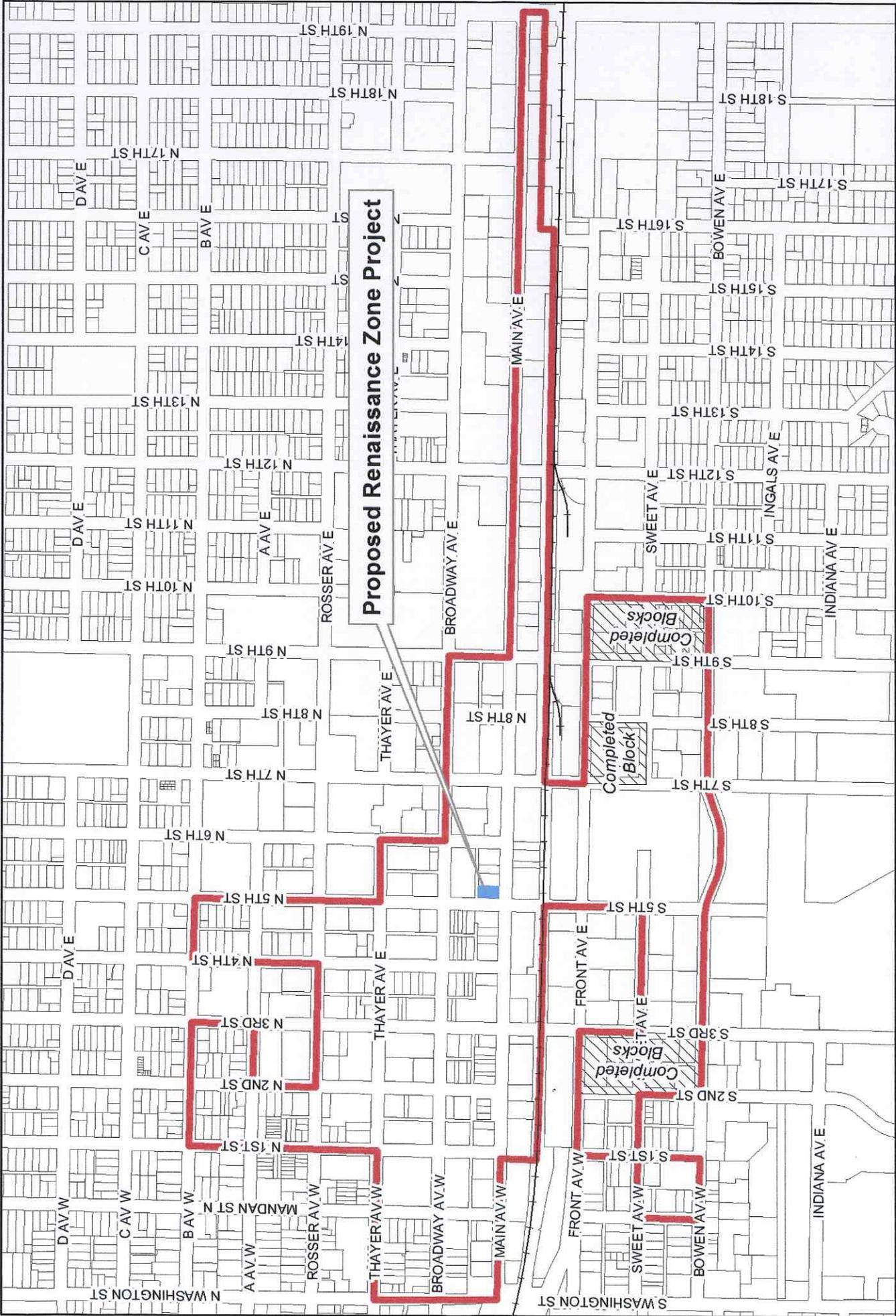
<b>D5030</b>	<b>Communications and Security</b>	<b>\$3.05</b>	<b>\$7,000</b>
	Communication and alarm systems, fire detection, addressable, 12 detectors, includes outlets, boxes, conduit and w		
	Fire alarm command center, addressable without voice, excl. wire & conduit		
<b>D5090</b>	<b>Other Electrical Systems</b>	<b>\$0.44</b>	<b>\$1,000</b>
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 1		
<b>E Equipment &amp; Furnishings</b>		<b>0.0%</b>	<b>\$0.00</b>
<b>E1090</b>	<b>Other Equipment</b>		<b>\$0.00</b>
<b>F Special Construction</b>		<b>0.0%</b>	<b>\$0.00</b>
<b>G Building Sitework</b>		<b>0.0%</b>	<b>\$0.00</b>
<b>Sub Total</b>		<b>100%</b>	<b>\$183.20</b>
<b>Contractor's Overhead &amp; Profit</b>		<b>20.0 %</b>	<b>\$36.55</b>
<b>Architectural Fees</b>		<b>0.0 %</b>	<b>\$0.00</b>
<b>User Fees</b>		<b>0.0 %</b>	<b>\$0.00</b>
<b>Total Building Cost</b>		<b>\$219.75</b>	<b>\$505,000.00</b>

**BISMARCK RENAISSANCE ZONE AUTHORITY  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> 111 North 5 <sup>th</sup> Street/Fireflour, LLC – Lease		
<b>Status:</b> Renaissance Zone Authority	<b>Date:</b> September 17, 2013	
<b>Street Address:</b> 111 North 5 <sup>th</sup> Street	<b>Legal Description:</b> Lots 16-18, Block 46, Original Plat	
<b>Project Type:</b> Lease	<b>Renaissance Zone Block Number:</b> Block 21	
<b>Applicant:</b> Fireflour, LLC/Fireflour Pizza	<b>Owner:</b> Susan Mae Morris Living Trust	
<b>Project Description:</b>  The applicant is proposing to replace exterior storefront windows and one door, replace the ceiling, improve the HVAC system, add new lighting, update the electrical system and update the plumbing system.		
<b>PROJECT INFORMATION:</b>		
<b>Parcel Size:</b> 9,750 square feet	<b>Building Floor Area:</b> 12,289 square feet (total)	<b>Certificate of Good Standing:</b> Received
<b>Lease Area:</b> 900 square feet (existing) 940 square feet (additional)	<b>Estimated Property Tax Benefit:</b> N/A	<b>Estimated Income Tax Benefit:</b> \$20,000 over 5 years
<b>PROJECT REVIEW GUIDELINES:</b>		
<b>High Priority Land Use:</b> Yes – commercial	<b>Targeted Area:</b> Yes – mixed-use	<b>Public Space/Design:</b> N/A
<b>Capital Investment:</b> \$28,500	<b>New/Expanding Business:</b> Yes – expanding business	<b>Historic Property:</b> N/A
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The proposed use is consistent with the City’s Renaissance Zone Development Plan.</li> <li>2. The lease will be for an expanding business currently located in downtown Bismarck; the additional lease area is 940 square feet for a total of 1,840 square feet.</li> <li>3. The applicant would be occupying space in a building that has not previously been classified as a Renaissance Zone project; therefore, the applicant is required to invest a minimum of \$30 per-square-foot in improvements to the space. The applicant has indicated an estimated of \$28,500. The average per-square-foot investment is \$30.32.</li> <li>4. The project completion date is projected for the fall/winter of 2013.</li> </ol>		
<b>RECOMMENDATION:</b>		
<p>Based on the above findings, staff recommends approval of the designation of the lease of space at 111North 5<sup>th</sup> Street by Fireflour, LLC, as a Renaissance Zone project with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy of the expanded area.</p>		

<b>Title:</b> Fireflour, LLC		<b>Project Type:</b> Lease	
<b>Current Valuation:</b> N/A		<b>Proposed Capital Investment:</b> N/A	
<b>MINIMUM CRITERIA:</b>		Possible Points	Staff Rating
<b>Proposals Involving a Commercial Lease (Tenancy, Not Ownership):</b>			
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A3, C1, C2 and C3	20	20
2	New business, expanding business <u>or</u> continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least \$30 per square foot in improvements	10	10
<b>Subtotal</b>		<b>40</b>	<b>40</b>
<b>PROJECT REVIEW GUIDELINES - REQUIRED:</b>			
1	High Priority Land Use <ul style="list-style-type: none"> <li>• Primary sector business</li> <li>• Active commercial, specialty retail and/or destination commercial</li> <li>• Mixed use development</li> <li>• Residential units, including single or multi-family units</li> </ul>	15	15
2	Capital Investment <ul style="list-style-type: none"> <li>• Consideration for level of capital investment (either by owner or lessee)</li> </ul>	15	15
3	Targeted Area <ul style="list-style-type: none"> <li>• Parcels that have been vacant or underutilized for an extended period</li> <li>• Parcels specifically targeted for clearance</li> </ul>	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> <li>• Relocation from within the downtown area (may not be eligible)</li> <li>• Relocation from a community outside Bismarck area (may not be eligible)</li> <li>• Maintaining existing business in the downtown area or expanding business</li> </ul>	15	15
<b>Subtotal</b>		<b>60</b>	<b>60</b>
<b>TOTAL</b>		<b>100</b>	<b>100</b>
<b>PROJECT REVIEW GUIDELINES – OPTIONAL:</b>			
1	Public Space/Design <ul style="list-style-type: none"> <li>• Incorporation of civic or public spaces</li> <li>• Demonstrated commitment to strengthen pedestrian connections</li> <li>• Attention to streetscape amenities and landscaping</li> <li>• Attention to design and visual appearance</li> </ul>	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> <li>• Within the downtown historic district</li> <li>• Contributing or non-contributing</li> <li>• Historic preservation component</li> </ul>	10	0
<b>Additional Optional Points</b>		<b>20</b>	<b>100</b>
<b>TOTAL</b>		<b>120</b>	<b>100</b>

# 111 North 5th Street - Lease

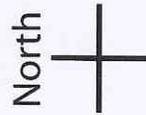


## City of Bismarck - Community Development Department - Planning Division

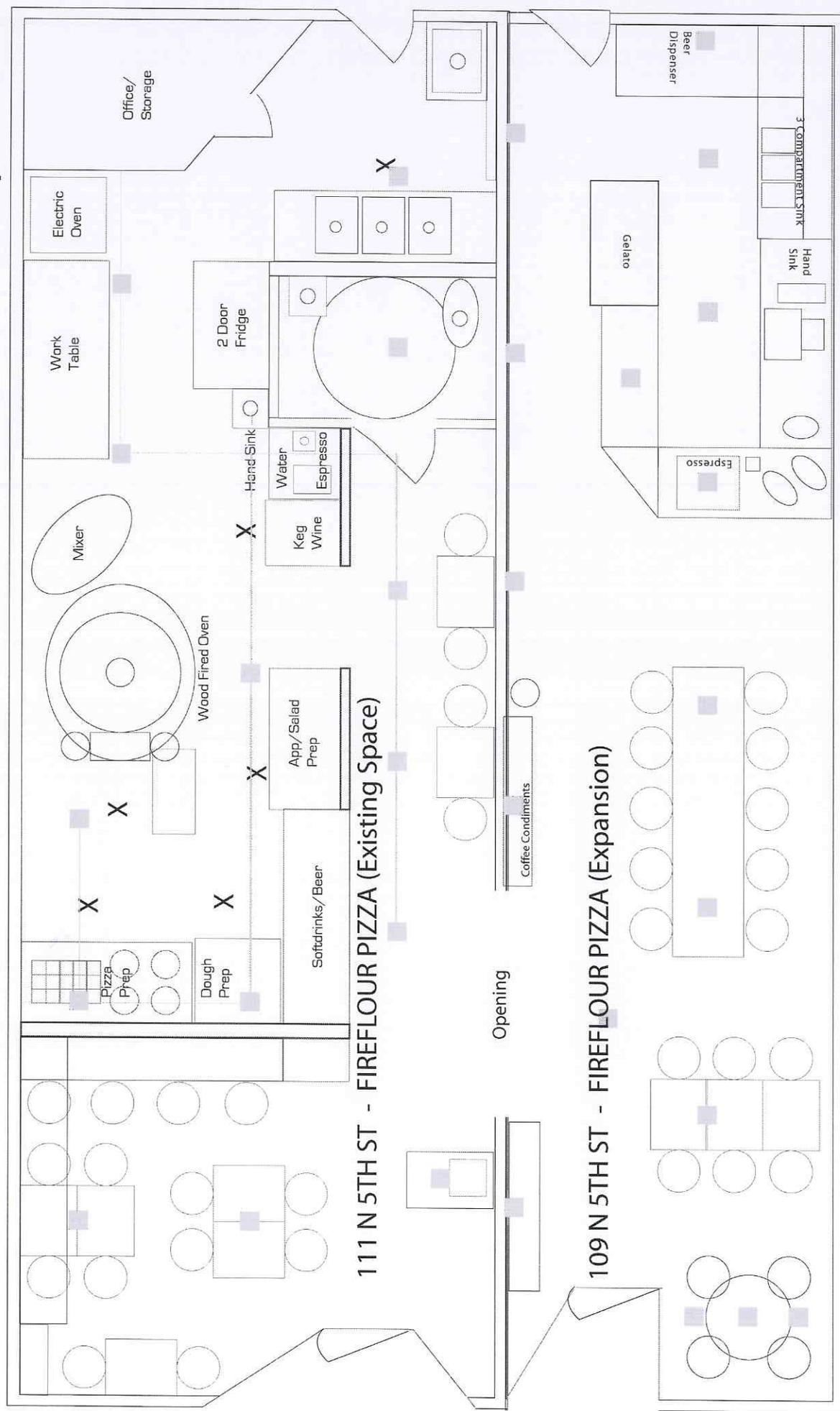


This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

September 2013



ALLEYWAY



111 N 5TH ST - FIREFLOUR PIZZA (Existing Space)

109 N 5TH ST - FIREFLOUR PIZZA (Expansion)

107 N 5TH ST

AUG 26 2013



111 and 109 N 5TH ST. STORE FRONTS

\* All windows and door will be replaced on 111 to make them double insulated. The current windows on 109 are double insulated but the door will be replaced.

AUG 26 2013



Inside picture of 109 N 5th St. The drop ceiling will be replaced bringing the building back to the original ceiling height. The heating & air duct work will be cleaned up with all hard duct. New lighting will replace the fluorescents. New ~~ducts~~ hot and cold water lines will be brought into the space along with a floor drain.

RECEIVED

AUG 26 2013

109  
ESTIMATE

Chuck <chuckchglass@orbitcom.biz>  
To: fireflour@icloud.com  
Door price

August 15, 2013 3:17 PM

1 Attachment, 359 KB



**C & H GLASS COMPANY, INC.**

3138 N. 10TH ST. - P.O. BOX 1991  
BISMARCK, NORTH DAKOTA 58502  
BUS 701-258-6800 - 701-258-6801 FAX

**PROPOSAL**

Architect: \_\_\_\_\_ Bid to: KEN Howard  
Job: 109 N. 5th St. Address: \_\_\_\_\_  
Location: Bismarck, N.D. 58501 Date: 8/15/13

FRONT DOOR

We propose to furnish and install the materials specified below:

One (1) 36x84 Aluminum door with 450 Aluminum frame 39 1/2 x 85 3/4. Door to have 1" Clear Tempered low E Insulated glass, Hager Closer, offset pivots with intermediate pivot, Standard Push Pull hardware, Cylinder, Threshold, weatherstripping and caulked. Removal of existing and installation of new for a net sum of -1907<sup>00</sup>

Note: PRICE does not include interior trim.

NOTICE: THIS PROPOSAL IS FIRM FOR A PERIOD OF THIRTY (30) DAYS from the date thereof, and is subject to review and possible increase thereafter, due to present fluctuating market conditions affecting our costs.

Accepted: \_\_\_\_\_ **C & H GLASS COMPANY, INC.**

By: \_\_\_\_\_ By: \_\_\_\_\_

Date: \_\_\_\_\_

This proposal is subject to the following terms and conditions:

Material delivered only to job must be paid by the 10th of the month following billing.

All contracts for glass and glazing are due and payable at the completion of the work.

In the event the work cannot be completed during the month in which it is begun, progress payments consisting of 90% of the value of all materials furnished and work performed during a given month shall be paid on or before the tenth of the month following.

Any changes which necessitate alterations or extra material not included in our proposal shall be charged for accordingly.



6/11/13

C & H GLASS COMPANY, INC.

3138 N. 10TH ST. - P.O. BOX 1991  
BISMARCK, NORTH DAKOTA 58502  
BUS 701-258-6800 - 701-258-6801 FAX

PROPOSAL

Architect: \_\_\_\_\_ Bid to: \_\_\_\_\_  
Job: Fire Flour Pizza Address: \_\_\_\_\_  
Location: Bismarck ND 58501 Date: 6 - 4 - 13

Store Front

We propose to furnish and install the material specified below:

One (1) 36 x 84 Aluminum Door set into 40 x 98 - 4 1/2" x 2" frame. Door to have standard push pull hardware, M S lock, cylinder, threshold, offset pivots, weatherstripping, Hager closer and glazed with 1" clear tempered Low "E" insulated glass.

Four (4) stationary windows with 4 1/2 x 2 thermal framing. Sizes: 76 x 72, 42 x 72, 26 x 60 and 18 x 60. All glazed with 1" clear tempered Low "E" insulated glass.

Removal of existing glass and metal. Furnish flashing at corners and sill. Caulking included.

All of the above installed complete for a net sum of -----\$6450.00

If you do not do this at this time. The door glass is cracked and the largest front window.

The cost to replace those Two (2) pieces of glass would be -----\$940.00

NOTICE: THIS PROPOSAL IS FIRM FOR A PERIOD OF THIRTY (30) DAYS from the date thereof, and is subject to review and possible increase thereafter, due to present fluctuating market conditions affecting our costs.

Accepted: \_\_\_\_\_ C & H GLASS COMPANY, INC.  
By: \_\_\_\_\_ Charles Borcher

Date: \_\_\_\_\_

This proposal is subject to the following terms and conditions:

- 1. Material delivered only to job must be paid by the 15th of the month following billing.
- 2. Contracts for glass and glazing are due and payable at the completion of the work.
- 3. In the event the work cannot be completed during the month in which it is begun, progress payments consisting of 50% of the value of all materials furnished and work completed during the month shall be paid on or before the 15th of the month following.
- 4. The company shall not be responsible for any delay in the completion of the work caused by the contractor's failure to provide the necessary materials or labor.



# Fargo Glass and Paint Co.

A FRIENDLY HOUSE

109 Estimate

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AUG 26 2013

## BISMARCK BRANCH

ALL GLASS PRODUCTS – STOREFRONTS, ALUMINUM ENTRANCES, ALUMINUM WINDOWS, MIRRORS, SUSPENDED CEILINGS, SUNROOMS, AUTOMATIC AND HANDICAPPED ACCESSIBLE ENTRANCES, HOLLOW METAL ENTRANCES, AND HARDWARE.

GENERAL OFFICE:  
FARGO, ND

PHONE (701) 255-0882 – FAX (701) 255-0887  
P.O. BOX 1703 \* 1333 SOUTH 20<sup>TH</sup> STREET  
BISMARCK, NORTH DAKOTA 58502

WAREHOUSES:  
MINOT, ND  
BISMARCK, ND

June 25, 2013

We propose to furnish and install the following described material for

111 North 5<sup>th</sup> Street, Bismarck ND (Fire Flour Pizza)

According to plans and specifications by No plans or spec provided

Demo existing windows and glass. Replace with Clear anodized aluminum storefront (2" x 4 1/2"). Demo existing door and frame. Replace with new door frame and door. All glass to be 1" Clear Insulated (both lights tempered). Door to be narrow stile with standard bottom rail and push pull hardware. New Hager closer to be installed. **\$9,277.00**

Clear Glass with Low E coating on #3 surface	Add	\$165.00
Tinted glass with low E coating on #3 surface	Add	\$215.00
10 inch bottom rail on door	Add	\$75.00
Additional push bar	Add	\$107.00

All interior finish work to be by others.

Rotten wood will be replaced on time and material (\$60 per man hour + material)

All work to be done during normal business hours

NOTES: Should you accept this estimate yet use your own contract form, it is understood that we will incorporate and make a part thereof a true copy of this estimate and all of its conditions.

Sales and/or Use Tax is included in this contract.

NO FINAL WASHING OR CLEANING OF GLASS OR ALUMINUM.

WE ARE NOT RESPONSIBLE FOR DAMAGE TO GLASS OR MATERIAL BY OTHER TRADES.

NO CONSTRUCTION PROTECTION. NO TEMPORARY ENCLOSURES OR HEATING. NO CAULKING.

CONTRACT GOOD FOR THIRTY (30) DAYS FROM DATE.

ACCEPTANCE OF OFFER SUBJECT TO CREDIT APPROVAL.

BREAKAGE: Resulting from conditions beyond our control will be charged as extras.

FREIGHT: F.O.B. shipping point, freight allowed.

Accepted \_\_\_\_\_, 20\_\_\_\_

FARGO GLASS OF BISMARCK

By \_\_\_\_\_

By Paul Narveson

"An Equal Opportunity Employer"

Paul Narveson

# 222-2682  
391-7651

109 Estimate

Proposal

WALTS P&H  
P.O. BOX 1041  
BISMARCK ND 58501

PROPOSAL NO.	DATE 8-26-13
BID NO.	ARCHITECT
PHONE NO.	DATE OF PLANS
WORK TO BE PERFORMED AT:	

TO FIREFLOWER PIZZA  
ADDRESS 110 N 5TH ST  
BISMARCK ND 58501

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We hereby propose to furnish the materials and perform the labor necessary for the completion of \_\_\_\_\_

Area below for additional description and/or drawings:

INSTALL COPPER WATER LINES  
" PLASTIC DRAIN & VENT FOR OWNERS FIXTURES

- 1 ICE CHEST DRAIN
- 1 CLASS FILLER " + COLD WATER
- 1 HAND SINK " " " HOT WATER
- 1 3 COMPARTMENT SINK w/ " " " "
- 1 EXPRESSO DRAIN & COLD WATER
- 1 PITCHER WASHER DRAIN & COLD WATER
- 1 ~~HEB~~ HOT H2O TOWER & COLD WATER & DRAIN
- 1 KEG CATCHER COLD

CUT OPEN CONCRETE & PATCH & INSTALL DRAIN AS REQUIRED

WALT'S PLUMBING & HEATING INC.  
P.O. BOX 1041  
BISMARCK, N.D. DAK.  
58502

Walt Jankubik

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of                     FIVE THOUSAND                     Dollars (\$ 5,000.00 ) with payments to be made as follows.

ACCEPTANCE OF PROPOSAL The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_  
Signature \_\_\_\_\_

Date \_\_\_\_\_

SEIFERT ELECTRIC INC.

907 E. Front Avenue  
Bismarck, ND 58504

Phone #  
701-223-5367

109 Estimate **Estimate**

Date	Estimate #
8/28/2013	532

Name / Address	Project
Fire Flour Pizza 111 N. 5th Street Bismarck, ND 58501	<b>RECEIVED</b> AUG 26 2013

Description

Wiring for remodeling space next door to include the following:

- 2 -Ceiling fans
- 2 -Wall controls for ceiling fans
- 5 -Wall Sconces
- 9 -Ceiling lights
- 1 -40amp line
- 1 -20amp line
- 6 -Receptacles
- 1 -Cat5 cable
- 5 -Single pole switches
- 1 -Electrical permit

\*This estimate includes an \$1800.00 allowances for the fans, controls and light fixtures.  
Tax Included In Material

Authorized Signature: <i>Jerome Witterer</i>	<b>Total</b>	\$6,960.00
--	--------------	------------

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

**Note: This proposal may be withdrawn by us if not accepted within 30 days.**

**Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

# Cooling & Heating Unlimited

PO BOX 6182  
BISMARCK ND 58506-6182

Ph: (701) 223-8260

Fax: (701) 222-0035

109 Estimate

## Estimate

Date	Estimate #
8/28/2013	13-259

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AUG 26 2013

Fireflour Pizza  
111 N 5th St  
Bismarck, ND 58501

Customer Phone	Customer Fax	Terms	Project
323-9000			new space

Description	Total
Cost for new store. Job includes removal and disposal of existing duct work. Job includes demolition of existing diffusers and duct work runs, cutting in of new registers into existing duct work, labor and miscellaneous materials. One thousand five hundred ninety-two dollars	1,592.00
<b>Total</b>	<b>\$1,592.00</b>

We Propose hereby to furnish material and labor - complete in accordance with the above specifications.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workers compensation insurance.

Authorized  
Signature

*Donny Long*

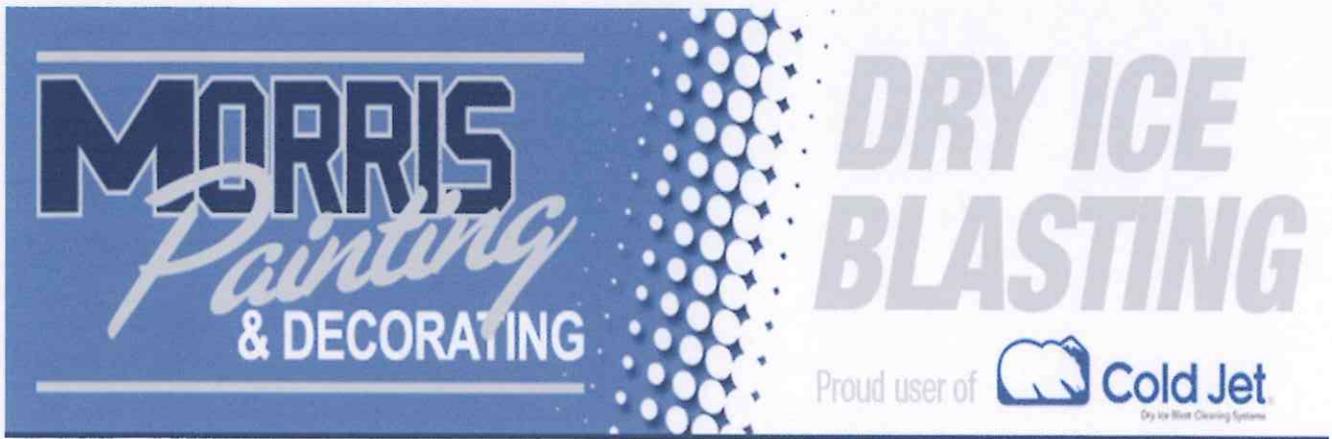
Note: This proposal may be withdrawn by us if not accepted within 30 days.

Signature \_\_\_\_\_

Date of acceptance \_\_\_\_\_

Signature \_\_\_\_\_

**ITEM NO. 7**



**Leef Cleaners – Fargo, ND  
Farrow Blasting**

Leef Cleaners was renovated into a home. MBA Architect's tasked us with restoring the brick. The owners wanted some areas to be completely removed and others to have a patina look, with some of the paint to look weathered and aged off.





### Loretta – Fargo, ND

The Kilbourne Group and Mieneckie Johnson Company came to us looking for a way to restore interior and exterior brick at the Historic Loretta Building in downtown Fargo, ND. The Kilbourne Group were looking for way to restore the Old Chicago brick without damaging the brick.

The problem with any brick/historic surfaces is that conventional methods of restoration will greatly damage the surfaces beyond repair.



Morris Dry Ice Blasting has the ability to restore brick to its original look without greatly damaging the brick.



### Moose Dixon – Fargo, ND

T.L. Stroh Architects came to us to help them remove paint and restore brick at the Moose Dixon building in downtown Fargo, ND. Its absolutely imperative when restoring any brick that you try to minimize the damage you create to the surface.

