

SOUTH BILLINGS BOULEVARD TAX INCREMENT FINANCING ASSISTANCE APPLICATION

Project Name: South Frontage Road Waterline Extension Date Submitted: 3/3/2023

APPLICANT INFORMATION

1. Name: Billings Logistics Center One, LLC
2. Address: 1776 Peachtree Street NW, Suite 110, Atlanta, GA 30309
3. Telephone Number: 205-306-5924

PROJECT INFORMATION

1. Building Address: South Frontage Road - Please see "Exhibit A - Project Location"
2. Legal Description: _____
3. Ownership: City of Billings
4. Address: _____
5. If property is not owned by the Applicant, list leasehold interests (Attach evidentiary materials.)

Lessor's Name: _____

Lessor's Address: _____
6. Existing/Proposed Businesses: N/A
7. Business Description: N/A
8. Employment: Existing FTE jobs N/A
9. New Permanent FTE jobs created by project N/A Construction FTE jobs N/A
10. Architectural Firm: Performance Engineering

Address: 608 North 29th Street, Billings, MT 59101

Representative: Scott Aspenlieder

8. Description of Project: (Attach narrative explanation.)
[Please see Exhibit B - Project Overview](#)
9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.)
[Please see Exhibit C - Construction Plans \(As-Built\)](#)
10. Project Schedule: (Attach time line or schedule through completion.)
[Project Complete](#)

CRITERIA FOR REVIEW

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

1. **Relevance to the South Billings Urban Renewal Master Plan** – This document is available on SBURA's website (www.southbillings.org).

[This project expanded and improved City of Billings water infrastructure and provided direct water service to properties along South Frontage Road. As stated in the City Council Minutes from project compensation approval in March 2022, the project benefits both the City and current and future property in the City along South Frontage Road.](#)

2. **Economic Stimulus** – The amount of economic activity to be generated by the project.

[This project extended City water service to be accessible to 8 parcels, which previously did not have public water service and were not in a position to be used by/for local businesses.](#)

3. **Tax Generation** – The increase in taxable value due to new construction/rehabilitation as estimated by the County Assessor's office.

[N/A](#)

4. **Employment Generation** – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.

[N/A](#)

5. **Elimination of Blight** – The project's direct and indirect impact on the physical and fiscal condition within the District.

[N/A](#)

6. **Special or Unique Opportunities** – The extent to which the project represents a unique opportunity, meets a special need, or addresses community goals. The provision of public space or workforce housing are examples of special and unique opportunities.

[N/A](#)

7. **Impact Assessment** – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.

[This project had no negative environmental impacts. It provides City of Billings water service to 3,510 linear feet of street frontage along South Frontage Road, creates an improved water pressure loop, and gives immediate water service to 8 parcels on South Frontage Road - creating opportunity for current and future businesses and/or residents.](#)

8. **Financial Assistance** – Other forms of financing available to the Applicant i.e. lender participation and state and federal grant monies,
N/A
9. **Project Feasibility** – Demonstration of market demand for the project
N/A
10. **Developer's Ability to Perform** – Applicant's capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.
Project Complete
11. **Timely Completion** – The feasibility of completing the project according to the Applicant's project schedule.
Project Complete

PROJECT COSTS

Land and Site Improvements (Itemized) [Please see Exhibit D - Project Cost Overview](#)

1. Equity in Land and Buildings	\$ <u>N/A</u>
2.	\$ _____
3.	\$ _____
4.	\$ _____
Subtotal	\$ _____

Construction/Rehabilitation Costs (or attach separate statement)

1. Western Municipal Construction Contract	\$ <u>750,202.24</u>	<i>(Reimbursed by City of Billings and SBURA TIF)</i>
2.	\$ _____	
3.	\$ _____	
4.	\$ _____	
5.	\$ _____	
6.	\$ _____	
7.	\$ _____	

8.	\$ _____	
Subtotal	\$ <u>750,202.24</u>	
<u>Fees</u>		
1. Architectural design/Supervision	\$ <u>53,052.52</u>	
2. Permits _____	\$ _____	
Performance Bond Premium	14,575.00	
3. Other fees <u>Private Contract Fee</u>	\$ <u>42,511.61</u>	
Subtotal	\$ <u>110,139.13</u>	
Total Project Development Costs	\$ <u>864,991.36</u>	Reimbursement Request Total = \$110,139.13
		Reimbursement Request BLCO ONLY = \$30,523.56

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

Developer Equity

Cash Invested	\$ <u>864,991.36</u>	Total investment by Billings Logistics Center One, LLC, KSKC Properties, LLC, and Torgerson's Real Estate Holdings, LLC
Land & Buildings	\$ _____	
Other (Specify) _____	\$ _____	
_____	\$ _____	
Subtotal	\$ _____	

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

Lender	Loan Amount	Interest	Term	
Payment/Period				
_____	\$ _____	_____%	____yrs	\$ _____/Month
_____	\$ _____	_____%	____yrs	\$ _____/Month
Total Loan Amount				\$ _____

DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

Applicant

1. Name: Billings Logistics Center One, LLC

Address: 1776 Peachtree Street NW, Suite 100, Atlanta, GA 30309
2. If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of _____.
3. The applicant is:
_____ A corporation.

_____ A nonprofit or charitable institution or corporation

_____ A partnership known as _____

X Other (explain): Limited Liability Company

Date of organization: March 2022
4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the applicant.

<u>Name and Address</u>	<u>Nature and Extent of Interest</u>
<u>Jeb Brees</u>	<u>Authorized Member</u>
<u>1776 Peachtree Street NW, Suite 110</u>	
<u>Atlanta, GA 30309</u>	
_____	_____
_____	_____
_____	_____

Financial Condition

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

2. Has the applicant or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

No ☒ Yes ☐ If yes, give date, place, and under what name:

3. Has the applicant or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:

No ☒ Yes ☐ If yes, give date, charge, place, court and action taken for each case.

CONSTRUCTION CONTRACTOR

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

Name: Western Municipal Construction

Address: 5855 Elysian Road, Billings, MT 59101

2. Has such contractor or builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?

No ☒ Yes ☐ If yes, explain.

CERTIFICATION

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

Signature _____

Title _____

Address _____

Date _____

Signature _____

Title Authorized Member

Address 1776 Peachtree Street NW, Suite 100

Atlanta, GA 30309

Date 3/3/2023

Exhibit A - Project Location



Exhibit B - Project Overview

Project Overview

The South Frontage Road waterline extension project consisted of the installation of approximately 3,510 linear feet of new 12" water main to connect existing water facilities at Washington Street to the west to Garden Avenue to the east, creating an improved water pressure loop and water infrastructure for the City of Billings. This extension gives immediate water service access to 8 parcels along South Frontage Road.

The project was performed as part of Private Contracts P-748 and P-787, which were publicly bid and performed by Western Municipal Construction. The obligation of KSKC Properties, LLC and Torgerson's Real Estate Holdings, LLC to extend the water line is contemplated in Compensation Agreements between the City of Billings and the two private property owners (reference Exhibits F and G), with compensation approval further detailed in City Council Meeting Minutes dated 03/14/2022. Billings Logistics Center One, LLC oversaw the project as a third-party agent and costs of the work were split between the parties based on Linear Footage of property.

Through the Compensation Agreements mentioned above and approved City of Billings CIP budget for the project, the total approved compensation from City of Billings is \$371,245 and the total approved compensation from TIF is \$474,177. These approved values translate to a \$854,422 overall budget for the project, which is included and further detailed in "Exhibit E - City Council Memo 3.14.22". Actual reimbursement is outlined as being based on 100% of actual costs incurred for the project, and approved project budget includes "Planning, Design, Engineering, and Construction". Section 2(a) of the compensation agreements limits the compensation to approved FY23 CIP budget, or \$854,422, and further clarify compensation will be based on final total project costs. City Council outlined in the 03/14/2022 City Council Meeting that the approved CIP budget and Compensation Agreement Section 2(a) would serve as protection from project cost overrun.

The construction was completed in August 2022 and approved by City of Billings in September 2022. The City of Billings and TIF reimbursed KSKC Properties, LLC and Torgerson's Real Estate Holdings, LLC for 100% (50% paid by each) of the Western Municipal Construction contract value (\$750,202.24).

The remaining \$110,139.13 in project costs contemplated in this application are outlined below:

\$53,052.52 for engineering and geotechnical inspections during construction required to put the water line in place, and required by MDT and City of Billings. With the construction hard costs and these mandatory inspections, total project cost to put work in place totaled \$803,254.76 - less than approval overall budget.

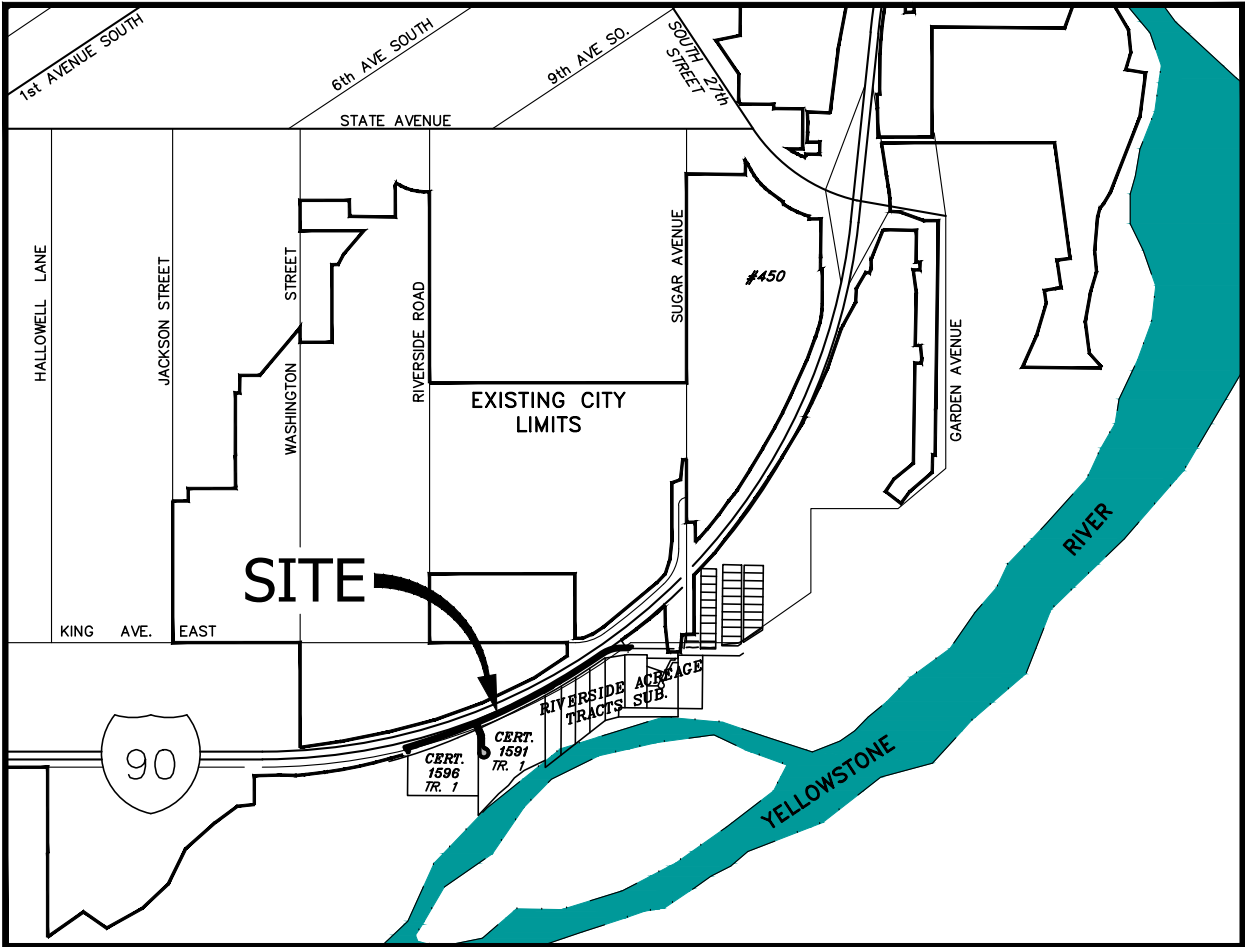
\$42,511.61 for a Private Contract Fee and \$14,575 for a Performance Bond premium, both required by City of Billings to release utility work to commence. These costs were not included in the City approved overall budget and unknown costs to KSKC Properties, LLC and Torgerson's Real Estate Holdings, LLC, given the obligation to perform the utility extension is outlined in the approved Compensation Agreements.

PRIVATE CONTRACT NO. 748

WATER, SANITARY SEWER, STORM DRAIN AND STREET IMPROVEMENTS FOR C.O.S. 1591 AND C.O.S. 1596

BILLINGS, MONTANA

PREPARED FOR:
KSKC PROPERTIES, LLC
P.O. BOX 80601
BILLINGS, MONTANA 59108





VICINITY MAP
NOT TO SCALE

SHEET	TITLE
C1.1	COVER SHEET
C2.1	LEGEND AND ABBREVIATIONS
C3.1	OVERALL SITE PLAN - EAST
C3.2	OVERALL SITE PLAN - WEST
C4.1	SOUTH FRONTAGE ROAD - PLAN AND PROFILE STA. 0+00 TO 4+00
C4.2	SOUTH FRONTAGE ROAD - PLAN AND PROFILE STA. 4+00 TO 8+00
C4.3	SOUTH FRONTAGE ROAD - PLAN AND PROFILE STA. 8+00 TO 12+00
C4.4	SOUTH FRONTAGE ROAD - PLAN AND PROFILE STA. 12+00 TO 16+00
C4.5	SOUTH FRONTAGE ROAD - PLAN AND PROFILE STA. 16+00 TO 20+00
C4.6	SOUTH FRONTAGE ROAD - PLAN AND PROFILE STA. 20+00 TO 22+00
C4.7	ACCESS A PLAN AND PROFILE
C4.8	ACCESS B PLAN AND PROFILE
C5.1	DETAILS

RECORD DRAWINGS
THIS DRAWING IS A RECORD OF
AVAILABLE CONSTRUCTION
INFORMATION AND DOES NOT IMPLY
OR WARRANT THAT THE FACILITIES
SHOWN ARE "AS BUILT"
SEPTEMBER 2022

**SANDERSON
STEWART** 
Enduring Community Design

LINETYPES

	EXISTING	PROPOSED
SANITARY SEWER	_____ SS _____	_____
STORM DRAIN	_____ SD _____	_____
WATER	_____ W _____	_____
CURB AND GUTTER	=====	=====
EDGE OF ASPHALT	— <u>EDGE OF EX ASPHALT</u> —	_____
EDGE OF GRAVEL	— <u>EDGE OF EX GRAVEL</u> —	_____
FENCE - BARBWIRE	_____ X _____	_____ X _____
FENCE - CHAINLINK/ WOVEN WIRE	_____ ○ _____	_____ ○ _____
FENCE - VINYL	_____ V _____	_____ V _____
FENCE - WOOD	_____ □ _____ □ _____	_____ □ _____ □ _____
FIBER OPTIC	_____ FO _____	_____ FO _____
GAS PIPELINE	_____ G _____	_____ G _____
OIL PIPELINE	_____ OIL _____	_____ OIL _____
UNDERGROUND POWER	_____ P _____	_____ P _____
OVERHEAD POWER	_____ OHP _____	_____ OHP _____
TELEPHONE	_____ T _____	_____ T _____
TELEVISION/CABLE	_____ TV _____	_____ TV _____
CONTOUR	— — — 3157 — — —	_____ 3157 _____
DEMO AREA		

ABBREVIATIONS

AC = FINISHED GRADE AT ASPHALT	PC = POINT OF CURVATURE
BC = FINISHED GRADE AT BUILDING CORNER	PI = POINT OF INTERSECTION
BRK = GRADE BREAK	POC = POINT ON CURVE
BFV = BUTTERFLY VALVE	PRC = POINT OF REVERSE CURVE
BVC = BEGIN VERTICAL CURVE	PT = POINT OF TANGENCY
CS = CURB STOP	PVI = POINT OF VERTICAL INTERSECTION
EA = FINISHED GRADE AT EDGE OF ASPHALT	RED = REDUCER
EC = FINISHED GRADE AT EDGE OF CONCRETE	RT = RIGHT
EVC = END VERTICAL CURVE	SD = STORM DRAIN
EW = FINISHED GRADE AT EDGE OF WALK	SDI = STORM DRAIN INLET
EX = APPROXIMATE EXISTING ELEVATION	SDMH = STORM DRAIN MANHOLE
FL = FINISHED GRADE AT FLOWLINE	SRVC = SERVICE
FT = FEET	SS = SANITARY SEWER
FG = FINISHED GRADE	SSMH = SANITARY SEWER MANHOLE
GR = EXISTING GRADE AT GROUND	TC = FINISHED GRADE AT TOP BACK OF CURB
GV = GATE VALVE	TW = FINISHED GRADE AT TOP OF WALL
HP = HIGH POINT	WTR = WATER
LF = LINEAL FOOT	(TYP.) = TYPICAL
LT = LEFT	





















































NOTE:

-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 SUCH INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, TELEPHONE & TELEVISION) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. STATE LAW REQUIRES CONTRACTOR TO CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS.

-ALL IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS 6TH EDITION, APRIL, 2010, AND THE CITY OF BILLINGS STANDARD MODIFICATIONS, DATED FEBRUARY, 2018.

-UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION LAYOUT AND STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A LAND SURVEYOR LICENSED IN THE STATE WHERE IS PROJECT IS LOCATED AND BY A PARTY CHIEF OR ENGINEERING TECHNICIAN EXPERIENCED IN CONSTRUCTION LAYOUT AND STAKING TECHNIQUES AS ARE REQUIRED BY THE SPECIFIC TYPE OF WORK BEING PERFORMED.

SYMBOLS

	EXISTING WATER REDUCER		YARD HYDRANT		TELEPHONE MANHOLE		TRANSFORMER		IRRIGATION VALVE
	PROPOSED WATER REDUCER		EXISTING SANITARY SEWER MANHOLE		TELEPHONE PEDESTAL		POWER MANHOLE		BUSH
	EXISTING WATER VALVE		PROPOSED SANITARY SEWER MANHOLE		COMMUNICATIONS MANHOLE		POWER METER		CONIFEROUS TREE
	PROPOSED WATER VALVE		SANITARY SEWER CLEAN OUT		COMMUNICATIONS PEDESTAL		POWER POLE		DECIDUOUS TREE
	EXISTING FIRE HYDRANT		EXISTING STORM DRAIN MANHOLE		FIBER OPTIC PEDESTAL		GUYWIRE		SIGNAL POLE
	PROPOSED FIRE HYDRANT		PROPOSED STORM DRAIN MANHOLE		GAS MANHOLE		LIGHT POLE		FOUND CORNER MONUMENT AS NOTED
	EXISTING CURB STOP		EXISTING CATCH BASIN		GAS METER		SIGN		SET CORNER MONUMENT, REBAR WITH CAP
	PROPOSED CURB STOP		PROPOSED CATCH BASIN		GAS WELL		BOLLARD		BENCHMARK
	FIRE DEPT. CONNECTION		ROOF DRAIN		GAS VALVE		EXISTING MONUMENT BOX		SECTION QUARTER CORNER
	WELL		TELEPHONE BOX		ELECTRIC JUNCTION BOX		PROPOSED MONUMENT BOX		SECTION CORNER
					ELECTRIC PEDESTAL		IRRIGATION BOX		

RECORD DRAWING
September 2022

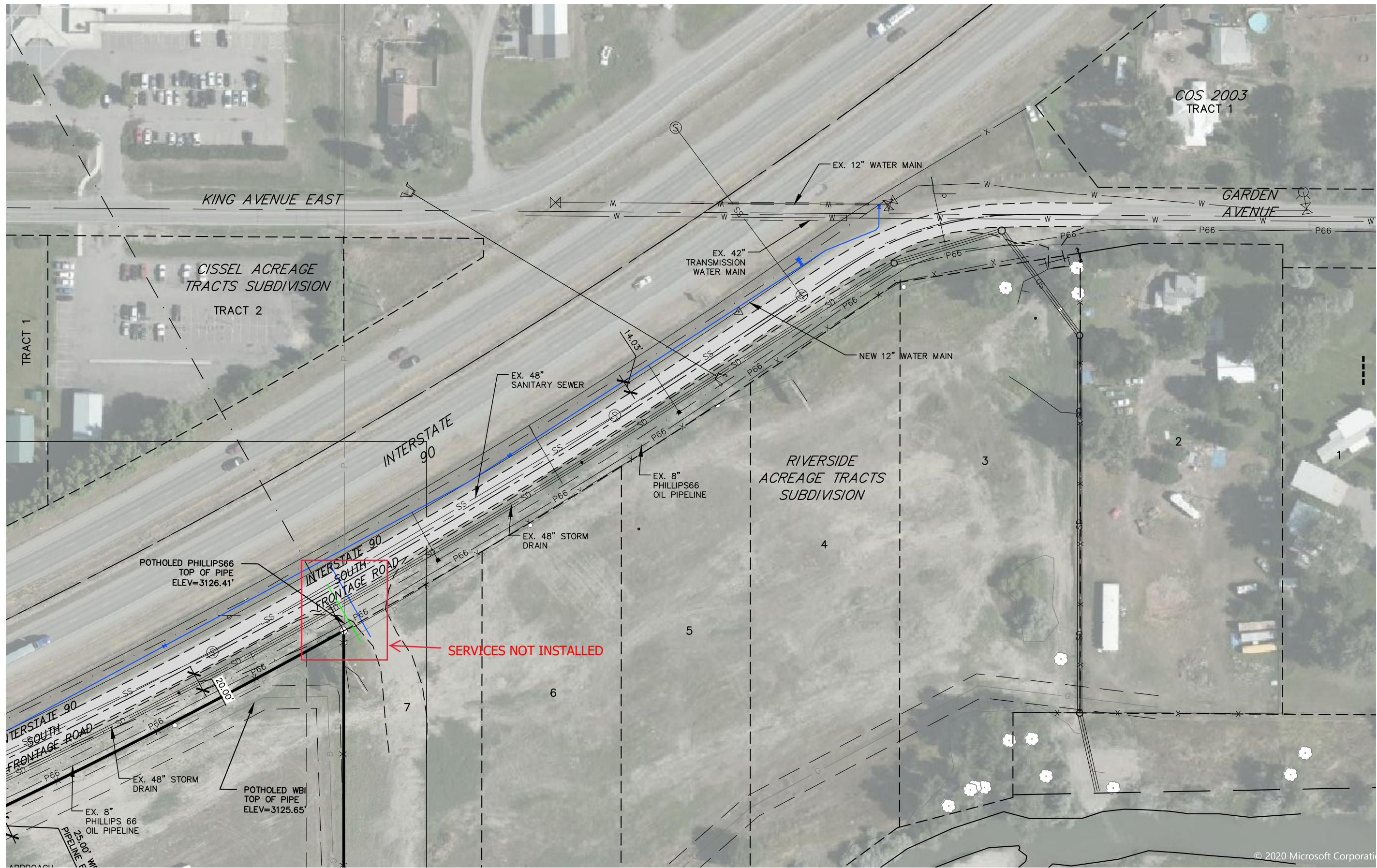
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QUALITY ASSURANCE:	MF	-	-
		-	-
		-	-
		-	-
		-	-
		-	-

PRIVATE CONTRACT NO. 748

WATER, SANITARY SEWER, STORM DRAIN AND STREET
IMPROVEMENTS FOR C.O.S. 1591 AND C.O.S. 1596
BILLINGS, MONTANA

LEGEND AND ABBREVIATIONS

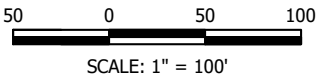
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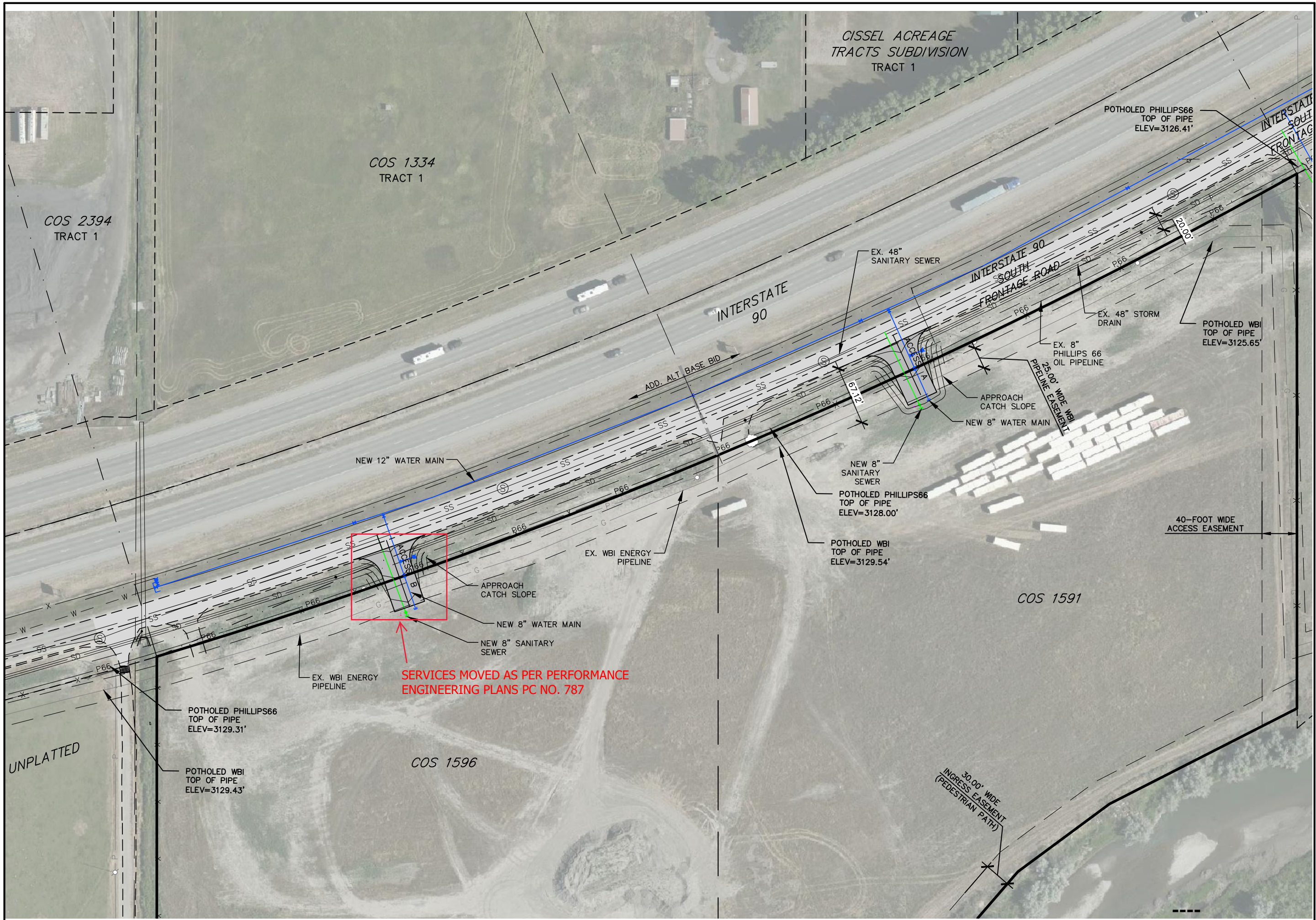


RECORD DRAWING
September 2022

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05/07/20	DEQ REVIEW
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PROJECT NO: 08099.03	
CAD: BMB/SEP	
QUALITY ASSURANCE: MF	

PRIVATE CONTRACT NO. 748
WATER, SANITARY SEWER, STORM DRAIN AND STREET
IMPROVEMENTS FOR C.O.S. 1591 AND C.O.S. 1596
BILLINGS, MONTANA
OVERALL SITE PLAN - EAST





RECORD DRAWING
September 2022

DRAWING HISTORY	
DATE	DESCRIPTION
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05/07/20	DEQ REVIEW
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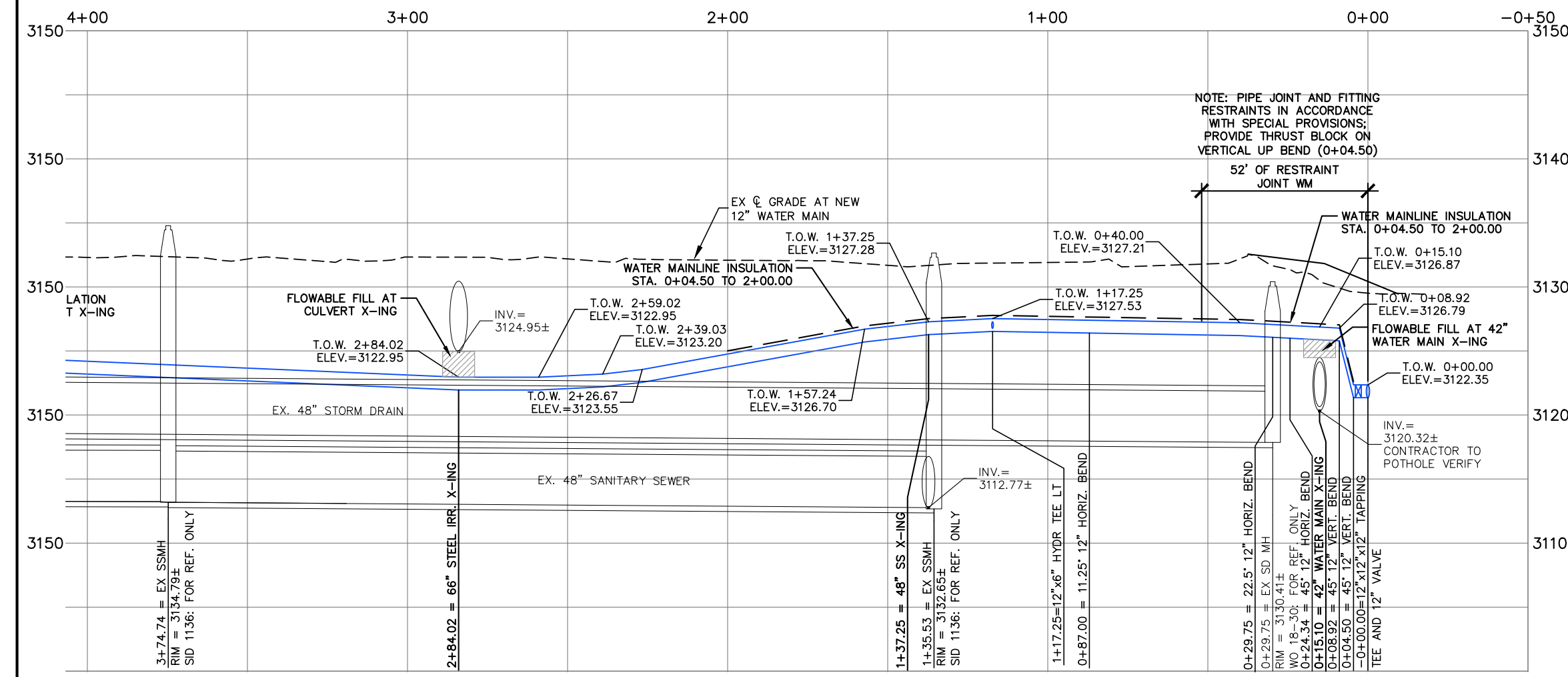
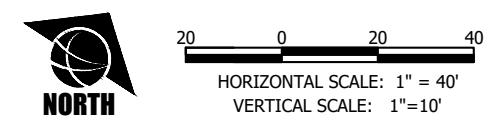
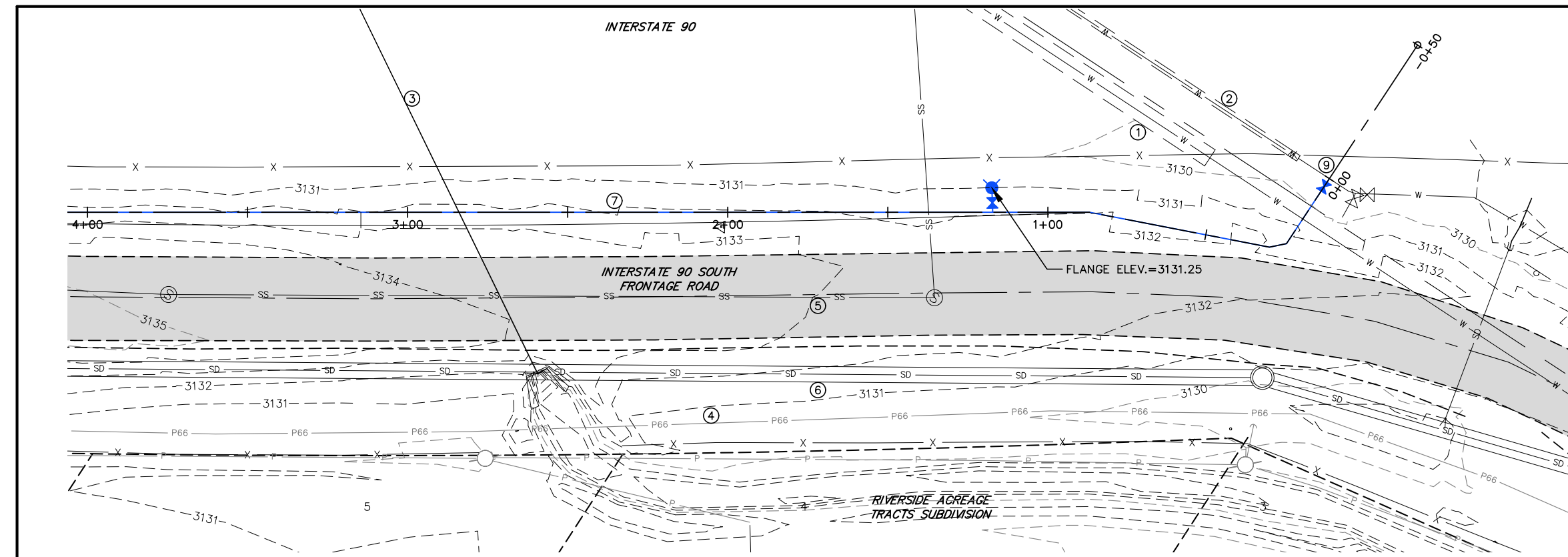
PRIVATE CONTRACT NO. 748

WATER, SANITARY SEWER, STORM DRAIN AND STREET
IMPROVEMENTS FOR C.O.S. 1591 AND C.O.S. 1596
BILLINGS, MONTANA


OVERALL SITE PLAN - WEST

C3.2





- PLAN NOTES**
- ① EXISTING 42" WATER MAIN
 - ② EXISTING 12" WATER MAIN
 - ③ EXISTING 66" CMP CULVERT
 - ④ EXISTING 8" PHILLIPS 66 OIL LINE
 - ⑤ EXISTING 48" SANITARY SEWER
 - ⑥ EXISTING 48" STORM DRAIN
 - ⑦ NEW 12" PVC WATER MAIN - DEFLECT PIPE TO MAX. 1/2 MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN ALIGNMENT
 - ~~⑧ FUTURE HYDRANT ON 12-INCH MAIN~~
 - ⑨ LIVE TAP TO EX. 12" WATER MAIN TO BE COORDINATE WITH CITY OF BILLINGS



SANDERSON STEWART

Enduring Community Design

RECORD DRAWING
September 2022

DRAWING HISTORY	
DATE	DESCRIPTION
04/01/20	CITY / NOT REVIEW
05/07/20	DEQ REVIEW

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CAD:						

PRIVATE CONTRACT NO. 748

WATER, SANITARY SEWER, STORM DRAIN AND STREET IMPROVEMENTS FOR C.O.S. 1591 AND C.O.S. 1596 BILLINGS, MONTANA

SOUTH FRONTAGE ROAD - PLAN AND PROFILE STA. 0+00 TO 4+00

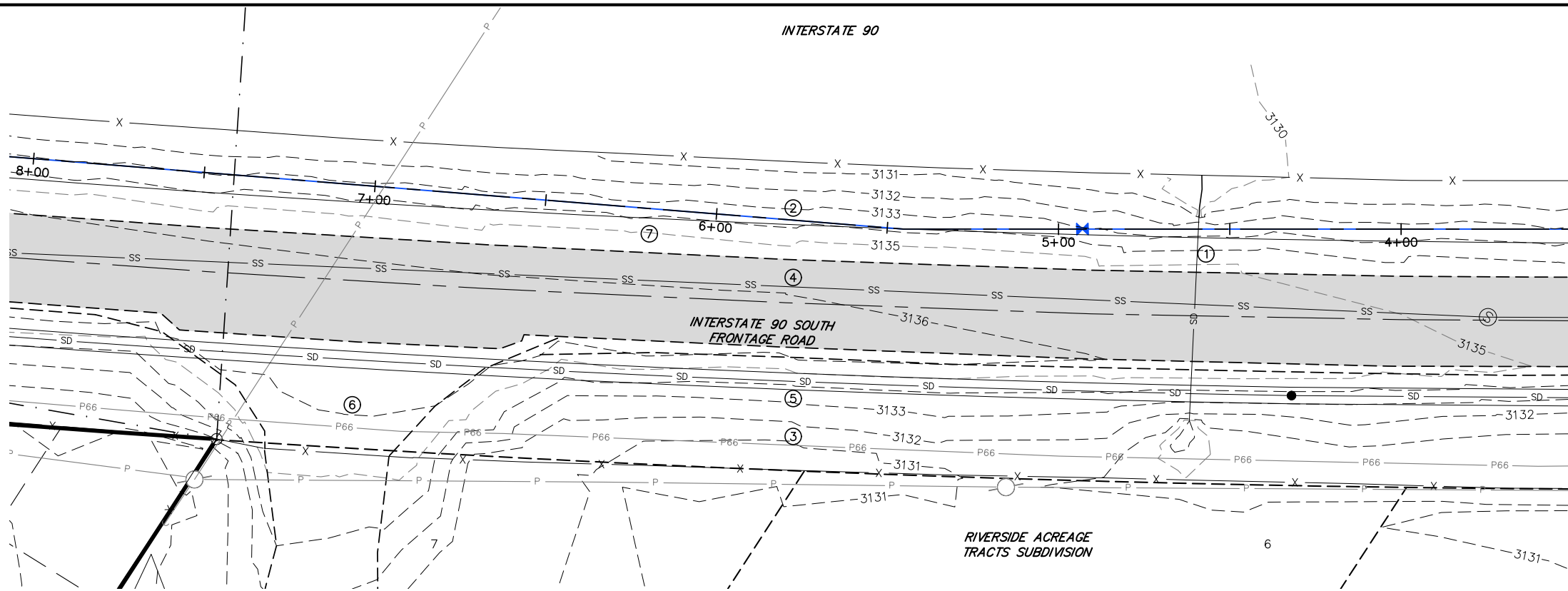
C4.1

SANDERSON STEWART

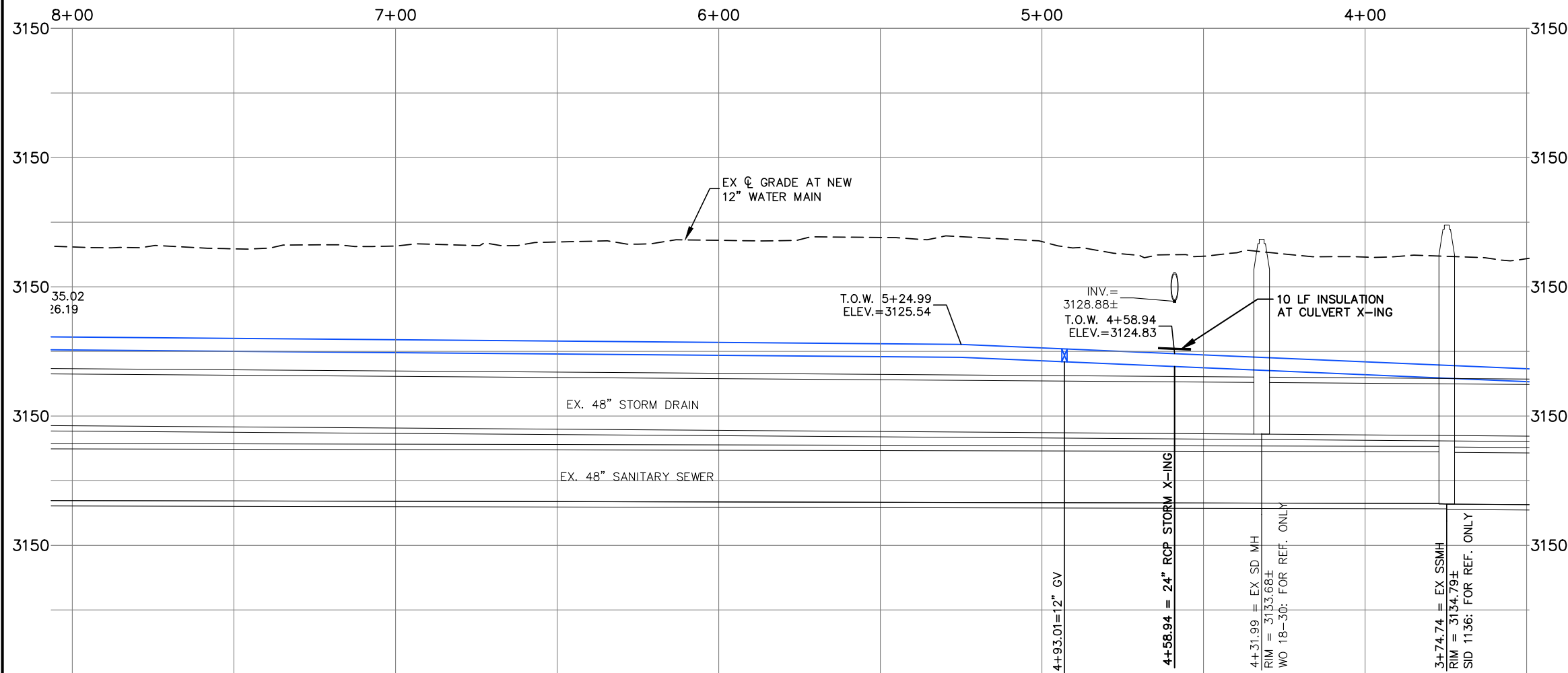
50 YEARS

and we're just getting started

INTERSTATE 90



HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



PLAN NOTES

- EXISTING 24" RCP CULVERT
- NEW 12" PVC WATER MAIN – DEFLECT PIPE TO MAX. 1/2 MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN ALIGNMENT
- EXISTING 8" PHILLIPS 66 OIL LINE
- EXISTING 48" SANITARY SEWER
- EXISTING 48" STORM DRAIN
- EXISTING PRIVATE ACCESS ROAD
- 8-INCH SANITARY SEWER SERVICE (72 LF AT 0.02 FT/FT)
- 8-INCH WATER SERVICE (97 LF, PROVIDE MIN. 6.5' COVER)

SANDERSON STEWART

Enduring Community Design

RECORD DRAWING
September 2022

DRAWING HISTORY	DATE	DESCRIPTION
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QUALITY ASSURANCE:	MF	

PRIVATE CONTRACT NO. 748

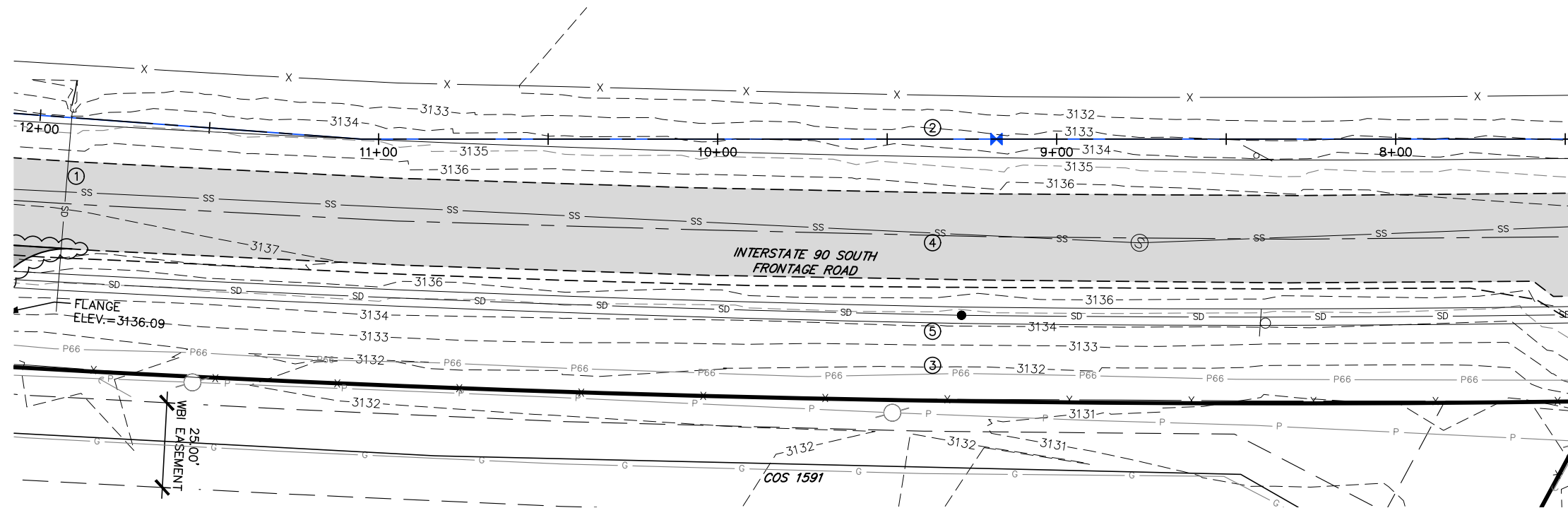
WATER, SANITARY SEWER, STORM DRAIN AND STREET
IMPROVEMENTS FOR C.O.S. 1591 AND C.O.S. 1596
BILLINGS, MONTANA

SOUTH FRONTAGE ROAD - PLAN AND PROFILE STA. 4+00 TO 8+00

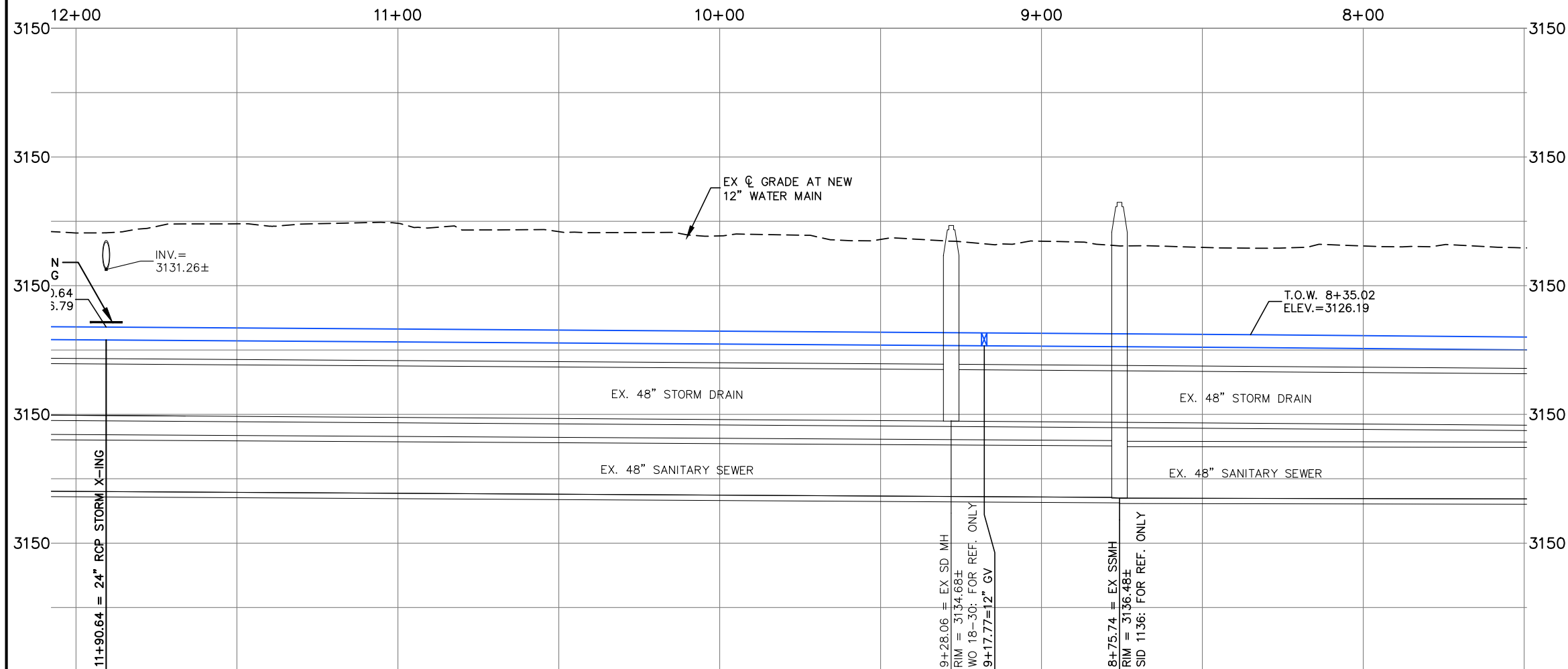
C4.2



INTERSTATE 90



HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



PLAN NOTES

- ① EXISTING 24" RCP CULVERT
- ② NEW 12" PVC WATER MAIN – DEFLECT PIPE TO MAX. 1/2 MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN ALIGNMENT
- ③ EXISTING 8" PHILLIPS 66 OIL LINE
- ④ EXISTING 48" SANITARY SEWER
- ⑤ EXISTING 48" STORM DRAIN

SANDERSON STEWART

Enduring Community Design

RECORD DRAWING
September 2022

DRAWING HISTORY	DATE	DESCRIPTION
FILE:	08099_03_SQ FROM RD_PNP.DWG	04/01/20 CITY / NOT REVIEW
PROJECT NO:	08099.03	05/07/20 DEQ REVIEW
CAD:	BMB/SEP	
QUALITY ASSURANCE:	MF	

PRIVATE CONTRACT NO. 748

WATER, SANITARY SEWER, STORM DRAIN AND STREET
IMPROVEMENTS FOR C.O.S. 1591 AND C.O.S. 1596
BILLINGS, MONTANA

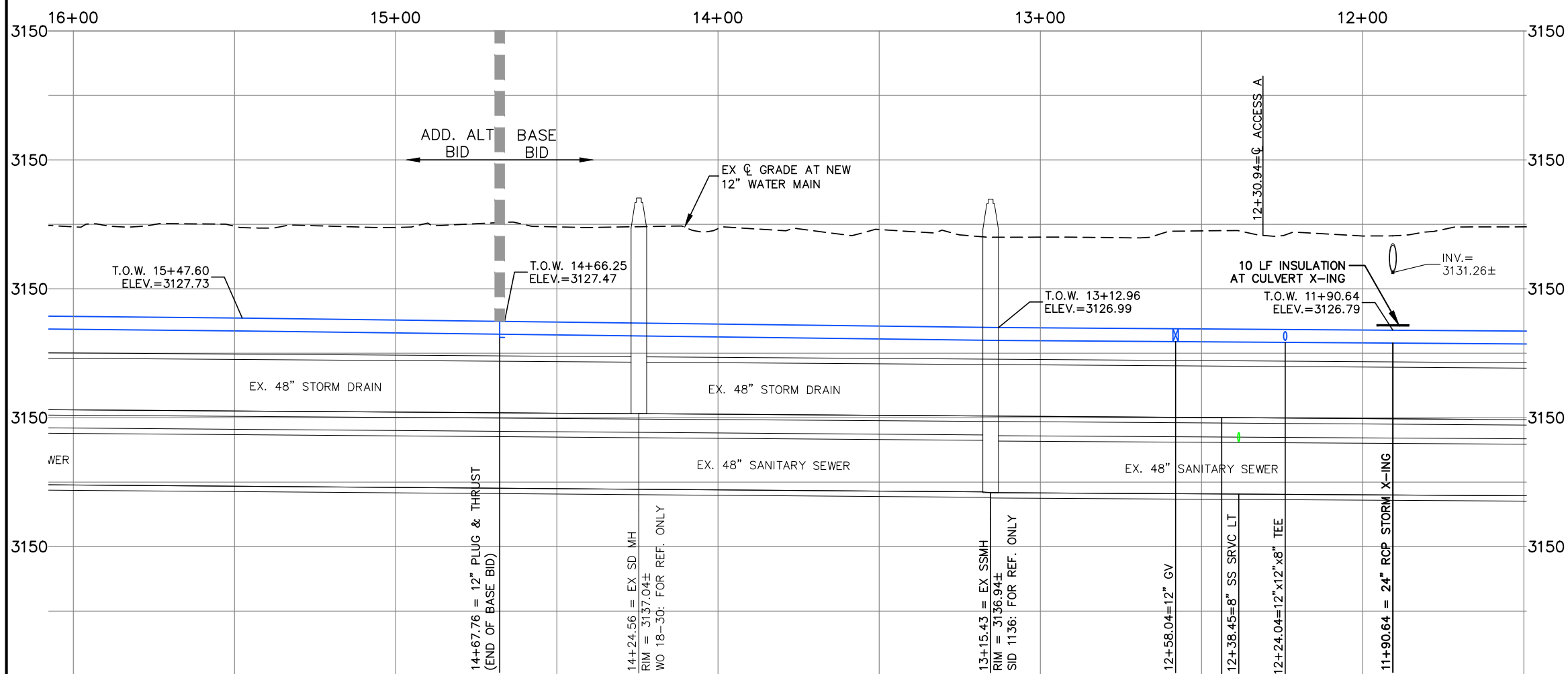
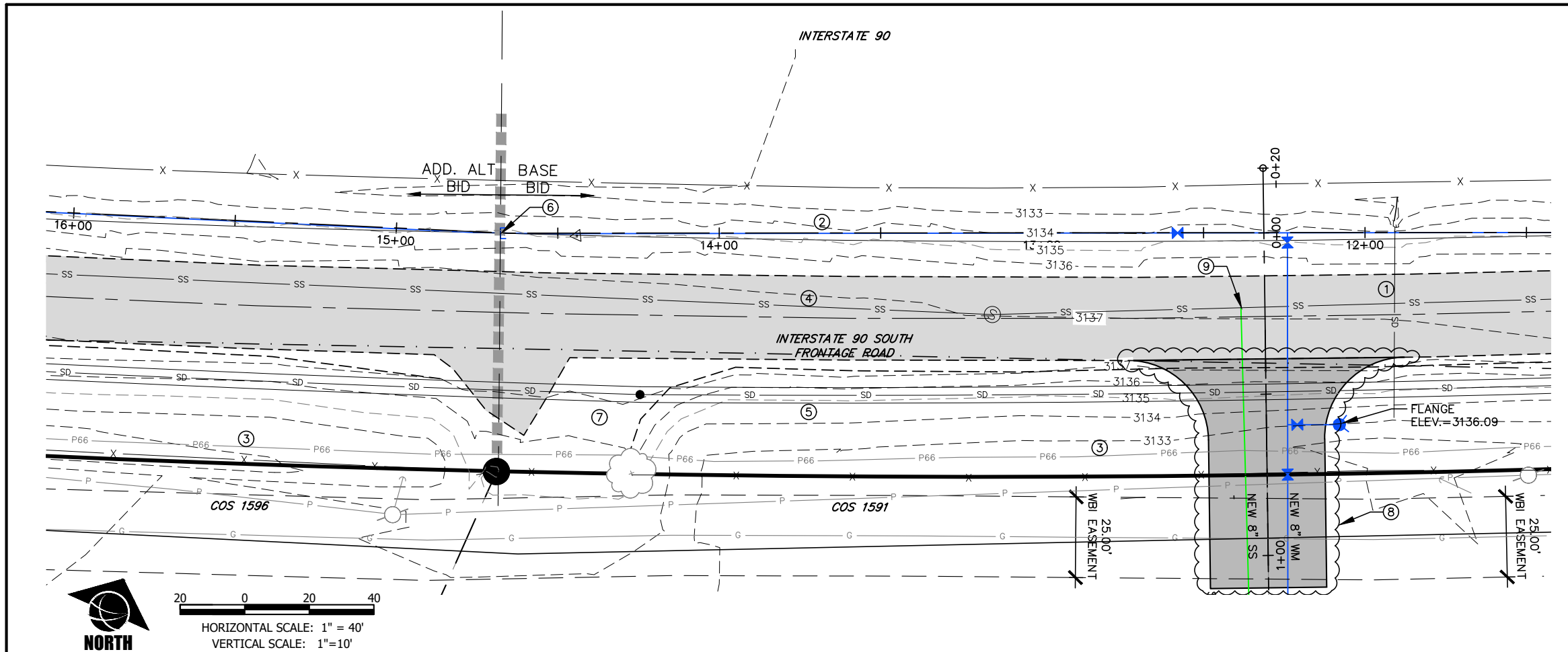
SOUTH FRONTAGE ROAD - PLAN AND PROFILE STA. 8+00 TO 12+00

C4.3

SANDERSON STEWART



and we're just getting started



PLAN NOTES

- EXISTING 24" RCP CULVERT
- NEW 12" PVC WATER MAIN – DEFLECT PIPE TO MAX. 1/2 MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN ALIGNMENT
- EXISTING 8" PHILLIPS 66 OIL LINE
- EXISTING 48" SANITARY SEWER
- EXISTING 48" STORM DRAIN
- END OF BASE BID AND BEGIN ADDITIVE ALTERNATE BID; PLUG AND THRUST NOT TO BE INSTALLED IF ADDITIVE ALTERNATE IS AWARDED
- EXISTING GRAVEL APPROACH TO COS 1591 TO BE REMOVED; EX. GATE TO BE RELOCATED TO ACCESS A
- APPROACH A – REFER TO SHEET C4.7 FOR DEMOLITION AND IMPROVEMENTS
- CORE DRILL AT CONNECTION FOR NEW SERVICES

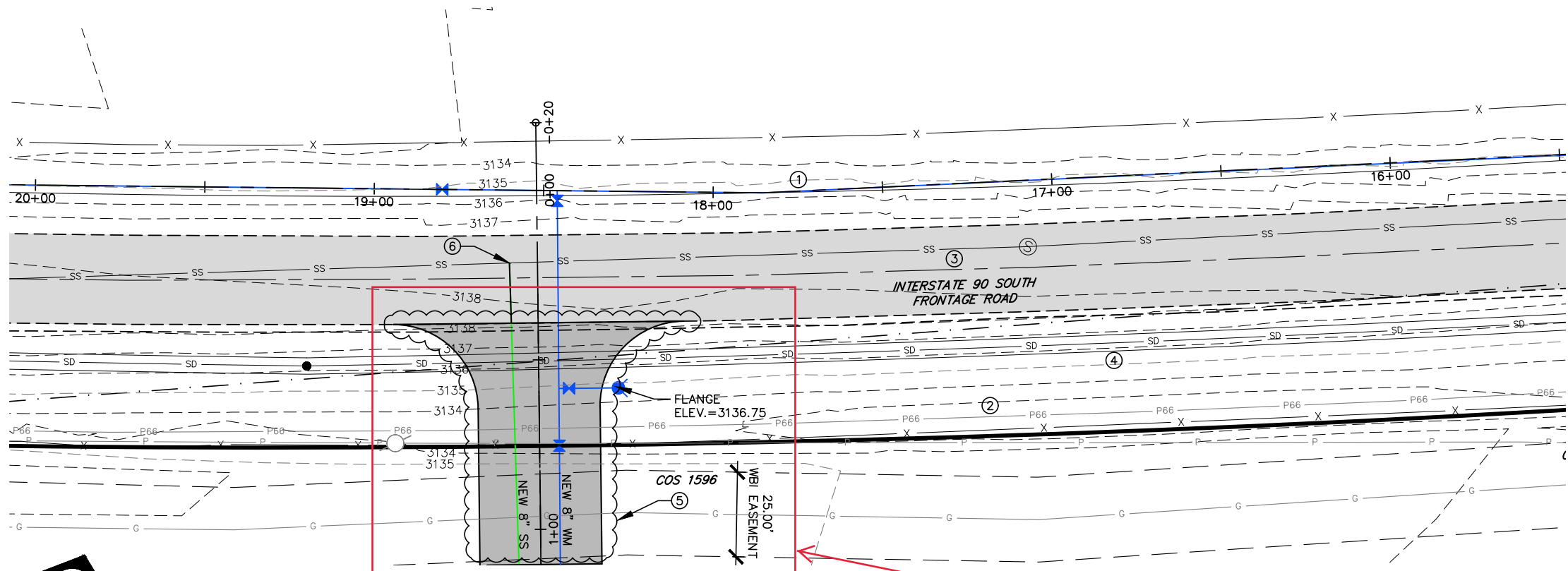
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September 2022

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PROJECT NO:	08099.03	
CAD:	BMB/SEP	
QUALITY ASSURANCE:	MF	

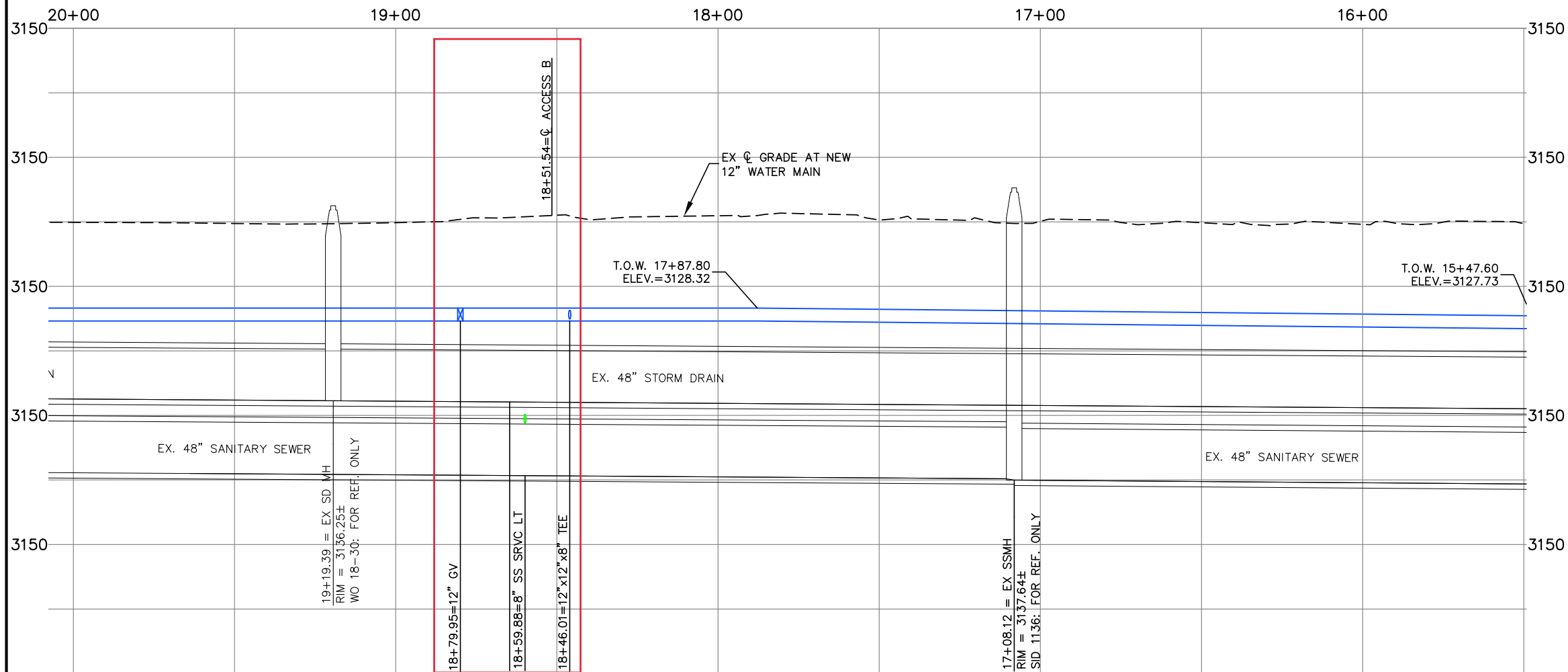
PRIVATE CONTRACT NO. 748

WATER, SANITARY SEWER, STORM DRAIN AND STREET IMPROVEMENTS FOR C.O.S. 1591 AND C.O.S. 1596 BILLINGS, MONTANA

SOUTH FRONTAGE ROAD - PLAN AND PROFILE STA. 12+00 TO 16+00



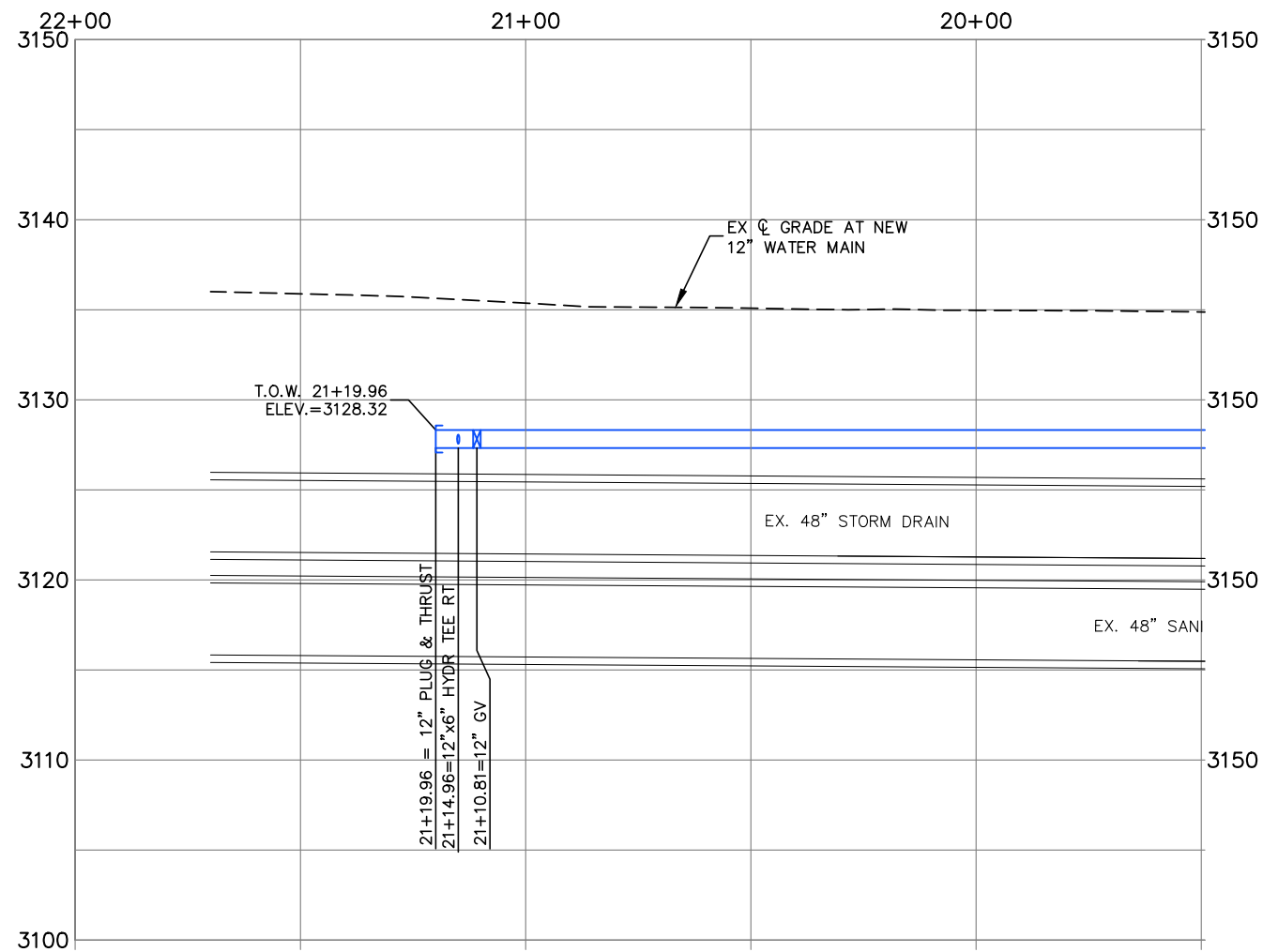
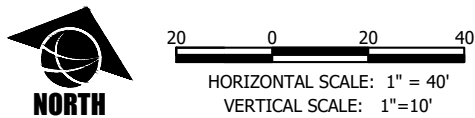
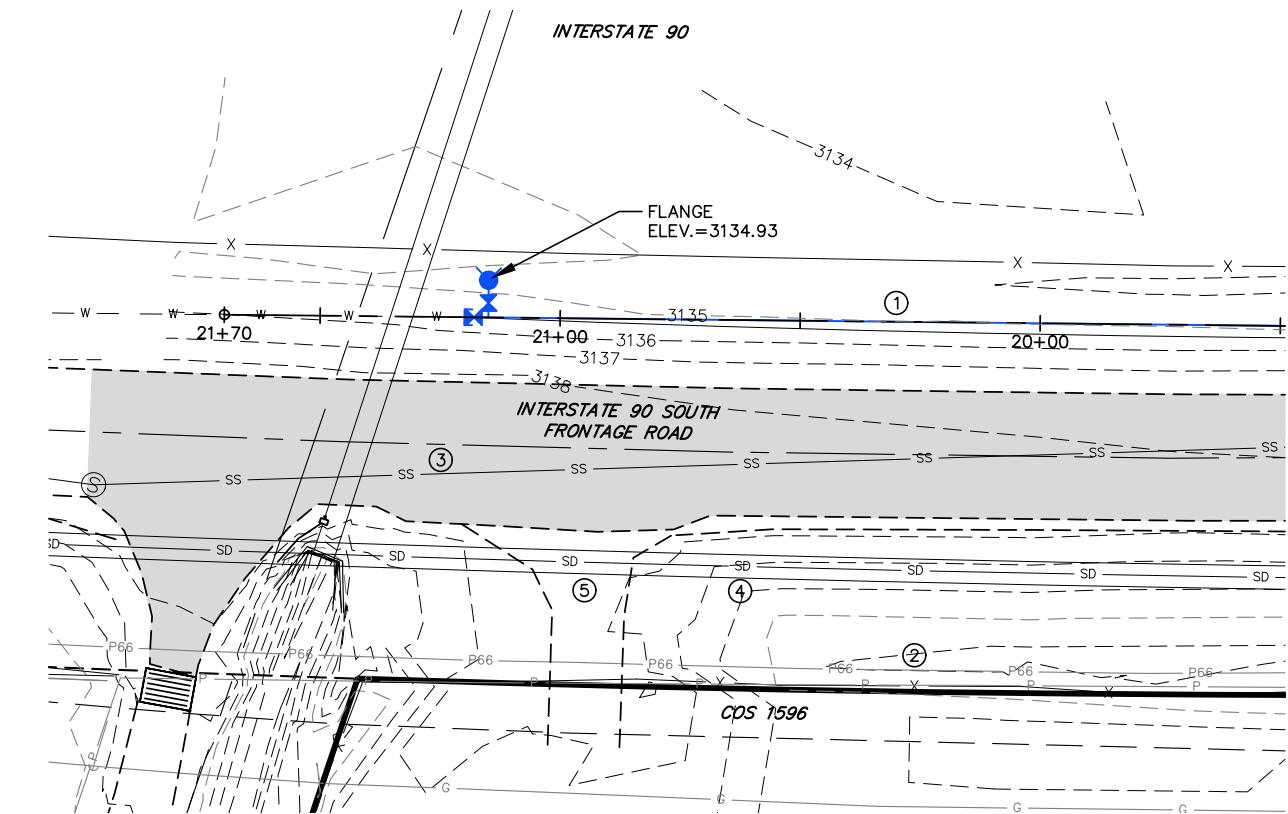
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



PLAN NOTES

- 1 NEW 12" PVC WATER MAIN - DEFLECT PIPE TO MAX. 1/2 MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN ALIGNMENT
- 2 EXISTING 8" PHILLIPS 66 OIL LINE
- 3 EXISTING 48" SANITARY SEWER
- 4 EXISTING 48" STORM DRAIN
- 5 APPROACH B - REFER TO SHEET C4.8 FOR DEMOLITION AND IMPROVEMENTS
- 6 CORE DRILL AT CONNECTION FOR NEW SERVICES

DRAWING HISTORY	DATE	DESCRIPTION
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PROJECT NO:	08099.03	
CAD:	BMB/SEP	
QUALITY ASSURANCE:	MF	



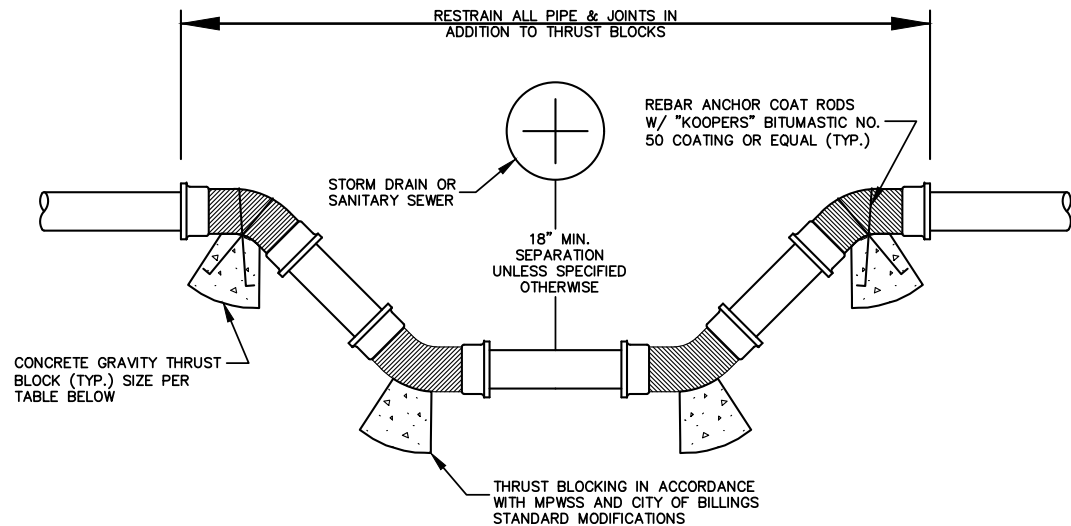
PLAN NOTES

- 1 NEW 12" PVC WATER MAIN - DEFLECT PIPE TO MAX. 1/2 MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN ALIGNMENT
- 2 EXISTING 8" PHILLIPS 66 OIL LINE
- 3 EXISTING 48" SANITARY SEWER
- 4 EXISTING 48" STORM DRAIN

RECORD DRAWING
September 2022

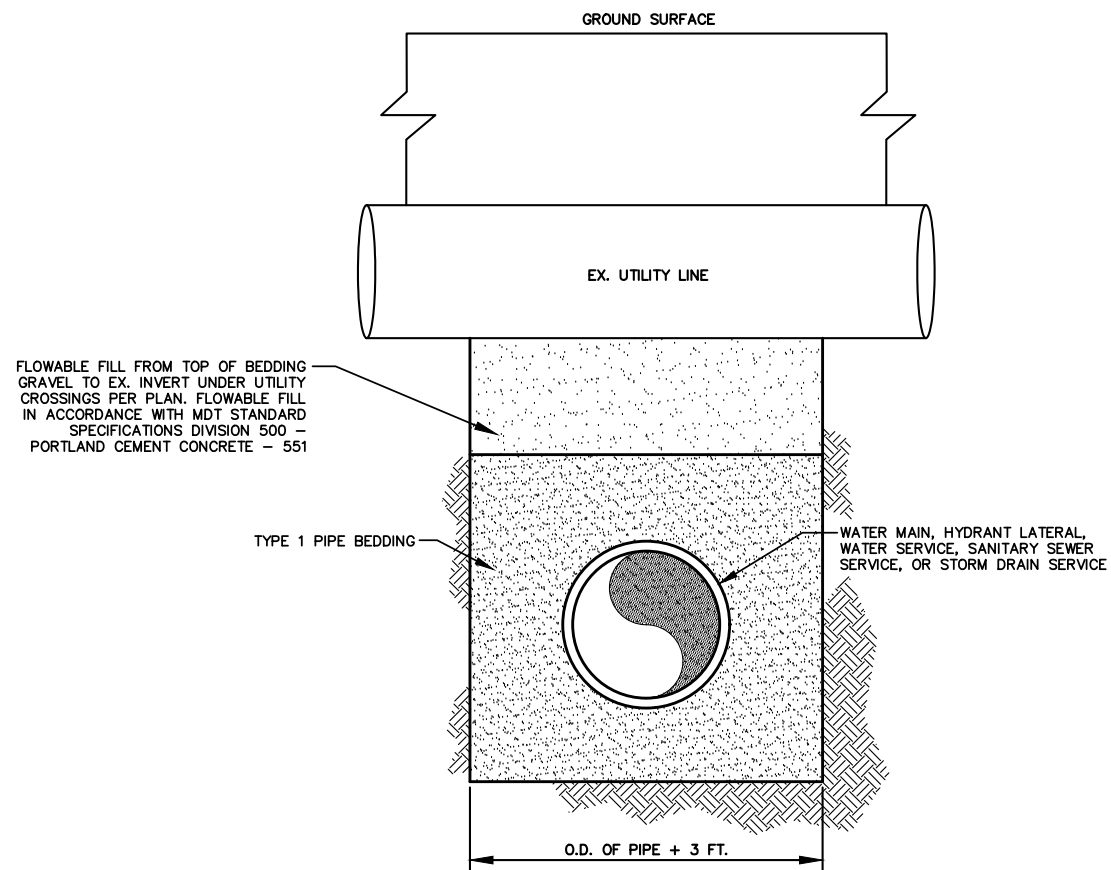
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DATE	DESCRIPTION
04/01/20	CITY / NOT REVIEW
05/07/20	DEQ REVIEW
08/09/03	PROJECT NO:
08/09/03	CAD:
BMB/SEP	QUALITY ASSURANCE:
MF	

PRIVATE CONTRACT NO. 748
WATER, SANITARY SEWER, STORM DRAIN AND STREET
IMPROVEMENTS FOR C.O.S. 1591 AND C.O.S. 1596
BILLINGS, MONTANA
SOUTH FRONTAGE ROAD - PLAN AND PROFILE STA. 20+00 TO 22+00



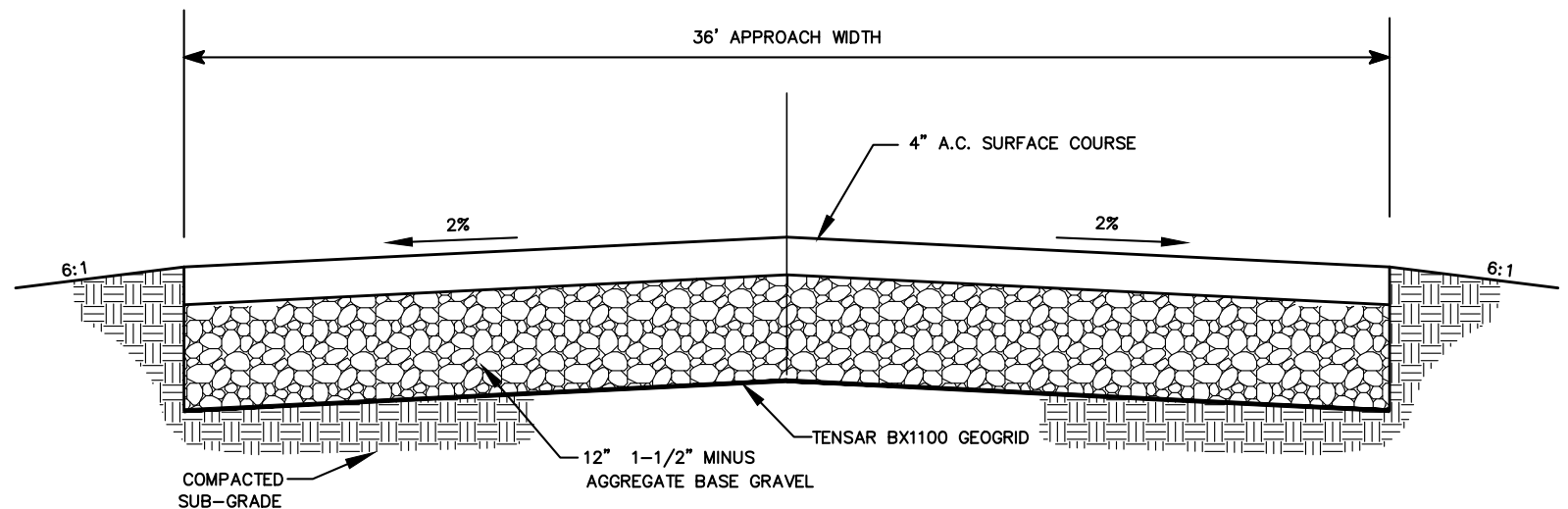
Gravity Block Volume (Cubic Yards)				
Pipe Size	Rebar	Angle of Turndown		
(in)	Ties	11.25° Bend	22.5° Bend	45° Bend
6"	2 - #4	0.5	1.0	2.0
8"	2 - #6	0.9	1.7	3.4
12"	2 - #6	1.9	3.7	7.2

WATER MAIN VERTICAL BEND JOINT RESTRAINT DETAIL
NOT TO SCALE

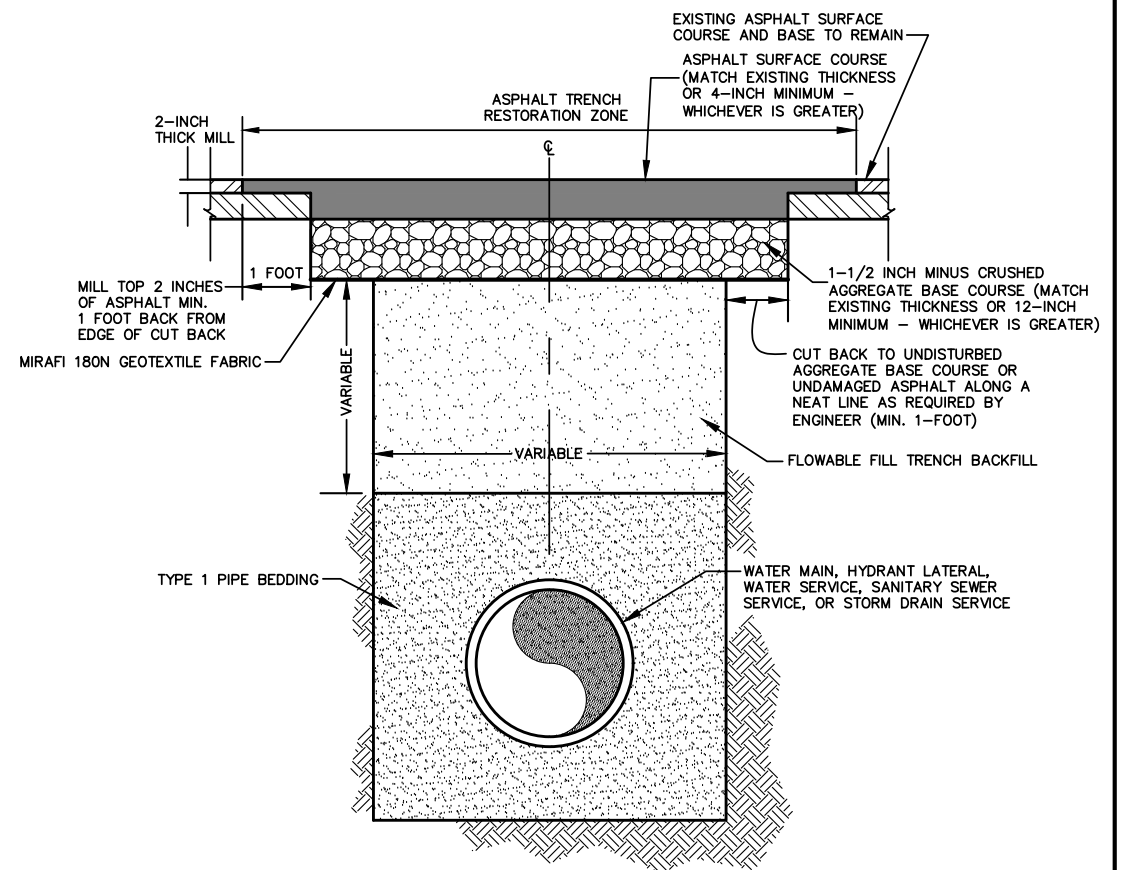


- NOTES:**
1. SEE CITY OF BILLINGS STANDARD MODIFICATIONS FOR ADDITION TRENCH DETAILS.
 2. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR WORK WITHIN MDT RIGHT-OF-WAY

FLOWABLE FILL AT EXISTING UTILITY CROSSING DETAIL
NOT TO SCALE



TYPICAL PAVEMENT SECTION
NOT TO SCALE



- NOTES:**
1. SEE CITY OF BILLINGS STANDARD MODIFICATIONS FOR ADDITION TRENCH DETAILS.
 2. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR WORK WITHIN MDT RIGHT-OF-WAY

ASPHALT SURFACE RESTORATION AND TRENCH DETAIL
NOT TO SCALE

RECORD DRAWING
September 2022

DRAWING HISTORY	DATE	DESCRIPTION
FILE: 08099_03_DETAILS.DWG	04/01/20	CITY / MDT REVIEW
PROJECT NO: 08099.03	05/07/20	DEQ REVIEW
CAD: BMB/SEP		
QUALITY ASSURANCE: MF		

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CONSTRUCTION DRAWINGS FOR

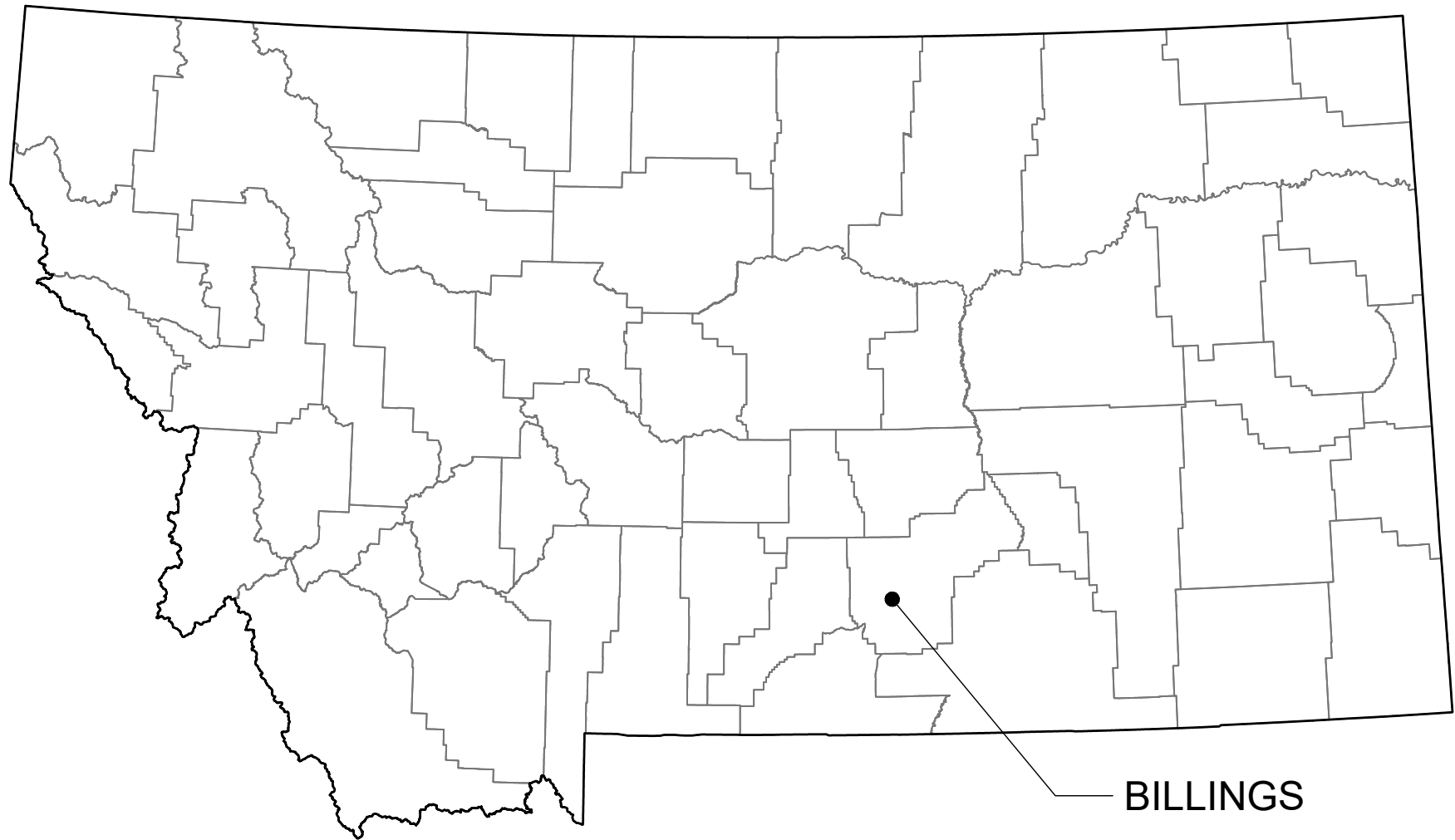
PRIVATE CONTRACT NO. P-787

SOUTH FRONTAGE ROAD WATER IMPROVEMENTS

BILLINGS, MT

MARCH 2022

ISSUED FOR CONSTRUCTION



PROJECT LOCATION MAP

INDEX OF SHEETS

DRAWING NO.	SHEET NO.	SHEET TITLE
G1.0	1	TITLE SHEET
G1.1	2	SYMBOL & LIFESTYLE LEGEND
G1.2	3	ABBREVIATIONS & GENERAL NOTES
G1.3	4	OVERALL SITE MAP
C1.0	5	SOUTH FRONTAGE ROAD WATER EXTENSION STA 0+00 TO STA 5+00
C1.1	6	SOUTH FRONTAGE ROAD WATER EXTENSION STA 5+00 TO STA 10+00
C1.2	7	SOUTH FRONTAGE ROAD WATER EXTENSION STA 10+00 TO STA 13+25
C1.3	8	SOUTH FRONTAGE ROAD WATER EXTENSION FIRE HYDRANT PLAN & PROFILES
C1.4	9	SERVICE CROSSING PLAN & PROFILE
C2.0	10	REVISED ACCESS B PLAN AND PROFILE
D1.0	11	DETAILS

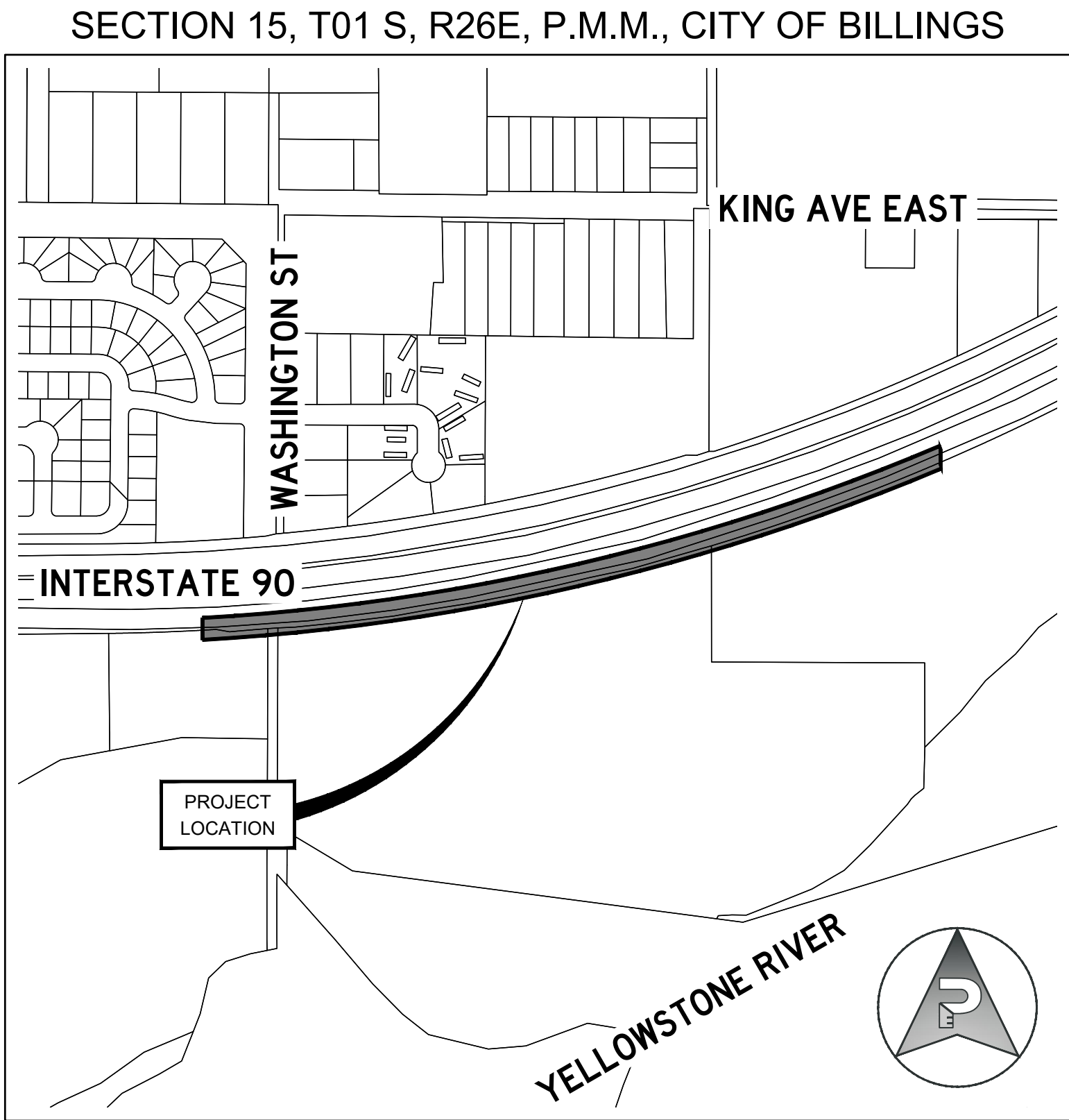
PREPARED FOR
CITY OF BILLINGS

PREPARED BY



APPROVED BY

ROBERT NEIHART
PROJECT MANAGER



PROJECT AREA MAP

RECORD DRAWINGS
THIS DRAWING IS A RECORD OF
AVAILABLE CONSTRUCTION
INFORMATION AND DOES NOT IMPLY
OR WARRANT THAT THE FACILITIES
SHOWN ARE "AS BUILT"
SEPTEMBER 2022



Know what's below.
Call before you dig.

REVISIONS					PROJECT NUMBER 2021-105
NO.	DESCRIPTION	DATE	BY	CHECKED BY	SHEET NUMBER 1 OF 11
1					DRAWING NUMBER G1.0
2					
3					
4					
5					
6					

SURVEY SYMBOL LEGEND			WATER UTILITY SYMBOL LEGEND			SANITARY SEWER UTILITY SYMBOL LEGEND			DRY UTILITYSYMBOL LEGEND	
EXISTING FEATURE	FEATURE DESCRIPTION	PROPOSED FEATURE	EXISTING FEATURE	FEATURE DESCRIPTION	PROPOSED FEATURE	EXISTING FEATURE	FEATURE DESCRIPTION	PROPOSED FEATURE	EXISTING FEATURE	FEATURE DESCRIPTION
	PROJECT CONTROL POINT			WATER MANHOLE			SANITARY SEWER MANHOLE			UTILITY POLE
	SECTION CORNER			FIRE HYDRANT			SANITARY SEWER CLEANOUT			GUY WIRE ANCHOR POLE
	QUARTER CORNER			BLOWOFF HYDRANT			SANITARY SEWER END CAP			LIGHT POLE
	PROPERTY CORNER			WATER METER		STORM DRAIN UTILITY SYMBOL LEGEND				STREET LIGHT
	CALCULATED POINT			WATER VALVE		EXISTING FEATURE	FEATURE DESCRIPTION	PROPOSED FEATURE		COMMUNICATIONS MANHOLE
	INTERSECTION MONUMENT			AIR RELIEF VALVE			STORM DRAIN MANHOLE			COMMUNICATIONS PULL BOX
SITE SYMBOL LEGEND				CURB STOP			STORMWATER TREATMENT UNIT			TELEPHONE PEDESTAL
EXISTING FEATURE	FEATURE DESCRIPTION			REDUCER			STORMWATER CURB INLET			FIBER OPTIC PULL BOX
	BOLLARD			WATER FITTING: CROSS			48" Ø MANHOLE W/ FLAT GRATE INLET			ELECTRIC MANHOLE
	SIGN			WATER FITTING: TEE			48" Ø INLET W/ CURB INLET			ELECTRIC UTILITY METER
	MAILBOX			WATER FITTING: 11.25° ELBOW			BEEHIVE INLET			ELECTRIC PULL POX
	DECIDUOUS TREE			WATER FITTING: 22.5° ELBOW			30" Ø MANHOLE W/ FLAT GRATE INLET			NATURAL GAS MANHOLE
	CONIFEROUS TREE			WATER FITTING: 45° ELBOW			30" Ø MANHOLE W/ CURB INLET			NATURAL GAS UTILITY METER
	SHRUB			WATER FITTING: 90° ELBOW			LANDSCAPE DRAIN			NATURAL GAS VALVE
	BUSH			WATER END CAP			STORMWATER CLEANOUT			
	TEST PIT			SPRINKLER HEAD			STORMWATER END CAP			
	PERCOLATION TEST			IRRIGATION VALVE			CONCRETE FETS			
	MONITORING WELL			IRRIGATION CONTROL BOX			METAL/PLASTIC FETS			
	DRILL HOLE									
LINE STYLE LEGEND			LINE STYLE LEGEND			LINE STYLE LEGEND				
EXISTING FEATURE	FEATURE DESCRIPTION	PROPOSED FEATURE	EXISTING FEATURE	FEATURE DESCRIPTION	PROPOSED FEATURE	EXISTING FEATURE	FEATURE DESCRIPTION	PROPOSED FEATURE		
	MAJOR CONTOUR			ABANDONED WATER MAIN			UGP	UNDERGROUND POWER		UGP
	MINOR CONTOUR			##-INCH WATER MAIN			OHP	OVERHEAD POWER		OHP
	SECTION LINE			ABANDONED WATER SERVICE			C	UNDERGROUND COMMUNICATION		C
	RIGHT-OF-WAY BOUNDARY			WATER SERVICE			OC	OVERHEAD COMMUNICATION		OC
	PROPERTY LINE			##-INCH FIRE SERVICE			T	UNDERGROUND TELEPHONE		T
	EASEMENT			IRRIGATION LINE			OT	OVERHEAD TELEPHONE		OT
	PROJECT BOUNDARY			ABANDONED SANITARY SEWER MAIN			FO	UNDERGROUND FIBER OPTIC		FO
	CHAINLINK FENCE			##-INCH SANITARY SEWER MAIN			CBL	UNDERGROUND CABLE TV		CBL
	PRIVACY FENCE			SANITARY SEWER SERVICE			G	NATURAL GAS		G
	BARBED WIRE FENCE			ABANDONED FORCE MAIN			AG	ABANDONED NATURAL GAS		AG
	CURB AND GUTTER			SANITARY SEWER FORCE MAIN				ASPHALT CONCRETE PAVEMENT		
	CENTERLINE			ABANDONED STORM DRAIN MAIN				CONCRETE		
	ASPHALT EDGE			##-INCH STORM DRAIN MAIN						
	GRAVEL EDGE			CULVERT						
	CONCRETE EDGE			LANDSCAPE DRAIN						
	SIDEWALK			ROOF DRAIN						
	BUILDING									
	BREAKLINE									
	DRAINAGE FLOWLINE									

REVISIONS				
NO.	DESCRIPTION	DATE	BY	CHECKED BY
1				
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ENGINEERING

608 NORTH 29TH STREET
BILLINGS, MT 59101

(406) 384-0080
performance-ec.com

RECORD DRAWING
September 2022

KQT
DESIGNED BY

KQT
DRAWN BY

NOV. 2021
DATE

QUALITY ASSURANCE

RDN
CHECKED BY

MAR. 2022
DATE

PRIVATE CONTRACT NO. P-787

BILLINGS, MONTANA 59101

SOUTH FRONTAGE ROAD WATER EXTENSION

SYMBOL & LINSTYLE LEGEND

PROJECT NUMBER
2021-105

SHEET NUMBER
2 OF 11

DRAWING NUMBER
G1.1

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ABBREVIATIONS

&	AND	AVE.	AVENUE	CO	CLEANOUT	L	LENGTH	PERF.	PERFORATED	SWTD	STORMWATER TREATMENT DEVICE
@	AT	BLVD.	BOULEVARD	CONC.	CONCRETE	LD	LANDSCAPE DRAIN	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
~	APPROXIMATELY	CIR.	CIRLCE	CP	CONTROL POINT	LF	LINEAL FEET	PNT	POINT	TOC	TOP OF CONCRETE
¢	CENTERLINE	HWY.	HIGHWAY	CS	CURB STOP	LP	LOW POINT	PRC	POINT OF REVERSE CURVE	TYP	TYPICAL
°	DEGREE	LN.	LANE	DIA.	DIAMETER	LT	LEFT	PROP.	PROPOSED	VAR	VARIES
Ø	DIAMETER	PL.	PLACE	EA.	EACH	LVC	LENGTH OF VERTICAL CURVE	PSI	POUNDS PER SQUARE INCH	W/	WITH
'	FOOT	RD.	ROAD	E.W.	EACH WAY	MAX.	MAXIMUM	PT	POINT OF TANGENT	X-ING	CROSSING
"	INCH	ST.	STREET	EG	EXISTING GRADE	MIN.	MINIMUM	PV	PAVEMENT	YPC	YELLOW PLASTIC CAPPED REBAR
#	NUMBER	TR.	TRAIL	ELEV	ELEVATION	MISC.	MISCELLANEOUS	PVC	POLYVINYL CHLORIDE PIPE		
%	PERCENT			EOP	EDGE OF PAVEMENT	MPWSS	MONTANA PUBLIC WORKS STANDARD	PVI	POINT OF VERTICAL INTERSECTION		
±	PLUS OR MINUS	ACR	ALUMINUM CAPPED REBAR	EVCE	END VERTICAL CURB ELEVATION		SPECIFICATIONS	R	RADIUS		
ℓ	PROPERTY LINE	APPROX.	APPROXIMATE	EVCS	END VERTICAL CURB ELEVATION	NO.	NUMBER	RBR	REBAR		
		ASS'Y	ASSEMBLY	EX	EXISTING	NTS	NOT TO SCALE	RCAP	REINFORCED CONCRETE ARCH PIPE		
E	EAST OR EASTING	B/B	BACK OF CURB TO BACK OF CURB	FETS	FLARED END TERMINAL SECTION	O.C.	ON CENTER	RCP	REINFORCED CONCRETE PIPE		
N	NORTH OR NORTHING	BLDG	BUILDING	FF	FINISHED FLOOR	OCR	ORANGE CAPPED REBAR	R-O-W	RIGHT-OF-WAY		
NE	NORTHEAST	BOC	BOTTOM OF CONCRETE	FG	FINISHED GRADE	O.S.H.A.	OCCUPATIONAL SAFETY HEALTH	RPC	RED PLASTIC CAPPED REBAR		
NW	NORTHWEST	BVCE	BEGIN VERTICAL CURVE ELEVATION	FL	FLOWLINE		ADMINISTRATION	RT	RIGHT		
S	SOUTH	BVCS	BEGIN VERTICAL CURVE STATION	FND	FOUND	OFF	OFFSET	SDMH	STORM DRAIN MANHOLE		
SE	SOUTHEAST	CB	CURB BOX	FT	FOOT	PC	POINT OF CURVATURE	SERV.	SERVICE		
SW	SOUTHWEST	CL	CENTERLINE	HP	HIGH POINT	PCC	POINT OF CONTINUED CURVE	SSMH	SANITARY SEWER MANHOLE		
W	WEST	CMP	CORRUGATED METAL PIPE	IE	INVERT ELEVATION			STA	STATION		

GENERAL CONSTRUCTION NOTES

- UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS, ALL WORK WILL CONFORM TO MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS (MPWSS), LATEST EDITION, THE CITY OF BILLINGS MODIFICATIONS TO MPWSS, LATEST EDITION, AND THE MONTANA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS REQUIRED FOR CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING THE STORMWATER POLLUTION AND PREVENTION PLAN (SWPPP) AND FOR FILING THE NOTICE OF INTENT WITH THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ), AS REQUIRED.
- THE CONTRACTOR SHALL RESTORE ALL ROADWAY SURFACES TO EQUAL OR BETTER CONDITION THAN EXISTING PRIOR TO EXCAVATION, AS DETERMINED BY THE ENGINEER.
- EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATES AND SHALL FIELD VERIFY THE EXISTENCE, LOCATION, DEPTH, SIZE, LINE AND GRADE OF EXISTING UTILITY CONNECTIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DUE TO FAILURE TO LOCATE OR PROVIDE PROPER PROTECTION WHEN LOCATION IS KNOWN.
- THE CONTRACTOR SHALL NOTIFY ONE CALL FOR ONSITE UTILITY LOCATION. ALL EXISTING UTILITIES SHALL BE MARKED BEFORE DIGGING.
- THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS, COUPLINGS, AND SPOOL PIECES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL REQUIRED COMPONENTS FOR MAKING THE CONNECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY SWPPP REGULATIONS.
- THE CONTRACTOR SHALL MAINTAIN SERVICE OF ALL EXISTING UTILITIES. IF SAID SERVICE IS DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY REPAIR THE DAMAGE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL REFERENCE ALL SURVEY MONUMENTS, SECTION CORNERS, ¼ CORNERS AND PROPERTY CORNERS PRIOR TO BEGINNING CONSTRUCTION. ANY MONUMENTS DISTURBED OR OBLITERATED DURING CONSTRUCTION MUST BE REPLACED BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY MANHOLES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT.
- SUFFICIENT HORIZONTAL SEPARATION FOR PARALLEL GAS MUST BE MAINTAINED FROM WATER MAINS FOR FUTURE MAINTENANCE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MDT FOR TRAFFIC CONTROL AND GENERAL COMPLIANCE WITH THE CONSTRUCTION PERMIT.

WATER NOTES

- ALL WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM COVER OF 6.5 FEET WITH RESPECT TO FINISHED GRADE.
- IF NECESSARY, THE CONTRACTOR SHALL GET APPROVAL FOR WATER SERVICE OUTAGE SCHEDULING BY THE CITY OF BILLINGS
- ANY EXISTING OR NEW VALVES THAT CONTROL THE CITY OF BILLINGS WATER SUPPLY SHALL BE OPERATED BY CITY OF BILLINGS PERSONNEL ONLY.
- CONTRACTOR SHALL INSTALL BLUE BOARD INSULATION OVER WATER MAINS AND SERVICES WITH LESS THAN 4 FEET OF COVER.
- ALL VERTICAL BENDS MUST BE RESTRAINED AT THE JOINT IN ACCORDANCE WITH MPWSS AND THE CITY OF BILLINGS STANDARD MODIFICATIONS.
- THE CONTRACTOR SHALL PRESSURE TEST AND DISINFECT WATER MAINS IN ACCORDANCE WITH MPWSS LATEST EDITION. INSTALL TEMPORARY CORPORATION STOPS FOR TESTING AND FLUSHING AS NEEDED. CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO TESTING.
- IF THE CONTRACTOR USES PVC PIPE FOR WATER MAIN INSTALLATION, THE CONTRACTOR SHALL USE DR-18.
- THE CONTRACTOR SHALL WRAP ANY DIRECT BURY METALS TO PROTECT FROM CORROSION.

SANITARY SEWER NOTES

- CONTRACTOR SHALL INSTALL BLUE BOARD INSULATION OVER SANITARY SEWER MAINS AND SERVICES WITH LESS THAN 4 FEET OF COVER.
- CONTRACTOR SHALL INSTALL BLUE BOARD INSULATION OVER SANITARY SEWER SERVICES AT STORM DRAIN CROSSINGS WHEN SEPARATION IS LESS THAN 4 FEET.
- PER DEQ-2, STANDARD 34.7, ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED FOR WATER TIGHTNESS AND MUST CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C 1244.
- ALL INSTALL SEWER MAIN WILL BE AIR TESTED PER MPWSS.

STORM SEWER NOTES

- STORM PIPE INSTALLATION, MANHOLE CONNECTIONS AND BEDDING REQUIREMENTS SHALL MEET THE MOST STRINGENT SPECIFICATIONS BETWEEN THE MANUFACTURER'S RECOMMENDATIONS, MPWSS, AND THE CITY OF BILLINGS STANDARD MODIFICATIONS TO MPWSS, LATEST EDITION.

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1				
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MAR. 2022
DATE

PRIVATE CONTRACT NO. P-787

BILLINGS, MONTANA 59101

SOUTH FRONTAGE ROAD WATER EXTENSION

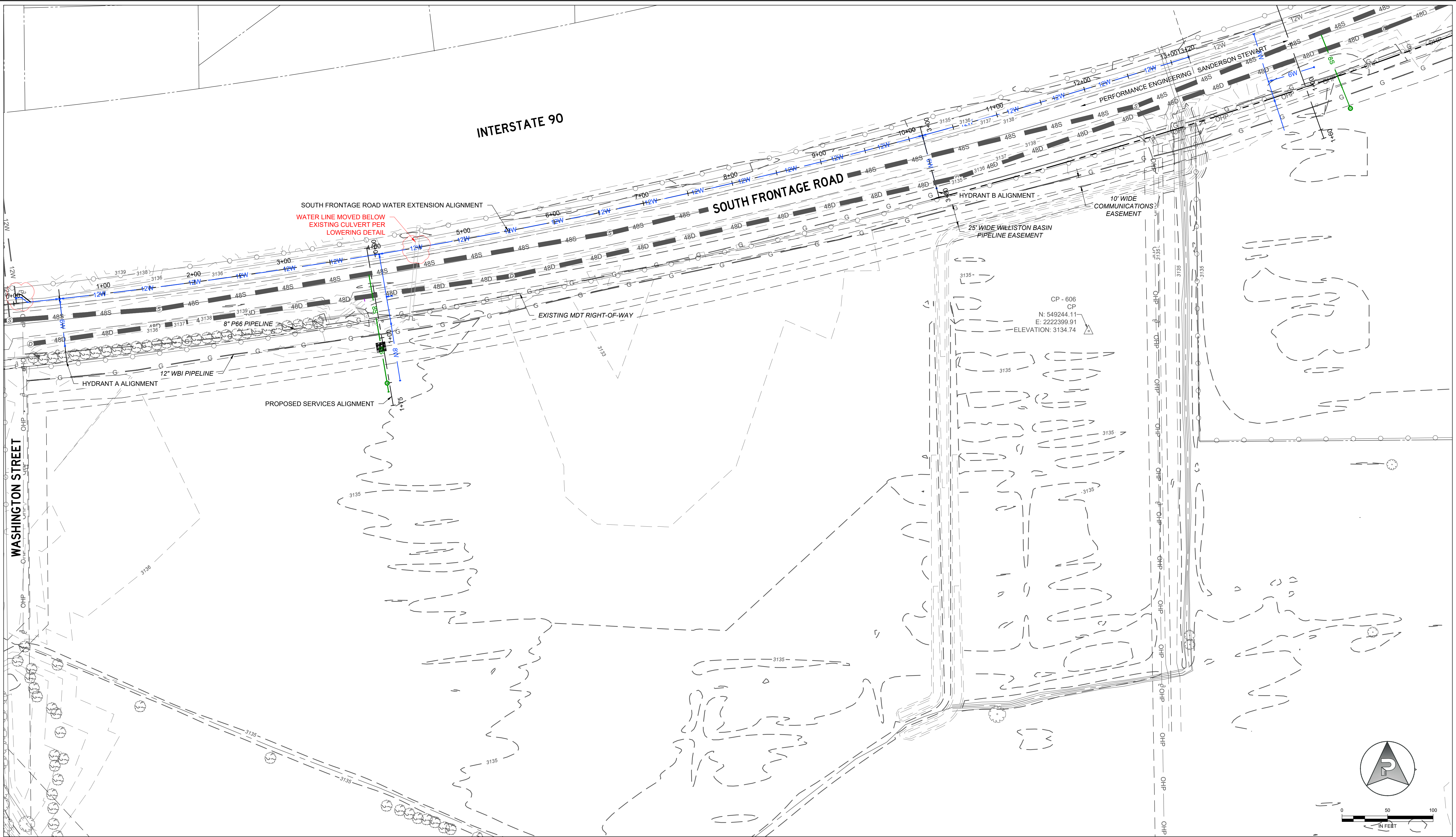
ABBREVIATIONS & GENERAL NOTES

PROJECT NUMBER
2021-105

SHEET NUMBER
3 OF 11

DRAWING NUMBER

G1.2

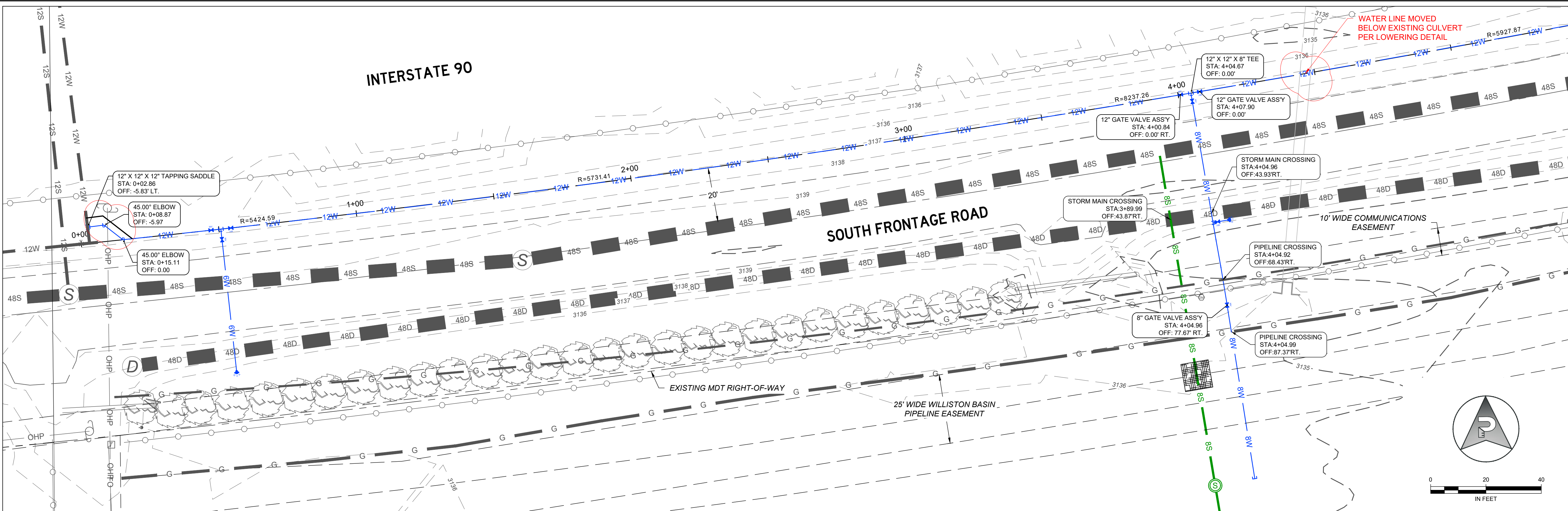


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NO.	DESCRIPTION	DATE	BY	CHECKED BY	SHEET NUMBER 4 OF 11					
1					 608 NORTH 29TH STREET (406) 384-0080 BILLINGS, MT 59101 performance-ec.com		SOUTH FRONTAGE ROAD WATER EXTENSION OVERALL SITE MAP		DRAWING NUMBER G1.3	
2									COPYRIGHT 2021 ©	
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KQT DRAWN BY
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RDN CHECKED BY
MAR. 2022 DATE

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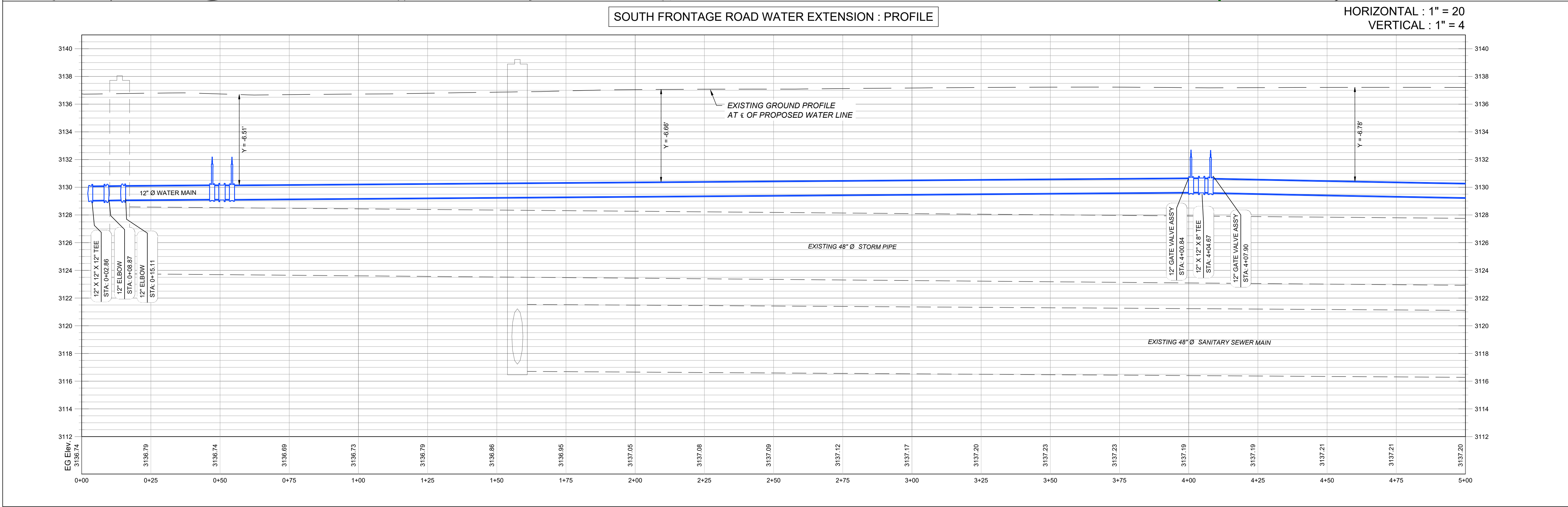


LEGEND

EXISTING ASPHALT

VERIFY SCALE!
THESE PRINTS MAY BE REDUCED.
LINE BELOW MEASURES ONE-INCH ON
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MODIFY SCALE ACCORDINGLY



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CHECKED BY
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DATE

PRIVATE CONTRACT NO. P-787

BILLINGS, MONTANA 59101

SOUTH FRONTAGE ROAD WATER EXTENSION

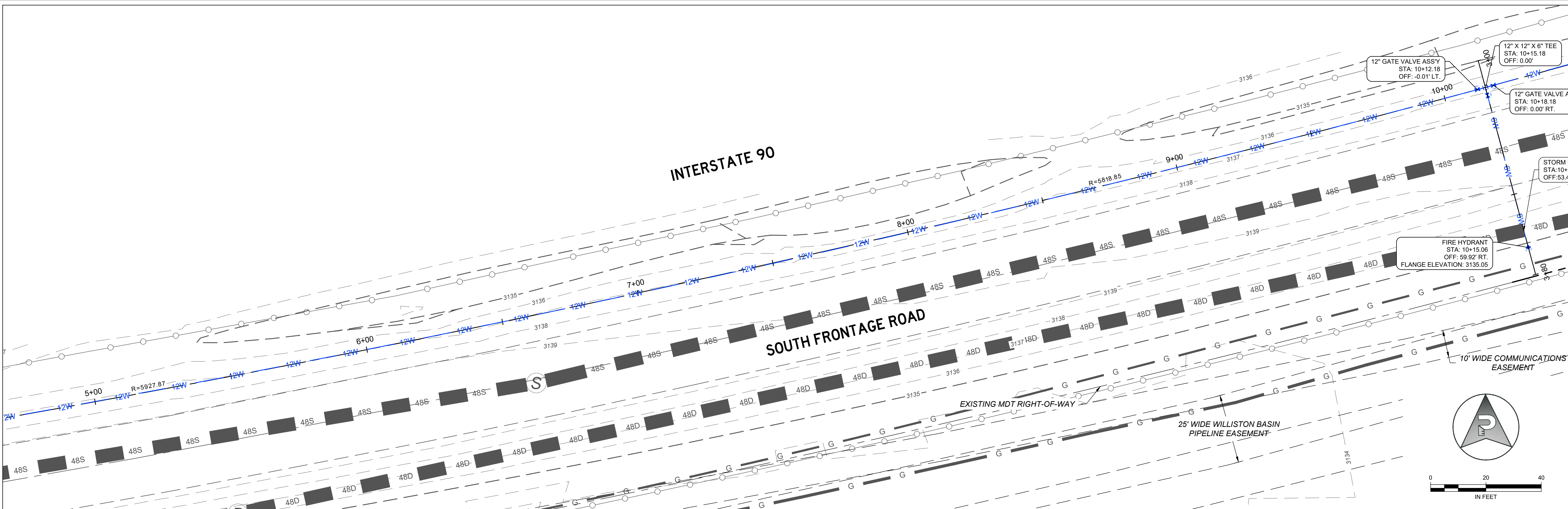
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PROJECT NUMBER
2021-105

SHEET NUMBER
5 OF 11

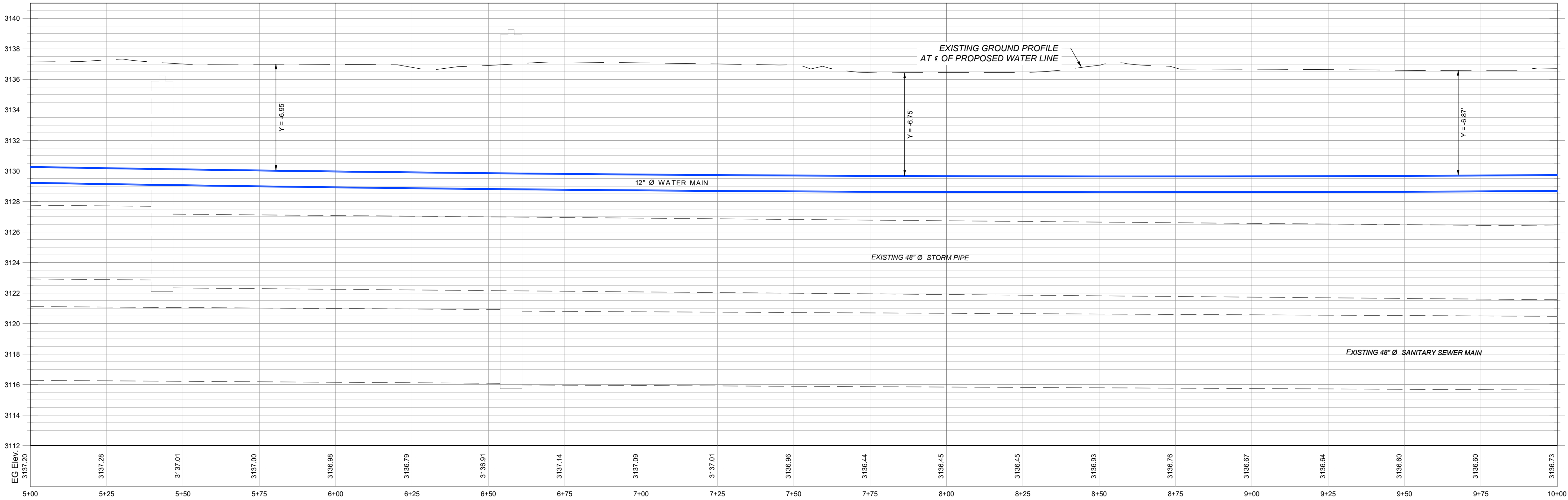
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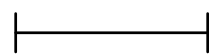


SOUTH FRONTAGE ROAD WATER EXTENSION : PROFILE

HORIZONTAL : 1" = 20
VERTICAL : 1" = 4



VERIFY SCALE!
THESE PRINTS MAY BE REDUCED.
LINE BELOW MEASURES ONE-INCH ON
ORIGINAL DRAWING.



MODIFY SCALE ACCORDINGLY

REVISIONS				
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BILLINGS, MT 59101 performance-ec.com

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September 2022

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KQT
DRAWN BY
NOV. 2021
DATE
QUALITY ASSURANCE
RDN
CHECKED BY
MAR. 2022
DATE

PRIVATE CONTRACT NO. P-787

BILLINGS, MONTANA 59101

SOUTH FRONTAGE ROAD WATER EXTENSION

STA 5+00 TO 10+00

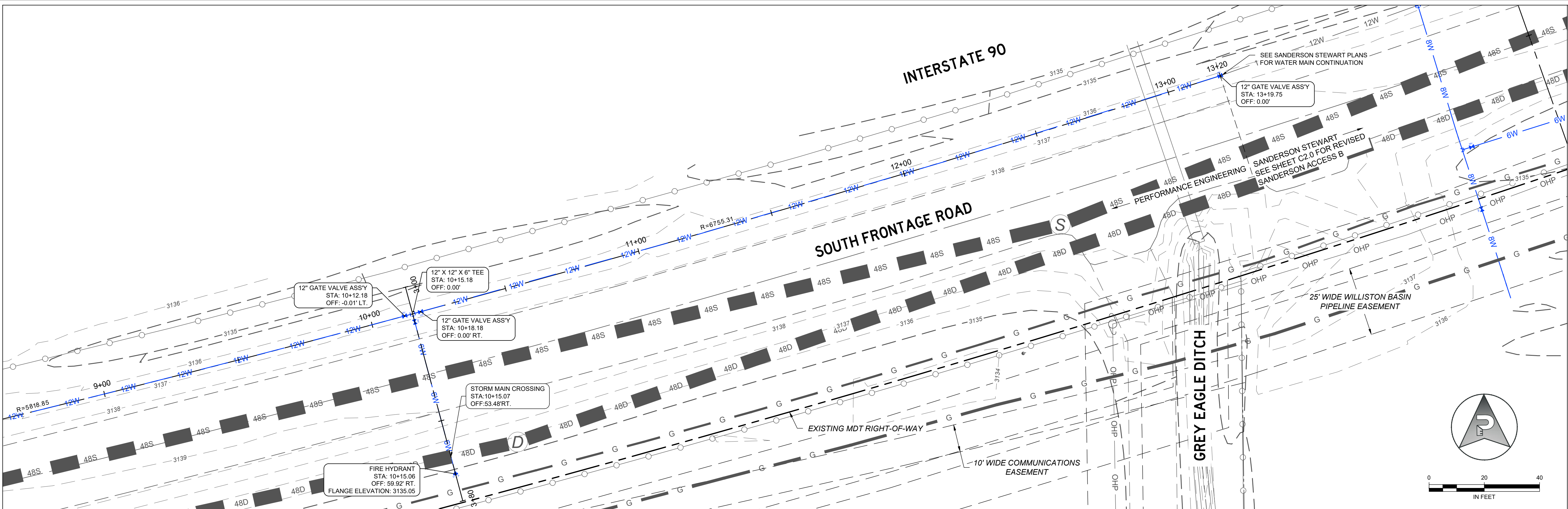
PROJECT NUMBER
2021-105

SHEET NUMBER
6 OF 11

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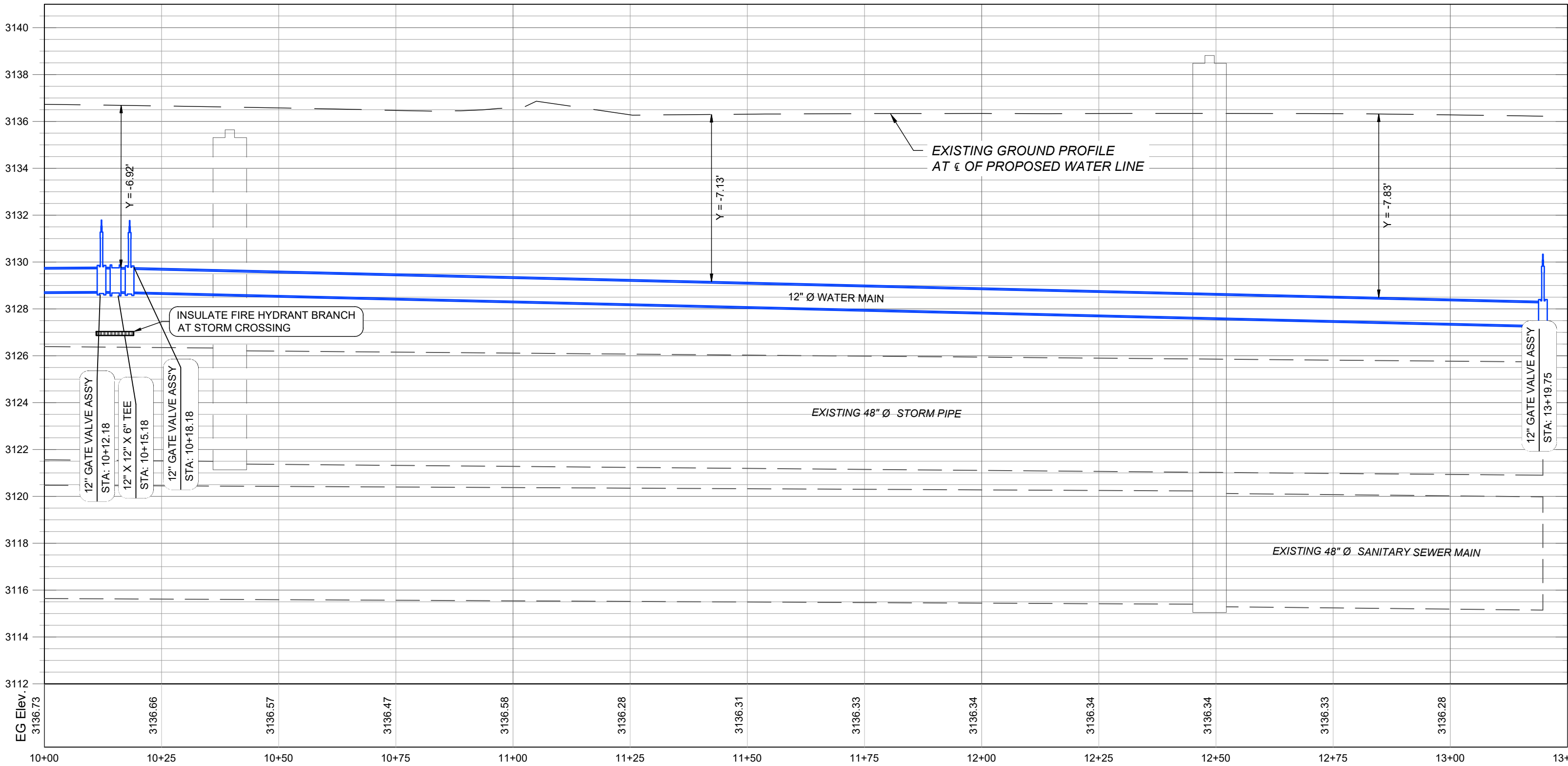
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SOUTH FRONTAGE ROAD WATER EXTENSION : PROFILE

HORIZONTAL : 1" = 20
VERTICAL : 1" = 4



VERIFY SCALE!
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LINE BELOW MEASURES ONE-INCH ON
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BILLINGS, MONTANA 59101

SOUTH FRONTAGE ROAD WATER EXTENSION

STA 10+00 TO 13+25

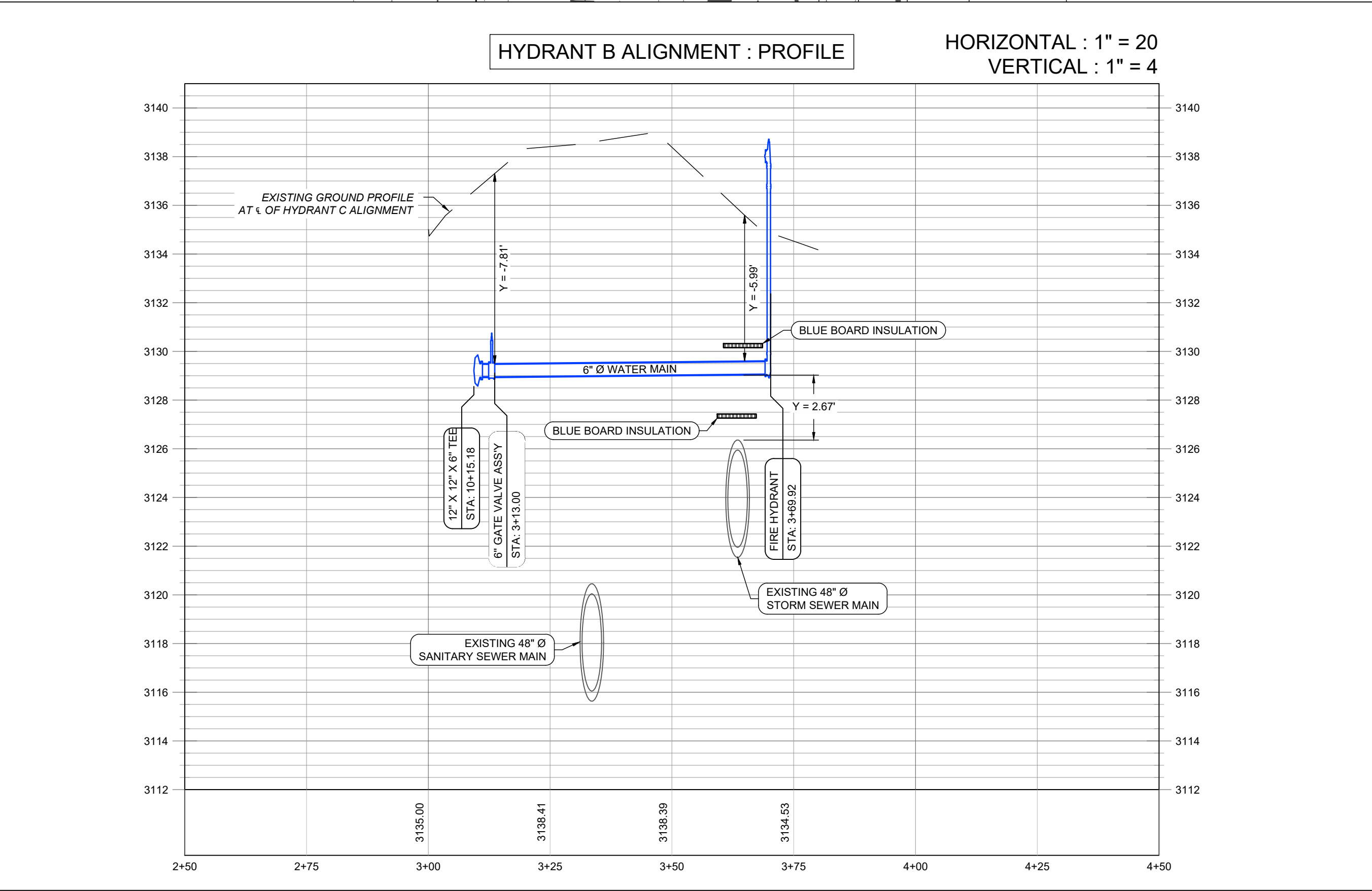
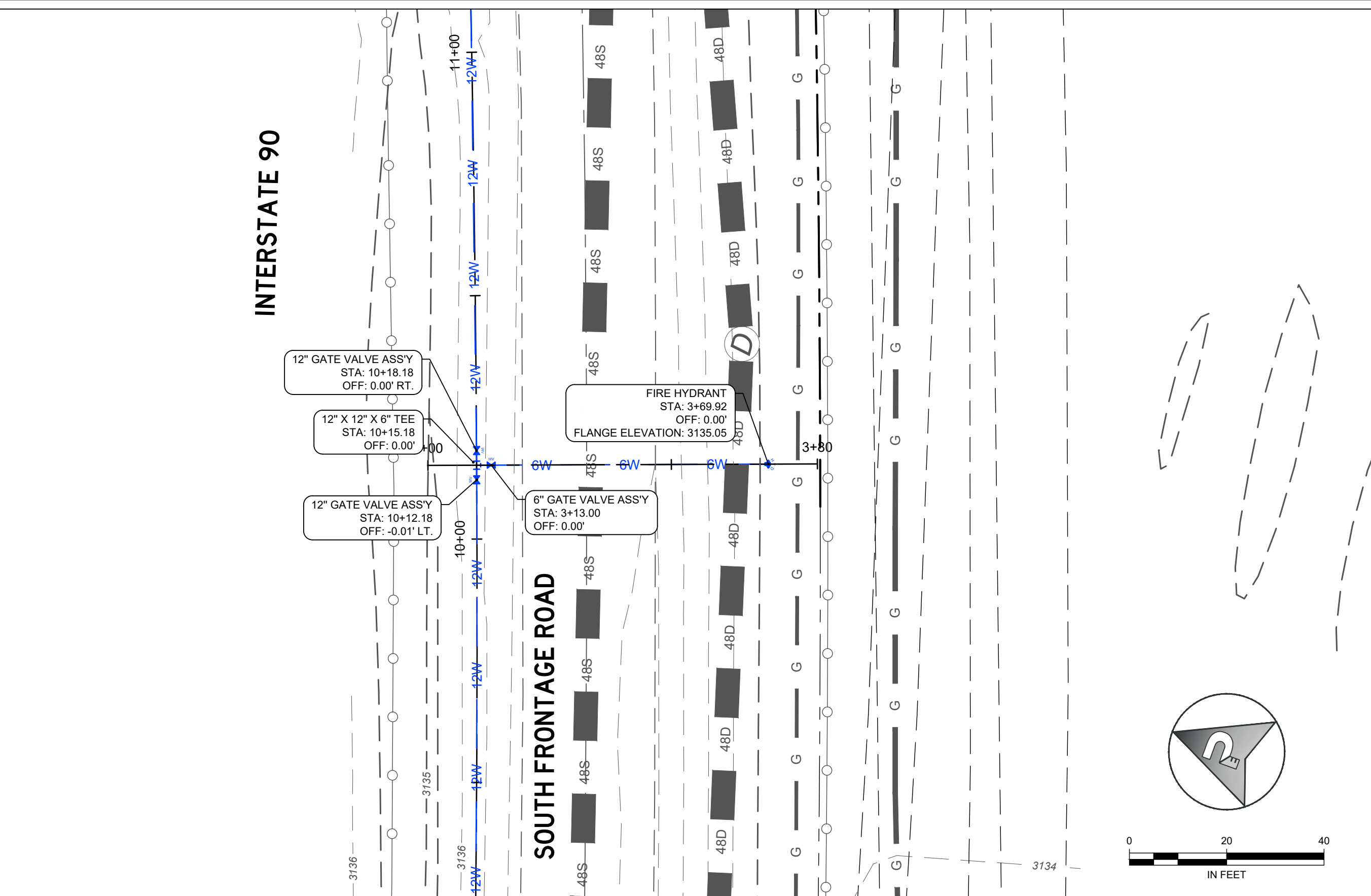
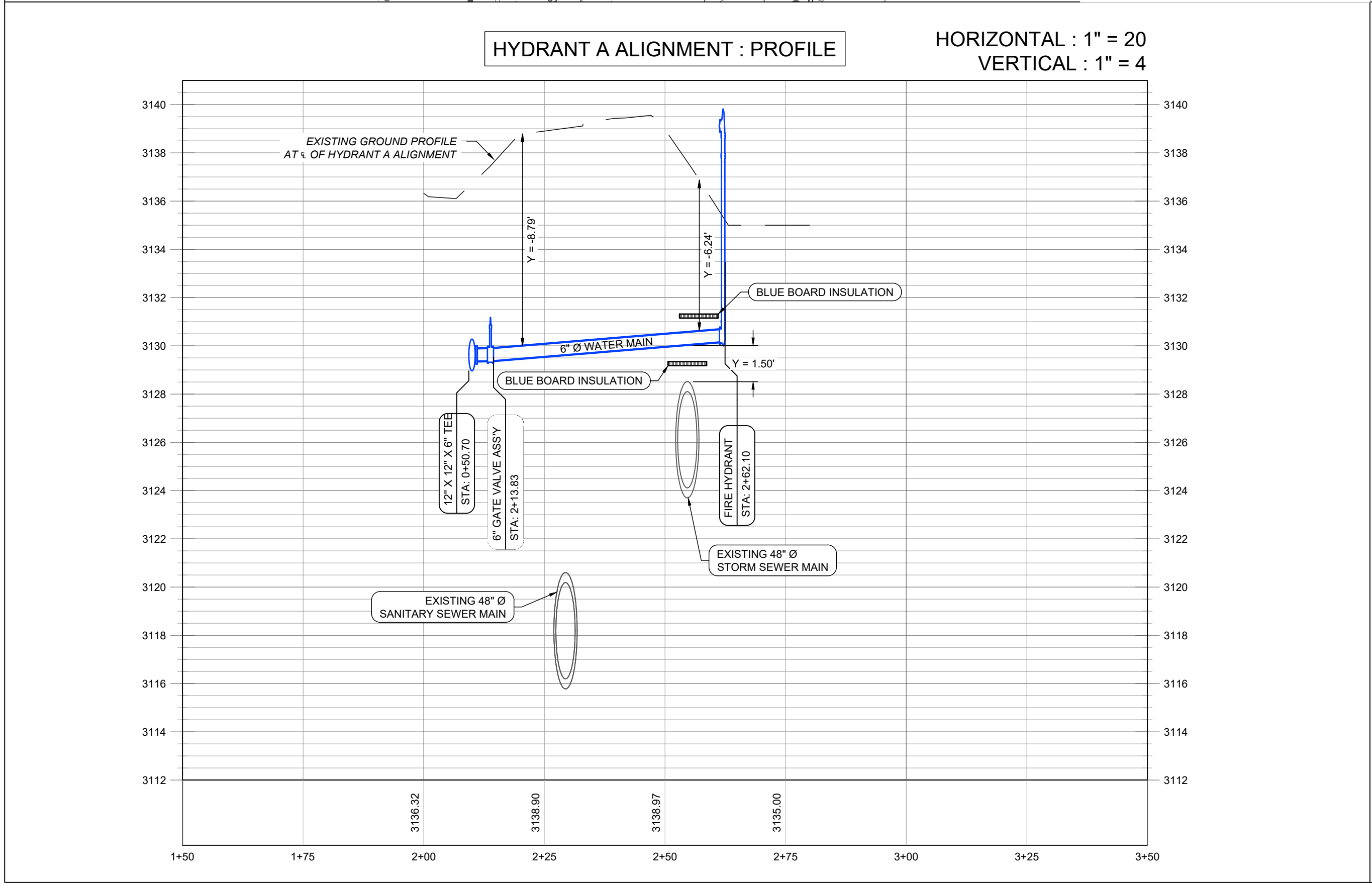
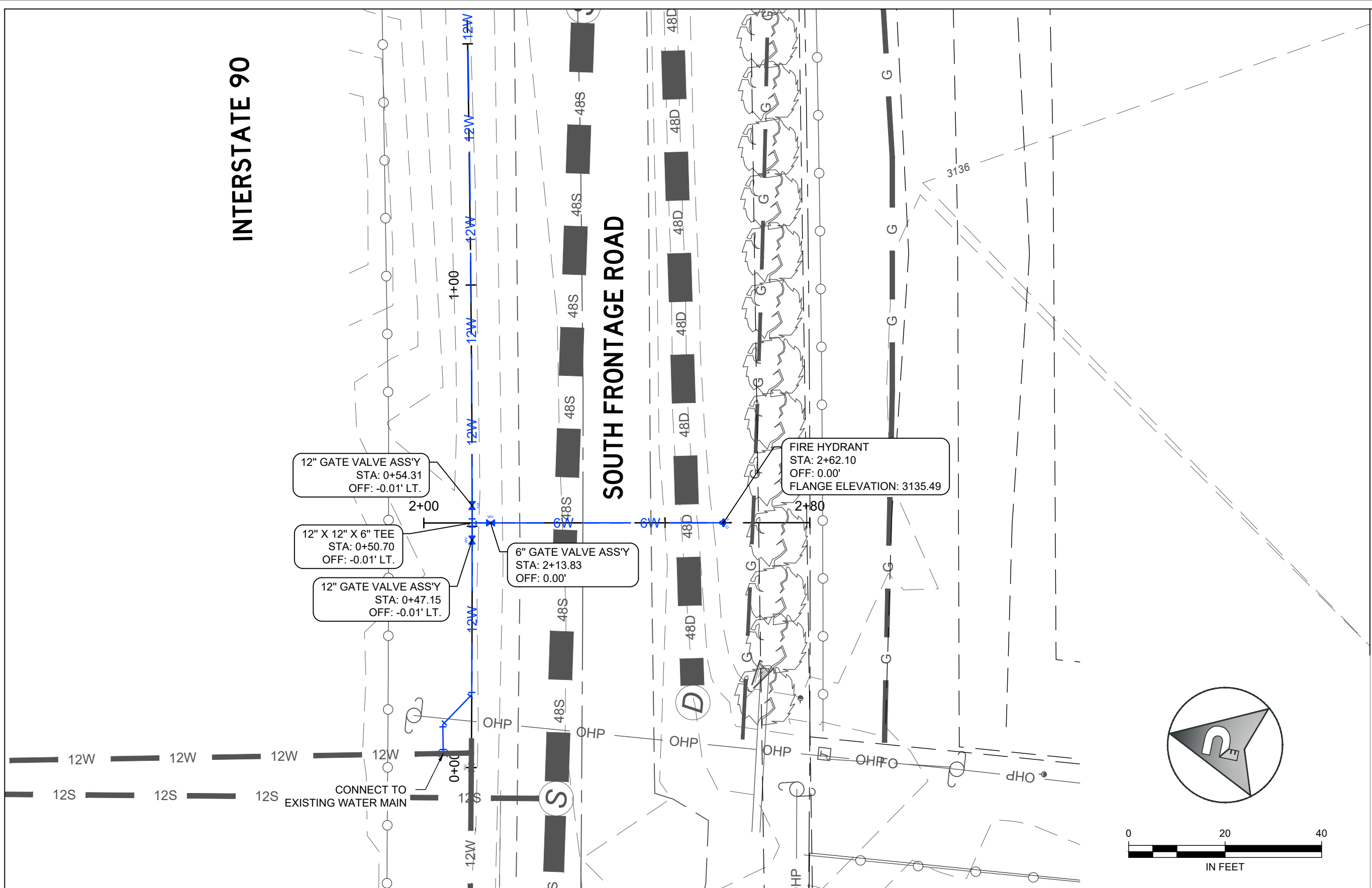
PROJECT NUMBER
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SHEET NUMBER
7 OF 11

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LEGEND

EXISTING ASPHALT

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SOUTH FRONTAGE ROAD WATER EXTENSION

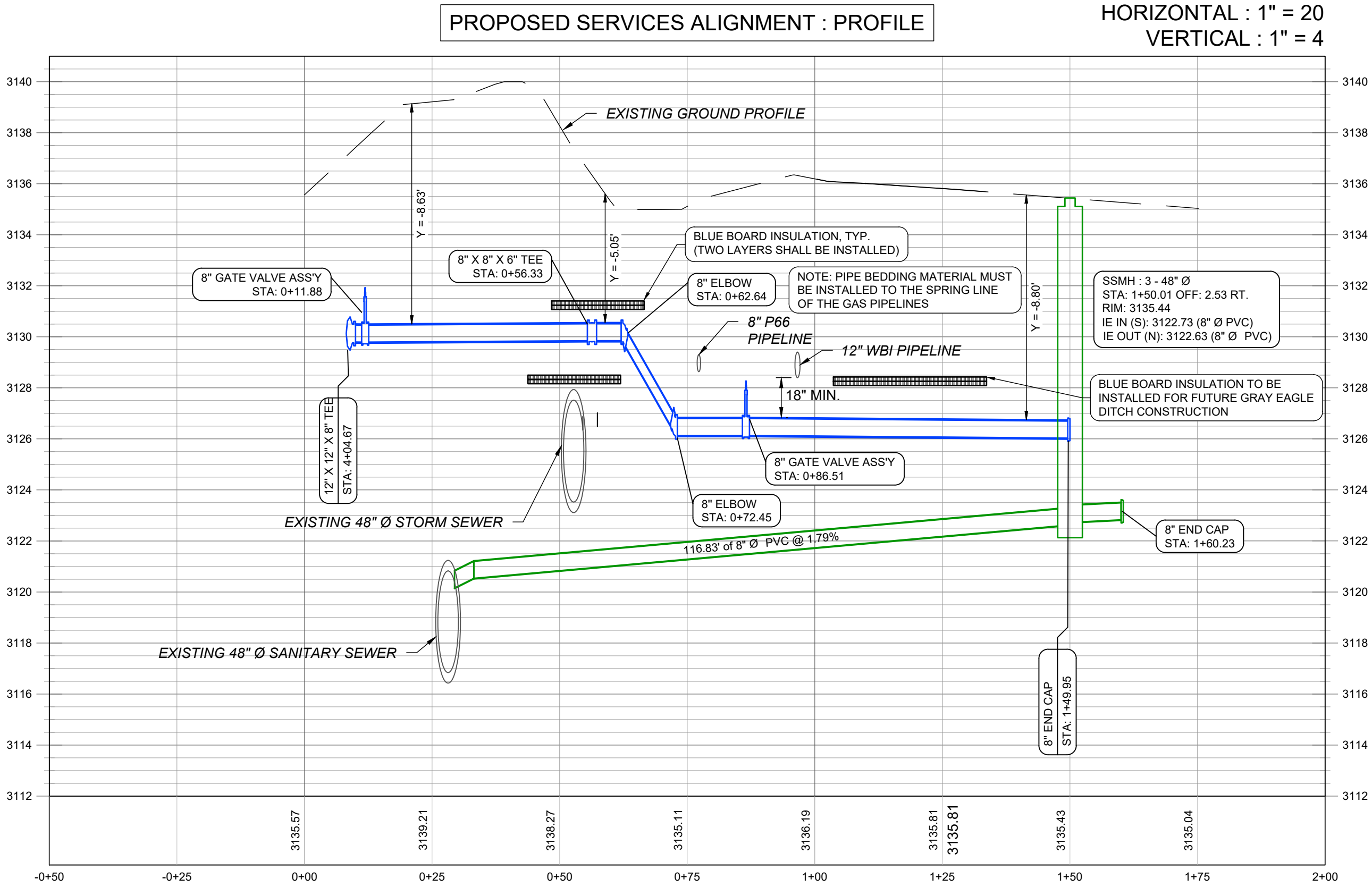
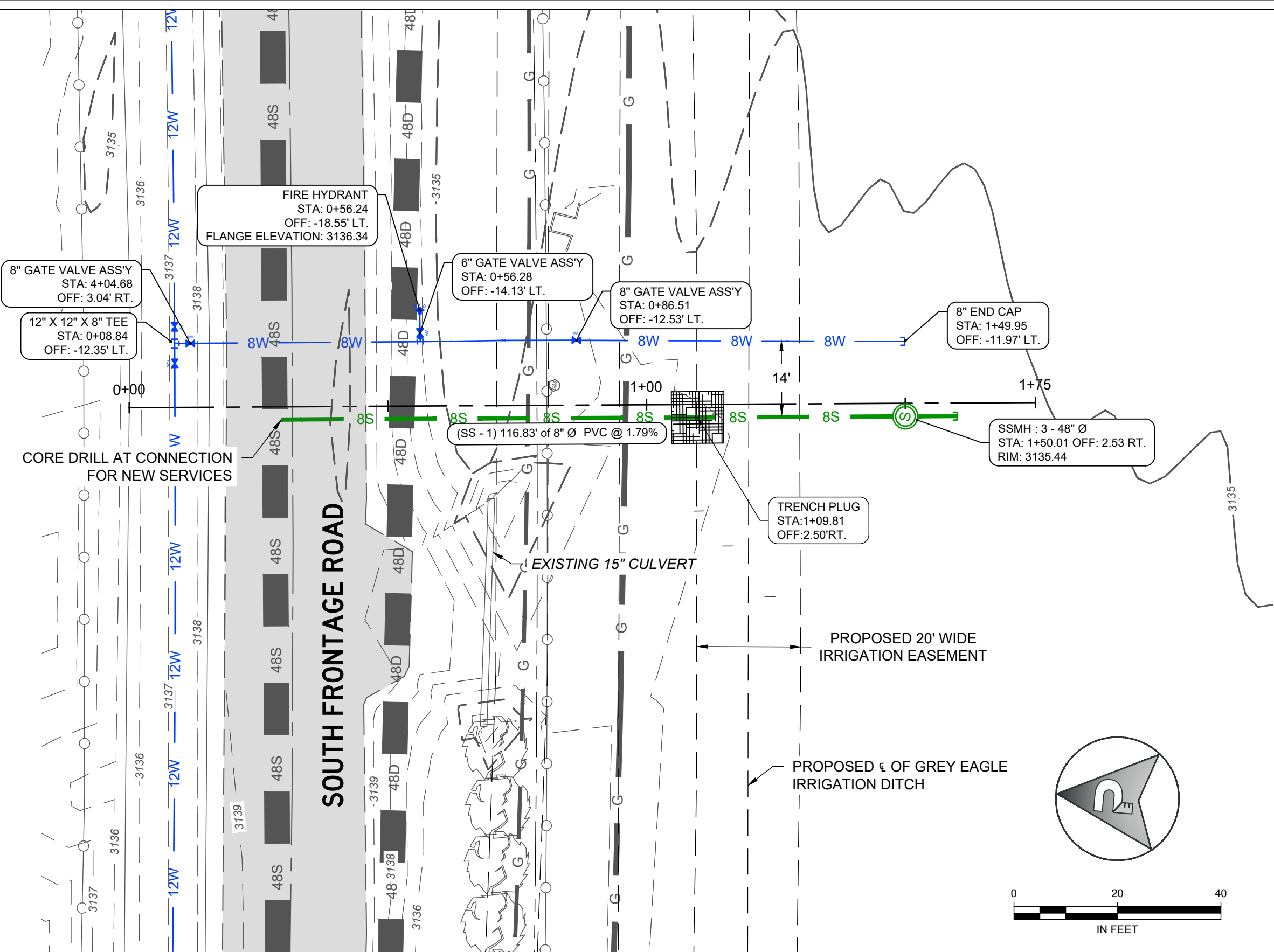
FIRE HYDRANT PLAN & PROFILE

PROJECT NUMBER
2021-105

SHEET NUMBER
8 OF 11

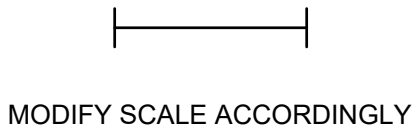
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- NOTES
1. CONTRACTOR TO POTHOLE PIPELINES TO VERIFY LOCATION AND DEPTH.
 2. INSULATE WATER LINE WHERE 6' OF COVER IS NOT OBTAINABLE.
 3. SEE SANDERSON STEWART PLANS FOR SSMH 1 DETAILS.


VERIFY SCALE!
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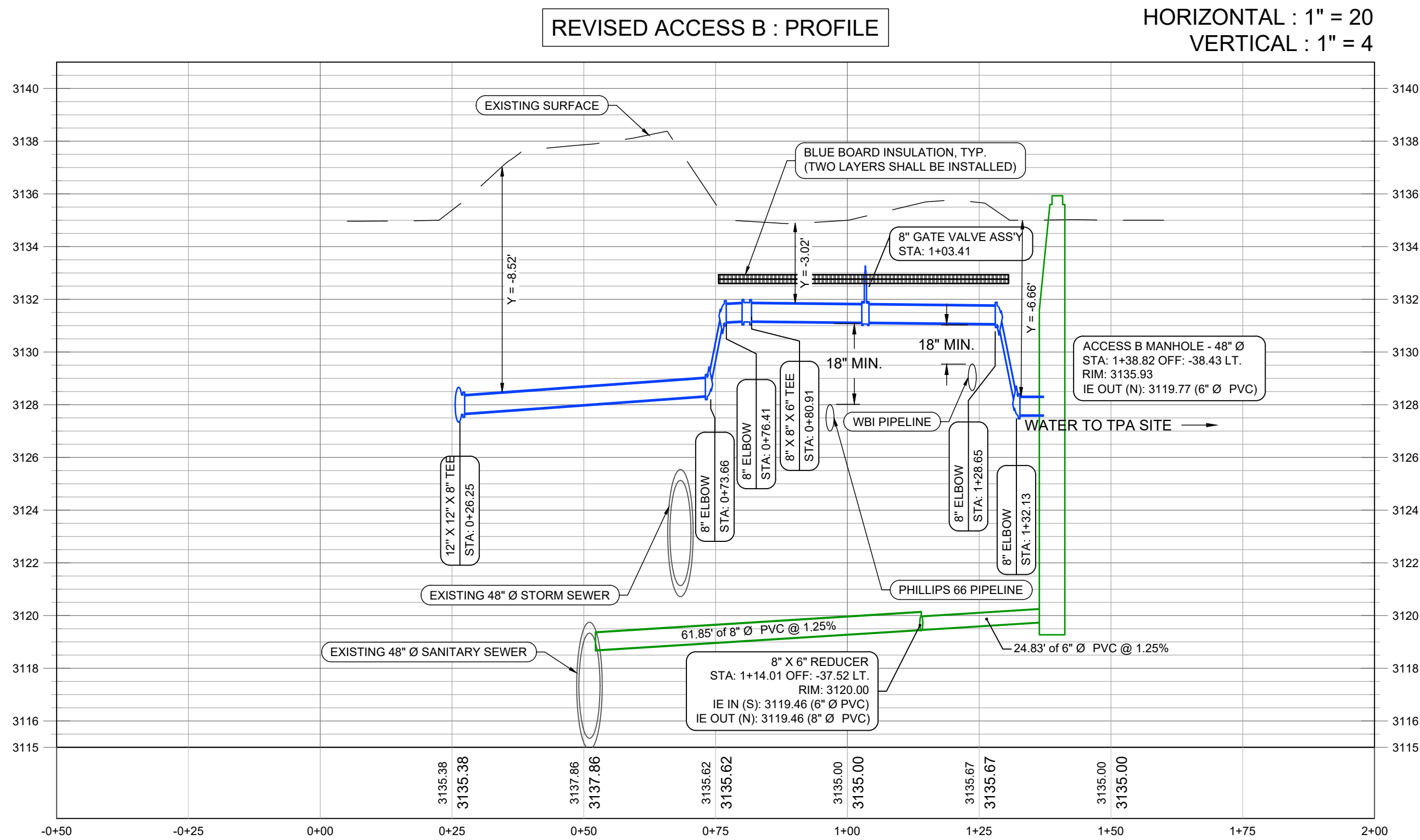
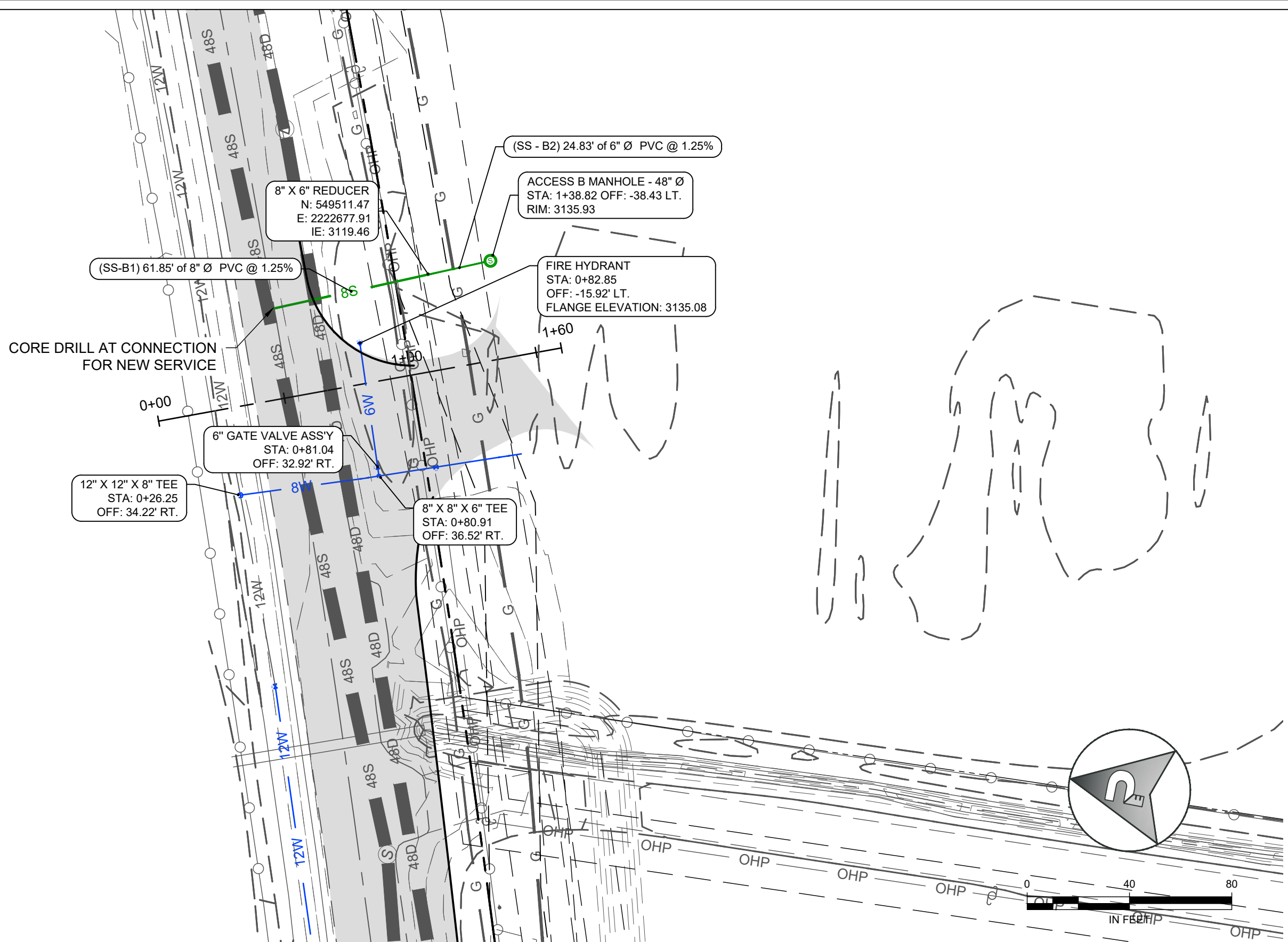
BILLINGS, MONTANA 59101

SOUTH FRONTAGE ROAD WATER EXTENSION

SERVICE CROSSING PLAN & PROFILE

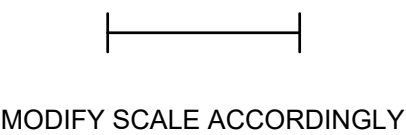
PROJECT NUMBER 2021-105
SHEET NUMBER 9 OF 11
DRAWING NUMBER C1.4

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- NOTES
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PRIVATE CONTRACT NO. P-787

BILLINGS, MONTANA 59101

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PLAN & PROFILE

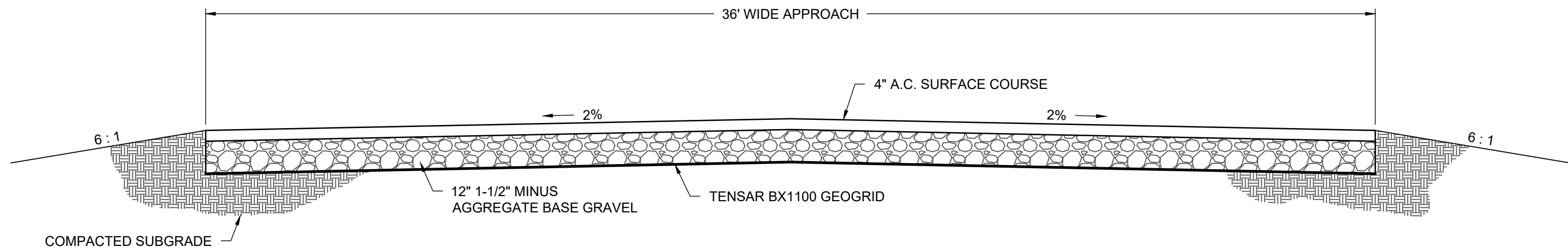
PROJECT NUMBER
2021-105

SHEET NUMBER
10 OF 11

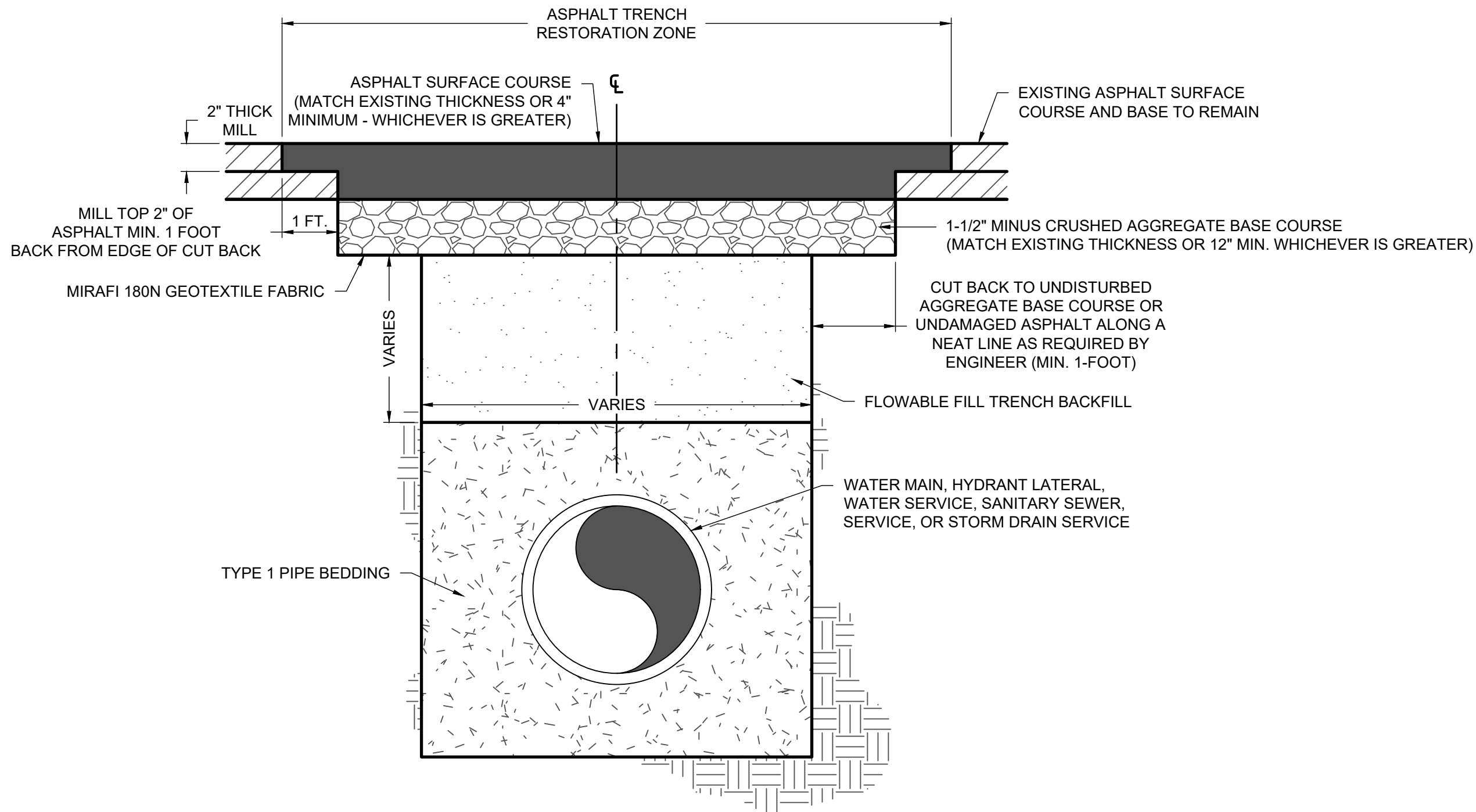
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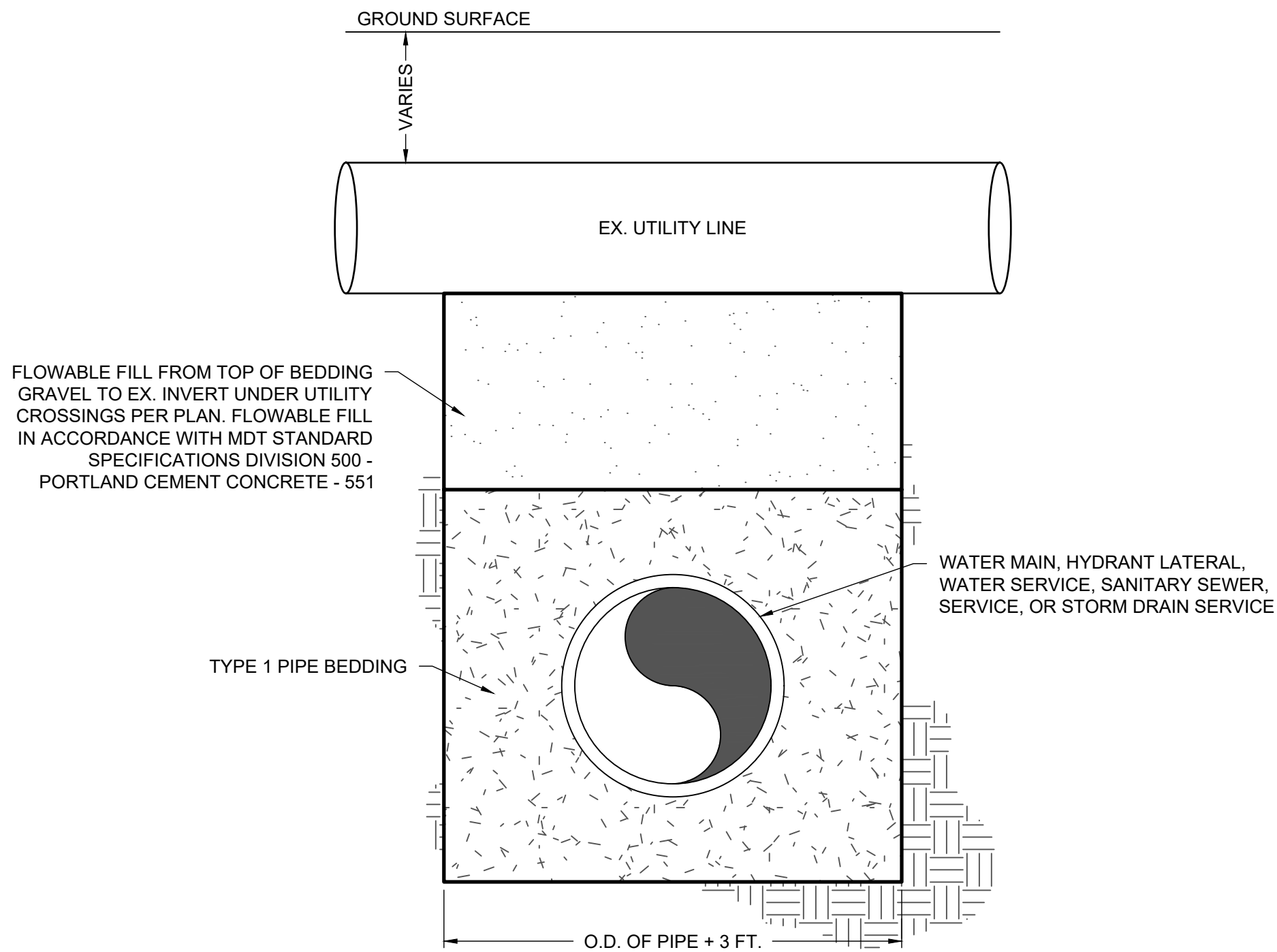


1 TYPICAL PAVEMENT SECTION
SCALE : NTS



- NOTES:
1. SEE CITY OF BILLINGS STANDARD MODIFICATIONS FOR ADDITIONAL TRENCH DETAILS.
 2. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR WORK WITHIN MDT RIGHT-OF-WAY.

2 ASPHALT SURFACE RESTORATION AND TRENCH DETAIL
SCALE : NTS




- NOTES:
1. SEE CITY OF BILLINGS STANDARD MODIFICATIONS FOR ADDITIONAL TRENCH DETAILS.
 2. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR WORK WITHIN MDT RIGHT-OF-WAY.

3 FLOWABLE FILL AT EXISTING UTILITY CROSSING DETAIL
SCALE : NTS

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DETAILS

PROJECT NUMBER 2021-105
SHEET NUMBER 11 OF 11
DRAWING NUMBER D1.0

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PROJECT COST SUMMARY - SOUTH FRONTAGE ROAD WATER LINE EXTENSION

The following summarizes all known project costs through project completion, including hard construction costs and soft costs required to complete the public utility extension.

ITEM DESCRIPTION (prices are installed)	Unit	Quantity	Unit Cost	Item Cost
---	------	----------	-----------	-----------

Allowability		
MT CODE 7-15-4233 Planning, Surveys, Studies	MT CODE 7-15-4288 In-Place Construction Costs	Total

SOUTH FRONTAGE WATER LINE EXTENSION

Western Municipal Construction Contract - <i>\$750,202.24 Reimbursed by City/TIF</i>	LS	1		
Construction Inspections by Performance Engineering required to perform water line extension work (required per MDT and City of Billings)	LS	1	\$ 42,642.52	\$ 42,642.52
Construction Inspections by Rimrock Engineering required to perform water line extension work (required per MDT and City of Billings)	LS	1	\$ 10,410.00	\$ 10,410.00
Private Contract Fee charged by City of Billings to perform water line extension work	LS	1	\$ 42,511.61	\$ 42,511.61
Performance Bond Invoice (bond required by City of Billings for financial guarantee of work)	LS	1	\$ 14,575.00	\$ 14,575.00
			\$ 110,139.13	

	\$ 42,642.52	\$ 42,642.52
	\$ 10,410.00	\$ 10,410.00
\$ 42,511.61		\$ 42,511.61
\$ 14,575.00		\$ 14,575.00
\$ 57,086.61	\$ 53,052.52	\$ 110,139.13

Costs of the water line extension project were split between Billings Logistics Center One, LLC, KSKC Properties, LLC, and Torgerson's Real Estate Holdings, LLC through private escrow agreements based on Linear Footage of property along South Frontage Road.

SOUTH FRONTAGE WATER LINE EXTENSION

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			\$ 110,139.13	

BLCO, LLC	KSKC, LLC	Torgerson's, LLC
\$ 11,676.62	\$ 18,175.51	\$ 12,790.39
\$ 2,906.76	\$ 4,437.05	\$ 3,066.19
\$ 11,870.43	\$ 18,119.71	\$ 12,521.47
\$ 4,069.75	\$ 6,212.30	\$ 4,292.95
\$ 30,523.56	\$ 46,944.57	\$ 32,671.00

City Council Regular

Date: 03/14/2022
Title: SBBURD TIF and Public Works Assistance for South Frontage Road Water Line Extension
Presented by: Wyeth Friday
Department: Planning & Community Services
Presentation: Yes
Legal Review Not Applicable

RECOMMENDATION

City staff recommends the City Council approve reimbursement to KSKC Properties, LLC, Torgerson, LLC, or a third party contractor working on their behalf for tax increment assistance to complete a City water line extension in the South Frontage Road between Washington Street and Sugar Avenue. The water line project must meet all City of Billings infrastructure standards and specifications, and actual reimbursement will be based upon 100% of the actual costs incurred for the water line project.

This item is being presented to Council in combination with Compensation Agreements to outline the Public Works contribution to the project for KSKC Properties, LLC, and Torgerson, LLC. Approval of all three of these elements will make it possible for the project to move forward early this spring and in alignment with new private development planned adjacent to the South Frontage Road in this area.

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

In 2021, SBURA, City Public Works Department and City Planning and Community Services Department staff coordinated the opportunity for this water line extension in the South Frontage Road to be a CIP project instead of trying to address it in multiple TIF applications for multiple properties. The City Council included this project in the FY23-FY27 CIP that was adopted in December 2021. It was determined that a combination of TIF funds and Public Works funds could be used to complete the water line, finishing a looping of the line in this area of the City, and benefiting both the City and current and future property in the City along the South Frontage Road. Since the South Frontage Road will only have development on the south side, since the north side is the I-90 ROW, the City would normally pay for half of a water line in this situation anyway, so making the project a City managed CIP project is a logical approach.

The City could start this water line extension project this summer as soon as the FY23 Budget cycle is started. However, property owners and developers along the water line project corridor would like to start the project as soon as possible this spring to align with commercial development projects they intend to start construction on this summer. To accommodate this request, staff is recommending the Council approve reimbursing the developers or a private contractor working on their behalf to complete the project early. The project will still be built to City standards, with City oversight, and the reimbursement request will be subject to City staff review to ensure the project is completed to City requirements. This Council action reaffirms this already approved CIP project but provides the option for a private construction process to complete it early in 2022.

ALTERNATIVES

City Council may:

- Approve the City staff recommendation for the reimbursement to a third party of SBBURD tax increment finance (TIF) funds to complete the water line extension project, or;
- Disapprove City staff recommendation for the reimbursement to a third party of SBBURD tax increment finance (TIF) funds to complete the water line extension project. If the Council chooses not to approve this reimbursement, the project will be constructed by the City in FY23 per the approved CIP.

FISCAL EFFECTS

The recommendation is for up to a maximum of \$474,177 in TIF funds to be reimbursed to KSKC Properties, LLC, Torgerson, LLC, or a third party contractor working on their behalf to construct the water line extension. The funds are payable per the project meeting all City standards and requirements for a public infrastructure project. The project is estimated for completion in early 2022. The TIF and City portions of this project are already incorporated into the FY23 budget per the adopted City FY23-FY27 CIP.

Attachments

Water Line Project CIP Page


Department: <u>Public Works</u>		FY23 - FY27 CIP																																																																																																																																																																			
Project Category: <u>Utilities</u>		Project Title: <u>Water - South Frontage Road Water Main Loop</u>																																																																																																																																																																			
Project Description/Location: <p>This project will install water mains to complete two loops along the South Frontage Rd from Washington Street to 550 ft west of the intersection of Garden and Sugar Avenues. Another loop will be provided from Arlington Avenue SW about 350 feet east along the South Frontage Road. The installation of the aforementioned water mains will create a loops to eliminate two dead ends in the City's water system that will facilitate water management and annexation of properties to the City of Billings.</p>																																																																																																																																																																					
Justification: <p>The Billings City Council recently authorized the addition of two major parcels along the South Frontage Rd. to the South Billings Boulevard Urban Renewal District. Accordingly, the South Billings Urban Renewal Association seeks to install infrastructure that will facilitate economic development and/or reduce blight. The recently added parcels have characteristics of blight but equally important is they are currently targeted for private development. The installation of the water mains along the South Frontage Rd. will simultaneously foster development of the recently added properties, facilitate water management for existing users and promote the future annexation of adjacent County properties. Additionally, the project will complete looping for two existing dead ends, that will improve fire flows and water quality.</p>																																																																																																																																																																					
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<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #e6f2ff;"> <th style="text-align: left;">Estimated Project Cost(s)</th> <th style="text-align: right;">Prior Years</th> <th style="text-align: right;">FY 2023</th> <th style="text-align: right;">FY 2024</th> <th style="text-align: right;">FY 2025</th> <th style="text-align: right;">FY 2026</th> <th style="text-align: right;">FY 2027</th> <th style="text-align: right;">Future</th> <th style="text-align: right;">Total Cost</th> </tr> </thead> <tbody> <tr> <td>Planning, Design, & Engineering</td> <td></td> <td style="text-align: right;">120,516</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: right;">\$ 120,516</td> </tr> <tr> <td>Land Acquisition</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Construction</td> <td></td> <td style="text-align: right;">724,906</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: right;">\$ 724,906</td> </tr> <tr> <td>Equipment</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Other</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: right;">\$ -</td> </tr> <tr style="background-color: #e6f2ff;"> <td>Total Project Cost</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ 845,422</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ 845,422</td> </tr> </tbody> </table>				Estimated Project Cost(s)	Prior Years	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Future	Total Cost	Planning, Design, & Engineering		120,516						\$ 120,516	Land Acquisition								\$ -	Construction		724,906						\$ 724,906	Equipment								\$ -	Other								\$ -	Total Project Cost	\$ -	\$ 845,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 845,422																																																																																																			
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Exhibit F - KSKC Compensation Agreement

COMPENSATION AGREEMENT

THIS AGREEMENT entered into this _____ day of _____, 20____ between THE CITY OF BILLINGS, Billings, Montana, hereinafter referred to as the “CITY”, and KSKC Properties, LLC, PO Box 80601, Billings, Montana 59108, hereinafter referred to as “DEVELOPER”.

W I T N E S S E T H

WHEREAS, the CITY’S Rules and Regulations Governing Water and Wastewater Service outlines the procedure and criteria the CITY uses in approving extensions of the public water and wastewater systems; and

WHEREAS, the CITY’S Rules and Regulations Governing Water and Wastewater Service outlines how the CITY participates in construction of various water and wastewater facilities and applies water and wastewater construction fees and system development fees to developments; and

WHEREAS, no person, developer, customer or applicant shall acquire any vested rights under the terms and provisions of this agreement; and

WHEREAS, DEVELOPER has agreed to extend or replace water, wastewater, and storm drain facilities for the purpose of providing service through plans and specifications approved by the City on the 2nd day of August, 2019. Said plans and specifications generally provide for the construction of water facilities which are specifically described in Exhibit 1, attached hereto; and

WHEREAS, DEVELOPER is desirous of obtaining compensation for a portion of the water, wastewater, and storm drain facilities hereafter described; and

WHEREAS, the CITY is desirous of compensating the DEVELOPER for fifty percent (50%) of water facilities along DEVELOPER’S frontage and fifty-percent (50%) of water facilities from DEVELOPER’S eastern boundary to tie in at Garden Ave.

NOW, THEREFORE, CITY and DEVELOPER, in consideration of their mutual promises to each other hereinafter stated, agree as follows:

1. The water, wastewater, and storm drain facilities which are eligible for compensation to the extent set forth in this Agreement are specifically described in Exhibit 1, attached hereto, and by this reference incorporated herein as if fully set out.

2. With respect to DEVELOPER’S entitlement to compensation, the CITY and DEVELOPER agree that the conditions set forth hereinafter, must be met before DEVELOPER is entitled to or will receive any compensation. Said conditions are:

(a) The extent, timing, and manner of the CITY’S participation in a water,

wastewater, and storm drain facilities extension or replacement is determined in conformance with the CITY'S Rules and Regulations Governing Water and Wastewater Service and the DEVELOPER'S compliance with city, state and federal laws, rules, and regulations. These policies require necessary funds to be included in the current, approved Capital Improvements Projects (CIP) budget in order to be eligible for compensation back to the DEVELOPER. The DEVELOPER may choose to proceed with an extension or replacement project without waiting for funds to be made available in the CIP budget; in this case, the DEVELOPER is responsible for paying the entire cost of the construction. Extensions or replacements not eligible for compensation according to these CITY policies and practices must be constructed by the DEVELOPER at his expense.

- (b) DEVELOPER shall provide to the CITY sufficient verifiable cost data to determine the appropriate amount of compensation within thirty (30) days of final inspection of the water, wastewater and storm drain facilities and approval and acceptance by the CITY that all construction was completed according to the approved plans and specifications.
- (c) DEVELOPER shall enter into a compensation agreement with the CITY at the time the CITY approves the DEVELOPER'S application for extension of water, wastewater, and storm drain facilities or, in the case of a replacement project, prior to submittal of preliminary plans and specifications by the DEVELOPER.
- (d) Upon completion of the extension or replacement of the water, wastewater and storm drain facilities, the DEVELOPER must convey all right, title and interest in the facilities to the CITY.
- (e) DEVELOPER shall, at all times, provide to the CITY a current address for purposes of mailing compensation to DEVELOPER.
- (f) Extension or replacement of water, wastewater and storm drain facilities must be done in compliance with all rules, regulations, resolutions and ordinances of the CITY, including but not limited to standards for design and construction of the facilities, competitive bidding and contract requirements for cities, prevailing wage rates, non-discrimination requirements, etc.

DEVELOPER agrees that it will not be entitled to any compensation whatsoever until the above conditions have been completely satisfied. DEVELOPER'S violation of any of the conditions set forth herein may, at the option of the CITY, result in denial of any and all compensation to the DEVELOPER.

3. In addition, it is expressly agreed that any compensation is conditioned upon the following:

- (a) Compensation is limited to costs attributable to water and/or wastewater facilities described in Exhibit 1, less all administrative costs incurred by the CITY. In no event will compensation exceed the actual cost to the DEVELOPER of extending or replacing the water and/or wastewater facilities.
- (b) Compensation shall not include any interest charges.

Acceptance of the water, wastewater and storm drain facilities for purposes of compensation as set forth in this agreement shall be evidenced by written notice of a letter from the Public Works Department of the CITY and directed to the DEVELOPER at the address set forth in the first paragraph of this agreement.

4. The CITY, by this agreement, is not guaranteeing that full compensation by the CITY to the DEVELOPER will be made. The CITY is only agreeing that it will develop a plan under the CITY'S Rules and Regulations Governing Water and Wastewater Service that will recommend that compensation for water and/or wastewater facilities which have been extended or replaced at the DEVELOPER'S expense will be made as set forth herein. Compensation does not apply to

additional extensions or replacements of the water facilities. Compensation shall be based upon the final total project costs.

5. The address for mailing compensation to the DEVELOPER shall be that address specified in the first paragraph of this agreement. Any change in address of the DEVELOPER shall be sent to the Public Works Director of the City of Billings at P.O. Box 1178, Billings, MT 59103. The designation of a new address shall be accompanied by a copy of this agreement.

6. This agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their successors and assigns.

DATED this _____ day of _____, 20____.

DEVELOPER

By _____

CITY OF BILLINGS

By _____
Mayor

ATTEST:

City Clerk

Exhibit 1

In order to obtain water service, DEVELOPER will extend a 12-inch water main along the South Frontage Road frontage of Tract 1 of Certificate of Survey No. 1591, Tract 1 of Certificate of Survey No. 1596, and along the frontage of Riverside Acreage Tracts Subdivision Tracts 3 through 7. Since the Interstate is on the north side of the South Frontage Road and per City policy, the City shall compensate for one-half of the cost of constructing the 12-inch water main fronting Tract 1 of Certificate of Survey No. 1591, Tract 1 of Certificate of Survey No. 1596 and one-half cost of water main fronting Riverside Acreage Tracts Subdivision Tracts 3 through 7. Compensation for the water main is estimated to be \$183,232.50.

Exhibit G - Torgerson Compensation Agreement

COMPENSATION AGREEMENT

THIS AGREEMENT entered into this _____ day of _____, 20____ between THE CITY OF BILLINGS, Billings, Montana, hereinafter referred to as the “CITY”, and Torgerson’s Real Estate Holdings, LLC, 4701 River Drive North, Great Falls, Montana 59405_, hereinafter referred to as “DEVELOPER”.

W I T N E S S E T H

WHEREAS, the CITY’S Rules and Regulations Governing Water and Wastewater Service outlines the procedure and criteria the CITY uses in approving extensions of the public water and wastewater systems; and

WHEREAS, the CITY’S Rules and Regulations Governing Water and Wastewater Service outlines how the CITY participates in construction of various water and wastewater facilities and applies water and wastewater construction fees and system development fees to developments; and

WHEREAS, no person, developer, customer or applicant shall acquire any vested rights under the terms and provisions of this agreement; and

WHEREAS, DEVELOPER has agreed to extend or replace water facilities for the purpose of providing service through plans and specifications approved by the City on the _____ day of _____, 2022. Said plans and specifications generally provide for the construction of water facilities which are specifically described in Exhibit 1, attached hereto; and

WHEREAS, DEVELOPER is desirous of obtaining compensation for a portion of the water facilities hereafter described; and

WHEREAS, the CITY is desirous of compensating the DEVELOPER for fifty percent (50%) of construction of said water facilities.

NOW, THEREFORE, CITY and DEVELOPER, in consideration of their mutual promises to each other hereinafter stated, agree as follows:

1. The water facilities which are eligible for compensation to the extent set forth in this Agreement are specifically described in Exhibit 1, attached hereto, and by this reference incorporated herein as if fully set out.

2. With respect to DEVELOPER’S entitlement to compensation, the CITY and DEVELOPER agree that the conditions set forth hereinafter, must be met before DEVELOPER is entitled to or will receive any compensation. Said conditions are:

- (a) The extent, timing, and manner of the CITY’S participation in a water facilities extension or replacement is determined in

conformance with the CITY'S Rules and Regulations Governing Water and Wastewater Service and the DEVELOPER'S compliance with city, state and federal laws, rules, and regulations. These policies require necessary funds to be included in the current, approved Capital Improvements Projects (CIP) budget in order to be eligible for compensation back to the DEVELOPER. The DEVELOPER may choose to proceed with an extension or replacement project without waiting for funds to be made available in the CIP budget; in this case, the DEVELOPER is responsible for paying the entire cost of the construction. Extensions or replacements not eligible for compensation according to these CITY policies and practices must be constructed by the DEVELOPER at his expense.

- (b) DEVELOPER shall provide to the CITY sufficient verifiable cost data to determine the appropriate amount of compensation within thirty (30) days of final inspection of the water facilities and approval and acceptance by the CITY that all construction was completed according to the approved plans and specifications.
- (c) DEVELOPER shall enter into a compensation agreement with the CITY at the time the CITY approves the DEVELOPER'S application for extension of water facilities or, in the case of a replacement project, prior to submittal of preliminary plans and specifications by the DEVELOPER.
- (d) Upon completion of the extension or replacement of the water facilities, the DEVELOPER must convey all right, title and interest in the facilities to the CITY.
- (e) DEVELOPER shall, at all times, provide to the CITY a current address for purposes of mailing compensation to DEVELOPER.
- (f) Extension of water facilities must be done in compliance with all rules, regulations, resolutions and ordinances of the CITY, including but not limited to standards for design and construction of the facilities, competitive bidding and contract requirements for cities, prevailing wage rates, non-discrimination requirements, etc.

DEVELOPER agrees that it will not be entitled to any compensation whatsoever until the above conditions have been completely satisfied. DEVELOPER'S violation of any of the conditions set forth herein may, at the option of the CITY, result in denial of any and all compensation to the DEVELOPER.

3. In addition, it is expressly agreed that any compensation is conditioned upon the following:

- (a) Compensation is limited to costs attributable to water facilities described in Exhibit 1, less all administrative costs incurred by the CITY. In no event will compensation exceed the actual cost to the DEVELOPER of extending or replacing the water facilities.
- (b) Compensation shall not include any interest charges.

Acceptance of the water facilities for purposes of compensation as set forth in this agreement shall be evidenced by written notice of a letter from the Public Works Department of the CITY and directed to the DEVELOPER at the address set forth in the first paragraph of this agreement.

4. The CITY, by this agreement, is not guaranteeing that full compensation by the CITY to the DEVELOPER will be made. The CITY is only agreeing that it will develop a plan under the CITY'S Rules and Regulations Governing Water and Wastewater Service that will recommend that compensation for water facilities which have been extended at the DEVELOPER'S expense will be made as set forth herein. Compensation does not apply to

additional extensions or replacements of the water facilities. Compensation shall be based upon the final total project costs.

5. The address for mailing compensation to the DEVELOPER shall be that address specified in the first paragraph of this agreement. Any change in address of the DEVELOPER shall be sent to the Public Works Director of the City of Billings at P.O. Box 1178, Billings, MT 59103. The designation of a new address shall be accompanied by a copy of this agreement.

6. This agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their successors and assigns.

DATED this _____ day of _____, 20____.

DEVELOPER

By _____

CITY OF BILLINGS

By _____
Mayor

ATTEST:

City Clerk

Exhibit 1

In order to obtain water service, DEVELOPER will extend a 12-inch water main along the South Frontage Road frontage of Lots 2 & 3 of Certificate of Survey No. 2394. Since the Interstate is on the north side of the South Frontage Road and per City policy, the City shall compensate for one-half of the cost of constructing the 12-inch water main. Compensation for the water main is estimated to be \$99,226.50.