

10/03/2023

RIMROCK HOSPITALITY BILLINGS, LLC

WOODSPRING SUITES

INFORMATION SHEET:

NEW HOTEL AT 4750 KING AVENUE EAST, BILLINGS, MT 59101

\$11,909,278 TOTAL ESTIMATED COST OF PROJECT

122 ROOMS

16 NEW JOBS APPROXIMATELY

NOVEMBER 2024 EXPECTED OPENING DATE

CONTACTS GREG GASTINEAU

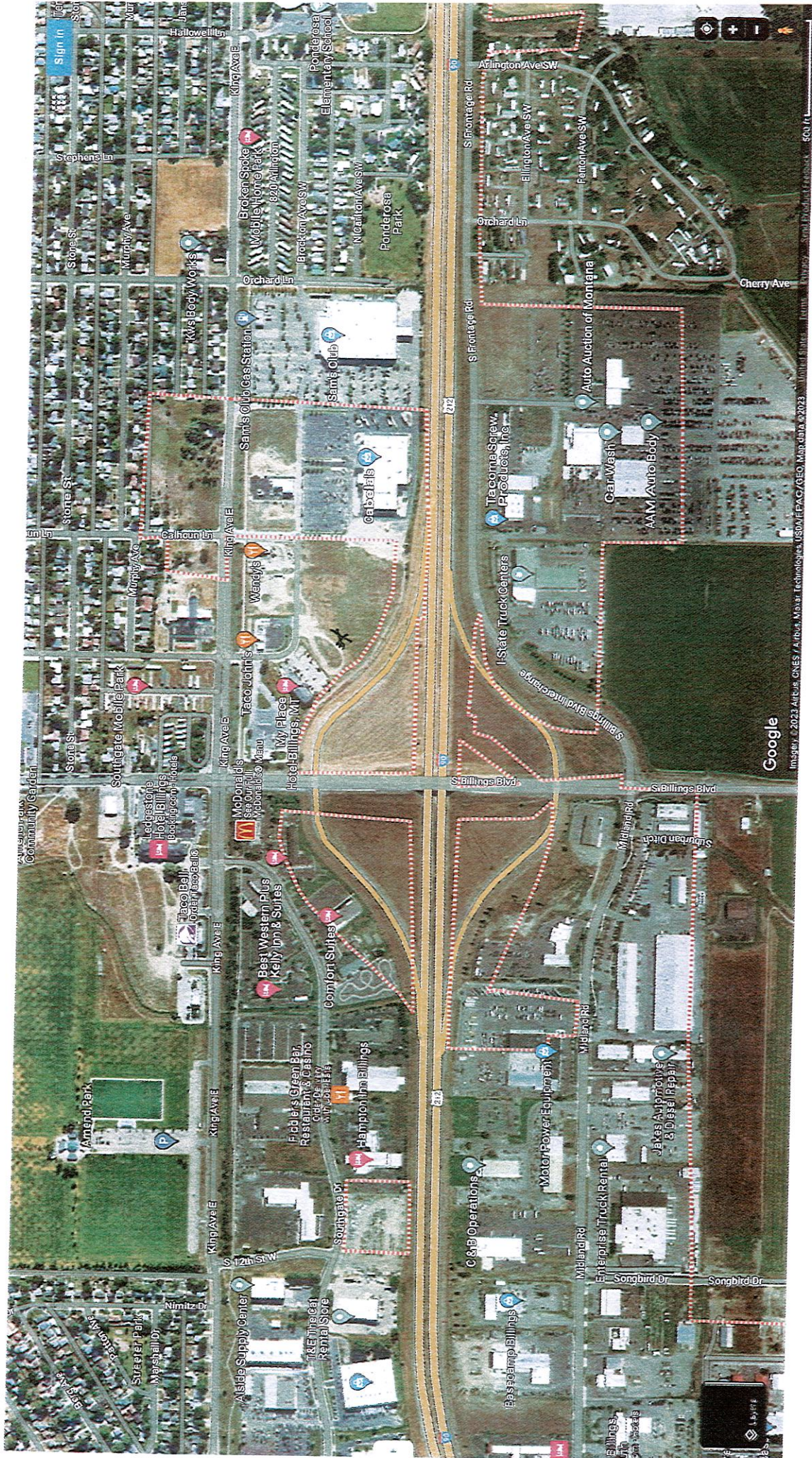
970-390-6424

greg@rimrockcompanies.com

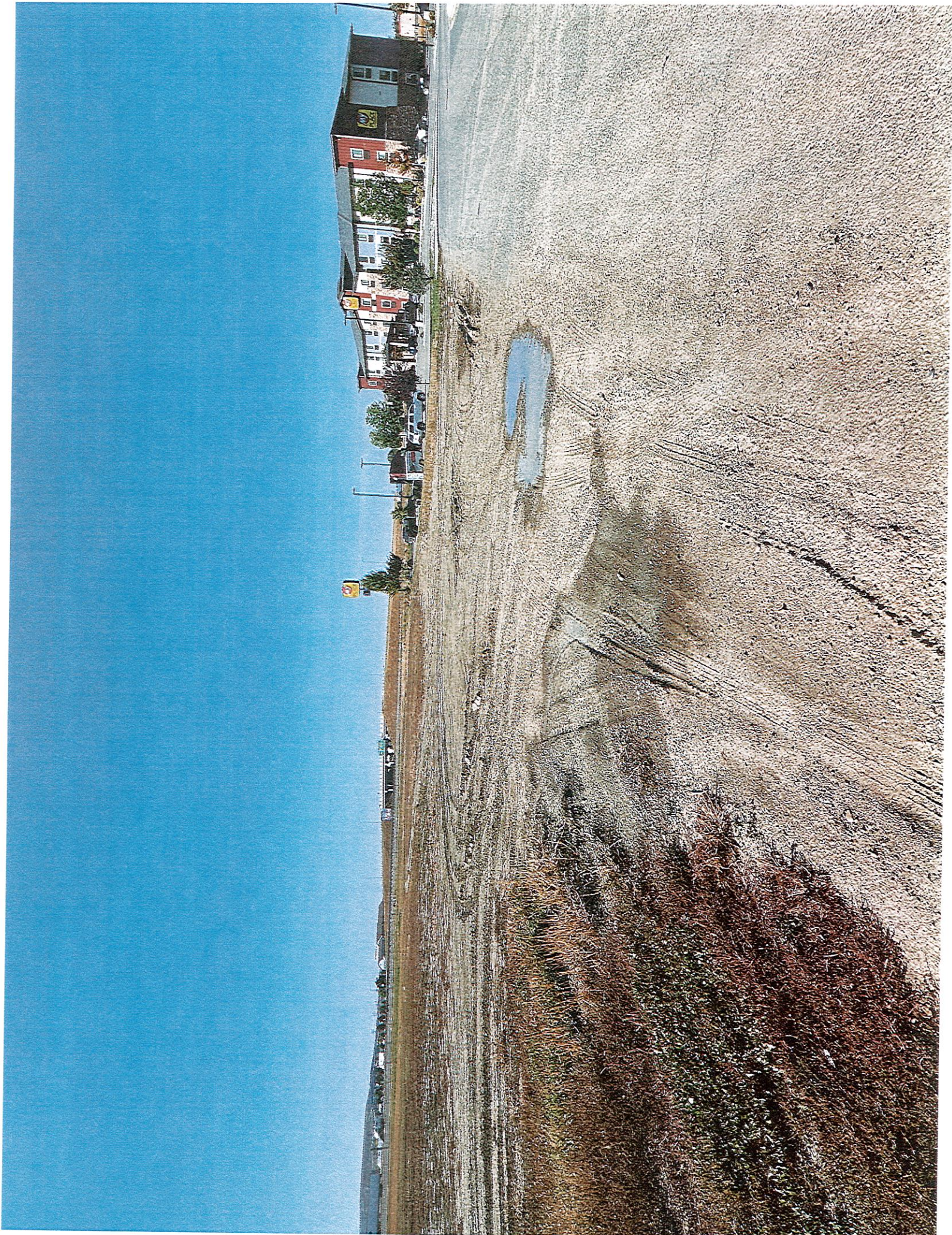
MICHAEL KIRKLAND

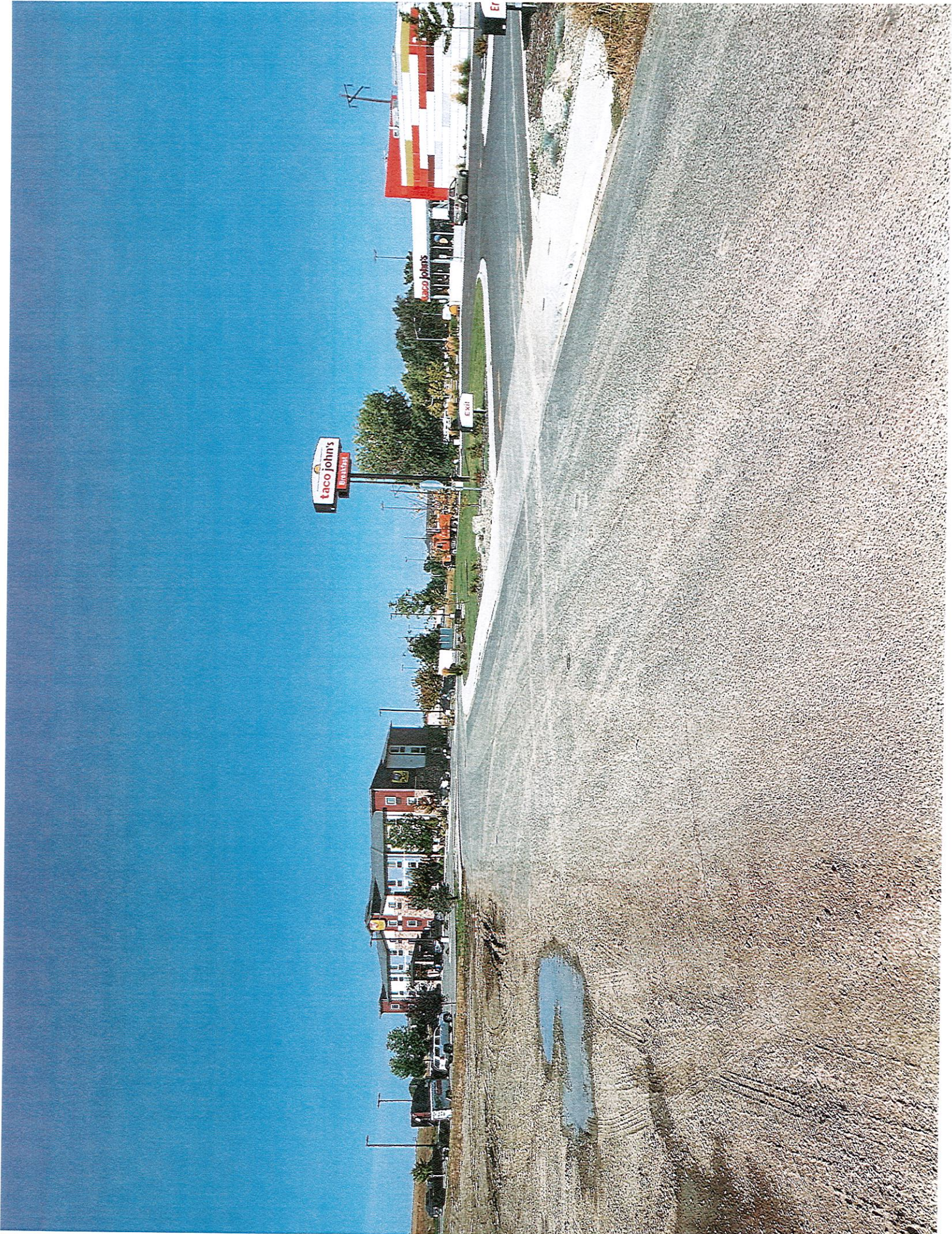
727-487-3393

michael@rimrockcompanies.com

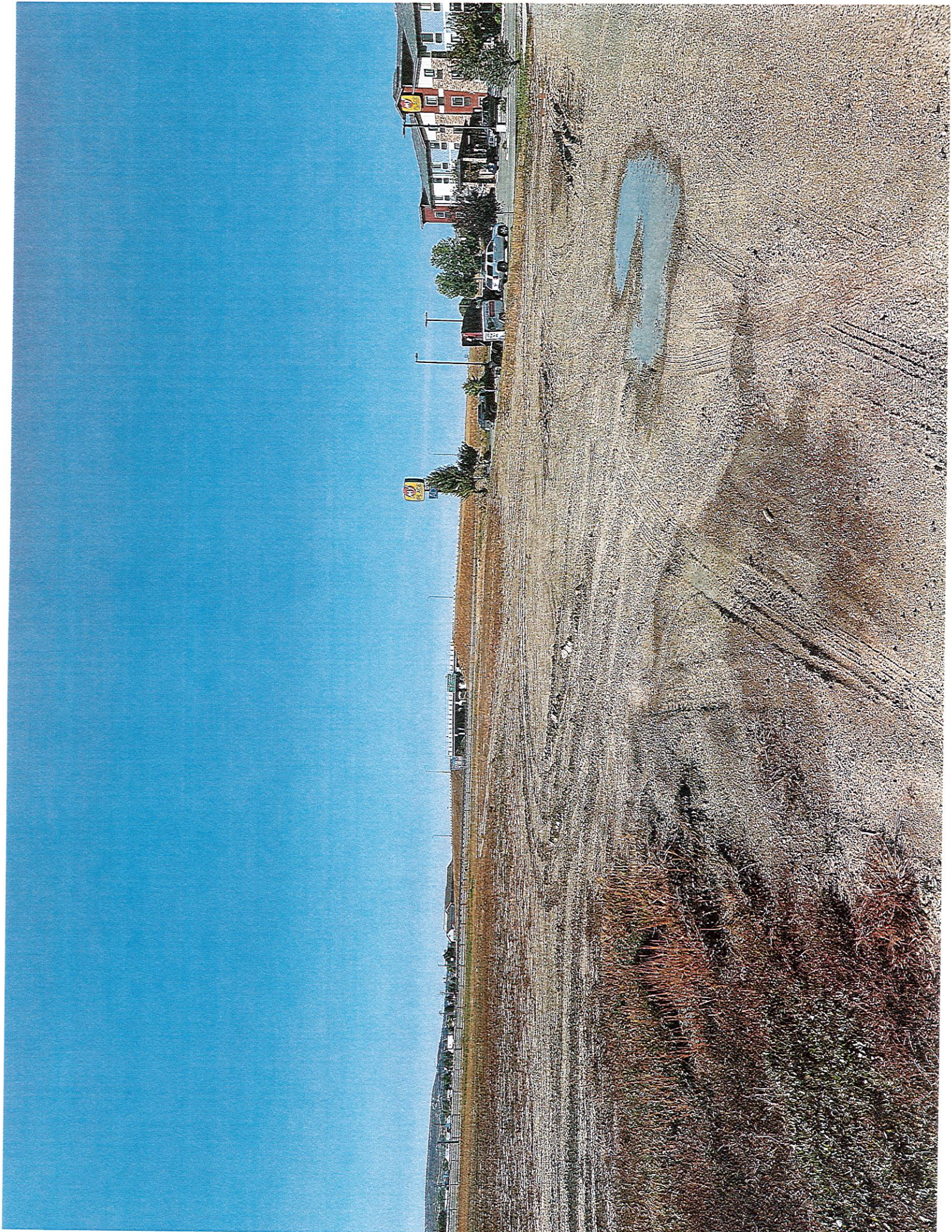












**PLAT OF
MILLER CROSSING SUBDIVISION, 4TH FILING**
BEING LOT 6A OF THE AMENDED PLAT OF LOTS 3, 4, 5, & 6, BLOCK 1 OF MILLER CROSSING SUBDIVISION,
2ND FILING AND LOTS 9A-1 AND 10A-1 OF THE THIRD AMENDED MILLER CROSSING SUBDIVISION, 2ND FILING
LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P. 11 M., CITY OF BILLINGS,
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: SQUARE 105, LLC PREPARED BY: PERFORMANCE ENGINEERING, LLC

TOTAL ACRES IN SUBDIVISION: 4.884 ACRES
JULY 2023

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone)

KNOW ALL BY THESE PRESENTS that the undersigned owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks, and streets as shown on the amended plat, said tract being situated in the NW 1/4 of the Amended Plat of Lots 3, 4, 5, & 6, Block 1 of Miller Crossing Subdivision, 2nd Filing, Yellowstone County, Montana, said tract being more particularly described as Lot 6A of the Amended Plat of Subdivision, 2nd Filing (Document No. 3512482), containing 4.884 acres and Lot 6A-1 and 10A-1 of the 3rd Amended Miller Crossing Subdivision, 2nd Filing (Document No. 3512482), containing 4.884 acres, more or less.

Said tract to be shown and designated as MILLER CROSSING SUBDIVISION, 4TH FILING.

Pursuant to 76-4-021(3)(b), there is no patented description of all created parcels with the instrument.

Signed this 17th day of August, 2023.

State of Montana)
County of Yellowstone)

[Signature]
City Engineer

STATE OF MONTANA)
County of Yellowstone)

On this 17th day of August, 2023, before me a Notary Public in and for the State of Montana, personally appeared **Peabody Leese**, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.



[Signature]
Peabody Leese
Notary Public
State of Montana
My commission expires: 08/03/2026

NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date: 8/17/2023

[Signature]
President



CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

Date: 8/17/2023

[Signature]
Reviewed by

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined this instrument and I hereby certify that there are no errors or omissions in computations and that the same are correct.

Dated this 17th day of August, 2023.

Reviewed by: *[Signature]*



VICINITY MAP
see 105-501

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No: 4056917

Consent to Plat No: 4056918

Received by: [Signature]

CITY AND RECORDS CLERK (BY DESIGNATION)

WE HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT OF MILLER CROSSING SUBDIVISION, 4TH FILING, AND THE PLAT THAT CONTAINS WITH THE REQUIREMENTS OF THE STATE OF MONTANA, AND THE REQUIREMENTS OF THE YELLOWSTONE COUNTY BOARD OF PLANNING. THE BOARD OF PLANNING AND THE ATTORNEY AT LAW HAVE REVIEWED AND APPROVED THE PLAT AND THE INSTRUMENT TO PUBLIC USE ONLY, AND ALL LIMITS SHOWN ON THIS PLAT AS BEING DELEGABLE TO SAID CITY ARE ACCEPTED.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA this 28th day of August.

CITY OF BILLINGS, MONTANA

By: *[Signature]*
Mayor

[Signature]
City Clerk



CERTIFICATE OF COUNTY TREASURER

I hereby certify, after examination of Section 76-3-111 MCA, that the accompanying plat has been duly examined and that all ad valorem taxes and special assessments assessed and levied on the land herein shown are correct.

Dated this 30th day of August, 2023.

[Signature]
Yellowstone County Treasurer/Deputy

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Karamon, Registered and Surveyor, do hereby certify that this survey was done under my direct supervision of a competent person (Mark W. Karamon) on 01 South Range 26 East P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 6A of the Amended Plat of Subdivision, 2nd Filing (Document No. 3512482) and Lot 6A-1 and 10A-1 of the 3rd Amended Miller Crossing Subdivision, 2nd Filing (Document No. 3512482).

Said tract containing a gross and net area of 4.884 acres, more or less.

Said tract is subject to all easements and right-of-ways of record or in agreement on the ground.

This survey was conducted in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-10 through 76-3-426, MCA.

Date: 08-31-23

[Signature]
Registered Land Surveyor
State of Montana



BASIS OF BEARINGS

Bearings and Distances are based on the following: (a) the Montana Subdivision and Platting Act, Sections 76-3-10 through 76-3-426, MCA.

Reference to Other: 86-4-106, 11

Map of Other: 100-75-00-17

Mapping Scale: Further 1:60015.6

Distances are ground

SURVEYOR'S NOTE

Unless otherwise noted, record distances between found monuments shown hereon are within local horizontal practice.

SP 4056916
RECORDED IN THE PUBLIC RECORDS OF THE STATE OF MONTANA





September 7, 2023

Michael Kirkland
Rimrock Companies
1301 Riverplace Blvd Suite 2150
Jacksonville, FL 32207

Project: Woodspring Suites, Billings, MT

RE: TIF Costs

Michael,

Please find below the requested broken out cost items for this project.

Curb & Gutter	\$ 61,300
Sidewalk	\$ 110,503
Landscaping	\$ 129,398
Irrigation	\$ 45,000
Aggregate Piers	\$ 64,000
Geogrid for Site Stabilization	\$ 42,231
Water Extension to Building	\$ 25,701
Sewer Extension to Building	\$ 24,237

Let me know if you have any more questions.

Sincerely,

Todd Smith
Marlin Construction Partners, Inc.

Rim rock Hospitality, LLC.

Construction Costs

4750 King Ave E

General Conditions	\$598,583
Sitework	\$1,133,673
Concrete	\$215,829
Masonry	\$60,340
Metals	\$41,690
Wood and Plastic	\$1,386,984
Thema and Moisture Protection	\$333,147
Doors and Windows	\$402,166
Finishes	\$1,520,008
Specialties	\$56,982
Equipment	\$388,249
Mechanical	\$2,470,500
Electric	\$872,184
Contingency	\$100,000
	\$9,580,335

General Liability Insurance	\$71,853
Overhead and Profit	\$574,820
Building Risk Insurance	\$31,707
Tax Rate (6.75%)	\$38,800
	\$717,180
	\$10,297,515

Equity in Land Buildings	\$974,313
Architectual and Design	\$250,000
Permits and Building Site	\$280,000
Impact Fees	\$107,450
	\$1,611,763
	\$11,909,278

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

Biog SF: 48,660

ITEM	QTY	LABOR	MAT	LABOR	MAT	SALES TAX	SUB	OTHER	TOTAL	DIV. TOTALS
DIVISION 1 - GENERAL CONDITIONS:										
GENERAL CONDITIONS										
project supervision	-			\$	-	\$	-	\$	598,583	\$ 598,583
temporary facilities and utilities	-			\$	-	\$	-	\$	-	
material handling	-			\$	-	\$	-	\$	-	
misc tool = expendables	-			\$	-	\$	-	\$	-	
dumpsters	-			\$	-	\$	-	\$	-	
progress cleaning	-			\$	-	\$	-	\$	-	
final cleaning	-			\$	-	\$	-	\$	-	
warranty	-			\$	-	\$	-	\$	-	
printing - postage	-			\$	-	\$	-	\$	-	
aerial progress photos	-			\$	-	\$	-	\$	-	
safety - signage	-			\$	-	\$	-	\$	-	
on-site job progress camera	-			\$	-	\$	-	\$	-	
procure project management software	-			\$	-	\$	-	\$	-	
DIVISION 2 - SITEWORK:										
Survey	-			\$	-	\$	-	\$	-	\$ 1,133,673
SITEWORK										
paving	-			\$	-	\$	879,075	\$	7,500	\$ 879,075
wheel stops	-			\$	-	\$	-	\$	-	
transformer pad	-			\$	-	\$	-	\$	1,200	\$ 1,200
Subsurface Remediation	-			\$	-	\$	64,000	\$	-	\$ 64,000
Pier Surveying	-			\$	-	\$	-	\$	5,000	\$ 5,000
Pier Spoils	-			\$	-	\$	-	\$	2,500	\$ 2,500
SITE CONCRETE										
Dumpster Enclosure	-			\$	-	\$	-	\$	-	
Bike Rack	-			\$	-	\$	-	\$	-	
Landscaping	-			\$	-	\$	incl above	\$	-	
				\$	-	\$	174,398	\$	-	\$ 174,398
DIVISION 3 - CONCRETE:										
CONCRETE										
Foundation and slab	-			\$	-	\$	199,829	\$	-	\$ 199,829
perimeter insulation	-			\$	-	\$	-	\$	-	
6 mil vapor barrier - WWM	-			\$	-	\$	-	\$	15,000	\$ 15,000
elevator pit	-			\$	-	\$	-	\$	-	
J-bolts @ 4' OC for walls	-			\$	-	\$	-	\$	-	
sawcuts as scheduled	-			\$	-	\$	-	\$	1,000	\$ 1,000
rebar and accessories as required	-			\$	-	\$	-	\$	-	
depressed slab for roll-in showers	-			\$	-	\$	-	\$	-	
equipment pads in MEP 107	-			\$	-	\$	-	\$	-	
waterproofing at elevator	-			\$	-	\$	-	\$	-	
TESTING BY OWNER										
SOIL POISONING										
				\$	-	\$	excluded	\$	-	
DIVISION 4 - MASONRY:										
MASONRY										
Foundation block	-			\$	-	\$	58,840	\$	-	\$ 58,840
elevator block	-			\$	-	\$	-	\$	-	
rebar	-			\$	-	\$	-	\$	-	
bond beams as req'd on elevator shaft	-			\$	-	\$	3,500	\$	-	\$ 3,500
#5 @ 2'8" OC grouted solid	-			\$	-	\$	-	\$	-	
reduce from 8" to 6" at top of stem wall	-			\$	-	\$	-	\$	-	
exterior brick	-			\$	-	\$	-	\$	-	
6" wedge anchors 2' OC for 2x10 ledger	-			\$	-	\$	-	\$	-	
dumpster enclosure	-			\$	-	\$	-	\$	-	
stone veneer cap	-			\$	-	\$	incl above	\$	-	
DIVISION 5 - METALS:										
STRUCTURAL STEEL										
installation	-			\$	-	\$	40,190	\$	-	\$ 40,190
structural steel	-			\$	-	\$	-	\$	1,500	\$ 1,500
bollards - material (8 included in sub price)	-			\$	-	\$	-	\$	-	
lintels at elevator openings (W8x24 w/ bearing plate)	-			\$	-	\$	-	\$	-	
roof ladder	-			\$	-	\$	-	\$	-	
parapet pipe bracing	-			\$	-	\$	-	\$	-	
stair handrails	-			\$	-	\$	-	\$	-	
hoist beam at elevator - supply only	-			\$	-	\$	-	\$	-	
elevator pit ladder	-			\$	-	\$	-	\$	-	
dumpster gates	-			\$	-	\$	-	\$	-	
DIVISION 6 - WOOD & PLASTICS:										
ROUGH CARPENTRY										
lumber package	-			\$	-	\$	-	\$	-	\$ 1,386,984
wood stair treads in lumber package	-			\$	-	\$	361,083	\$	-	\$ 361,083
wood joists	-			\$	-	\$	-	\$	-	
truss package	-			\$	-	\$	-	\$	incl above	
all sheathing incl walls, roof and exterior gyp at ext ceilings	-			\$	-	\$	45,200	\$	-	\$ 45,200
post-installed anchors in concrete for wood framing	-			\$	-	\$	-	\$	-	
threaded rod or post-tension system for load bearing walls	-			\$	-	\$	-	\$	-	
powder coated connectors	-			\$	-	\$	18,832	\$	5,000	\$ 23,832
all framing connectors, acc simon ties, wall strapping	-			\$	-	\$	-	\$	5,000	\$ 5,000
wood columns and beams	-			\$	-	\$	-	\$	-	
fasteners	-			\$	-	\$	-	\$	-	
cement backer board at all exterior stone (NEED TAKEOFF HERE)	-			\$	-	\$	-	\$	-	
C-H studs and shaft liner at laundry chute shaft	-			\$	-	\$	-	\$	-	
densglass takeoff at sandwiched drywall areas in fire rated walls	-			\$	-	\$	-	\$	-	
framing labor	-			\$	-	\$	-	\$	-	
winter months framing adder	-			\$	-	\$	588,000	\$	-	\$ 588,000
framing equipment	-			\$	-	\$	25,000	\$	-	\$ 25,000
install windows	-			\$	-	\$	-	\$	-	
install cable system	-			\$	-	\$	-	\$	25,000	\$ 25,000
FINISH/ROUGH CARPENTRY										
white pvc window sills	-			\$	-	\$	-	\$	-	
WP-001 ceiling wood panels	-			\$	-	\$	-	\$	-	
accent trim in guest corridors	-			\$	-	\$	-	\$	-	

