MAYOR
Joe Purcell

POLICE CHIEF
Paul M. George Jr.

The City of
HARDIN
Montana

PUBLIC WORKS DIRECTOR
Michael Hurff Jr.

FINANCE OFFICER/CITY CLERK
Andrew Lehr

The City of Hardin is inviting you to a scheduled Zoom meeting.

Council Meeting

of Tuesday, January 21, 2025

Held by virtual meeting and the Public is invited to attend in person.

Topic: City of Hardin Council Meeting – 6:30 p.m.

Start Time: 6:30 p.m. Mountain Time

The meeting will open at 6:15 p.m.

If you will be logging into the Council meeting by:

Computer: Please identify yourself by submitting your first and last name by using the "Chat" function.

Phone: Please identify yourself by stating your First and Last Name.

City of Hardin is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

https://us02web.zoom.us/j/9897104479

Meeting ID: 989 710 4479

One tap mobile
+17193594580,,9897104479# US
+12532050468,,9897104479# US

Dial by your location
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 444 9171 US
+1 669 900 9128 US (San Jose)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 558 8656 US (New York)
+1 646 931 3860 US
+1 689 278 1000 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US

Meeting ID: 989 710 4479
Find your local number: https://us02web.zoom.us/u/kdYSyhPxWF

Meetings are Audio Recorded ONLY
Montana Legislature House Bill 890

AGENDA

The City of Hardin
406 N. Cheyenne Avenue
Hardin, MT 59034

January 21, 2025

AUDIO RECORDING BEGINS

MEETING CALLED TO ORDER AT 6:30 P.M.
PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor: _____

Alderpersons:	Steven Hopes	_____	Clayton Greer	_____	Chris Sharpe _____
	Rock Massine	_____	Jeremy Krebs	_____	Antonio Espinoza _____

CONSENT AGENDA:
Council Meeting 1/07/2025 Special Council Meeting 12/30/2024
Claims
PUBLIC COMMENT:

MAYOR:

COMMITTEE REPORTS:

- **Personnel Committee/City Policy**: Mayor
- **Sewer & Water:** Massine
- **Law Enforcement:** Hopes
- **Streets & Alleys:** Espinoza
- **Parks & Playgrounds:** Krebs
- **Finance/Landfill:** Greer
- **Resolutions and Ordinances:** Sharpe

SPECIAL COMMITTEES:

PETITIONS & COMMUNICATIONS:

- Hardin Rest Area Restoration Project Update

UNFINISHED BUSINESS:

NEW BUSINESS:

- Stahly Engineering
  - Technical Assistance
  - Presentation - Wastewater Treatment Plant Project, Paser Study
- Jackson Group Peterbilt – Peterbilt Repair Quote $9,448.06
- Little Horn State Bank – Three CD's Renewing
- Becker Hotel Request for Proposals

STAFF REPORTS

- **Public Works:**
- **Finance**:
- **Police:**
- **Legal:**
- **Economic Development:**

RESOLUTIONS & ORDINANCES:

ANNOUNCEMENTS: .
Business Licenses and Pet Licenses are due by February 1, 2025

City of Hardin Job Openings: Full-time positions: Police Officer, Police Service Aide (PSA) and Terminal Agency Coordinator (TAC) /Administrative Assistant I-IV. Part-time positions: Building Inspector/Code Enforcement Apprentice and . Janitor/Facilities Maintenance. Positions are open until filled.

Meeting adjourned at _____P.M.

AUDIO RECORDING ENDS

Additions to the Agenda can be voted on by Council to add to the Agenda for the next Council meeting.
Agenda items will need to be submitted by Wednesday noon before a Tuesday Council meeting.

THE COMMON COUNCIL
CITY of HARDIN, MONTANA

COUNCIL MEETING: The Regular Council Meeting for January 7, 2025 was called to order at 6:30 p.m. with Mayor Joe Purcell presiding by reciting the Pledge of Allegiance.

The following Aldermen were present: Clayton Greer, Chris Sharpe, Rock Massine, Antonio Espinoza, and Jeremy Krebs. Steven Hopes was excused.

Also present: Finance Officer/City Clerk Andrew Lehr, Public Works Director Michael Hurff, Jr., Deputy City Clerk Angela Zimmer, City Attorney Jordan Knudsen, and Economic Development Director Tina Toyne.

Also present physically: Members of the Public
There was not anyone present by Virtual Meeting.

MINUTES OF THE PREVIOUS MEETINGS & CLAIMS: Sharpe made the motion to approve the Council minutes as written for December 17, 2024. Motion seconded by Greer. On a voice vote the motion was unanimously approved.

Greer made a motion to approve the claims for January 7, 2025.

	CLAIM No.	Monthly Total
December, 2024	31814-31821, 31823-31839, 31863-31891	$ 77,999.14
January, 2025	31840-31862	$ 10,789.19
TOTAL Submitted		**$ 88,788.33**

Sharpe seconded. On a voice vote, the motion was unanimously approved.

PUBLIC COMMENT:

Jose Funke, resident, listed reasons why he would like more patrols through his residential area and voiced his recommendations for snow removal. Mayor Purcell asked if he has reported this to the police department. Funke reported he will be sending more information to the Chief.

MAYOR:

Mayor Purcell voiced "Happy New Year" and noted the City has a list of projects and grants coming up ahead.

COMMITTEE REPORTS:

Personnel Policy/City Policy:

Mayor Purcell reported the City will be holding interviews this week and the next week for open positions. The City currently has open positions for a full-time Police Officer, Terminal Agency Coordination/Administrative Assistant (TAC) and the Police Service Aide. Part-time positions are open for Building Inspector/Code Enforcement Apprentice and Janitor/Facilities Maintenance. All positions are open until filled.

Sewer & Water:

Massine reported the bid opening for the Waste Water Treatment Plant Upgrade is scheduled for January 9, 2025. (It was noted later in the meeting the bid opening has been rescheduled for January 16, 2025.)

Law Enforcement:

Streets & Alleys:

Espinoza voiced the City is doing a good job plowing roads.

Parks & Playgrounds:

Finance/Landfill:

Greer reported the City is waiting for information from Barry Damschen about the Landfill Canister Site.

Resolutions & Ordinances:

SPECIAL COMMITTEES:

PETITIONS & COMMUNICATIONS:

The City received the Winter Newsletter from the Montana Department of Transportation.

UNFINISHED BUSINESS: N/A

NEW BUSINESS:

Mayor Purcell reported The Hardin Chamber of Commerce submitted a letter requesting rent forgiveness and also asked to have the option to pay rent on a monthly basis, instead of by an annual lump sum. He noted there is no problem with changing the rent to be paid monthly; the rent forgiveness is being brought before Council. Mayor Purcell reported the request for rent forgiveness is for the years 2022, 2023, 2024; in the amount of just over $5,400. Massine asked what they are paying now for the year; it was noted $2,248 a year. Mayor Purcell noted that amount is to lease the building and the Chamber pays utilities, insurance, etc. He voiced during covid they didn't have many events and there is a new board in place. Krebs voiced the Chamber does a lot for the community and motioned to approve the request. Greer seconded. Mayor Purcell noted it has been moved and seconded to grant the request to the Chamber to forgive the unpaid rent for the years 2022, 2023, and through December 2024 and they will move forward with monthly installments for the upcoming leases. Kim Caprata, a 3-year member of the Chamber Board, and Alexandria Edwards, new member, both extended a "Thank You" to Council. On a voice vote the motion was unanimously approved.

STAFF REPORTS:

Public Works:

Finance:

Lehr reported the application for the Pilot Grant was submitted on December 31st; the City will know something in March. Other grants include the Coal Board Grant for the Garbage Truck and the Land Water Conservation Fund grant for the South Park Project. The bid opening for the Wastewater Treatment Plant has been rescheduled for January 16th. Lehr reported Stahly has been holding back HDR invoices to the City for the Wastewater Treatment Plant Upgrade until it goes out to bid; once the bid is awarded the invoices will be paid with the State Revolving Fund (SRF) and Rural Development Loans. Lehr noted a City police vehicle that was wrecked was submitted to the City insurance, Montana Municipal Interlocal Authority (MMIA). Currently they are looking to repair the vehicle; if it cannot be repaired, they will total it.

Police:

Mayor Purcell reported interviews are scheduled for the end of this week for positions open at the Police Department.

Legal:

Economic Development:

Toyne reported there was a kick off meeting with Ayers Associates for the Comprehensive Economic Development Strategy; Mike Scholl, with Ayers, and Gaurav Thakur, with Beartooth RC&D, traveled to Hardin to work with her on the strategy and the Housing Needs Assessment for Big Horn County; and they attended a bazaar in Crow Agency, sponsored by Plenty Doors, to encourage members of the community to fill out the surveys for the assessment.

Toyne reported she will be meeting with Lawrence Killsback, Economic Development Director for Big Horn County, adding she is looking forward to having someone to work with collaboratively; she has been working on current information about the Industrial Park Area to provide to companies to look at; she continues to work

with Montana Business Attraction; and she, Lehr, and two other firms did a walk through the Hotel Becker property. Toyne provided information about the Pilot Tourism Grant; reported she attended the Visit South East Montana meeting; and noted the City received the first proposal for the Infill and Redevelopment for Housing.

Lawrence Killsback reported he and Toyne will be meeting to work together on shared goals. He reported he was brought on at the County to focus on the housing piece and community development.

RESOLUTIONS & ORDINANCES:

ANNOUNCEMENTS:

Mayor Purcell Sealed Bids for the Invitation to Bid for the Wastewater Treatment Plant has been rescheduled to January 16, 2025 at 2:00 p.m.; Request for Qualifications for the Preliminary Architectural Feasibility Plan for Hotel Becker are due by 3:00 p.m. Wednesday, January 15, 2025; City Offices will be closed Monday, January 20, 2025 for Martin Luther King Day; and Business and Pet Licenses are due by February 1, 2025.

The City of Hardin has the following Job Openings: Full-time positions: Police Officer, Police Service Aide (PSA), and Terminal Agency Coordinator (TAC) / Administrative Assistant I-IV. Part-time position: Building Inspector/Code Enforcement Apprentice and Janitor/Facilities Maintenance. Positions are open until filled.

Greer motioned to adjourn the meeting at 6:51 p.m. Sharpe seconded. On a voice vote the motion was unanimously approved.

_____

Joe Purcell, Mayor

ATTEST:

_____

Andrew Lehr, Finance Officer/City Clerk

CITY of HARDIN, MONTANA

SPECIAL COUNCIL MEETING: The Special Council Meeting for December 30, 2024 was called to order at 5:15 p.m. with Mayor Joe Purcell presiding by reciting the Pledge of Allegiance.

The following Aldermen were present: Clayton Greer, Chris Sharpe, Rock Massine, and Jeremy Krebs. Alderman Antonio Espinoza was present virtually and Alderman Steven Hopes was not present.

Also present: Finance Officer/City Clerk Andrew Lehr, Public Works Director Michael Hurff, Jr., and City Attorney Jordan Knudsen.

Also present physically: Members of the Public
Present virtually: Ishmael Perin Hardin Police Department and Matt Smith Stahly Engineering.

PUBLIC COMMENT: N/A

New Business:

Mayor Purcell reported that an extension had been filed for the House Bill 355 funding, but there was no confirmation yet on whether the Department of Commerce granted that extension. Greer inquired whether the ladder in the bid could be a solid stainless-steel ladder to have a longer useful life. Krebs asked if the ladder was needed at all in the tank. Hurff stated that the divers go in to clean and work on the tank from a tripod at the top of the tank. The City employees drain the entire tank when they need to inspect the tank. Smith stated that he doesn't believe there isn't a need with the confined space requirements the divers would be required to follow. Greer asked if the lining would be damaged when they installed the ladder. Smith noted that they would install after lining the tank and that a ladder could be installed at a later date if needed. Massine motioned to approve the bid from Carr Coatings and to remove the ladder from the bid. Sharpe seconded. On a voice vote the motion was unanimously approved.

Mayor Purcell noted that the heaters in the fire hall are going out and need to be replaced. Massine motioned to approve the quote from Wagners Heating & Air Conditioning in the amount of $12,200. Greer seconded. On a voice vote the motion was unanimously approved. Krebs voiced that he would like to see multiple quotes when considering similar bids in the future.

Greer motioned to adjourn the meeting at 5:26 p.m. Sharpe seconded. On a voice vote the motion was unanimously approved.

_____

Joe Purcell, Mayor

ATTEST:

_____

Andrew Lehr, Finance Officer/City Clerk

City of Hardin

Submitted for Approval

January 21, 2025

Month	CLAIM No.	Monthly Total
November, 2024	31892, 31896	**$ 2,841.99**
December, 2024	31894, 31898-31908, 31910-31915, 31923	**58,346.14**
January, 2025	31895, 31897, 31909, 31916-31922, 31924-31942, 31944	**6,627.71**
Claims Total (Expenditures)		**$ 67,815.84**
December 2024		**247,662.13**
TOTAL Submitted		**$ 315,477.97**

Claims or Expenditures over $5,000
per Resolution #2189

Vendor	Purpose	Check #	Amount
FIRST INTERSTATE BANK (MASTERCARD)	Credit Card Purchases	99630	11,938.93
BIG HORN COUNTY ELECTRIC	Electric Utilities	41145	5,421.72
STAHLY ENGINEERING & ASSOCIATES INC	Water PER, ARPA improvements, HB355	41152	11,100.76
Exempt from Resolution 2189			
NORTHWESTERN ENERGY	Electric Utilities	41156	17,635.38

CITY OF HARDIN
Claims Report

For the Accounting Period: November, 2024

Vendor	Claim #	Check	Amount
STAHLY ENGINEERING & ASSOCIATES INC	CL 31892	41137	2,755.50
ECOLAB INC	CL 31896	41139	86.49
			2,841.99

CITY OF HARDIN
Claims Report

For the Accounting Period: December, 2024

Vendor	Claim #		Check	Amount
FIRST INTERSTATE BANK (MASTERCARD)	CL	31894	-99630	11,938.93
AMERICAN WELDING & GAS INC	CL	31898	41143	102.07
ANDERSON SERVICE INC	CL	31899	41144	633.25
BIG HORN COUNTY ELECTRIC	CL	31900	41145	5,421.72
BIG HORN COUNTY ROADS DEPARTMENT	CL	31901	41146	1,000.00
BILLINGS CLINIC	CL	31902	41147	600.00
DIS TECHNOLOGIES	CL	31903	41148	1,027.63
HANSER'S WRECKER COMPANY INC	CL	31904	41149	975.00
MILLENNIUM ELECTRIC	CL	31905	41150	429.00
UTILITIES UNDERGROUND LOC. CTR.	CL	31906	41151	364.64
STAHLY ENGINEERING & ASSOCIATES INC	CL	31907	41152	11,100.76
TRACTOR & EQUIPMENT CO	CL	31908	41153	2,145.12
JULIANNE STIEBER	CL	31910	41141	199.50
LARICIA SMITH	CL	31911	41142	199.50
STAPLES	CL	31912	-99628	69.99
THE ORIGINAL BRIEFS	CL	31913	41155	500.00
DATAPILOT, INC.	CL	31914	41162	3,940.00
NORTHWESTERN ENERGY	CL	31915	41156	17,635.38
CAROLYN DAWES	CL	31923	41165	63.65
				58,346.14

CITY OF HARDIN
Claims Report

For the Accounting Period: January, 2025

Vendor	Claim #		Check	Amount
* CASH	CL	31895	41138	299.98
MICHAEL HURFF Jr	CL	31897	41140	52.10
BEARTOOTH R C & D INC	CL	31909	41154	1,707.56
YOLANDE ALDEN	CL	31916	41157	87.10
GUSENA GARDNER	CL	31917	41158	15.00
KEVEN HOWE	CL	31918	41159	15.00
ECOLAB INC	CL	31919	41160	83.74
MT DEPARTMENT OF ENVIRONMENTAL QUALITY	CL	31920	41161	4.95
MOUNTAIN ALARM	CL	31921	41163	464.50
MICHAEL STIMPSON	CL	31922	41164	109.99
DANIEL REDDEN	CL	31924	41166	25.00
AUSTIN FELLER	CL	31925	41167	25.34
CHEYENNE ESPINOZA	CL	31926	41168	26.34
PEGGY DOANE	CL	31927	41169	25.34
BOBBIE MUSSETTER	CL	31928	41170	26.34
JANICE JONES	CL	31929	41171	25.67
MATHEW LINK	CL	31930	41172	25.67
KEITH FRANCIS	CL	31931	41173	12.00
BRENDEN ROAN	CL	31932	41174	12.00
PATRICIA J KEPP	CL	31933	41175	12.00
LINDA GOULD	CL	31934	41176	12.00
HEATHER BELANGER	CL	31935	41177	12.00
ROBIN L GORE	CL	31936	41178	12.34
VIKKI J GOLDSMITH	CL	31937	41179	13.34
PETE MOLINA	CL	31938	41180	12.00
BRENDA WEGNER	CL	31939	41181	13.34
HARRY A KAUTZMAN	CL	31940	41182	12.00
JEFF DUNCAN	CL	31941	41183	12.00
ALEC IRON	CL	31942	41184	14.01
ENTERPRISE FLEET MANAGEMENT	CL	31944	-99629	3,459.06
				6,627.71

Vendor	Claim #		Check	Amount
STAHLY ENGINEERING & ASSOCIATES INC	CL	31892	41137	2,755.50
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BRENDEN ROAN	CL	31932	41174	12.00
PATRICIA J KEPP	CL	31933	41175	12.00
LINDA GOULD	CL	31934	41176	12.00

CITY OF HARDIN
Check Report

1/21/2025

Vendor	Claim #	Check	Amount
HEATHER BELANGER	CL 31935	41177	12.00
ROBIN L GORE	CL 31936	41178	12.34
VIKKI J GOLDSMITH	CL 31937	41179	13.34
PETE MOLINA	CL 31938	41180	12.00
BRENDA WEGNER	CL 31939	41181	13.34
HARRY A KAUTZMAN	CL 31940	41182	12.00
JEFF DUNCAN	CL 31941	41183	12.00
ALEC IRON	CL 31942	41184	14.01
ENTERPRISE FLEET MANAGEMENT	CL 31944	-99629	3,459.06
FIRST INTERSTATE BANK (MASTERCARD)	CL 31894	-99630	11,938.93
STAPLES	CL 31912	-99628	69.99
			67,815.84

Angela Zimmer, Deputy City Clerk

From: Sloane Stinson <sloane@bigskypublicrelations.com>
Sent: Wednesday, January 15, 2025 8:00 AM
To: Sloane Stinson
Subject: Hardin Rest Area Restoration Project Update – January 2025

Good morning.

Despite the return of winter, the Montana Department of Transportation (MDT), and its partners, Dick Anderson Construction, WGM Group, and CWG Architecture, continue work on restoring the eastbound and westbound Hardin Rest Area sites on Interstate 90 (I-90).

Much of the work focuses on completing the main rest area buildings.

Westbound Hardin Rest Area site. (Dick Anderson Construction/Tyler Hansen)

The interior work on the buildings continues, with drywall and flooring installation progressing quickly. The entry vestibule doors and front windows are currently being installed. The installation of mechanical systems, including ductwork and furnaces, is also progressing. These systems will allow the rest area to remain open year-round. Electrical work is also ongoing, with wiring, lighting, and electrical outlets being installed.

Westbound Hardin Rest Area – Mechanical Room (Dick Anderson Construction/Tyler Hansen)

On the exterior, the roofs of the buildings have passed inspection, and the installation of the exterior siding is ongoing.

Westbound Hardin Rest Area – Exterior Finishes (Dick Anderson Construction/Tyler Hansen)

Additionally, light poles are being installed along the ramps exiting and entering the highway.

The eastbound and westbound Hardin Rest Area sites are closed during construction.

As construction progresses, minimal-to-no traffic disruption on I-90 is anticipated. Drivers should watch for trucks entering and exiting the project areas.

For more information about the project, including a detailed list of rest area improvements and renderings of the buildings and site layouts, visit www.mdt.mt.gov/pubinvolve/hardinrestarea/.

Please do not hesitate to reach out with any questions or concerns. Email me directly at sloane@bigskypublicrelations.com or call the project hotline at 406-207-4484, Monday through Friday, 9 a.m. to 5 p.m.

Best wishes,
Sloane Stinson
On behalf of the Montana Department of Transportation

MONTANA
Department of Transportation

Alternative accessible formats of this document will be provided on request. Persons who need an alternative format should contact the Office of Civil Rights, Montana Department of Transportation, 2701 Prospect Avenue, PO Box 201001, Helena, MT 59620. Telephone 406-444-5416 or Montana Relay Service at 711.

MDT Transportation Alternatives (TA) Program

General Information for City of Hardin

Purpose

The Transportation Alternatives (TA) program administered by the Montana Department of Transportation (MDT) provides funding for smaller-scale transportation projects such as pedestrian and bicycle facilities; construction of turnouts, overlooks, and viewing areas; community improvements such as historic preservation and vegetation management; environmental mitigation related to stormwater and habitat connectivity; recreational trails; safe routes to school projects; and vulnerable road user safety assessments.

About the Funding

There are two different applications for the Program – the Capital Improvement application (generally for new infrastructure and ADA upgrades/retrofit projects) and the Pavement Preservation application. Pavement Preservation projects require the original project that constructed the facility used federal funds or the facility is State maintained, then you should use the Pavement Preservation Project application. All other eligible projects should be applied for using the Capital Improvement Application. Grants are due April 9, 2025.

Funding limits:
Pavement Preservation $500,000
Capital Improvement $1,500,000

Matching Funds

From MDT website (https://www.mdt.mt.gov/mdt/ta-application.aspx)

"Most projects will require a 13.42% local match, however there are some exceptions. For projects within the boundaries of a Reservation, no match is required. These projects are eligible for 100% Federal Transportation Alternatives Funding.

Certain Pavement Preservation or ADA upgrade/retrofit projects can qualify for 13.42% State match (instead of local match). For a project to qualify for State match (instead of local match) it must meet the following:

1. Be located on an "on-system" route (MDT Route), within the right-of-way
2. Be either a Pavement Preservation project that is preserving a facility that was originally constructed with Federal-aid funding (such as a previous Community Transportation Enhancements Program (CTEP) project) – OR – be an ADA upgrade project solely to bring an existing facility into ADA compliance, and the existing facility must have been originally constructed with Federal-aid funding (such as a previous Community Transportation Enhancements Program (CTEP) project)."

Application Assistance

Hardin has population of less than 5,000 people and would qualify for a $5,000 reimbursement from MDT for engineering/grant writing assistance to complete the application.

Engineers and Land Surveyors
2223 Montana Avenue, Suite 201, Billings, MT 59457 | phone: 406-601-4055
www.seaeng.com

Technical Memorandum

Date: January 16, 2025

Subject: PASER Analysis and Street Management

To: Hardin City Mayor and City Council Members

From: Dax Simek, PE

The Pavement Surface Evaluation and Rating (PASER) system is a widely adopted method for assessing and managing the condition of municipal streets. This memo outlines the key benefits of implementing a PASER analysis for the City of Hardin's street network. It demonstrates how this analysis can optimize maintenance efforts, allocate financial resources efficiently and effectively, and support long-term infrastructure sustainability.

Objective and Standardized Assessment

PASER provides a simple yet complete method for evaluating pavement conditions, using a standardized rating scale from 1 (failed pavement) to 10 (excellent condition). This rating system helps ensure a consistent assessment across the entire street network and provides easily understood ratings that allow technical and non-technical stakeholders to align. This system also provides the ability to make economical, objective decisions when prioritizing maintenance and rehabilitation projects.

Cost-Effective Maintenance Planning

Proactive intervention is key to cost-effective pavement management. The PASER system identifies streets requiring preventive maintenance versus those needing full reconstruction. It may seem contrary to one's intuition, but prioritizing streets that need minor preventative maintenance over streets in extremely poor condition and requiring complete reconstruction, reduces overall lifecycle costs by targeting preservation efforts early. This approach helps prevent minor issues from escalating into major, costly repairs.

The analysis can be the basis for a comprehensive pavement management plan. It can also assist the City in gaining buy-in from stakeholders as the recommendations are based on simple, evidence-based reports, and the City has prioritized the projects based on objective need rather than personal subjective assessments.

Long-Term Asset Sustainability

By integrating PASER analysis into regular operations, the City can establish a structured and repeatable pavement evaluation process and extend the service life of pavement assets through timely maintenance. Additionally, the analysis supports sustainable budgeting by improving forecasting of future repair needs and associated costs.

Alignment with Funding Requirements

PASER is often recognized and recommended by state and federal agencies as part of broader pavement management initiatives. Completing and implementing PASER analysis may help the City with future grant or funding pursuits. It may also strengthen applications for infrastructure funding by showcasing data-backed strategies and a proactive approach to maintenance.

Conclusion

Incorporating PASER analysis into the City's street management program offers significant benefits, from cost savings and optimized maintenance planning to improved public communication and long-term infrastructure sustainability. By leveraging this proven tool, municipalities can ensure their street networks remain safe, functional, and efficient for years to come.

The City of Deer Lodge is one of our municipal clients that has implemented a PASER analysis and seen the benefits. Attached to this memo is their completed analysis for your review.

Pavement Management Report

City of Deer Lodge

Oct • 2017

Prepared By:

Stahly Engineering & Associates

851 Bridger Drive, Suite 1

Bozeman, MT 59715

Prepare For:

Public Works Department

300 Main St.

Deer Lodge, Montana 59722

PAVEMENT MANAGEMENT REPORT – Table of Contents

Executive Summary

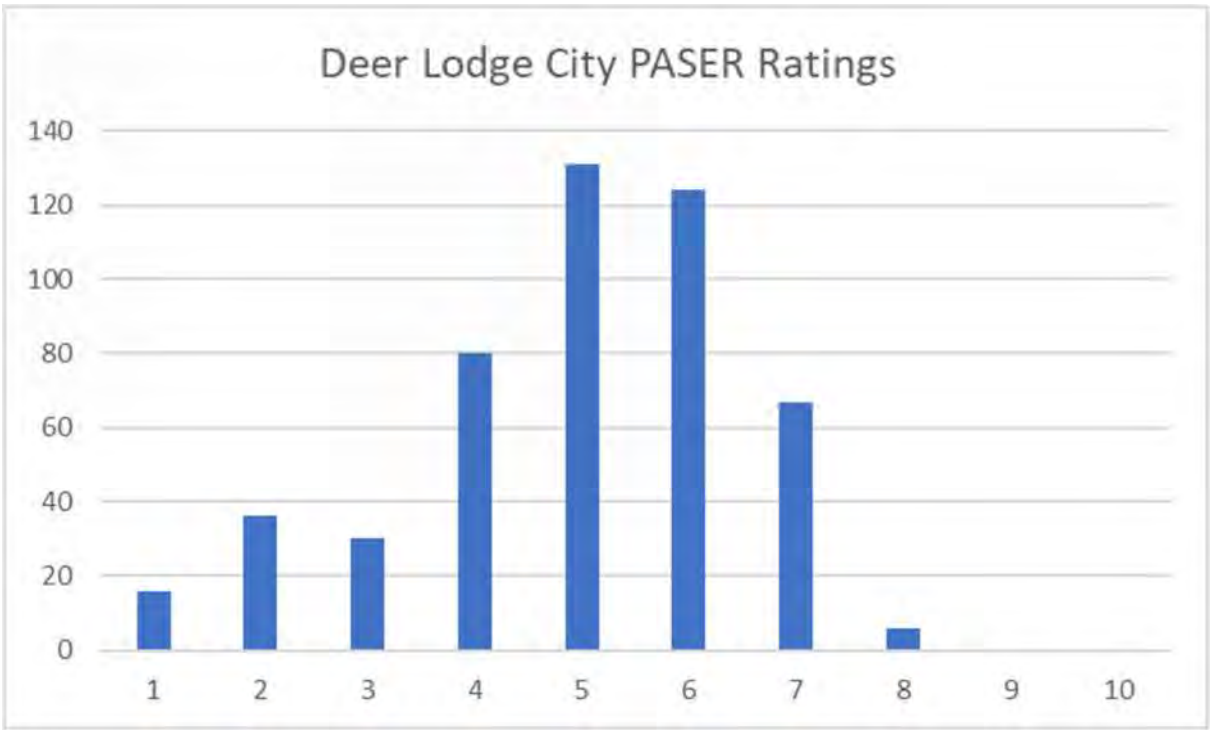
This report presents a summary of the City of Deer Lodge pavement management system and provides condition data for City of Deer Lodge's roadway system. It provides an explanation of the importance of having a pavement management system that guides and supports the City of Deer Lodge in determining pavement needs and priorities within the funding budget. It further describes certain critical key points as far as understanding pavement life cycle and its ranking approach in implementing cost-effective strategies such as the use of pavement preservation through preventive maintenance on roads in good condition.

The City of Deer Lodge's Transportation Department uses Pavement Surface Evaluation and Rating (PASER) that serves as a management tool providing an inventory of all roadways, assessment and rating of pavement condition. Records of historical maintenance, budget needs forecasting, and impacts of funding on citywide pavement condition over time are kept separately. PASER has been used to reflect the decrease of level of service due to the increased traffic volumes and loads over the last five years.

Current Road Network Condition

The City of Deer Lodge maintains 36 centerline miles of paved road as of the end of fiscal year 2017. The total miles may not reflect all new tract/subdivision roads being approved and entered into the city maintained public road system. There is approximately a 3 to 6 month lag time from the time a new road is fully constructed to the time it enters into the city maintained roadway system. An attached map shows the road network with PASER ratings. These ratings can also be seen as an overlay in the GIS system.
http://stahly.maps.arcgis.com/apps/View/index.html?appid=ea5ee971719c4007b11c652eb0e5b5c2

The table below shows the breakdown of the road network by block segments and the corresponding PASER Rating. The average rating for pavement condition of the Deer Lodge System is 4.93.



Introduction

Pavement Surface Evaluation and Rating (PASER) is a decision-making process or system that assists the City in making cost-effective decisions related to the maintenance and rehabilitation of roadway pavements. It provides tools for rating pavement condition, establishing a consistent maintenance and repair schedule, and evaluating the effectiveness of maintenance treatment strategies.

Originally PASER was developed in Wisconsin for local governments to initiate roadway management. It is now used across the United States by departments of transportation, local governments, airports, and tribes to perform roadway management.

Pavement Condition Index

Rating System

Surface Rating	*Visible Distress*	*General Condition/Treatment Measures*
10 Excellent	None	New Construction
9 Excellent	None	Recent overlay. Like New
8 Very Good	No longitudinal cracks except reflection of paving joints. Occasional transverse cracks. Widely spaced (40' or greater). All cracks sealed or tight (open less than ¼")	Recent sealcoat or new cold mix. Little or no maintenance required.
7 Good	Very slight or no raveling, surface shows some traffic wear. Longitudinal cracks (open ¼") due to reflection or paving joints. Transverse cracks (open ¼") spaced 10' or more apart, little or slight crack raveling. No patching or very few patches in excellent condition.	First signs of aging. Maintain with routine crack filling.
6 Good	Slight raving (loss of fines) and traffic wear. Longitudinal cracks (open ¼" – ½"), some spaced less than 10'. First sign of block cracking. Slight to moderate flushing or polishing. Occasional patching in good condition.	Shows signs of aging. Sound structural condition. Could extend life with sealcoat
5 Fair	Moderate to severe raveling (loss of fine and coarse aggregate). Longitudinal and transverse cracks (open ½") show first signs of slight raveling and secondary cracks. First signs of longitudinal cracks near pavement edge. Block cracking up to 50% of surface. Extensive to severe flushing or polishing. Some patching or edge wedging in good condition.	Surface aging. Sound structural condition. Needs sealcoat or thin non- structural overlay (less than 2")
4 Fair	Sever surface raveling. Multiple longitudinal and transverse cracking with slight raveling. Longitudinal cracking in wheel path. Block cracking (over 50% of surface). Patching in fair condition. Slight rutting or distortions (½" deep or less).	Significant aging and first signs of need for strengthening. Would benefit from a structural overlay (2" or more)
3 Poor	Closely spaced longitudinal and transverse cracks often showing raveling and crack erosion. Sever block cracking. Some alligator cracking (less than 25% of surface). Patches in fair to poor condition. Moderate rutting or distortion (1" or 2" deep). Occasional potholes	Needs patching and repair prior to major overlay. Milling and removal of deterioration extends the life of overlay.
2 Very Poor	Alligator cracking (over 25% of surface) Sever distortions (over 2" deep) Extensive patching in poor condition Potholes	Severe deterioration. Needs reconstruction with extensive base repair. Pulverization of old pavement is effective.
1 Failed	Severe distress with extensive loss of surface integrity.	Failed. Needs total reconstruction

PASER Rating 10

PASER Rating 9

PASER Rating 8

PASER Rating 7

PASER Rating 6

PASER Rating 5

PASER Rating 4

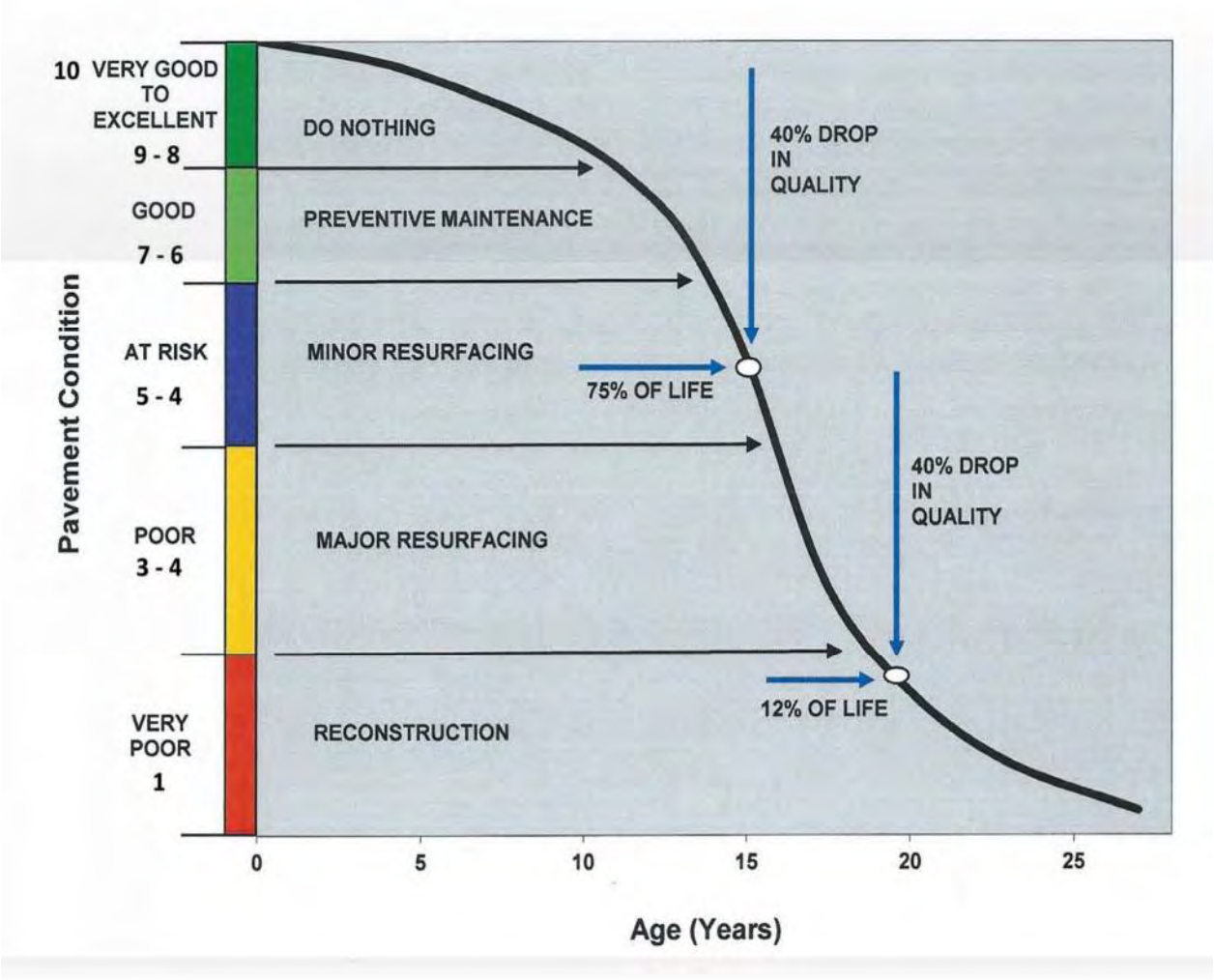
PASER Rating 3

PASER Rating 2

PASER Rating 1

Pavement Life Cycle

A critical concept in overall pavement life is the timing of maintenance and rehabilitation (resurfacing or reconstruction) actions being undertaken before the pavement falls beyond the optimum rehabilitation point. Figure 2 demonstrates this concept. Notice that for the first 75 percent of pavement life, the pavement condition drops by about 40 percent. However, if left untreated, it only takes another 12 percent of pavement life for the pavement condition to drop another 40 percent. Additionally, in order to restore pavement condition to a predetermined or an acceptable minimum level, it will cost 4 to 5 times as much if the pavement is allowed to deteriorate for 2 to 3 years beyond the optimum rehabilitation point.

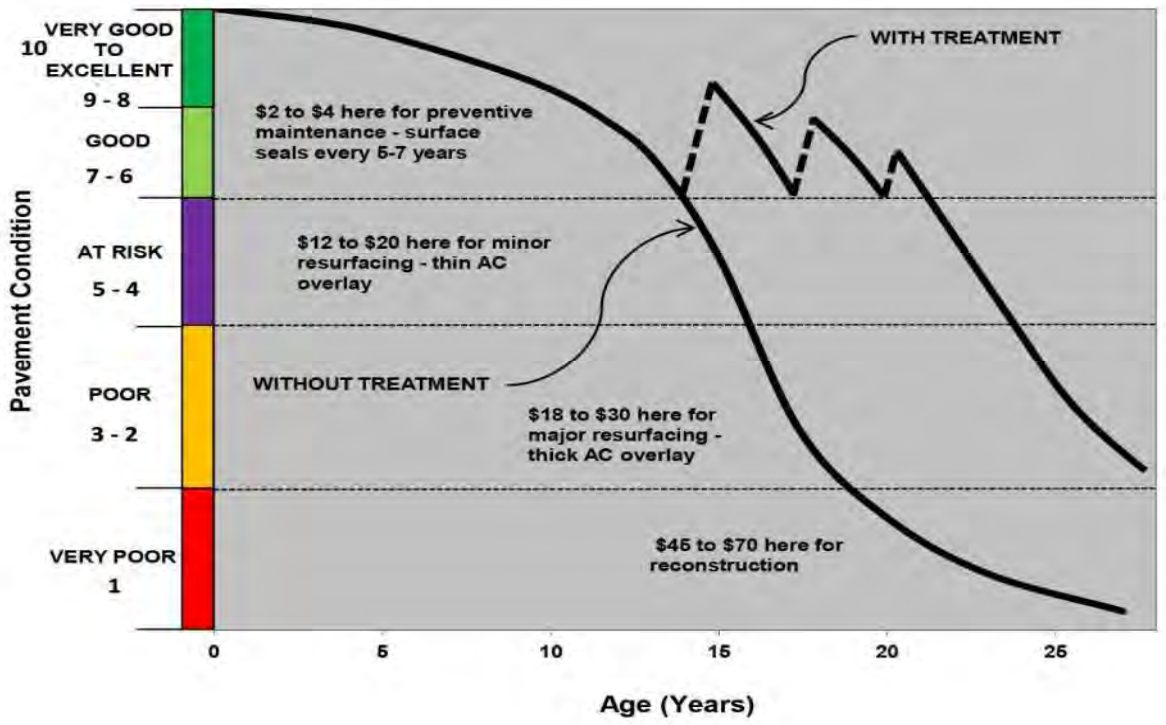


Pavement Preservation

As defined by the Federal Highway Administration (FHWA) Pavement Preservation Expert Task Group, "Pavement Preservation is a program employing a network level, long-term strategy that enhances pavement performance by using an integrated, cost-effective set of practices that extend pavement life, improve safety, and meet motorist expectations." Pavement preservation represents a proactive approach in maintaining existing roadways to reduce costly, time-consuming rehabilitation and reconstruction and the associated traffic disruptions to the traveling public.

An effective pavement preservation program will treat pavements while they are still in good condition and prior to the need for major reconstruction work. By applying a cost- effective treatment at the right time, the pavement is restored almost to its original condition. The figure below illustrates the concept of pavement preservation as it relates to enhancing pavement performance, extending pavement life, and ensuring taxpayer dollars are utilized wisely while providing improved safety and mobility to the public.

As depicted in the chart below, the cumulative effect of systematic, successive preservation treatments is the postponement of costly resurfacing and reconstruction. During the life of a pavement, the cumulative discount value of the series of pavement preservation treatments is substantially less than the discounted value of the more extensive, higher cost of reconstruction and generally more economical than the cost of major resurfacing.



Data Collection Technique

Several methods of data collection were used to evaluate the City of Deer Lodge transportation. Google Earth and Photos of each individual road was analyzed. Once consistency in rating method was obtained, the roads were compared to visual and measurement criteria in the PASER manual.

The roads were then observed to compare evaluation from the photos with field observation. This was accomplished by Steven V. Jenkins PE, with years of direct experience rating roads for local governments. These ratings were then reviewed by Public Works Direct Trent Freeman, City of Deer Lodge. The end goal of the evaluation was to assure that a consistent rating system is used and that these indexes can be used to suggest proper maintenance applications.

Sagebrush Drive PASER-7

Milwaukee Ave at Clagett St PASER-7

W College Ave at Kentucky St. PASER-5

W College Ave at Alabama. PASER-4

Reierson St. PASER-4

Maryland Ave. at Clark St. PASER-4

Kohrs St. and Gilbert Ave PASER-3

Maryland Ave at Dixon St PASER-3

Current Maintenance Practices

The City of Deer Lodge predominately uses Chip Seals to preserve roadways. A chip seal is a surface treatment applied to pavement with minimal surface distress to provide a new wearing surface, extend pavement life, and delay major rehabilitation or reconstruction. It is a process in which an asphalt emulsion is sprayed on the pavement then immediately covered by aggregate. Historically this process has been used in most paving applications for the City of Deer Lodge.

The maintenance activities performed through public contracts and in-house City forces are the City's top priority and include routine maintenance, responding to public safety concerns (repairing of potholes, patching localized deteriorated pavements, etc.), and pavement preservation treatments.

Implementation of Pavement Preservation Using Best Management Practices

Implementation of pavement preservation is just as important as other services provided to the public in terms of restoring and improving roadways for public safety. Preserving roads already in good condition rather than allowing them to deteriorate is the City's objective in spending the taxpayer's money cost effectively. Consistent with this approach, the costs associated in developing road treatments and repairs are based on achieving a roadway pavement condition using Best Management Practices (BMPs). Implementing this BMP improves the roadway condition to a level where roads need only preventive maintenance treatments (i.e., chip seals, slurry seals, cape seals). These treatments have the least impact on the public's mobility and commerce. Furthermore, these types of treatments are more environmentally friendly than the next level of construction (thick overlay and reconstruction) that would be required.

Crack-Sealing

Cracks should be sealed in advance prior to chip sealing when cracks are wide enough (> ¼ inch) that the seal coat will not cover cracks. On roads that are in good shape but thermo-cracking has occurred a simple crack-sealing may prevent moisture from entering the base.

Seal Coat (Preventive) Treatments

A Seal Coat is a thin surface treatment used to improve the surface texture and protect an asphalt surface. Main types of seal coats are fog seals, sand seals, slurry seals, micro- surfacing, cape seals, sandwich seals, scrub seals, and chip seals. Cape seals are not commonly used. Scrub seals are brushed after application to work the asphalt into a weather checked or worn surface. The most commonly used is a Chip seal hence; sometimes a chip seal is simply called a "Seal Coat". A seal coat treatment follows the concept of preventive maintenance for preserving the pavement while it is still in good condition and prolonging its serviceable life. The following seal coat treatments are as described and implemented by contractor or by in-house forces and contracts.

Chip Seal

Chip seal is a process in which an asphalt emulsion is sprayed on the pavement then immediately covered by aggregate. They can vary in thickness depending on the aggregate and binder used. A thick, double application can be used as the sole layer of pavement on low volume roads.

Slurry Seal

A slurry seal is a maintenance treatment applied to pavement to improve the functional characteristics of the pavement surface. It is a mixture of asphalt emulsion, aggregates and mineral fillers, which is mixed and placed in a continuous basis using a truck mixer. Prior to application, any surface distresses, such as cracks, are filled and sealed. After thoroughly mixing the emulsion, aggregates and mineral fillers in the slurry truck's built-in pug mill, the slurry mixture is poured into a spreader box. As the truck moves forward, the slurry is extruded from the back side of the spreader box. The box is capable of spreading the slurry over the width of a traffic lane in a single pass resulting in a uniform application. The slurry cures as the water evaporates and turns the freshly placed brown slurry into black slurry. Traffic can be returned once the slurry has cured, which is usually four to six hours. The City of Deer Lodge uses a Cold Mix method with Tight Blade rather than Slurry Seal.

Cape Seal

Cape seal consist of a bottom course of chip seal covered with a wearing course of slurry seal. Both pavement surface treatments are non-structural preventive maintenance applications that are classified as pavement preservation techniques. Such techniques can extend pavement life and improve safety. In a cape seal application, covering a single layer of chip seal with slurry seal prevents the aggregate from the chip seal application from being dislodged especially for roads with curb and gutter. At this time, the City of Deer Lodge is not using Cape Seal.

Asphalt Paving

On roads that show a rating of 5 or less, an asphalt overlay of 2" may be used to strengthen pavement. This application typically costs twice as much as a chip seal but ride quality and surface are restored. The City of Deer Lodge rarely uses this method due to prohibitive costs.

Milling

As roads age, rutting, cracking and raveling can occur. Rather than simply adding a layer of asphalt covering these defects and allowing defects to reflect up through to the surface, defects can be removed by milling and then replacing damaged asphalt. This Mill and Fill process can be used if the majority of the asphalt in place is still serviceable.

Full Depth Recycle

If the asphalt is severely damaged a full depth recycle may be required. The surface is then pulverized, mixed with existing base to strengthen it, and then paved over with new asphalt.

Reclaimed Asphalt Pavement

Reclaimed Asphalt Pavement (RAP) – removed/reprocessed asphalt concrete pavement is a commonly recycled material incorporated in the production of new Hot-Mixed Asphalt (HMA). RAP can be generated from a number of different sources including cold milling, full-depth removal, and pulverize-in-place operations of existing pavements. The use of RAP in HMA is the most efficient use of this material as it provides a reduction in virgin asphalt binder and aggregate demand, thus conserving natural resources. These materials may be used for paving very low volume roads or mixed with virgin material at less than 15%. Although an effective way of utilizing materials, the City of Deer Lodge currently does not use this method. Deer Lodge has used RAP materials as the sole layer of pavement on some lower volume roads. Depending on the quality of base, RAP and process this has produced mixed results.

Other Factors Used for Project Selection and Programming

Projected Volume – Future Growth

A Traffic counts completed by Montana Department of Transportation in Deer Lodge show traffic volumes from 2012 to 2016 have fluctuated on different routes. West Milwaukee has decreased but routes around East Milwaukee have increased from 53% to 230%. North Main Street traffic increased from 4% to 24% during those same years. It is believed that traffic in Deer Lodge may not increase significantly in the near future but areas North and East in will continue to grow and shift.

Funding Available and Projected

Gas Tax $70,000/year

Gas Tax increase 2018—$60,264 2019------$71,440 2023-------$94,988

Based on projected revenues the city of Deer Lodge should receive an increase immediately and a total of $163,902 gas tax by the year 2023.

Effective use of state and local funds is the key to a viable transportation system. Currently only Gas Tax and local funds are available. Other sources of funding including TSEP, RSID, Bonds, CBGD and the Small Urban area funding may be sought.

Public Input

The public can be the eyes and ears of Deer Lodge Transportation network. Often the public recognizes defects that local officials pass over or blend in with other pressing needs. The public works director receives input from the public and in turn meets with the city street department to prioritize street maintenance. The most prevalent method received is by phone calls. Because most complaints were focused on street issues such as potholes, these are fixed as soon as possible.

Inspection

The careful scrutiny of an experienced road manager is useful to determine project programming. They can judge how the road is responding to increased traffic volumes.

Possible Project

Roads that would benefit from a simple crack seal would be: Tumbleweed, Prairie, and Buckskin. These roads could be chip sealed at a cost of $ 48,263 but a crack-sealing for now would be sufficient.

The following Ten roads were listed by the city as arterials, or roads that are heavily used to move from one area to another. Collector roads feed these arterials. They are the important roads that should be kept in good shape. They benefit significantly from good pavement management. A chip seal project should be done every seven years to keep these good roads good. Current cost of chip seals are .38/ft sq. By sealing Oregon and Kentucky one year and sealing Carter and Higgins in another year, and not sealing Milwaukee until an overlay is performed, seven remaining projects can be sealed each year for a seven year cycle. The total cost of chip sealing these roads minus Milwaukee is $360,442-$49,050 =$311,392. Over a seven year period, $44,485 could be budgeted and the remainder could be saved or used for crack-sealing.

Chip Sealing Program

Street	Length (ft)	Width (ft)	Area (sq ft)	Cost
Oregon	2,875	24	69,000	$26,220.00
Kentucky	3,005	24	72,120	$27,405.00
5th St	4,285	28	119,980	$45,592.00
Dixon	3210 + 555	28	105,420	$40,060.00
Carter	2220	28	62160	$23,620.00
Higgins	2280	26	59280	$22,526.00
Missouri	4155	28	116,340	$44,209.00
Milwaukee	4610	28	129,080	$49,050.00
St. Mary's	4035	28	112,980	$12,932.00
Texas	3930	26	102,180	$38,828.00
				$360,442.00

Engineering Judgment

Milwaukee Street is the main arterial running East and West. The following table is an estimate of the cost for a "Mill and Overlay" on that road. Due to the height of asphalt in the crown and the fixed elevation of the curb line, a two-inch milling is recommended. This would also solve rutting problems and shoving at intersections. Two inches of hot mix overlay would strengthen the surface.

Milwaukee Street East

Procedure	Unit Cost	Length (yds)	Width (yds)	Area (sq yds)	Cost
2 inch Milling	$5.00	1530	15	22,950	$114,750
2 inch Asphalt	$20.00	1530	15	22,950	$459,000
				Total Cost	$573,750

With the full Gas Tax in place ($164,000), and $50,000 spent annually on chip seals, it would take 5 years to save enough for this project.

Defer Maintenance

There are a number of roads in Deer Lodge where Asphalt millings were placed and either sealed or left lone. These roads may not warrant paving and are in poor maintenance. Roads rated at a level 4 or below may be considered for deferred maintenance. At some point in the future when that segment has reached its terminal service life, it can be full depth recycled if usage increases to an ADT of over 300. If it remains a low volume road it can be "unpaved" or reverted to gravel. Gravel roads that are properly maintained can provide a higher level of service than a paved road that is not maintained. The following are cost figures to revert a road to gravel.

Road Name	PASER Rating	Length (yds)	Width (yds) 26 ft width	Pulverize Cost $3.25/yd sq
Maryland	3, 4, 5	1344	11,650	$37,870.00
Reierson	4	261	2,262	$7,352.00
Gilbert	4	225	1,950	$6,337.00
California	4, 5	780	6760	$21,970.00
West College	3, 4	377	3267	$10,619.00
Arizona	3	745	6457	$20,981.00
Conley	4	532	4610	$14,985.00

Example Project Selection for Next Five Years Programming

The Following projects could be scheduled and would expend the estimated $70,000/ year budget.

Approximate Budget: $70,000/year

	2017	2018	2019	2020	2021
Available $	70,000	130,000	140,000	164,000	164,000
Chip Seal	50,000	50,000	50,000	50,000	50,000
Possible Project	20000 curb and gutter	20000 crack - sealing	0	6,337	
Saved		60,000	90,000	114,000	114,000
Total Saved		60,000	150,000	264,000	378,000

- If this trend continued, there would be enough revenue to complete the suggested project on Milwaukee Avenue by 2023.
- City of Deer Lodge may want to approach MDT to suggest that the nature of traffic on East Milwaukee now passes through the city to State maintained West Milwaukee and should be maintained by MDT.
- Any new development and several existing subdivisions may be considered for RSID revenues from residents.
- A bond may be passed requesting $3,600,000 to increase level of service on Deer Lodge roads from a current PASER 5 to a level of PASER 6.

Jackson Group Peterbilt - Billings

3255 N. Frontage Road Billings, Montana 59101
Phone: (406) 252-5667

Case Number: 16978521
Repair Order Number: 9268BL
Purchase Order Number: N/A
Service Advisor: Creech, Andreea - Case Date 2025-01-14 09:54:38 -0700
ETR: 1/14/2025 at 11:33 am MST

Customer: City Of Hardin	**Unit Number:**	
Address: 406 N CHEYENNE AVE HARDIN, MT 59034	**Asset:** 2016 Peterbilt 320	**Engine Hours:** 13383
Phone: (406) 665-9292	**Serial Number:** GF107299	**Odometer:** 84029 Miles
Fax: N/A	**VIN:** 3BPZL70X5GF107299	**Warranty Start:** 02/15/2016 12:00:00
Customer Number: 8200	**Engine:** ISX12	**In Service:** 8 Years 11 Months

1 OIL LEAK

Complaint: C/S THERE IS AN OIL LEAK

Cause: Found failed front main seal. Unit has FEPTO driven by crankshaft. Remove front pump, driveshaft, cooling pack and replace front main seal. Remove and replace damaged engine harness and regen unit/drive unit to verify crankcase pressure remains in acceptable ranges.

		Quantity	Price	Core Price	Totals
Labor:					$5,550.00
Parts:	CARRIER-SEAL	1.0	$234.74	$0.00	$234.74
	GASKET,COVER PLATE	1.0	$26.79	$0.00	$26.79
	SEAL,OIL	1.0	$74.85	$0.00	$74.85
	SEAL,OIL	1.0	$18.16	$0.00	$18.16
	GASKET,FRONT COVER	1.0	$28.12	$0.00	$28.12
	HARNESS-ETR CNT MDL WRG	1.0	$1,375.01	$0.00	$1,375.01
	ENVIORNMENTAL FEE	1.0	$25.00	$0.00	$25.00
	Parts Total				$1,782.67
Operation Total:					**$7,332.67**

2 Check engine light illuminated CEL SEL Cummins

Complaint: Tech found faults for outlet NOX sensor during oil leak diagnostics

Cause: Failed outlet NOX sensor. Remove shielding, replace sensor. Perform road test to verify SCR conversion.

		Quantity	Price	Core Price	Totals
Labor:					$740.00
Parts:	SENSOR,NITROGEN OXIDE	1.0	$600.89	$212.50	$813.39
	TECHNOLOGY FEE	1.0	$50.00	$0.00	$50.00
	Parts Total				$863.39
Operation Total:					**$1,603.39**

Parts	$2,433.56
Labor	$6,290.00
Shop Supplies	$500.00
Haz. Waste	$12.00
Core	$212.50
Total	**$9,448.06**

This estimate is subject to teardown and inspection and is valid for 30 days from date above. I, the undersigned, authorize you to perform the repairs and furnish the necessary materials. I understand any costs verbally quoted are an estimate only and not binding. Your employees may operate vehicle for inspecting, testing and delivery at my risk. You will not be responsible for loss or damage to vehicle or articles left in it. AUTHORIZED BY:_____ DATE:___/____/____

City of Hardin Score Tally Sheet for the Hotel Becker Preliminary Architectural Report

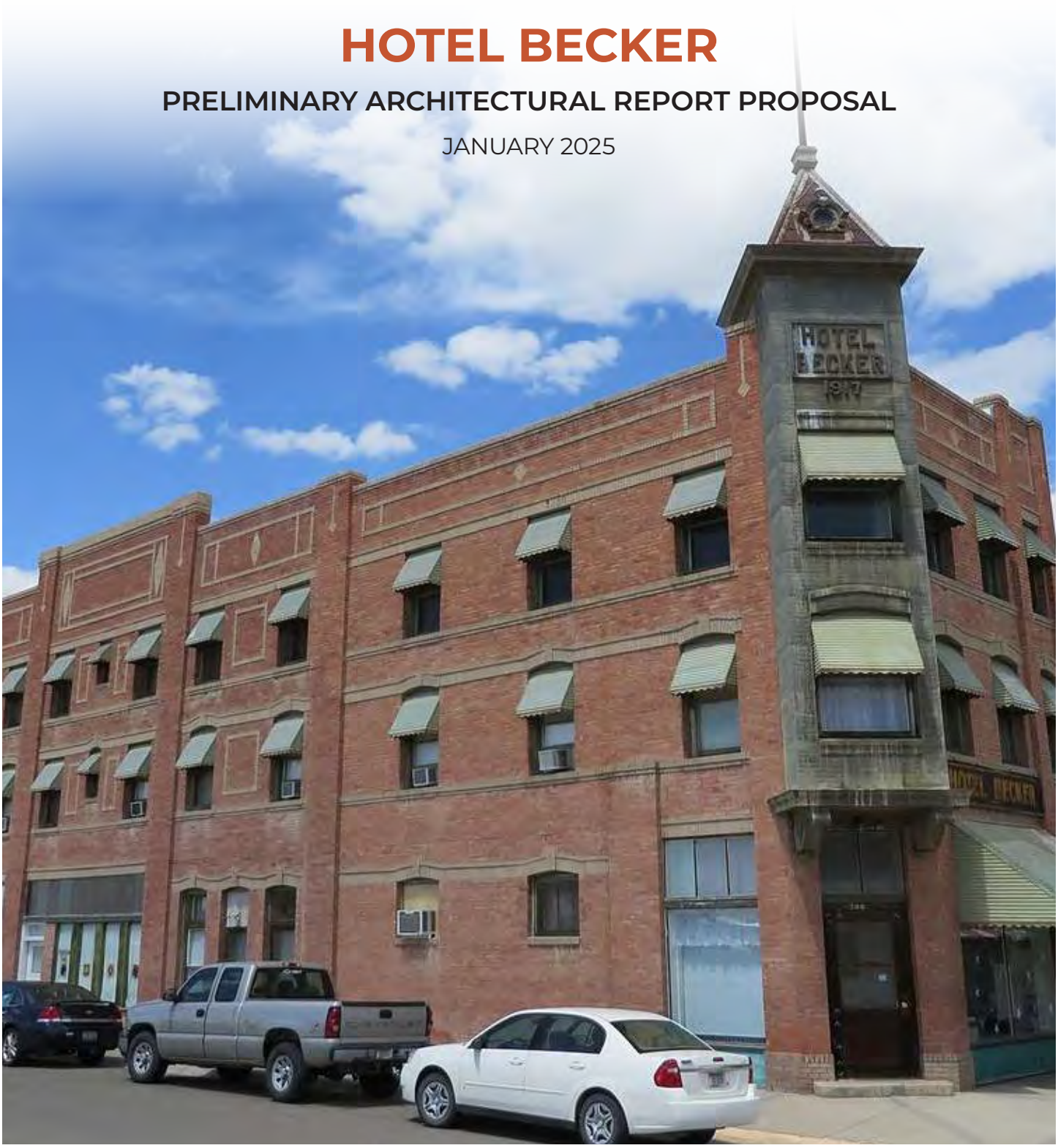
	Firms who submitted Proposal	
Proposal Scorer	**High Plains**	**Architects Alaska**
Reviewer #1	49	45
Reviewer #2	44	43
Reviewer #3	48	49
Reviewer #4	46	37
Total Score	187	174
Available score	200	200
Average Score	46.75	43.50

There were 4 members of the review committee for the PAR that will study the Hotel Becker and its feasibility. This project will be paid with funding from Montana Main Street which is part of the Montana Department of Commerce. Each committee member was given the same score sheet and individually analzyed each firm. After all reviewers had a chance to complete their own scoring, High Plains Architects was the highest scoring firm at 187 points out of a possible 200.

HOTEL BECKER

PRELIMINARY ARCHITECTURAL REPORT PROPOSAL

JANUARY 2025



HIGH PLAINS
ARCHITECTS

PROVIDED BY:

HIGH PLAINS ARCHITECTS
2720 MINNESOTA AVENUE
BILLINGS, MT 59101

PROVIDED FOR:

CITY OF HARDIN
406 N CHEYENNE AVE
HARDIN, MT 59034

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January 13, 2025

Andrew Lehr
c/o: City of Hardin
406 N. Cheyenne Ave
Hardin, MT 59034

RE: Hotel Becker Preliminary Architectural Report

Dear Andrew & the Selection Committee:

High Plains Architects applauds the City of Hardin for identifying critical downtown assets that are currently underperforming and for working with property owners to figure out a path to bring them back to life. Completing a Preliminary Architectural Report (PAR) is a key initial step to bringing the Hotel Becker back to its potential, contributing a vital presence to downtown Hardin.

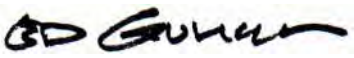
We are pleased to present our proposal to help you achieve that goal! With our extensive design and development experience in rehabilitating historic buildings, we believe we are uniquely qualified to deliver a PAR that has the design AND financial information needed to move the project to the next level.

Our multi-disciplinary team has a history of working together on similar projects and is an ideal fit to work with the City of Hardin and the property owner to create the Hotel Becker Preliminary Architectural Report. Our team members and their roles are as follows:

- High Plains Architects, Billings, MT – architect
- Stahly Engineering, Billings, MT – structural engineer
- IMEG Corp., Billings, MT – mechanical and electrical engineers

Thank you for this opportunity to be of service, and we look forward to demonstrating our qualifications in the proposal that follows. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,
High Plains Architects, P.C.



Ed Gulick, AIA, LEED AP® BD+C
President

CROWLEY FLATS
LEWISTOWN, MT

CONTENTS

STAPLETON BUILDING
BILLINGS, MT

CROWLEY FLATS
LEWISTOWN, MT

1. FIRM PROFILE

High Plains Architects is a full-service architectural and planning firm dedicated to enhancing the quality of life for communities, while fostering a sustainable and regenerative built environment. Founded in Billings, Montana in 1999, our name pays homage to the vast, awe-inspiring plains that surround us. Our work is driven by a commitment to improving communities of all sizes by creating thoughtful, people-centered spaces, staying at the forefront of industry best practices, and fostering economic vitality with a homegrown economic development approach. These motivations guide every project we undertake:

Community Orientation

At High Plains Architects, we are deeply committed to improving the vitality and quality of life within Montana's communities. Whether working in small towns or larger cities, our focus remains on improving the well-being of all residents by creating thoughtful, people-centered spaces.

Homegrown Economic Vitality

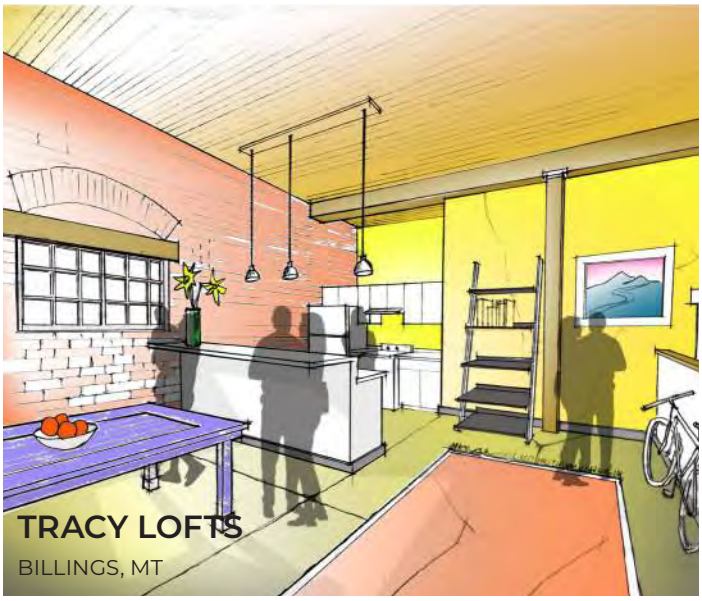
Our philosophy of economic development is to support the ecosystem of local commercial exchange and investment by rebuilding human-scaled places with timeless community design patterns and high-performance buildings that do not depend on importing outside resources.

Environmental Regeneration

Healthy biosystems are the fundamental basis for life as we know it. For every project, we set goals for improving environmental performance far beyond conventional standards. Our work not only meets these goals but also enhances the local ecosystems, ensuring that the built environment and natural world can thrive together.

KLOS BUILDING
BILLINGS, MT

COLLINS BLOCK
BILLINGS, MT



TRACY LOFTS
BILLINGS, MT

SKYLINE DEVELOPMENT
BILLINGS, MT

Innovation & Excellence

At High Plains Architects, we are committed to staying at the forefront of industry best practices. By drawing on lessons from past projects, cutting-edge research, and performance metrics, we continually refine our design processes to meet the evolving needs of today and tomorrow while pushing the boundaries of sustainable architecture. We strive to deliver designs that not only serve the present but also contribute to the future vitality and sustainability of Montana's communities and environments.

From these guiding principles, we have developed four areas of expertise, our Four Pillars of Practice:

1. Downtown Revitalization

We specialize in breathing new life into downtowns and districts in a resourceful manner, transforming them into vibrant, attractive destinations. Our work includes guidance on zoning ordinances, building uses, façade design, and street planning. Our experience includes nine completed community, downtown, and campus master plans.

2. Historic Rehabilitation

Our expertise in building codes and the Secretary of the Interior's Standards enables us to rehabilitate historic buildings, preserving their inherent value and securing historic tax credits. With 11 successful historic tax credit projects, we have demonstrated our ability to blend preservation with modern functionality.

3. High-Performance Design

Through an integrative design process, we deliver buildings with superior economic and environmental lifecycle performance. Our portfolio includes a certified Living Building and 13 LEED Platinum buildings, reflecting our dedication to creating sustainable and high-performance structures.

4. Property Development

With experience developing 14 of our own projects, we help clients unlock the potential of underperforming properties, transforming them into profitable and attractive assets. We have expertise in financial pro formas, ensuring projects are financially viable and identifying the necessary capital stack components to bring them to life.

Directly or indirectly, these four pillars are all applicable in creating a new chapter in the life of the Hotel Becker. Though we are not the only team with experience creating preliminary architectural reports, we believe we are uniquely qualified to forge a path that leads to the Hotel Becker being redeveloped.

What Distinguishes Our Team

1. A Deep Connection to Montana Communities

Our work in smaller Montana communities like Hardin goes beyond professional obligations—it's a heartfelt passion. Montana's natural beauty is well known, but we also celebrate the cultural and working landscapes as invaluable assets. Historic downtown buildings embody the economic and cultural history of a community, and we are experts in restoring these structures to play prominent roles in the lives of Montana's smaller communities.

2. Expertise in Historic Building Rehabilitation

Our team has extensive experience working alongside property owners as architects—and sometimes as developers—to breathe new life into historic structures. We have expertise in the 2021 International Existing Building Code, which allows rehabilitation in the most cost-effective manner. We are also experts with the Secretary of the Interior's Standards for Rehabilitation; we know how to rehabilitate a historic building in a manner that secures historic tax credits worth approximately 25 percent of qualified project costs. Thus, we deliver not only design solutions but also financial strategies that have resulted in successful rehabilitation projects across Montana.

5. Expertise in Redevelopment

Our team has extensive experience transforming the insights provided in a PAR into successful historic property redevelopments across several Montana communities. Randy Hafer, a key team member, has served as a general partner in the redevelopment of eight historic buildings and is currently a general partner in three more.

Additionally, he has acted as a redevelopment consultant on several other projects, allowing his expertise to benefit a wider range of developments.

Our Vision for Hotel Becker & Hardin's Downtown

Like the community, we view the Hotel Becker as an anchor building in downtown Hardin. Given that housing is often the greatest need for Montana communities of all sizes, we are likely to recommend converting the upper floors of the Hotel Becker into apartments. Downtown housing is a proven strategy for revitalizing urban cores, as it increases foot traffic and fosters a mix of uses within walking distance. This boost in activity benefits downtown businesses and supports public safety through "natural surveillance," a core principle of CPTED (Crime Prevention Through Environmental Design).

We've observed this positive cycle in other Montana communities with new downtown housing in mixed-use buildings. For example, after the Borden Hotel in Whitehall was redeveloped, its nine apartments and commercial spaces quickly attracted tenants, including new businesses and a restaurant. Nearby property owners were inspired to invest in their own buildings, further enhancing the area. We envision a PAR for the Hotel Becker as the first step in a transformative process to revitalize downtown Hardin, boosting tax revenues without the expense of new infrastructure.

Legal Information:
High Plains Architects, P.C.
2720 Minnesota Avenue
Billings, MT 59101
PH: (406) 896-0250
FEIN: 81-0530127

KLOS BUILDING
BILLINGS, MT

2. RELEVANT EXPERIENCE

Since its establishment in 1999, High Plains Architects has completed over 30 Preliminary Architectural Reports (PARs) and feasibility studies. These reports equip building owners and prospective buyers with critical information to make informed decisions without committing to a full-scale design process. They provide a practical way for prospective buyers to “look before they leap” into a property purchase, while enabling current owners to assess the financial viability of significant building renovations.

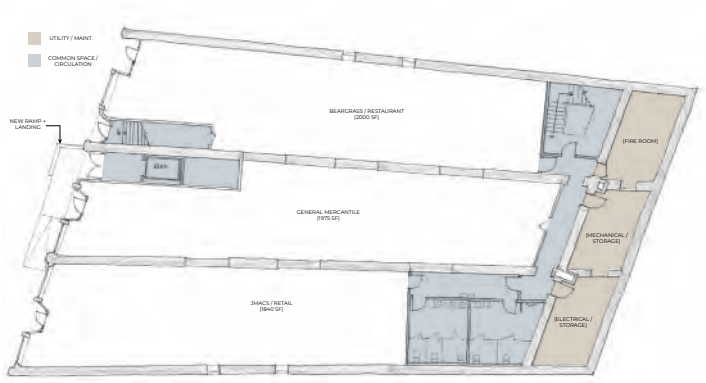
Leveraging our real estate development expertise, many of our recent feasibility studies have included detailed financial pro formas, offering clear insights into pathways for achieving financial sustainability. Below are four examples of recently completed feasibility studies focusing on the redevelopment of historic buildings, which are particularly relevant to the PAR for the Hotel Becker.

BROADWAY APARTMENTS
LEWISTOWN, MT - IN PROGRESS

MILLIGAN BUILDING
MILES CITY, MT - IN PROGRESS

KLOS BUILDING
BILLINGS, MT

OBHB REMODEL
BILLINGS, MT - IN PROGRESS



First Floor Concept Plan

Second Floor Concept Plan

Third Floor Concept Plan

Fourth Floor Concept Plan

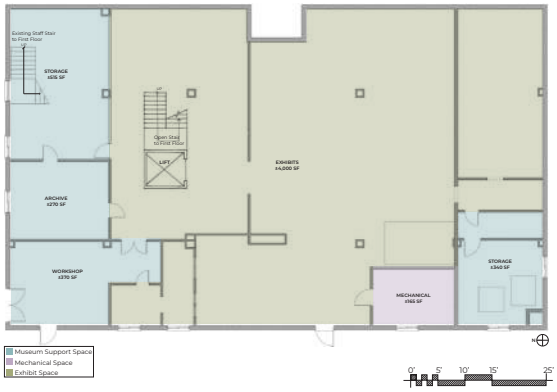
IRON FRONT BUILDING FEASIBILITY STUDY

PROJECT HIGHLIGHTS:
Following a fire, the majority of a 4-story, 32,000-square-foot historic building was deemed unusable. High Plains Architects developed two renovation floor plan options, conducted a comprehensive building code analysis, and proposed historic preservation and green design strategies. Additionally, we prepared a construction cost estimate, identified funding assistance sources, and created a financial pro forma demonstrating the project's potential for positive cash flow. The financial pro forma was developed iteratively alongside the floor plans, enabling the owner to determine the optimal mix of uses to achieve financial sustainability.

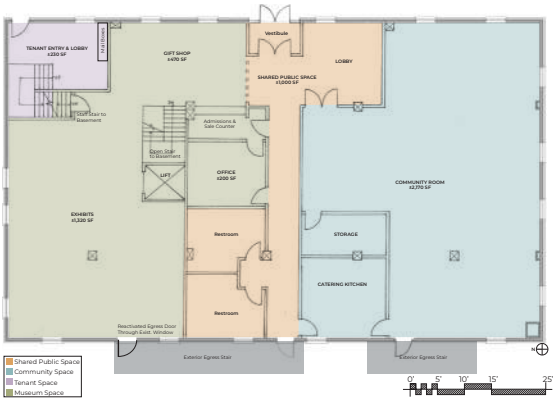
LOCATION: Helena, MT

COMPLETED: March 2024

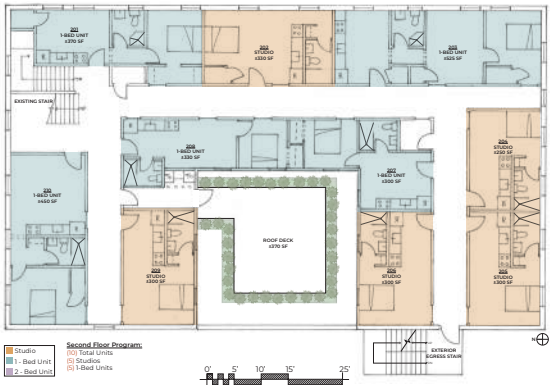
REFERENCE:
Beau Stumberg
Blue Pine Property Management
44 North Last Chance Gulch, Suite 19
Helena, MT 59601
(406) 439-2884
Beau@BluePineMontana.com



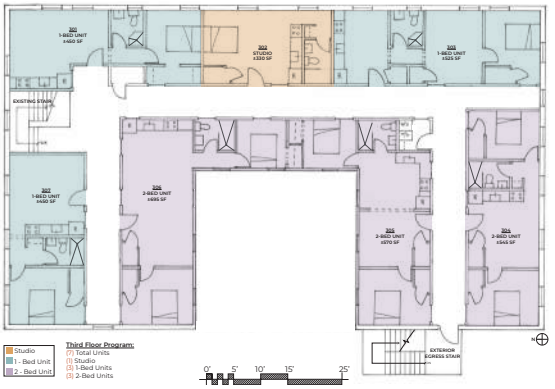
Basement Concept Plan



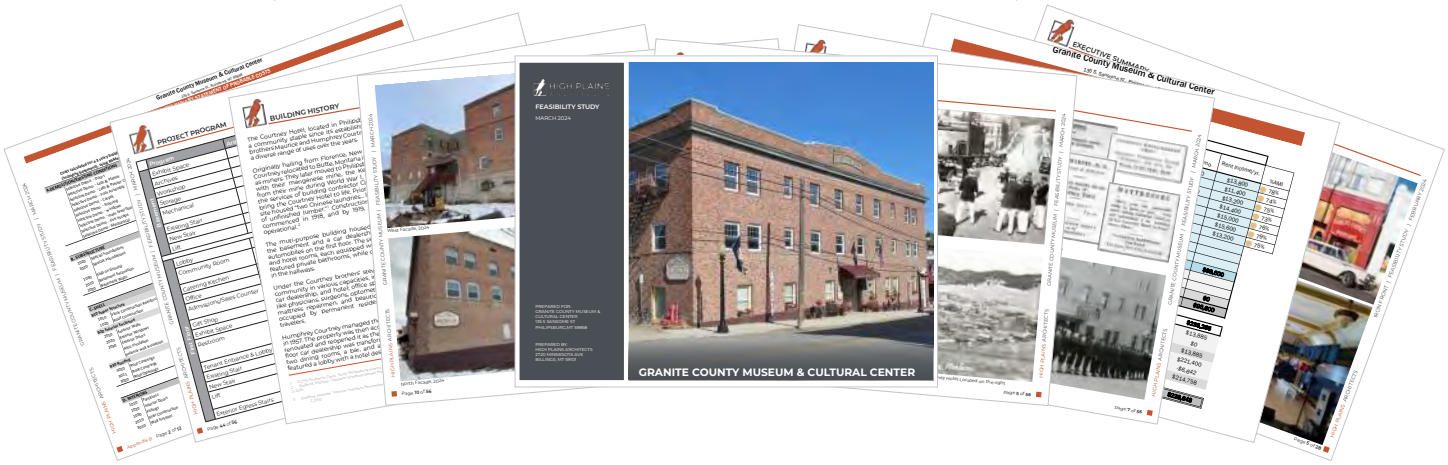
First Floor Concept Plan



Third Floor Concept Plan



Third Floor Concept Plan



GRANITE COUNTY MUSEUM & CULTURAL CENTER FEASIBILITY

PROJECT HIGHLIGHTS:
The 3-story, 10,000-square-foot historic Courtney Hotel has long housed the Granite County Museum on its first floor and basement, while the upper floors have remained unused for decades. To enhance their space and create housing, the Granite County Museum board hired High Plains Architects to assess the feasibility of renovating the historic building. Our study measured the building, assessed existing conditions, established project goals, developed floor plan concepts, analyzed building codes, estimated construction costs, and identified funding opportunities. Our financial pro forma showed positive cash flow if renovated in a manner that qualified for historic tax credits.

LOCATION: Philipsburg, MT

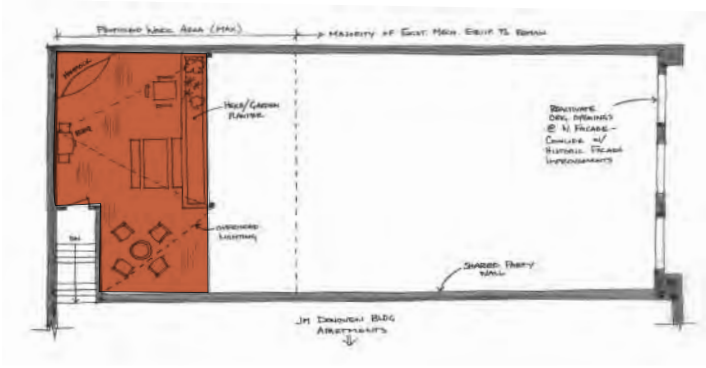
COMPLETED: March 2024

REFERENCE:
Penny Murray
135 S Sansome St.
Philipsburg, MT 59858
pennymurray@msn.com

Perspective Sketch

Concept Plan Option A

Concept Plan Option B



Roof Deck Concept

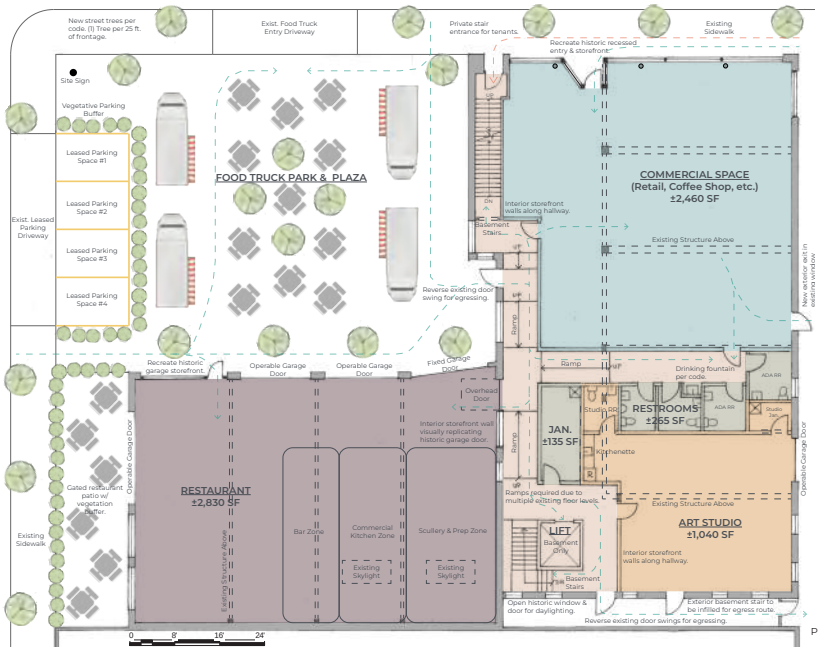
JM DONOVEN FEASIBILITY STUDY

PROJECT HIGHLIGHTS:
While the first floor of the 2-story, 10,000-square-foot building remained in use, the second floor was uninhabitable, and the historic exterior was covered by a variety of undesirable mid-century finishes. High Plains Architects conducted a feasibility study that included building measurements, an assessment of existing conditions, the development of project goals and program, four second-floor renovation plan options, a comprehensive building code analysis, a construction cost estimate, and identification of funding assistance opportunities.

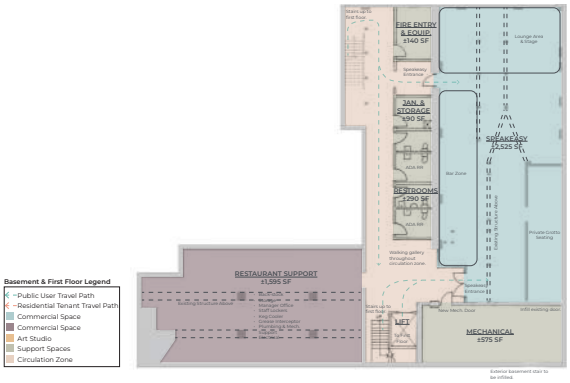
LOCATION: Havre MT

COMPLETED: March 2024

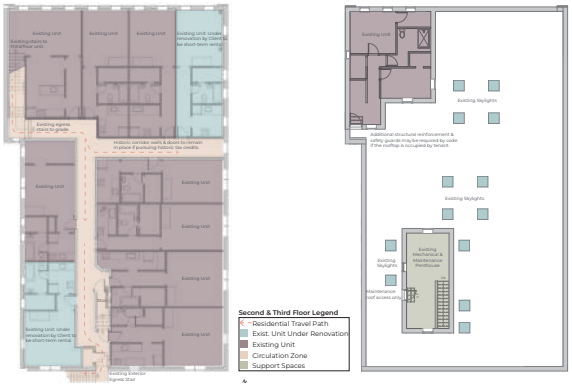
REFERENCE:
Janine M. Donoven
106 3rd Avenue
Havre, MT 59501
(406) 265-1516
jmdonoven@havremt.net



First Floor & Site Concept Plan



Basement Concept Plan



Upper Level Concept Plans

FIRESTONE SERVICE STATION CONCEPT DESIGN

PROJECT HIGHLIGHTS:
The conceptual design package includes the history of the 2-story, 21,300-square-foot building, which currently has its first floor and basement used for commercial purposes, while the second floor houses ten occupied historic apartments. The package also includes an assessment of existing space and system conditions, a proposed mixed-use program, an evaluation of the pros and cons of pursuing historic tax credits, renovation floor plans, a comprehensive building code analysis, mechanical and electrical scope narratives, and a construction cost estimate.

LOCATION: Billings, MT

COMPLETED: July 2024

REFERENCE:
David and Erin Amato
406-850-1707
ebamato@hotmail.com

Projects Successfully Advanced to Redevelopment

Completing a preliminary architectural report or feasibility study that includes a financial solution as well as a design solution is not a guarantee that redevelopment will occur; a project needs an entrepreneur who seizes the opportunity and moves forward with it. But the financial pro forma reduces the risk of proceeding and markedly increases the chances that redevelopment will occur. The following are examples of some projects that advanced to redevelopment after a PAR or feasibility study was completed:

ARVON BLOCK
GREAT FALLS, MT

"Randy Hafer and Co at High Plains added life to a wonderful building in my childhood hometown which had fallen into a state near abandonment with little to no use for decades. Now, when I return to where I grew up, I get to see The Borden's Hotel, alive with residents and guests. Now that the building has been restored, it shows the beauty of the original construction. This work matters and is so valuable for rural communities!"

-Matt Miller, RPA

OLD MAVERICK FIRE HOUSE
BILLINGS, MT

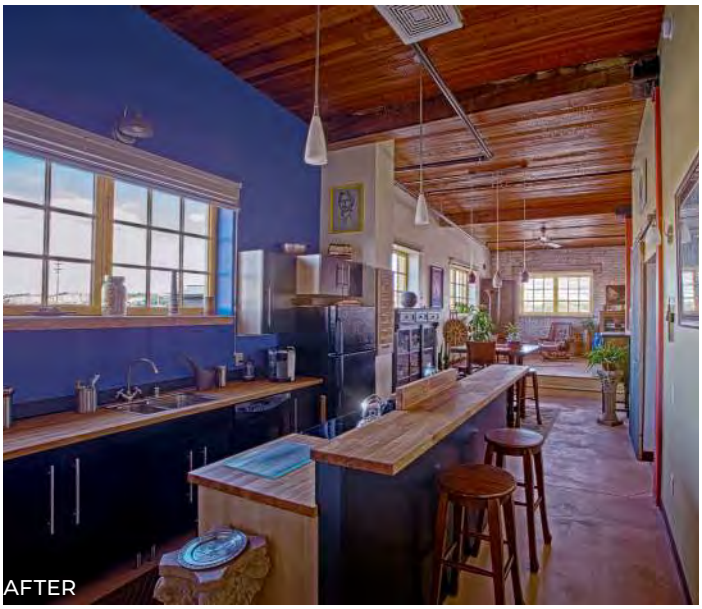
SOPO LOFTS
BILLINGS, MT

STAPLETON BUILDING
BILLINGS, MT

BEFORE


BEFORE


AFTER


AFTER

BORDEN HOTEL

LOCATION: Whitehall, MT

CLIENT: Jefferson Local Development Corporation

COMPLETED: 2015

PROJECT HIGHLIGHTS: 13,700 SF historic mixed use hotel building; 21 second floor hotel rooms converted into 9 apartments; offices, shops, and restaurant on the first floor

TRACY LOFTS

LOCATION: Billings, MT

COMPLETED: 2012

PROJECT HIGHLIGHTS: 21 second floor hotel rooms converted into 9 apartments; offices, shops, and restaurant on the first floor.


BEFORE


BEFORE


AFTER


AFTER

HOME ON THE RANGE

LOCATION: Billings, MT

COMPLETED: 2006

PROJECT HIGHLIGHTS: 8,100 SF derelict grocery store remodeled into a LEED Platinum, high-performance building with offices for two non-profit organizations.

L&L BUILDING

LOCATION: Billings, MT

COMPLETED: 2005

PROJECT HIGHLIGHTS: This project involved the extensive restoration of the 7,500 SF historic L&L Building, including structural reinforcement and compliance with the Secretary of the Interior's Standards, to preserve its architectural integrity for commercial use.

3. PROJECT TEAM

The project team at High Plains Architects brings extensive expertise in historic preservation, adaptive reuse, and community revitalization, ensuring the Hotel Becker Preliminary Architecture Report will provide a clear and actionable path forward. Our experience in analyzing historic buildings and creating sustainable redevelopment strategies positions us to deliver a thorough assessment tailored to the needs of the building and community. Through our collaborative approach, we will craft recommendations that honor the Hotel Becker's historic character while enhancing its functionality and supporting the broader revitalization of the downtown core. High Plains' key personnel assigned to the project include:

Ed Gulick | egulick@highplainsarchitects.com | (406) 896-0250
Architect | Principal-In-Charge

- Experience managing more than 10 PARs or feasibility studies
- Completed financial pro forma analysis on more than five projects
- Managed and overseen complex downtown building rehabilitation projects
- Moderate time commitment documenting existing conditions, meeting with stakeholders, completing financial analysis, and providing feedback and quality control for all PAR contents

Randy Hafer | rhafer@highplainsarchitects.com | (406) 896-0250
Architect | Development Consultant

- Regional leader and expert in adaptive reuse of historic buildings
- General Partner in developing 12 current and past projects totaling $80 million
- Significant contributor to dozens of feasibility studies
- Minor time commitment reviewing financial pro forma and financial opportunities and providing feedback and quality control

Emarie Skelton | eskelton@highplainsarchitects.com | (406) 384-0144
Project Designer | Project Manager

- Experience managing four PARs or feasibility studies
- Managed downtown building rehabilitation projects
- Major time commitment coordinating project components, documenting existing conditions, meeting with stakeholders, developing rehabilitation strategies and design concepts, conducting zoning and building code analysis, estimating construction costs, and assembling final report

John Sanford | jsanford@highplainsarchitects.com | (406) 896-0250
Project Designer | Project Support

- Experience managing six PARs or feasibility studies
- Contributed to downtown building rehabilitation projects
- Modest time commitment developing rehabilitation strategies and design concepts and assembling final report

4. CONSULTANT TEAM

High Plains Architects is proud to partner with Stahly Engineering & Associates and IMEG Corp. to deliver a thorough and actionable Preliminary Architecture Report (PAR) for the Hotel Becker.

Stahly Engineering & Associates will serve as the structural engineer, providing expertise in structural systems design and consulting. Their hands-on, client-focused approach and extensive experience in structural engineering make them a vital contributor to this project.

IMEG Corp. will provide mechanical and electrical engineering services, leveraging their century-long history of innovative, sustainable design solutions tailored to local communities. Their expertise will ensure efficient and effective building systems for the Hotel Becker.

Together, this team brings the specialized skills and collaborative approach needed to create a PAR that supports the Hotel Becker's role as a cornerstone of downtown Hardin's revitalization. Detailed resumes of Stahly Engineering & Associates' and IMEG Corp.'s team members are included in the appendix.

Rick Snidarich | rsnidarich@seaeng.com | (406) 602-4393

Structural Engineer | Structural Systems Consultant

Stahly Engineering & Associates | 2223 Montana Ave | Suite 201 | Billings, MT 59101

- Experience with the International Existing Building Code as well as International Building Code
- Modest time commitment investigating existing building and the condition of existing structural members, conducting calculations on capacities of existing structural system, and advising architect on implications of proposed changes to building

Kevin Pope | kevin.g.pope@imegcorp.com | (406) 545-6426

Mechanical Engineer | Mechanical Systems Consultant

IMEG Corp. | 175 N 27th Street | Suite 1312 | Billings, MT 59101

- Experience working with architect on numerous feasibility studies, PARs, and construction drawing sets for historic buildings
- Modest time commitment reviewing proposed uses for building, identifying appropriate mechanical system options, and providing cost estimates to architect based on recent square foot costs in similar projects

Clint Laferrier | clint.e.laferriere@imegcorp.com | (406) 256-1141

Electrical Engineer | Electrical Systems Consultant

IMEG Corp. | 175 N 27th Street | Suite 1312 | Billings, MT 59101

- Experience working with architect on numerous feasibility studies, PARs, and construction drawing sets for historic buildings
- Modest time commitment reviewing proposed uses for building, identifying appropriate electrical system options, and providing cost estimates to architect based on recent square foot costs in similar projects

5. ACTIVE PROJECTS & AVAILABILITY

High Plains Architects has reviewed our projected workload for the period of February 10 to June 30, 2025, and we confirm that we are available and have sufficient capacity to successfully complete the Hotel Becker Preliminary Architectural Report within the proposed timeline.

We are currently engaged in the following projects, which vary in the level of effort required during this period:

- Milligan Building Rehabilitation – Miles City, MT
- Central School Redevelopment – Roundup, MT
- Broadway Apartments Rehabilitation - Lewistown, MT
- Old Billings Hardware Building Redevelopment - Billings, MT
- LB Lofts - Billings, MT
- Residence - Roscoe, MT
- Residence - Red Lodge, MT
- Northern Cheyenne Food Pantry - Lame Deer, MT
- Forsyth Downtown Master Plan - Forsyth, MT

Many of these projects will transition into less resource-intensive phases, such as construction, during the first quarter of 2025. This ensures that our team will have the focus and resources required to dedicate to the Hotel Becker Preliminary Architectural Report.

We are confident in our ability to manage our commitments effectively and to provide exceptional service to the community of Hardin.

THE MONTE
BILLINGS, MT

6. PROPOSED SCOPE OF WORK

The proposed scope of work is captured in the following Table of Contents, which also includes a list of associated deliverables. The report will include photos of existing conditions and of relevant examples from other projects to illustrate the proposed approach throughout.

HOTEL BECKER PRELIMINARY ARCHITECTURAL REPORT
TABLE OF CONTENTS

7. BUDGET

The table below outlines the projected project budget, detailing the level of effort for each team member. The consultant column specifies the fees for external consultants, providing a comprehensive view of the project's anticipated financial requirements. The expense category captures estimated additional costs such as travel and printing.

	Ed Gulick	Emarie Skelton	John Sanford	Randy Hafer	Consultants	Expenses
1. ACKNOWLEDGMENTS	-	◇	-	-		
2. EXECUTIVE SUMMARY	◇	◇	-	-		
3. INTRODUCTION / APPROACH	◇	◇	◇	-		
4. VICINITY MAP	-	-	◇	-		
5. BUILDING HISTORY	◇	◇	◇	-		
6. EXISTING CONDITIONS	◆	◆	◇	-		$1,200
7. POTENTIAL USES	◇	◆	-	-		$60
8. PROPOSED REHABILITATION STRATEGIES	◇	◆	◇	-		
9. REHABILITATION CONCEPT DRAWINGS	◇	◆	◆	-		
10. ZONING & BUILDING CODE ANALYSIS SUMMARY	◇	◇	-	-		
11. PRELIMINARY STATEMENT OF PROBABLE COSTS	◇	◆	-	-	$4,000	
12. FINANCIAL ANALYSIS	◆	◇	-	◇		
13. FINANCIAL ASSISTANCE OPPORTUNITIES	◇	◇	-	◇		
14. APPENDICES						
a. Zoning & Building Code Analysis	◇	◆	-	-		
b. Structural Engineer's Assessment	◇	◇	-	-	$5,000	
c. Mechanical, Plumbing, and Electrical Engineering Narratives	◇	◇	-	-	$4,000	
Final Printed Report: (3) Copies	-	◇	-	-		±$120

Key:

Not Involved	-
Low Effort (1-10 hours)	◇
High Effort (11-30 hours)W	◆

8. FEE STRUCTURE

High Plains Architects' will require a $45,000 fee, inclusive of all expenses, to complete the proposed scope of work for the Hotel Becker PAR. With our current projected workload, this scope of work can be substantially completed during the months of March, April, and May 2025, as shown in the Preliminary Project Schedule. We propose to invoice based on completion of the following deliverables:

Invoice #	Date	Amount	Deliverables
Invoice #1	4/01/2025	$15,000	Existing building floor plans and summary of existing conditions
Invoice #2	5/01/2025	$15,000	Remodel floor plan options and Meeting #3 Minutes
Invoice #3	6/01/2025	$15,000	Final Draft of PAR

ONE HEALTH, BIGHORN
HARDIN, MT

9. PRELIMINARY PROJECT SCHEDULE

		START	END
SET UP PROJECT		2/10/2025	3/3/2025
Client-Architect Contract			
Architect-Consultant Agreements			
Meeting #1: Stakeholder Kick-Off	on or around	2/24/2025	
Schedule Site Visits		3/3/2025	
DOCUMENT EXISTING CONDITIONS		**3/4/2025**	**3/17/2025**
Research history of building		3/4/2025	3/15/2025
Site Visit to document existing conditions	on or around	3/11/2025	
3D scanning of building		3/11/2025	
Methodical evaluation of bldg assemblies		3/11/2025	
Structural assessment		3/11/2025	
Document electrical service and MEP systems		3/11/2025	
Create model of building in Revit		3/17/2025	3/21/2025
PROPOSED REMODEL DESIGN		**3/18/2025**	**4/28/2025**
Research local market demand		3/18/2025	3/23/2025
Meeting #2: Stakeholders re: Potential Uses	on or around	3/25/2025	
Create Project Goals & Program		3/26/2025	
Develop Hist. Rehab. Strategies		3/27/2025	
Develop High Performance Green Strategies		3/28/2025	
Develop 2-3 Remodel Floor Plan Options		3/31/2025	4/4/2025
Meeting #3 (Virtual): Stakeholders to select Floor Plan Option		4/8/2025	
Finalize Design Concept		4/9/2025	4/28/2025
Site and First Floor Plan		4/9/2025	4/10/2025
Basement, Second, and Third Floor Plans		4/10/2025	4/11/2025
Exterior Perspective		4/14/2025	4/28/2025
Meet w/ MEP Engineers to determine system options		4/15/2025	
Meet w/ Structural Engineer to determine remodel impacts		4/16/2025	
ANALYSIS OF DESIGN		**3/31/2025**	**4/30/2025**
Zoning & Building Code Analysis		3/31/2025	4/2/2025
Construction Cost Estimate		4/22/2025	4/29/2025
Financial Pro Forma		4/29/2025	5/13/2025
Financial Opportunities		4/29/2025	5/13/2025
Adjust design concept to make pro forma work		4/30/2025	5/14/2025
COMPILATION		**5/19/2025**	**6/2/2025**
Compile Report		5/19/2025	5/23/2025
Write Executive Summary		5/21/2025	5/22/2025
Virtual Meeting w/ Stakeholders to present PAR		5/28/2025	

SWIFT BUILDING LOFTS
BILLINGS, MT

HIGH PLAINS ARCHITECTS

ED GULICK

AIA, LEED AP® BD+C

PRESIDENT | PRINCIPAL

EDUCATION

Yale University, 1998
New Haven, Connecticut
Master of Architecture

Pomona College, 1994
Claremont, California
Bachelor of Arts, Studio Art

LICENSES & REGISTRATIONS

- Licensed Architect: Montana, Idaho
- NCARB Certified
- LEED Accredited Professional

PROFESSIONAL & CIVIC AFFILIATIONS

- American Institute of Architects - Montana Chapter
- Billings Architectural Association, President (2019-2020)
- U. S. Green Building Council, Montana
- City Councilman, City of Billings (2022-Present)
- Northern Plains Resource Council, Clean Energy Task Force Chair (2012-2024)

Contact Information:
highplainsarchitects.com
(406) 896-0250
egulick@highplainsarchitects.com
2720 Minnesota Ave Billings, MT 59101

PROFESSIONAL PROFILE

Ed Gulick is President at High Plains Architects, where he has played an instrumental role in the firm's regional leadership in high-performance green building. Ed brings extensive design experience managing gut renovations of historic buildings as well as renovations of occupied buildings and high performance new construction projects for post-secondary education, office, multifamily residential, and clinical uses.

With his enthusiasm for systems thinking, historic craftsmanship, and environmental stewardship, Ed has provided leadership in delivering more than a dozen historic tax credit projects and LEED Platinum-certified projects, all within conventional building budgets. In addition to his dedication to environmental sustainability, Ed is passionate about civic engagement, placemaking, and wealth creation, using walkable development patterns to provide enduring prosperity in Montana Communities.

WORK EXPERIENCE

2016 - Present
High Plains Architects P.C.
Billings, MT
President | Principal Architect
- Business Development
- Office Management Team

2004 - 2016
High Plains Architects P.C.
Billings, MT
Architect | Project Manager

2002 - 2004
Green Resource Center
Berkeley, CA
Program Manager
- Technical assistance
- Public education

1996 - 1998
Yale Urban Design Workshop
Across Connecticut
Project Manager | Designer

RELEVANT PROJECT EXPERIENCE

Studies and Master Plans

- Iron Front Building Feasibility Study, Helena, MT (2024)
- Chief Dull Knife College Preliminary Architectural Report, Lame Deer, MT (2020)
- One Health Hardin Master Plan, Hardin, MT (2018)
- Kampgrounds of America Corporate Headquarters Feasibility Study, Billings, MT (2017)
- Thermopolis Main St. Historic Survey, Thermopolis, WY (2017)

Commercial/Mixed Use

- One Health Center, Miles City, MT (under construction - 2025)
- One Health Center, Lewistown, MT (2022)
- One Health Bighorn, Hardin, MT (2020)
- SxS Building, Bozeman, MT (2017)
- Valley Federal Credit Union - 4 branches, Billings, MT & Bozeman, MT (2015 - 2018)
- Borden Hotel Redevelopment, Whitehall, MT (2015)
- National Outdoor Leadership School Wyss Wilderness Medicine Campus, Lander, WY (2012)
- Home on the Range, Billings, MT (2006)

Residential/Multi-family

- Crowley Flats, Lewistown, MT (2023)
- Tracy Lofts, Billings, MT (2012)
- Swift Building Lofts, Billings, MT (2009)

HIGH PLAINS ARCHITECTS

RANDY HAFER

FAIA, LEED AP® BD+C

CO-FOUNDER

EDUCATION

Yale University, 1981
New Haven, Connecticut
Master of Architecture

Stanford University, 1976
Stanford, California
Bachelor of Arts, Architecture and Art History

LICENSES & REGISTRATIONS

- Licensed Architect: Montana, Wyoming, North Dakota, & Illinois
- LEED Accredited Professional

PROFESSIONAL & CIVIC AFFILIATIONS

- Fellow, American Institute of Architects
- Billings Architectural Association
- U. S. Green Building Council, Montana
- Downtown Business Improvement District Board of Directors - Billings, MT
- Downtown Billings Partnership - Billings, MT
- Energy & Conservation Commission - Billings, MT
- City of Billings Parking Board
- Montana Heritage Commission

Contact Information:
highplainsarchitects.com
(406) 896-0250
rhafer@highplainsarchitects.com
2720 Minnesota Ave Billings, MT 59101

Appendix A

PROFESSIONAL PROFILE

Randy Hafer, co-founder of High Plains Architects, is an architect, developer, business and thought leader committed to environmental sustainability, urban revitalization, and historic preservation. Randy's career has been recognized locally, statewide (as the 2014 Montana SBA's Small Business Person of the Year along with his wife, Janna), and nationally (AIA College of Fellows).

Randy has an extremely diverse background in architecture, ranging from the Armed Forces Reserve Center in Billings to affordable housing, high rises in Chicago to historic building redevelopments in numerous communities, large and small, throughout Montana. Randy also provides sustainability consulting for individuals, agencies, larger-scale projects and institutions and lives in one of four Certified Living Buildings in the world that are categorized as residences.

WORK EXPERIENCE

1999 - Present
High Plains Architects P.C.
Billings, MT
Co-Founder
- Business Development Team

1992 - 1999
A&E Architects
Billings, MT
Senior Project Architect

1986 - 1992
Booth/Hansen & Associates
Chicago, IL
Vice President

1981 - 1986
Weese Hickey Weese Architects
Chicago, IL
Architect

1979 - 1980
William Petchler, Architect
New Haven, CT
Project Designer

RELEVANT PROJECT EXPERIENCE

Studies and Master Plans

- Granite County Museum Feasibility Study, Philipsburg, MT (2024)
- JM Donoven Building Feasibility Study, Havre, MT (2024)
- Ekalaka Downtown Master Plan, Ekalaka, MT (2024)
- Yellowstone Paper Company Feasibility Study, Billings, MT (2023)
- Carter County Museum Feasibility Study, Ekalaka, MT (2023)
- Havre Downtown Master Plan, Havre, MT (2022)
- Borden Hotel Feasibility Study, Whitehall, MT (2011)
- Stapleton Building Feasibility Study, Billings, MT (2003)

Commercial/Mixed Use/Education

- Futurity Tower, Billings, MT (Est. 2026)
- Old Billings Hardware Building, Billings, MT (Est. 2025)
- Petroleum County Courthouse Remodel, Winnett, MT (Est. 2025)
- Borden Hotel Redevelopment, Whitehall, MT (2015)
- Old Maverick Fire House, Billings, MT (2004)

Residential/Multi-family

- Broadway Apartments. Lewistown, MT (Est. 2025)
- Central School Renovation, Roundup, MT (Est. 2025)
- Hotel Arvon, Great Falls, MT (2014)
- Tracy Lofts, Billings, MT (2012)
- Swift Building Lofts, Billings, MT (2009)
- Oliver Building Lofts, Billings, MT (2006)

HIGH PLAINS ARCHITECTS

EMARIE SKELTON

AAIA

PROJECT DESIGNER III

EDUCATION

Virginia Polytechnic Institute and State University, 2014
Blacksburg, Virginia
Bachelor of Architecture

PROFESSIONAL & CIVIC AFFILIATIONS

- American Institute of Architects - Montana Chapter
- Billings Architectural Association

Contact Information:
highplainsarchitects.com
(406) 896-0250
eskelton@highplainsarchitects.com
2720 Minnesota Ave Billings, MT 59101

PROFESSIONAL PROFILE

Emarie is detail-oriented and excells at team coordination and effective communication. Always focused on the building occupant's experience, Emarie works hard during design to understand the client's goals and coordinate spaces, systems, and finishes accordingly. Emarie believes in team-oriented problem solving, increasing efficiency by including all stakeholders in the process. She is well-versed in adaptive re-use and facillitating occupancy changes in existing buildings.

Emarie's experience includes design and contract administration for multifamily housing, outpatient clinics, single family residences, and commercial remodels. She has served as project manager for several projects renovated during owner occupancy, providing thorough, responsive support and design team leadership through construction.

WORK EXPERIENCE

2015 - Present
High Plains Architects P.C.
Billings, MT

Project Designer | Project Manager
- Business Development Team

2012 - 2013
B and B Consultants
South Boston, VA

Architecural Intern

2011-2012
design/build LAB
Blacksburg, VA

Design and Construction team
- Masonic Amphitheater, Clifton Forge, VA

RELEVANT PROJECT EXPERIENCE

Studies and Master Plans

- Iron Front Feasibility Study, Helena, MT (2024)
- Plenty Doors CDC Preliminary Architectural Report, Crow Agency, MT (2021)
- Sandstone School Feasibility Study, Absorkee, MT (2020)
- Mountain States Building Feasibility Study, Miles City, MT (2017)

Commercial/Mixed Use

- Wier Building, Roundup, MT (est. 2025)
- Crow Innovation Center, Crow Agency, MT (on the boards)
- One Health Center, Miles City, MT (under construction - 2025)
- One Health Center, Lewistown, MT (2022)
- Montana Hall, Bozeman, MT (2020)
- Toucan Gallery, Billings, MT (2019)
- Yellowstone Collision Paint Shop, Billings, MT (2018)
- American Bison Center Remodel, Billings, MT (2018)

Residential/Multi-family

- Jackson Creek Residence, Bozeman, MT (2024)
- Crowley Flats, Lewistown, MT (2023)
- Whitetail Lane Residence, Red Lodge, MT (2022)
- Golf Course Road Residence Remodel, Laurel, MT (2021)
- Highway 212 Residence, Red Lodge, MT (2020)
- Farmhouse Residence, Belgrade, MT (2018)

HIGH PLAINS ARCHITECTS

JOHN SANFORD

LEED AP® BD+C

PROJECT DESIGNER

EDUCATION

Montana State University, 2020
Bozeman, Montana
Master of Architecture

Montana State Univeristy, 2019
Bozeman, Montana
Bachelor of Arts, Environmental Design

LICENSES & REGISTRATIONS

- LEED Accredited Professional

PROFESSIONAL & CIVIC AFFILIATIONS

- American Institute of Architects - Montana Chapter
- Billings Architectural Association

Contact Information:
highplainsarchitects.com
(406) 896-0250
jsanford@highplainsarchitects.com
2720 Minnesota Ave Billings, MT 59101

Appendix A

PROFESSIONAL PROFILE

John Sanford combines a robust background in hands-on construction with a passion for sustainable design and community development. At High Plains Architects, he applies his expertise in graphics and digital design tools to craft thoughtful, high-performance designs for a diverse range of projects.

John has contributed to impactful studies and master plans, including the Ekalaka Downtown Master Plan, the Carter County Museum Feasibility Study, and the Yellowstone Paper Company Feasibility Study. His project portfolio spans residential, commercial, and mixed-use developments, such as HomeFront's 3D Printed Homes and the Old Billings Hardware Building.

WORK EXPERIENCE

2021 - Present

High Plains Architects P.C.
Billings, MT

- Project Designer

RELEVANT PROJECT EXPERIENCE

Studies and Master Plans

- Carter County Museum Fab-Lab Feasibility Study, Ekalaka, MT (on the boards)
- Carter County Museum Energy Design Study, Ekalaka, MT (2024)
- JM Donoven Building Feasibility Study, Havre, MT (2024)
- Cottage 5
- Ekalaka Downtown Master Plan, Ekalaka, MT (2023)
- Carter County Museum Feasibility Study, Ekalaka MT (2023)
- Yellowstone Paper Co. Redevelopment Feasibility Study, Billings, MT (2023)
- Carter County Museum Feasibility Study, Ekalaka, MT (2023)
- Havre Downtown Master Plan, Havre, MT (2022)
- Flathead Lake Camp Master Plan, MT (2022)
- Prairie Tower Analysis of Options 2022, Billings, MT (2022)
- Zest Kitchen Store Feasibility Study, Billings, MT (2022)

Commercial/Mixed Use

- Old Billings Hardware Building, Billings, MT (on the boards)
- Boulder Hot Springs, Boulder, MT (2022)

Residential/Multi-family

- Farmhouse Residence, Laurel, MT (on the boards)
- HomeFront's LB Lofts, Billings, MT (on the boards)
- HomeFront's 3D Printed Homes, Billings, MT (on the boards)

Team Members

RICK SNIDARICH, P.E.—STRUCTURAL ENGINEER

A proven asset to our structural team, Rick has worked on numerous residential, commercial, and institutional projects throughout the state. His technical knowledge of engineering mechanics and material design, as well as structural analysis software, make him a valuable engineer on our team.

Relevant project experience:

- Simkin-Hallins Retail Building
- Bell Hotel
- Twin Creeks Apartments
- Atwell Hotel
- Yellowstone Park Inn Parapet Wall Inspection

EDUCATION

B.S. Civil Engineering, Montana State University, Bozeman, MT – 2014
M.S. Civil Engineering, Montana State University, Bozeman, MT – 2016

LICENSES/REGISTRATION

Professional Engineer: Montana, 2019 62691

Stahly Information:

An Employee-Owned Company

Stahly Engineering & Associates is a leading provider of civil engineering services for clients across Montana. With more than 50 years of experience and a highly skilled professional team, we specialize in delivering customized solutions that meet the unique needs of our clients in a range of industries. We employ professionals with expertise in site development, survey, transportation, bridge, water and wastewater systems, and structural engineering. Stahly also provides construction administration and grant/funding services for valuable infrastructure projects across the state.

We are proud to serve as both the City of Hardin and Big Horn County's term contracted engineer where we have built professional relationships with City and County staff and the residents they serve. Our staff takes pride in being involved with projects, large or small, that are intended to improve City infrastructure, especially where that infrastructure is a vital part of the economic well-being of the area. The Hotel Becker is an integral part of the community and Stahly Engineering is honored to be part of the High Plains Architects Team to help the community realize their vision for this building.

RICK SNIDARICH, PE

Structural Project Engineer

Rick Snidarich graduated in 2014 from Montana State University with a Bachelor of Science in Civil Engineering (Structural Option). He then went on to earn his Master of Science in Civil Engineering (Structural Option) from Montana State University in 2016, where is his research focused on the development of Ultra High-Performance Concrete for the Montana Department of Transportation. His technical knowledge of engineering mechanics and material design, as well as structural analysis software has proved to be an asset to the structural team.

RELEVANT EXPERIENCE

SIMKINS-HALLIN RETAIL BUILDING
Bozeman, MT | 45 Architecture

Provided structural engineering services for a 30,000 sq. ft. ground-level retail store with an 11,000 sq. ft. mezzanine in Bozeman, Montana. The project featured pre-cast concrete wall panels, girder truss roof framing, SIP panels, and standard wood framing. The lateral force-resisting system incorporated pre-cast concrete wall panels and a SIP wood roof diaphragm. Services included preliminary project coordination, shallow foundation and basement wall design, gravity and lateral load path analysis, and detailed structural drawings. Construction administration support was also provided, including shop drawing reviews and RFI coordination to ensure design integrity during construction.

BELL HOTEL – STRUCTURAL
Helena, MT | CWG Architects

Provided structural engineering services for the Bell Hotel project in Helena, Montana, which includes a single-story administrative building (1,300 square feet) serving as the hotel lobby and a two-story hotel structure with a lower level (2,850 square feet), upper level (2,640 square feet), and 1,320 square feet of walkways and stairways. Structural design included shallow foundations with concrete stemwalls and piers, gravity load design for snow, dead, and live loads using wood framing with selective steel elements, and lateral design for wind and earthquake loads with wood shear walls. The design adhered to the 2018 International Building Code and was informed by a geotechnical report provided by the owner.

ATWELL HOTEL BELGRADE
Belgrade, MT | Town Pump

Developed structural designs for lateral and gravity force-resisting systems based on prototype plans provided by Town Pump. The design adhered to the 2021 International Building Code requirements and utilized primarily light-framed construction with supplementary steel framing as needed. The primary lateral force-resisting system consisted of wood-sheathed shearwalls. Deliverables included a comprehensive set of structural construction drawings and a calculation book.

ATWELL HOTEL BOZEMAN
Bozeman, MT | Town Pump

Adapted and revised structural construction documents from the Atwell Hotel – Belgrade project for a new hotel in Bozeman, MT. Updated designs to comply with structural load requirements as prescribed by the 2021 International Building Code and City of Bozeman standards. Deliverables included a complete set of structural construction drawings and a calculation book.

CENTRAL MONTANA MEDICAL CENTER - MEDICAL ARTS ADDITION
Great Falls, MT | Nelson Architects

Performed a structural assessment of the existing structure for potential addition of a second story. This assessment included 3D modelling of the existing lateral force resisting system to determine the necessary retrofits to the existing lateral system to accommodate additional seismic loading from the proposed addition.

HRDC HEAD START
Belgrade, MT | Comma Q Architecture

Project engineer for a 5,500sf early education building in Belgrade, MT. Performed complete structural analysis and design. The structure was comprised of entirely of wood framing. Efficient structural design allowed for ease of construction and reduction of costs for the owner.

EDUCATION

B.S. Civil Engineering, Montana State University, Bozeman, MT – 2014
M.S. Civil Engineering, Montana State University, Bozeman, MT – 2016

LICENSES/REGISTRATION

Professional Engineer: Montana, 2019 62691

MEMBERSHIPS

American Institute of Steel Construction
Structural Engineering Institute
American Society of Civil Engineers
American Concrete Institute

EMPLOYMENT HISTORY

2017-Present – Structural Engineer, Stahly Engineering and Associates
2015-2017 – Graduate Research Assistant, Montana State University
2014-2015 – Structural Engineer Intern, Beaudette Consulting Engineers
2013 (Summer) – Construction Engineering Intern, Civil Science
2012 (Summer) – Materials Testing Technician, DOWL HKM

RICK SNIDARICH, PE
Structural Project Engineer

COTTONWOOD CREEK VILLAS STRUCTURAL DESIGN
Deer Lodge, MT | Bjerke Architects

Project engineer on a facility for affordable housing units that were funded by the Low-Income Credits and the HOME Investment Partnerships programs. This facility included five different units that varied as one, two, and three family dwellings with a gross area of approximately 25,000sf of living space. Attention to detail was required to incorporate the complex systems of draft stops and firewalls as requested by the architect.

RED ALDER APARTMENTS STRUCTURAL DESIGN
Helena, MT | Mosaic Architecture

Project engineer for the structural portion of a new affordable housing community in the City of Helena, MT funded by numerous agencies including the Low-Income Housing Tax Credits, Housing Trust Fund, and a tax-exempt bond. This facility included a building for hosting community events as well as several one, two, and three-bedroom residences. A total of twenty-one buildings comprised the final site with a total project cost of approximately $13,000,000.

LEWIS AND CLARK LIBRARY STRUCTURAL DESIGN
Helena, MT | Mosaic Architecture

Project Engineer for the seismic retrofit component of the 2019/2020 public library renovation project. The 37,000 ft^2, unconventional brick building, built in 1975, needed to be brought up to current building code standards for earthquake resistivity in order to install large new windows in the exterior walls while ensuring public safety. The complex challenge was solved by designing steel eccentrically-braced frames with collectors and braces around the perimeter of the mezzanine and roof diaphragms. Most of the connection details were appreciatingly drafted in 3D in order to effectively communicate the design intent to the design team, the contractor, and the steel fabricator.

ST. PETER'S HEALTH VERTICAL ADDITION
Helena, MT | Slate Architecture/St. Peter's Hospital

Performed a structural assessment of the existing structure for potential addition of a second story. This assessment included 3D modelling of the existing lateral force resisting system to determine the necessary retrofits to the existing lateral system to accommodate additional seismic loading from the proposed addition.

HRDC LIVINGSTON LAND TRUST
Livingston, MT | 45 Architecture

Project engineer for a development team working to repurpose 75 premanufactured cottages that had been planned to house workers in the Bakken oil field "man-camps." HRDC purchased these cottages to become affordable housing tiny homes in the Livingston area. The structural component of the project involved foundation designs to support the re-purposed cottages.

PRICKLY PEAR ELEMENTARY SCHOOL
East Helena, MT | CWG Architects

Project engineer for a 52,000sf elementary school to be constructed in East Helena, MT. The main structure was comprised of wood framing with steel and reinforced concrete elements incorporated into the design. Performed lateral analysis and design, as well as steel framing and foundation design. A frost protected shallow foundation was utilized in the design to eliminate excess concrete in the foundation and reduce overall excavation and foundation costs for the owner. Dick Anderson Construction served as the Construction Manager/General Contractor on this project. This accelerated delivery method required the structural design team to coordinate extensively with the architect and other engineering consultants throughout the design process.

JUDITH BASIN COUNTY LIBRARY
Stanford, MT | Slate Architecture

Project engineer for a 3,400sf addition to the existing library building in Stanford, MT. Performed complete structural analysis and design for the addition. The structure was comprised of wood framing and utilized steel columns to support large girder trusses to maximize open space in the floor plan. Additionally, post and beam construction was implemented on one side of the addition to allow the owner the opportunity for future expansion.

CANYON FERRY ROAD BAPTIST CHURCH
East Helena, MT | Slate Architecture

Project engineer for a three-plus story, 49,000sf educational facility in the Helena Valley. The structure was comprised of large spanning mass timber bents that spanned over the gymnasium portion and a combination of conventional framing, heavy steel, and raised concrete floor decks. Because of the varying construction materials, coordination with the interfaces of the materials and assemblies were essential to ensure the building would perform properly during both gravity and lateral loading events.

About Us

WWW.IMEGCORP.COM

IMEG is a leading historical preservation engineering design firm that delivers a rare combination — the broad expertise of a national leader with the personal relationships and deep collaboration of a local firm. Maintaining historical integrity on both the exterior and interior of a building requires creative thought and meticulous coordination. Having worked on numerous historical buildings, IMEG has learned how to successfully integrate the old with the new. IMEG has varied experience with projects in nationally designated historic districts.

IMEG works with leading architects and owners to evaluate the buildings and its systems to determine appropriate methods of repair and replacement that will minimize the impact on the building. IMEG's extensive experience helps to guide the owner in making choices about cost effective and efficient upgrades while protecting the historic integrity of the building. But what really sets IMEG apart?

- Our **market-sector team structure** allows our engineers to specialize and become experts – providing data-driven solutions and innovation.
- We value a **culture of learning** and development – sharing our knowledge to help impact industry trends and solve complex design problems.
- Through organic and strategic acquired growth we have an extensive **breadth of expertise and deep bench of client knowledge** – helping transform environments and communities.
- We have been driving design innovation for decades delivering many "firsts" in sustainable design – helping clients become **energy stewards** and reduce impact.
- We bring extensive national, regional, and local knowledge to every client relationship – with a commitment to deliver high quality, cost-effective outcomes through a **collaborative and flexible project approach**.

We are employee-owned and results driven with a passion for transforming environments and communities through high-performance design and infrastructure.

AT-A-GLANCE

- Top 3 Engineering Firm in U.S. (BD+C)
- 100% Employee-Owned
- Full-service Engineering & Consulting
- 90+ Locations
- 2,800 Team Members
- 650+ Licensed Engineers
- $427M in Annual Revenue
- #52 / Top 500 Design Firm List (ENR)

PROJECT TYPES

- Banquet Halls
- Bars/Nightclubs
- Community Centers
- Convention Centers
- Exhibitions
- Historic Preservation
- Hotels
- Indoor Pools/Water Parks
- Libraries
- Meeting Rooms
- Mixed-Use Developments
- Museums
- Parking Structures
- Performance Halls
- Retail
- Restaurants/Kitchens
- Rooftop Decks
- Theaters
- Studios
- Visitor Centers

IMEG
The FUTURE. Built Smarter.

Kevin Pope, PE, LEED AP, QCxP

Senior Client Executive

Kevin's responsibilities include engineering design of mechanical systems, and project management from schematics through construction. He is familiar with both the traditional project delivery method, as well as Construction Management At Risk (CMAR). Kevin's wide range of experience has given him the ability to think outside the box leading to unique design solutions that significantly reduce energy and maximize system flexibility. As Senior Principal, Kevin communicates with clients to ensure a clear understanding of their unique needs, helps define the project scope requirements, and acts as a consultant both internally and externally. He maintains a strong team concept from project inception through completion.

Project Highlights

- Arvon Block Hotel Redesign, Great Falls, MT, Renovation of abandoned building to create a boutique hotel in downtown Great Falls
- Bordens Hotel Building Remodel, Whitehall, MT, Remodel of existing hotel building into multi-use facility (9 loft-style apartments upstairs, various businesses on the main floor, and a large conference room)
- Atlas Tower, Dickinson, ND, MEP design support for 6-story, historical hotel into mixed use commercial/residential spaces
- Homebase Partners - Hotel Bozeman - Phase 1, Bozeman, MT, 6-story, 100,000-sf hotel with amenity spaces to include a kitchen and restaurant on the main level, a fitness area on level 2, a restaurant and bar on level 6, and a mechanical penthouse on the roof
- Etha Armory Hotel, Bozeman, MT, Addition to the existing armory building to construct a high end hotel
- Stayhex Hotel, Gilbert, AZ, A combination of two hotels into one location. 100 room Holiday Inn Express and 88 Staybridge Suites with shared amenities Yellowstone Building, Billings, MT, MEP systems assessment
- Crowley Building Renovation, Lewistown, MT, Historic renovation of existing building to include medical clinic and residential housing
- Milligan Building Renovation, Miles City, MT, Historic renovation of existing to include 4 floors of medical clinic, pharmacy, and dental clinic

Experience
32 Total, 32 with IMEG

Education
University of Wyoming, BS Mechanical Engineering

Registrations
Professional Engineer
Alaska (AELM10495)
Idaho (P-9557)
Montana (13799)
South Dakota (6897)
Washington (39609)

Accreditations
LEED Accredited Professional
Commissioning Certification, University of Wisconsin

Affiliations
ASHRAE, Big Sky Chapter

Clint Laferriere, PE, LEED AP, LC

Principal | Project Executive

Clint's responsibilities include project management, management of electrical staff, and engineering and design of lighting, power, and special systems. He has designed power distribution, general and specialty lighting, power generation, grounding and lightning protection, PA and intercom systems, security systems, fire alarm and emergency mass notification systems, and telephone and data systems. Clint has extensive experience in designing commercial facilities. Since joining IMEG, Clint has managed several commercial projects, which have varied in size from small remodels to large additions and new construction. His experience includes residential, hospitality, healthcare, education, and commercial buildings.

Project Highlights

- Arvon Block Hotel Redesign, Great Falls, MT, Renovation of abandoned building to create a boutique hotel in downtown Great Falls
- Bordens Hotel Building Remodel, Whitehall, MT, Remodel of existing hotel building into multi-use facility (9 loft-style apartments upstairs, various businesses on the main floor, and a large conference room)
- Atlas Tower, Dickinson, ND, MEP design support for 6-story, historical hotel into mixed use commercial/residential spaces
- Shoshone Condo Hotel, Big Sky Resort, Big Sky, MT, Humidity Issues Study
- Boulder Hot Springs, Boulder, MT, Facility Assessment/Study for existing conditions assessment and building and site enhancement recommendations
- Homebase Partners - Hotel Bozeman - Phase 1, Bozeman, MT, 6-story, 100,000-sf hotel Revisions to make the residential building into a hotel building with amenity spaces to include a kitchen and restaurant on the main level, a fitness area on level 2, a restaurant and bar on level 6, and a mechanical penthouse on the roof
- Lone Mountain Land Company - Spanish Peaks Lodge, Big Sky, MT, Comprehensive structural, mechanical, electrical, and plumbing review
- CCY Architects - Spanish Peaks Upper Flatirons Mixed-Use Development - Phase II, Big Sky, MT, New 67,000-sf New Spanish Peaks Upper Flatirons Mixed-Use Development, primarily residential with (3) to (4) for-sale residential units
- Yellowstone Building, Billings, MT, MEP systems assessment
- Crowley Building Renovation, Lewistown, MT, Historic renovation of existing building to include medical clinic and residential housing
- Milligan Building Renovation, Miles City, MT, Historic renovation of existing to include 4 floors of medical clinic, pharmacy, and dental clinic

Experience
18 Total, 16 with IMEG

Education
Montana State University, BS Electrical Engineering

Registrations
Professional Engineer
Montana (#30608)
North Dakota (#29692)
Colorado (#0061068)
Wyoming (#19183)
Alaska (#EE206013)

Accreditations
LEED Accredited Professional
Lighting Certified Professional

ATTACHMENT A – Proposer Information

Proposer's Information Form

ACKNOWLEDGEMENT

The undersigned declares that she or he:

- Has carefully examined the RFP specifications
- Is thoroughly familiar with its content
- Is authorized to represent the proposing firm; and
- Agrees to perform the work as set forth in the specifications of this request for proposal.

PROPOSER (please print):

Firm Name: HIGH PLAINS ARCHITECTS

Address: 2720 MINNESOTA AVE.

BILLINGS, MT 59101

Telephone: (406) 896-0250

Email(s): egulick@highplainsarchitects.com

Contact person, title, email, and telephone: ED GULICK, PRESIDENT

(406) 384-0147 (DIRECT)

Proposer, if selected, intends to carry on the business as (check one):

- ☐ Individual (sole proprietor)
- ☐ Partnership
- ☒ Corporation
  - When incorporated? 1999
  - In which state? MONTANA
- ☐ Other (explain): _____

PROPOSER'S SIGNATURE

No proposal shall be accepted which has not been signed in ink in the appropriate space below:

> By signing below, the submission of a proposal shall be deemed a representation and certification by the Proposer that they have investigated all aspects of the RFP, that they are aware of the applicable facts pertaining to the RFP process, its procedures and requirements, and they have read and understand the RFP. No request for modification of the proposal shall be considered after its submission on the grounds that the Proposer was not fully informed as to any fact or condition.

1 If Proposer is INDIVIDUAL/SOLE PROPRIETOR, sign here

Date: 01/13/2025 _____

Proposer's Signature

_____

Proposer's typed name and title

2 If Proposer is PARTNERSHIP, at least two (2) Partners shall sign here:

_____

Partnership Name (type or print)

Date: _____ _____

Member of Partnership Signature

Date: _____ _____

Member of Partnership Signature

3 If Proposer is a CORPORATION, the duly authorized officer shall sign as follows:
The undersigned certify that he/she is respectively:

_____ and PRESIDENT

Signature Title

Of the corporation named below; that they are designated to sign the Proposal Cost Form by resolution (attach a certified copy, with corporate seal, if applicable, notarized as to its authenticity or Secretary's certificate of authorization) for and on behalf of the below named CORPORATION, and that they are authorized to execute same for and on behalf of said CORPORATION.

HIGH PLAINS ARCHITECTS, P.C.

Corporation Name (type or print)

By: _____ Date: 01/13/2025

Title: PRESIDENT

MONTANA
ED –
T OF STATE
51:30 AM

=

Par Value

B136-724 01/13/2025 10:51 AM Received by MT Secretary of State Christi Jacobsen

☒ The appointment of the registered agent listed above is an affirmation by the represented entity that the agent has consented to serve as a registered agent.

Officers

Full Name	Business Mailing Address	Position	Email Address
• RANDALL W HAFER	2720 MINNESOTA AVENUE BILLINGS, MT 59101	Other Officer	
+ JANNA S HAFER	2720 MINNESOTA AVENUE BILLINGS, MT 59101	Other Officer	
+ ~~JANNA S HAFER~~	~~2720 MINNESOTA AVENUE BILLINGS, MT 59101~~	~~Secretary~~	
+ Edward B Gulick	2720 MINNESOTA AVENUE BILLINGS, MT 59101	President	
+ Eric J Schmidt	2720 MINNESOTA AVENUE BILLINGS, MT 59101	Treasurer	
+ Eric J Schmidt	2720 MINNESOTA AVENUE BILLINGS, MT 59101	Secretary	

Shareholders

Full name of individual or organization
W Randall Hafer
Edward Brooks Gulick
Janna S Hafer
Eric J R Schmidt

Declarations

☒ I understand that the information I enter into the online system is public information and will appear online and on copy requests exactly as I key it into the system.

☒ I have been authorized by the business entity to file this document online.

☒ I, HEREBY SWEAR AND/OR AFFIRM, under penalty of law, including criminal prosecution, that the facts contained in this document are true. I certify that I am signing this document as the person(s) whose signature is required, or as an agent of the person(s) whose signature is required, who has authorized me to place his/her signature on this document.

Signature

Self	*Eric John Richard Schmidt*	*01/13/2025*
Signer's Capacity	Sign Here	Date

Position: Other Officer

Daytime Contact

Phone Number: (406) 896-0250

Email: eschmidt@highplainsarchitects.com

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HIGH PLAINS
ARCHITECTS

(406) 896-0250 | 2720 Minnesota Ave • Billings, MT 59101 | www.highplainsarchitects.com

ARCHITECTS ALASKA

REQUEST FOR PROPOSAL

PRELIMINARY ARCHITECTURAL REPORT

HOTEL BECKER

ARCHITECTS ALASKA

SERVICE
TEAMWORK
RESPECT
INTEGRITY
DEVOTION
EXCELLENCE

CONTACT INFORMATION

Melanie Mangione, AIA
Principal Architect
347 South Ferguson, Suite 3
Bozeman, MT 59718
Office: 406.404.1588
mmangione@architectsalaska.com

AFFIRMATIVE STATEMENTS

Listed below are all individuals authorized by Architects Alaska to make commitments on behalf of the firm. However, **Melanie Mangione** will be your direct contact for this project.

- David Moore, President 907.272.3567
- Michael Henricks, Sr. Vice President, 907.272.3567
- Melanie Mangione, Vice President, 406.404.1588
- Stephen Henri, Vice President 907.272.3567
- Andy Simasko, Secretary/ Treasurer, 907.373.7503

January 15, 2025
Hotel Becker
Attn: Andrew Lehr
c/o: City of Hardin
406 N Cheyenne Ave
Hardin, MT 59034

Subject: REQUEST FOR PROPOSAL (RFP) For Professional Services Preliminary Architectural Report

Dear Andrew Lehr and Tina Toyne,

The City of Hardin's request for professional architectural services to provide a PAR for the historic Hotel Becker is an important step towards the renovation, reuse and revitalization of your downtown district. I know the amount of work that entails and can understand the need for a dedicated, knowledgeable and capable team to assist your team and ensure success of this investigative project.

On behalf of the entire Architects Alaska design team, I would like to express our interest in the opportunity to support your mission of evaluating the current site with a PAR report and help facilitate the decisions for best use of the property. Architects Alaska design team is uniquely qualified to be your partner on this journey. As the Principal Architect and manager of the Bozeman office, I live, work, and play in Montana and care about our communities like family.

We propose an evaluation and design team with a history of similar types of projects and a proven track record. As the Architect and Project Manager from the Bozeman office, I will lead our design team and be your main point of contact. I am familiar with evaluating for renovations of historically significant buildings. I will assist the City of Hardin by creating a PAR for the Hotel Becker and ensuring requirements are met for the appliable grants you have received and for any additional funding opportunities.

ARCHITECTS ALASKA

SERVICE
TEAMWORK
RESPECT
INTEGRITY
DEVOTION
EXCELLENCE

SUB-CONSULTANT

CONTACT INFORMATION

ZACH BIRDINGROUND
Zac Birdinground
Estimator/Project Manager
1223 Cortez Avenue
Billings, MT 59105
406.861.5187
zacbirdinground@gmail.com

IMEG
Kevin Pope
Lead Mechanical Engineer/Fire Protection Engineer
314 North Center Ave
Hardin, MT 59034
406.839.2217
Kevin.G.Pope@imegcorp.com

I look forward to working with you to deliver the Preliminary Architectural Report for the Hotel Becker in a way that meets the City of Hardin's goals for revitalizing this historic structure as a part of the 2021 Downtown Revitalization project. I am eager to hear your comments and answer any questions you may have.

Thank you for your time and consideration.

Respectfully Submitted,

Melanie Mangione, AIA, ASID, CHID, WELL AP

Principal | Architects Alaska

406.404.1588 | 347 SOUTH FERGUSON, SUITE 3 | BOZEMAN, MONTANA 59718 | WWW.ARCHITECTSALASKA.COM

ARCHITECTS ALASKA

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“I’d recommend Architects Alaska to any project owner interested in a first class experience.”

James Murrell, Project Manager
Davis Constructors & Engineers

1 | PAST EXPERIENCE

UNDERSTANDING OF NEED

Architects Alaska is well equipped and has selected a top notch team to complete your PAR and preliminary design recommendations. We are confident you will see we are an excellent team that is more than capable of meeting your goals, timeline and budget. Working with clients who rely on state and federal grants it is important for the feasibility and ultimate success of the project for the design team to follow the guidelines and regulations set forth in the “Preliminary Architectural Report for New Construction or Rehabilitation of Existing Buildings.” We have several projects currently in construction and recently completed that utilized grant funding or state funding to support their community focused projects. The Historic Hotel Becker will need a skilled and detail oriented team to evaluate the existing conditions and recommend solutions that are sensitive to the history of the Hotel, will help the City reach the goal to revitalize Main Street, attract tourists and be a cost effective solution for property rehabilitation and project completion.

APPROACH

Our overall approach and timeline to meet your goals for the project are outlined in our Work Plan. This easy to read timeline shows who will participate in each phase, the activities, milestones and deliverables for each phase. In brief, we anticipate the PAR portion of the project evaluating the site and existing buildings and other structures to take up to 20 weeks to complete. Before the PAR is completed, we will begin the design evaluation process after meeting and coordinating with appropriate stakeholders. All local, state, and national code compliance will be evaluated with the design process. Cost estimates will be included with the PAR documentation and include any design choices confirmed by the stakeholders and City of Hardin.

EXPERIENCE

Architects Alaska has performed many PARS and PERS, ranging from multi-disciplinary campus wide surveys to more focused assessments.

With decades of experience evaluating facilities and providing formal assessment reports we are confident in our experience and ability to provide this PAR for the City of Hardin. Melanie has completed over 2 million square feet of facility evaluations from hospitals to storage warehouses, medical clinics and community centers. Examples of our most recent experience is highlighted below and further in this proposal.

NSCH HOSPITAL BACKFILL

A code and condition survey of 11 different facilities owned by Norton Sound Health Corporation in Nome, Alaska. Buildings included Hospital, Hospital Admin, senior assisted living, clinic buildings, power plant, storage facilities, staff housing.

CITY OF BETHEL, ALASKA CODE ASSESSMENTS

Code and condition surveys have been performed for the City of Bethel, Alaska through a term contract with DOWL Engineering. Architects Alaska assessed the City Hall roof and determined that it had reached the end of its useful life. The following year, AAI was hired to design a reroof of the facility. Architects Alaska assessed the 1970's Public Works Facility, a 70,000 SF building housing the Water, Sewer, Garbage, and Streets equipment fleet. Our assessment revealed this facility has reached the point where annual maintenance and repairs energy consumption, and replacement of failed assemblies are so expensive that full building replacement is justifiable. Another recent project assessed a City-Owned building leased by the State of Alaska for a courthouse. Architects Alaska assessed the building to assist the City in renewing it's lease with the State.

"With quality work from Architects Alaska we have a facility that was built on time and under budget."

Jaylene Peterson-Nyren
Former Director
Kenaitze Indian Tribe

ANTHC / VSW WATER TREATMENT PLANT PERS

Architects Alaska is part of the design team assessing built infrastructure providing water treatment in rural and remote areas of Alaska. These studies assess the suitability of existing buildings for continued use. Some of the facilities will require modifications for new technologies or the addition of piped water serving the rural residents, and the architectural portions of the reports assess the building's capacity for housing or expanding to accommodate these new technologies.

NEIGHBORWORKS MONTANA, LIVINSTON MONTANA, VIEW VISTA APARTMENTS

Preliminary Architectural Report completed on an accelerated schedule and on budget for this property under a CDBG grant with matching funds from the City of Livingston. Meeting the requirements of the CDBG for future funding and following up with NeighborWorks for a whole site 'best use' study was completed for the city and owners.

Additional Communities we have worked for within the past two years providing PAR and design services:

Valdez AK – Medical Facility Assessment report

Aleutian Priboloff Island Association AK - Medical Facility Assessment report

Nome AK – Medical Facility Assessment report

Tazlina AK - Medical Facility Assessment report

CURRENT MONTANA PROJECTS UTILIZING FEDERAL FUNDS OR GRANTS

Northern Cheyenne Tribe - Lame Deer, Mt

Childcare Building

Construction Documents - Anticipate Start Construction Early Fall 2024

Education Office Building

In Construction – Anticipate Completion Summer 2025

Northern Cheyenne Tribal Health Center

Pre Design – Anticipate Design phase to begin Winter 2024

Crow Nation – Crow Agency, MT

Crow Agency Childcare Building

Complete – July 2024

State of Montana – Helena, MT

Montana Law Enforcement Academy Scenario Building

In Construction – Anticipate completion December 2024

Montana State University – Bozeman, MT

Reid Hall Sprinkler Retrofit

Complete – August 2024

Gallatin College – Frontage Road Building – Multiple projects

Complete – January 2024

Bio ReD Lab Renovation

Construction Documents – Anticipate Construction start Fall 2024

Gallatin College – Osterman Drive – Welding Lab renovation

Complete – August 2024

AJM Johnston Hall Renovation – Grad office relocation

Complete – August 2024

Blackfeet Tribe – Browning, MT

Blackfeet DOT and office Facility

In Design – Anticipate Construction Start Spring 2025

2 | PROJECT REFERENCES

You need a full commitment from a design firm to provide the required consistency and attention to detail. The City of Hardin deserves an experienced design team that understands your needs going forward.

Architects Alaska has performed many PARS and PERS, ranging from multi-disciplinary campus wide surveys to more focused assessments. The following pages highlight our experience in feasibility studies and renovation projects that we feel are relevant to the needs of this project.

LOCATION
Various Alaska Locations

CONTACT
Craig Wood, PE, CEM

Health Facilities
Mechanical Enginerer IV

Alaska Native Tribal
Health Consortium

cwood@anthc.org

(907) 729-3588

ANTHC DEEP LOOKS

Architects Alaska has been providing Deep Look facility condition surveys for Indian Health Services (IHS) and tribally owned facilities for over 26 years as part of a term contract for the Alaska Native Tribal Health Consortium (ANTHC).

Deep Looks are evaluations of the physical conditions at IHS and tribally owned facilities throughout the State of Alaska. Each year, a team of architects and engineers surveys select facilities, and their property and presents the survey results in a comprehensive report along with recommendations for repairs, code deficiency corrections, improvements, and an estimated cost for the repairs or improvements. These surveys, together with routine observations by facilities personnel, identify deficiencies that are added to the Backlog of Essential Maintenance, Alteration and Repair (BEMAR) report, which is reported to Congress annually.

These facilities vary in age from pre-World War II structures to new, recently completed facilities and include just about all types of uses and construction types. The survey team needs to be familiar with not only current codes and construction methods, but also needs to have a good knowledge of historical building codes and construction methods as well.

The following are select surveys completed for ANTHC. Melanie Mangione worked as Project Manager on all the following projects.

2016 DEEP LOOK AND FACILITY CONDITION ASSESSMENTS
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM

This Deep Look Survey includes the Southeast Alaska Regional Health Consortium (SEARHC) Mt. Edgecumbe Hospital and twelve outbuildings on the hospital campus in Sitka, and three buildings at the SEARHC campus in Juneau. For the Mt. Edgecumbe survey, we provided two separate survey teams in order to have adequate time to devote to each structure's survey, splitting the workload between the hospital itself and the twelve outbuildings.

FACILITY	TOTAL AREA
Mt. Edgecumbe Hospital, Sitka	120,444 SF
Mt. Edgecumbe Campus Outbuildings (12 Buildings), Sitka	63,243 SF
SEARHC Facilities (3 Buildings), Juneau	58,588 SF

2016 DEEP LOOK AND FACILITY CONDITION ASSESSMENTS
TANANA CHIEFS CONFERENCE & COUNCIL OF ATHABASCAN TRIBAL GOVERNMENT

This work included M&I eligible spaces at three facilities in Fairbanks and the Yukon Flats Health Center at Fort Yukon. Scheduling site inspections in rural Alaska communities is a challenge for many of the deep looks. We worked with ANTHC to schedule trips for this survey to minimize flights between Anchorage, Fairbanks and Fort Yukon.

FACILITY	TOTAL AREA
Chief Peter John Tribal Building, Fairbanks	15,500 SF
AL Ketzler Senior Building, Fairbanks	27,814 SF
Graf Rheeneerhaanjii Treatment Center, Fairbanks	13,735 SF
Yukon Flats Health Center, Fort Yukon	15,425 SF

2016 DEEP LOOK AND FACILITY CONDITION ASSESSMENTS
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM AND SELDOVIA VILLAGE HEALTH CLINIC

The survey covered the ANTHC's Consortium Office Building in Anchorage and the Seldovia Village Tribe Clinic in Seldovia.

FACILITY	TOTAL AREA
Consortium Office Building, Anchorage	63, 539 SF
Seldovia Village Tribe Clinic, Seldovia	6,997 SF

2017 FACILITY CONDITION ASSESSMENT
YUKON KUSKOKWIM HEALTH CORPORATION

This assessment included the Community Health Services Building in Bethel, and seven buildings in five of the villages served by YKHC. Structures ranged for the hospital building in Bethel as well as sub regional clinics and garage buildings in the villages. To meet the challenge of accessing the sub-regional clinics the team based themselves in Bethel and we arranged for a mixture of scheduled and charter flights from Bethel each day for our team as well as the ANTHC team.

FACILITY	TOTAL AREA	
Community Health Services Building, Bethel	92,181	SF
Subregional Clinics and Garages	61,933	SF

2017 FACILITY CONDITION ASSESSMENT
BRISTOL BAY AREA HEALTH CORPORATION

This assessment included M&I eligible areas of the Primary Hospital Building and mechanical room, and fifteen support facilities on the Kanakanak Hospital Campus in Dillingham.

FACILITY	TOTAL AREA	
Kanakanak Hospital, Dillingham	46,010	SF
Hospital Administration Building, Dillingham	24,016	SF
Kanakanak Hospital Support Facilities (15 structures), Dillingham	48,881	SF

2018 FACILITY CONDITION ASSESSMENT
SOUTH CENTRAL FOUNDATION FACILITIES AND MANIILAQ HEALTH FACILITIES

This assessment included M&I eligible areas of South Central Foundation's Primary Care Center in Anchorage, their Benteh Nuutah Valley Primary Care Center in Wasilla, and South Central's support facilities, both on their Anchorage campus and off campus in Anchorage and seven buildings for Maniilaq Health Center in Kotzebue. This particular assessment is a good example of how we work with Alaska's seasons. The timing of the contract required scheduling the on-site inspections for Maniilaq facilities ahead of all the others to miss the snowy season in Kotzebue.

FACILITY	TOTAL AREA	
Primary Care Center, Anchorage	173,742	SF
Benteh Nuutah Valley Primary Care Center, Wasilla	85,316	SF
South Central / ANMC Campus (7 Buildings), Anchorage	150,446	SF
South Central Off-Campus (4 Buildings), Anchorage	43,869	SF
Maniilaq Health Center (5 Buildings), Kotzebue	98,271	SF

LOCATION
Livingston, MT

SQUARE FOOTAGE
19,500 SF

CONSTRUCTION COST
N/A

CLIENT REFERENCE
Danielle P. Maiden

Cooperative Housing Director,

NeighborWorks Montana,

dmaiden@nwmt.org

(406) 407-6444

VIEW VISTA PRELIMINARY ARCHITECTURAL REPORT

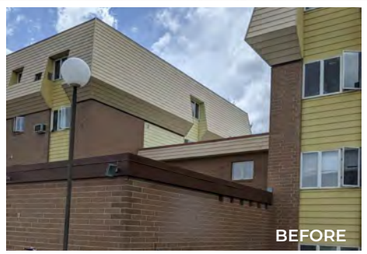
The View Vista Property was initially used as a motel with carports at some structures until the 1960s when the carports were enclosed, and the property was converted to apartments. The property consists of seven apartment buildings, a detached maintenance garage, a detached water heater enclosure, and a detached community building.

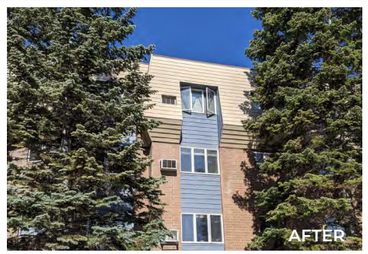
The property contains 33 apartment units and approximately 19,500 rentable SF of building area. The site needs several infrastructure improvements and is not set up for easy access to all apartment entrances.

Our task for this property was to assess the buildings for architectural, structural, electrical, and mechanical upgrades needed to bring the property up to code for life safety and energy efficiency. The report highlighted areas needing the most significant improvement, areas that would make the building more efficient, areas that were not handicap accessible, and life safety code deficiencies.

At the property owner's request, an additional report was created to evaluate the site's best use. This report allowed the owner to determine the best path forward: keep the original structures and renovate or replace the existing ones with a brand-new one.

This project is funded by a CDBG grant.





LOCATION
Livingston and Bozeman, MT

CLIENT
Good Housing Partnership

SIZE

A.W. Miles Building	55,381 SF
Sherwood Inn	37,747 SF
Boulevard Apartments	32,391 SF
Darlinton Manor	74,523 SF

CONSTRUCTION COST
$23 M

CLIENT REFERENCE
Thomas Lee
HRDC Risk Manager
tlee@thehrdc.org
406.451.0001

CODE OFFICIAL
Cal Doerksen, Senior Plans Examiner,
City of Bozeman, 406.582.2375

COMPLETED
July 2022

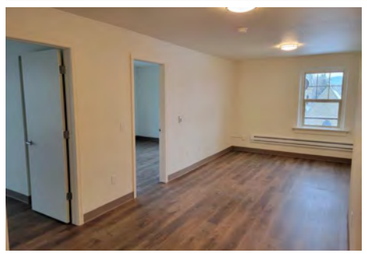
GOOD HOUSING PARTNERSHIP — HRDC

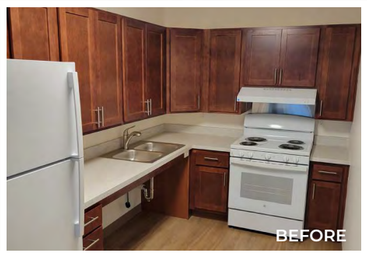
Architects Alaska completed four renovations in Livingston and Bozeman with the Good Housing Partnership for the Human Resource Development Council.

Sherwood Inn is located on a 0.6-acre property at 325 South Main Street in Livingston. The property contains one five-story building consisting of five unique residential unit layouts. Unit layouts have one- and two-bedroom residences for a total of forty-nine residences, a lounge on the main level, and a laundry room on each floor. Sherwood Inn is on moderately landscaped property and is connected to the public way and parking areas with sidewalks. Renovations included upgrades to mechanical, plumbing, and electrical systems, a refresh of interior finishes, and space modifications to comply with accessibility requirements.

A.W. Miles Building is located on a 0.7-acre property on South 2nd Street in Livingston. The property contains one three-story building consisting of several residential unit layouts. Unit layouts have studio, one- and two-bedroom residences. The property has 40 residences, a lounge, and a laundry facility. The property is connected to the public way and an alley-accessible parking area.

Boulevard Apartments is a 5-story building with a basement in downtown Bozeman at 6 W. Babcock Street. The building houses 41 residences that are studios, as well as one- and two-bedroom dwelling units. The building has a single 4-stop elevator, three laundry rooms, and mechanical and electrical rooms. The building has an EPDM roof that has exceeded its life expectancy





and showed several signs of failure. A complete roof replacement of the membrane and flashings with penetration flashing, roof drain cleaning, and installation and expansion of walk pads were required for this project. The historic brick exterior was in fair condition, only requiring minor repairs and repainting. The penthouse level was not historic and had composite siding needing total replacement. Interior work includes new flooring in hallways, stairways, laundry rooms, and common areas. New lighting and mechanical upgrades to existing HVAC were also provided. Unit interiors received new flooring, paint, cabinetry, plumbing fixtures, appliances, heating, electrical wiring, and lighting.

Darlinton Manor is an 80,656 SF property at 606 N. 5th Avenue in Bozeman, MT. The property contains one 4-story building consisting of studio and one-bedroom residential units. Within the 100 residential units, there are five unique layouts comprised of one-bedroom and studio units. The building also houses community spaces, small gathering areas on each floor at the elevator lobbies, two large community rooms, a laundry room, a rental administration office, a maintenance shop, and community restrooms. The building floor is split in the middle with a 3 ft floor height change between the north and south ends of the building. A centralized two-story high community space with a kitchen and large window wall to the west has access to an enclosed patio space. An exterior ramp provides access to the west entrance by the rental office, and the east entrance is level with the parking lot. The building has two elevators, one serving the east wing and one serving the west wing. Storage rooms for each tenant are in each wing and on each floor of the building.

AAI RESOURCES

Architects Alaska is a fully staffed and highly capable architectural design firm with offices in Anchorage, Wasilla, Bozeman, and Prescott Arizona. We have the following professionals currently on staff:

Registered Architects – 11
Architectural Designers – 14
Technical Designers – 5
Interior Designers – 5*
Administrative Personnel – 6

Our size gives us the capacity to respond to the needs of this project as well as additional service requests and accelerated schedules if needed.

*Three team members are identified in more than one category.

3 | TEAM MEMBERS & QUALIFICATIONS

FIRM BACKGROUND

Architects Alaska has been on the leading edge of architectural design for nearly 75 years and we're proud of our history.

Founded in 1950 by Ed Crittenden, our firm provides architectural, interior design, and planning services to people, institutions, government agencies, and businesses of all shapes and sizes. Providing quality design for nearly 75 years, we are proud to be the most established architectural firm in Alaska, and we now serve Big Sky Country, Montana.

We take pride in the long-term relationships we have built with our clients over the years and our experience designing for extreme environments across the state. Designing for different communities, cultures, and conditions is a challenge that excites us, and we're ready to get started on your project.

Our depth of experience saves our clients time and money while delivering thoughtful, appropriate, and well-considered architecture – our experience across Alaska is unmatched. Likewise, both Montana and Alaska are places of cultural diversity with seasonal climate extremes, necessitating a high level of attention, care, and expertise to navigate the complexities of building envelope design effectively.

Architects Alaska has grown to become a full-service architectural design firm with a staff of 37 professionals and multiple offices. Our size and experience allow us to deliver small to large-scale and often unique projects successfully. These range from our design of the Providence Cancer Center, the first of its kind in Alaska, to the new Scenario Building for the Montana Law Enforcement Academy in Helena.

At Architects Alaska, we have extensive experience in a broad range of housing projects, including low-income, senior, special needs, and multifamily housing. Our skill set extends from managing complex undertakings to more minor renovations. Additionally, we provide comprehensive facility assessments and condition surveys, delivering practical, cost-effective solutions tailored to your needs and budget.

Full resumes start on page 21.

ORGANIZATION CHART

CITY OF HARDIN
Project Manager

ARCHITECTS ALASKA
PIC / Contract Manager / Project Manager
Melanie Mangione
Production Lead
Chris Berryhill
Interior Design
NancyLynn Maris

IMEG
Civil Engineer
Michael McFarlane
Lead Mechanical / Fire Protection Engineer
Kevin Pope
Lead Electrical Engineer
Clint Laferriere
Lead Structural Engineer
Nathan McBride

ZAC BIRDINGROUND CONSTRUCTION
Principal Cost Estimator
Zac Birdinground

A DEDICATED TEAM

Our firm is guided by solid design values and believes that good design should respect our clients mission and showcase cultural diversity, efficiency, safety, sustainability, and environmental stewardship. We work closely with those involved to develop strong relationships and effective communication. The better we know you and your vision, the better service we can provide.

OFFICE LOCATION

Architects Alaska | Bozeman, will act as the prime consultant and serve as the Architect of Record. We will manage the team of local engineering sub-consultants to provide the full scope of services required for this contract. Our design team is committed to maintaining seamless communication through in-person meetings, on-site visits, phone, and video conferences, ensuring a comprehensive and responsive solution for our clients' projects.

PROJECT TEAM

Architects Alaska is proposing as the Prime Consultant to provide a Preliminary Architectural Report (PAR) for the City of Hardin on the historic Hotel Becker. This role will serve as the Architect of Record for all contracted work and we will act as the responsible and contractual leader for projects that include engineering and specialty sub-consultants to deliver the full scope of services required. In that capacity, Architects Alaska will act as the project manager, design coordinator, and document quality control authority, reviewing all deliverables before submission. We are confident that our team can provide a complete Preliminary Architectural Report (PAR) and preliminary design as necessary for the revitalization of the Hotel Becker.

PRINCIPAL-IN-CHARGE / PROJECT MANAGER / CONTRACT MANAGER

MELANIE MANGIONE, AIA, ASID, CHID, WELL AP

The Organization Chart shows the lines of communication for this contract. Our team will be led by Melanie Mangione as Principal-in-Charge, Project Manager, and Contract Manager. Melanie is a firm principal at Architects Alaska. She has served in a similar capacity on many previous projects. She will provide the City of Hardin with a direct line of accountability and have full authority to commit the resources of our firm.

COMMUNICATION

We pride ourselves on client-responsive analysis, design, and project delivery, but it all comes down to good communication. The majority of communication that occurs at the project level should be reflected in the project execution plans. All communications must be captured, especially any communication that defines or adds scope to the project. All emails that provide direction shall be archived. Such items may also be added to the project action items list to facilitate a higher level of visibility.

We will conduct regular meetings and progress reviews with project stakeholders to facilitate timely decision-making. The Project Schedule and Scope will be maintained as a living document and distributed to all team members to keep all parties well informed.

OUR ENGINEERING TEAM

We are proposing a flexible design team that is custom fit to provide quick action this contract. They bring the lessons learned and best practices from dozens of successful past projects for community facilities statewide. Our team of Montana and regionally based firms works very well together and are motivated to provide quality services for the City of Hardin. Roles and responsibilities for our proposed teams include:

IMEG

IMEG is a premier engineering firm recognized for delivering high-performance buildings and infrastructure through innovative, forward-thinking solutions. Ranked as a top 2 US engineering firm, IMEG combines the expertise of a national leader with the personalized service of a local partner, ensuring tailored attention for every project. With over 90 locations and a team of more than 2,800 professionals, including 650+ licensed engineers, IMEG offers full-service engineering, planning, and consulting across diverse markets, including healthcare, education, government, housing, and more. The firm's market-sector-focused teams bring niche expertise to meet the unique challenges of each client, whether designing sustainable manufacturing plants and laboratories, optimizing building performance, or navigating complex regulatory requirements. IMEGs comprehensive expertise includes building design and infrastructure planning, sustainability and energy solutions, building performance optimization, operations management, consulting, and

specialized process engineering. As a 100% employee-owned firm, IMEG is deeply committed to creating positive outcomes for people, communities, and the planet. By integrating sustainability, efficiency, and collaboration into every project, IMEG delivers transformative results for projects of all sizes and complexities.

ZAC BIRDINGROUND CONSTRUCTION

Zac Birdinground Construction (ZBC) is a 100% Native American-owned company based in Billings, Montana. Founded by Zac Birdinground of the Apsáalooke Tribe, ZBC is a certified and registered contractor with the Montana Department of Labor and Industry and a certified business through the Crow Tribal Employment Rights Office (T.E.R.O). ZBC specializes in Owner Representation, Consulting, Cost Estimating, Construction Management, and General Contracting services for residential, commercial, and mixed-use projects. The firm has significant expertise in low-income housing projects, including recent estimates for 23 home renovations on the Crow Reservation and work in Billings, Montana.

DESIGN TEAM RESUMES

Resumes for our proposed project staff. These were prepared specifically for the Preliminary Architectural Report for the Park County PAR RFQ and highlight the relevant experience and qualifications of our design.

MELANIE MANGIONE, AIA, ASID, CHID, WELL AP

PRINCIPAL-IN-CHARGE / PROJECT MANAGER / CONTRACT MANAGER

ARCHITECTS ALASKA

REGISTRATION

Montana ARC-ARC-LIC-12476

Alaska-AELA14763

Wyoming - C-3842

South Dakota - ARC.00408518

Utah - Interior Design 13583080-0401

NCIDQ-30618

CHID / Certified Healthcare Interior Designer

WELL AP

EDUCATION

B. Env Design 2000, Montana State University

M. Arch 2000, Montana State University

Melanie brings many skills to the team with her Architecture and Interior Design experience and professional licensure. Her ability to adapt to changing situations with thoughtful and collaborative solutions is a skill needed for all projects with components of new work and renovation of existing space, especially when people work in those spaces during construction. The availability to be present at meetings, responsiveness to requests, and consistently meeting deadlines are as important as the design itself.

Melanie has a large diversity of work, from high-end custom residential to low-income housing renovations, new high-rise commercial office buildings to modernization of government staff support buildings.

RELEVANT EXPERIENCE

GOOD HOUSING PARTNERSHIP

Melanie acted as architect, interior designer, and project manager for these low-income housing full-building renovations in Butte, Bozeman, and Livingston, Montana. A continued partnership with GHP allows for consistency of design, ease of construction, quick response to questions, and resolution of design challenges found in renovation projects. Working within this continued team enables quick turnaround of housing units and minimal displacement time for the tenants.

MONTANA STATE UNIVERSITY

Working with MSU Facilities on a number of projects across the Bozeman Campus for MSU and Gallatin College has provided great experience working with several contractors, MSU Project Managers, and Program Departments. From viscom to carpentry and athletics to biolabs, Melanie enjoys working with a variety of programs and people to renovate and create safer, healthier, and desirable places for our community to learn and work.

ANTHC – FACILITY ASSEMENTS (DEEP LOOKS)

Complete engineering and architectural review of various Alaska communities complete of native-owned health facilities. Complete building systems, space, and envelope study to evaluate areas and systems in need of immediate repair and replacement. Teams for review include mechanical, electrical, civil, and structural engineers. Areas reviewed include the complete building envelope, including doors, windows, insulation, foundation, roofing, and exterior materials. Complete mechanical and electrical systems, including all common spaces, mechanical and electrical rooms, exam, procedure, and operating rooms, as well as offices and storage spaces. Exterior site and parking areas were reviewed for drainage, maintenance and accessibility, site and building lighting. Interior spaces are reviewed for building finishes condition, use of space needs per program, and overall accessibility.

CHRIS BERRYHILL, CDT

PRODUCTION LEAD

ARCHITECTS ALASKA

STATE OF RESIDENCY

Montana

REGISTRATION

Construction Document Technician

Autodesk Certified Professional

EDUCATION

Associate of Computer Science, Concentration in Technical Graphics

REFERENCES

Matt Cunningham, Ramshorn Management 406.451.2478

James Lear, Owner, 45 Degrees North, 406.539.1720

Geoff Anderson, Good Housing Partnership, Principal, 460.414.6500

As Production Lead, Chris plays a critical role in document production, leveraging extensive experience in both residential and commercial construction. Beginning his career working alongside his father, a general contractor, Chris gained hands-on knowledge of building construction, particularly in interior finishes and cabinetry, which naturally transitioned into architecture. Chris has focused much of his career on designing renovations for low-income housing, while more recently contributing to industrial and complex medical projects. He is proficient in building information modeling (BIM) and specializes in Revit, using tools like Revit and Enscape to produce detailed renderings. Chris actively enhances his expertise by attending Autodesk University, teaching CAD and Revit at a local community college, and pursuing self-directed learning in BIM and graphic design software. His practical experience and technical skills make him a key contributor to project success.

RELEVANT EXPERIENCE

GOOD HOUSING PARTNERSHIP – MONTANA LOW-INCOME HOUSING

This project involves the renovation of multiple properties totaling over 600 residential units across Bozeman, Livingston, and Butte, Montana. The scope includes a variety of building types, ranging from duplex homes to 100-unit, multi-floor buildings. Chris serves as the BIM Manager and lead production specialist for these ongoing projects. His responsibilities include converting original drawings into Revit, verifying dimensions on-site, and creating complete documentation for buildings lacking existing plans, based solely on site measurements. As the primary production lead for these low-income housing renovations, Chris has consistently delivered high-quality, accurate drawings despite challenges posed by limited or poor-quality documentation. His work ensures compliance with building department requirements and provides contractors with reliable resources for construction.

LITTLE BLESSINGS APSAALOOKE CHILDCARE CENTER (CROW CHILDCARE) – CROW AGENCY, MONTANA

This project is a 9,500 SF Childcare center in Crow Agency with four childcare rooms, a large indoor playroom, kitchen, storage, offices, and a fenced exterior playground. Chris provided the main drafting and document support for this SIPS construction project, as well as assisting the Project Architect with document productions, standards, and both interior and exterior detailing.

MONTANA LAW ENFORCEMENT ACADEMY

This 10,800 SF SIPs construction project in Helena serves as a specialized training facility for Montana law enforcement trainees. Designed to replicate a city street, the space features faux storefronts where trainees can practice critical field skills in a controlled environment. By providing an indoor setting, the facility enables instructors and students to focus on training without the interference of adverse weather conditions. Chris played a key role in the project, serving as the primary drafting and document support. He collaborated closely with the project architect to produce detailed construction documents, ensure adherence to standards, and develop comprehensive interior and exterior detailing, contributing to the project's success.

NANCYLYNN MARIS
INTERIOR DESIGNER

ARCHITECTS ALASKA

STATE OF RESIDENCY
Montana

EDUCATION
Bachelor of Business Marketing, Montana State University

Associate of Applied Science in Interior Design, Montana State University

NancyLynn is passionate about commercial design, dedicated to crafting spaces that seamlessly blend functionality and aesthetics to create meaningful connections with users. She excels in space planning, offering a fresh and thoughtful approach to designing impactful and engaging environments. Despite being early in her career, NancyLynn's solution-oriented mindset, ambition, and commitment to excellence position her as a rising talent in the industry. She thrives in collaborative settings, where she brings together diverse ideas to develop cohesive and innovative design solutions. In her role, NancyLynn is responsible for developing floor plans that adhere to ADA Accessibility Standards, creating design concepts aligned with client objectives, and curating high-quality finish selections and schedules. She works closely with architects and consultants to ensure cohesive and efficient designs, supporting projects through all phases to deliver impactful, on-time, and budget-conscious results.

RELEVANT EXPERIENCE

LITTLE BLESSINGS APSAALOOKE CHILDCARE CENTER (CROW CHILDCARE) – CROW AGENCY, MONTANA
NancyLynn provided key support to the primary Interior Designer by assisting with interior finish selections and the development of the FF&E package. She contributed to the creation of detailed interior elevations and actively participated in the on-site substantial completion meeting, ensuring design intent was accurately executed.

NORTHERN CHEYENNE TRIBE EDUCATION BUILDING
NancyLynn reviewed and refined the material selections for the education building to ensure alignment with the project's vision and budget. She updated floor plans, elevations, and schedules to accurately reflect the revised interior material selections, contributing to a cohesive and well-executed design.

GOOD HOUSING PARTNERSHIP LOW-INCOME HOUSING
NancyLynn collaborated on evaluating existing building layouts to identify and address ADA accessibility gaps. She contributed to drafting the site plan, demolition plan, and floor plans to ensure compliance with ADA standards. Additionally, she curated finish options aligned with the project's needs and budget for client review and approval, enhancing both functionality and design coherence.

DEPARTMENT OF PUBLIC SAFETY
NancyLynn served as the Space Planner for the Department of Public Safety project, where she synthesized insights from site visits and stakeholder interviews to understand each department's scope of work and requirements. She developed a comprehensive space plan, delivering a solution that seamlessly aligned with the project's design objectives and functional needs.

MICHAEL MCFARLANE, PE, LS
CIVIL ENGINEER

IMEG

STATE OF RESIDENCY
Montana

REGISTRATION
Professional Engineer Alaska #11809

Minnesota #44196

Montana #18859

North Dakota #5804

Wisonsin #43740-6

Wyoming #11182

Professional Land Surveryor Minnesota #44196

Certified Land Surveyor #1528

EDUCATION
University of North Dakota, BS Civil Engineering

AFFILIATIONS
ASCE

CSHE

Michael has over 33 years of experience as a civil engineer. His primary responsibilities and accomplishments including experience as a project engineer and land surveyor on various public and private improvements. These projects included preliminary/final design and analysis of roads, municipal streets, water distribution, sanitary sewer collection, sanitary sewer treatment (stabilization ponds), storm water drainage, storm water collection, storm water basins, site and utility planning, contract administration, and the development of a solid waste management plan.

Michael has also provided right-of-way and easement survey and documents for the above projects as necessary. He is experienced in CIC's, Plats, and Private Boundary Surveys.

RELEVANT EXPERIENCE

NOTABLE PROJECTS

- Fond du Lac CAIR Center, Duluth, MN, 30,000-sf, 3-story New Clinic. Project included supplemental topographic survey, site design, grading/drainage with report and permit applications to City of Duluth, utilities (water, sanitary sewer, storm), erosion control, restoration, as-built survey, etc
- Fort Totten Alternative and CTE School, Fort Totten, ND, 12,000-sf Alternative School. Project included site design, grading/drainage, utilities (water, sanitary sewer, storm), erosion control, restoration, etc.
- LVD Health Center, Watersmet, MI, 32,000-sf Clinic. Project included site design, grading/drainage, utilities (water, sanitary sewer, storm), erosion control, restoration, etc.
- Red Lake Indian Reservation, MN, 20,000-sf New Chemical Dependency Treatment Facility. Project included site boundary and topographic survey, site work design, walking trail, grading/drainage, utilities (water, sewer, storm), erosion control, restoration, etc.
- Red Lake Indian Reservation, MN, 12,000-sf New Urgent Care Addition to Red Lake Hospital Complex. Project included boundary survey, topographical survey, site design, grading/drainage, utilities (water, sanitary sewer, storm), erosion control, restoration, etc.
- Red Lake Indian Reservation, MN, 8,600-sf New Dialysis Addition including Site Boundary and Topographic Survey, Site Design, Grading/Drainage, Utilities (Water, Sanitary, Storm), Erosion Control, Restoration, etc.
- Red Lake Indian Reservation, MN, Red Lake Housing Authority. Multiple new housing developments from 2004-2024 including but not limited to Red Lake Homes #10, #11, #12, #13, #14 (2023), #15 (2024) in communities of Little Rock, Red Lake, Redby, and Ponemah. Also included Ponemah Rental Housing, RL Supportive Housing Projects #2 (2023), and #3 (2024).

NATHAN MCBRIDE, PE, SE
LEAD STRUCTURAL ENGINEER

IMEG

STATE OF RESIDENCY
Montana

REGISTRATION
Colorado #29840
Utah #13714.314.2202
Wyoming #10730
Montana - *In Progress*

EDUCATION
Bachelor of Civil Engineering, Utah State University

Master of Civil Engineering, University of Washington

AFFILIATIONS
AISC
SEAMT

REFERENCES
Charley Franklin, Principal/Directior, SMA Architecture, 406.558.2374, charleyf@sma.design

Casey Feeser, Architect, LDP Architecture, 415.777.0561, casey@ldparchitecture.com

Chris Jaubert,Principal, A43 Architecture, 307.249.8650, chris@A43design.com

Nathan is a Senior Structural Engineer with over 22 years of experience leading multi-disciplinary design teams. Since joining IMEG in 2007, he has specialized in planning, designing, and constructing a wide range of building types for institutional, office, educational, mixed-use, and multi-unit residential clients. A results-driven professional, Nathan is committed to delivering successful outcomes for his clients.

As the Lead Structural Engineer, Nathan's primary responsibilities include schematic design, design development, oversight of structural systems, and design coordination across trades. He is also responsible for producing contract documents, managing projects, maintaining client communication, conducting budget reviews, ensuring quality control, reviewing shop drawings, and providing construction observation to ensure the integrity and success of each project.

RELEVANT EXPERIENCE

NOTABLE PROJECTS

- Crow Nation, Crow Reservation, MT, Apsaalooke Crow Cultural Center and Museum
- The Lark Hotel, Bozeman, MT, Remodel of Hotel and New CCT Portion
- 5th & Main, Bozeman, MT, 6-story Apartment Building with Retail Space
- 1201 Tennessee - Abaca, San Francisco, CA, 235,000-sf New 6-story Mixed-use Residential Development including 263 Units, Retail Space, Amenities, and Parking Garage
- 1818 Ogden Summit, Burlingame, CA, 144,000-sf New 6-story Multi-family Residential Building Utilizing Wood-frame over 2-level Concrete Podium Parking Garage
- 1868 Ogden Drive, Burlingame, CA, 114,000-sf New 5-story 120-unit Multi-family Residential Wood-frame over 55,000-sf 2-level Podium Parking Garage
- 3250 Hollis Oak, Oakland, CA, 125,000-sf New 4-story Mixed-use Residential Development including 124 Units
- 3483 Golden Gate Way Residential, Lafayette, CA, 132,000-sf New Multi-family Wood-frame Residential Development with 71 Units over a Concrete Podium Parking Garage
- Locale at State Street, Fremont, CA, 280,000-sf New 5-story Mixed-use Residential Development including 81 Units, Retail Space, and Underground Parking Garage
- Pacific Front, Santa Cruz, CA, 326,000-sf New 5-story Wood Frame over 2-level Concrete Podium Mixed-use Development, including Apartments, Commercial Space, and Parking Garage
- Yellowstone Club, Big Sky, MT, 65,000-sf New 22-unit Lakeside Village Condominiums

KEVIN POPE, PE, LEED AP, QCXP
LEAD MECHANICAL ENGINEER | FIRE PROTECTION ENGINEER

IMEG

STATE OF RESIDENCY
Montana

REGISTRATION
Alaska AELM10495
Idaho P-9557
Montana #13799
South Dakota #6897
Washington #39609
LEED Accredited Professional

EDUCATION
Bachelor of Mechanical Engineering, University of Wyoming

Commissioning Certification, University of Wisconsin

AFFILIATIONS
ASHRAE, Big Sky Chapter

REFERENCES
Randy Hafer, Architect, High Plains Architects, 406.896.0250, rhafer@highplainsarchitects.com

Paul Siderius, Architect, A&E Design, 406.248.2633, psiderius@ae.design

Allen Rapacz, Architect, Schutz Foss Architects, 406.252.9218, allen@schutzfoss.com

Kevin's responsibilities include the engineering design of mechanical systems and project management from schematic design through construction. With expertise in both traditional project delivery methods and Construction Management at Risk (CMAR), Kevin leverages his extensive experience to develop innovative design solutions that reduce energy consumption and maximize system flexibility.

As a Senior Principal, Kevin engages directly with clients to understand their unique needs, define project scope requirements, and provide expert consultation both internally and externally. He fosters a strong team approach, ensuring seamless collaboration from project inception through completion.

In his role as Lead Mechanical and Plumbing Engineer, Kevin leads the mechanical design team, consults with clients, and identifies mechanical system options tailored to project goals. His technical responsibilities include system planning and design, equipment selection, system sizing, and developing control logic. Additionally, Kevin oversees quality control, project coordination, and provides construction services to ensure successful project execution.

RELEVANT EXPERIENCE

NOTABLE PROJECTS

- Crow Nation, Crow Reservation, MT, Crow Nation, Crow Reservation, MT, 31,000 SF New Apsalooke Crow Cultural Center and Museum Buildings & 4,000 SF Renovation to the Existing Cultural Learning Lodge
- Crow Nation, Crow Reservation, MT, Plenty Doors Crow Innovation Center
- AWB Mixed-Use Development, Bozeman, MT, 93-Unit Residential Project
- Bighorn Valley Health Center, Lewistown, MT, 28,600 SF Clinic Remodel of an Existing Building
- Billings Housing Authority, Billings, MT, PAR for Multi-family Housing Units
- Bozeman Mixed-Use Apartment Block, Bozeman, MT, New Development
- Charles M. Bair Family Museum, Martindale, MT, New Museum/Loft Remodel
- Creekside Apartments, Bozeman, MT, Renovation
- Crowley Fleck, Transwestern Building, Billings, MT, Tenant Improvements
- Etha Hotel, Bozeman, MT, Addition/Renovation
- Montana State University, Bozeman, MT, North Hedges Residence #3; Strand Union Building, Lighting Retrofit; Visual Communications Building, Lighting Retrofit
- Montana State University, Bozeman, MT, North Hedges Residence Suites #3
- Moonlight Basin Lodge, Big Sky, MT, Remodel
- Northern Hotel, including TEN and Bernie's Diner, Billings, MT
- Perennial Park Apartments, Bozeman, MT, Senior Living Facility Addition
- Red Alder Affordable Housing, Helena, MT
- Starner Gardens, Billings, MT, 136-unit Residential Apartments and Cottages over 126,000 SF Building Space

CLINT LAFERRIERE, PE, LEED AP, LC
LEAD ELECTRICAL ENGINEER — IMEG

STATE OF RESIDENCY
Montana

REGISTRATION
Alaska EE206013
Montana #30608
North Dakota #29692
Colorado #0061068
Wyoming #19183
LEED Accredited Professional
Lighting Certified Professional

EDUCATION
Bachelor of Electrical Engineering, Montana State University

REFERENCES
Randy Hafer, Architect, High Plains Architects, 406.896.0250, rhafer@highplainsarchitects.com

Paul Siderius, Architect, A&E Design, 406.248.2633, psiderius@ae.design

Allen Rapacz, Architect, Schutz Foss Architects, 406.252.9218, allen@schutzfoss.com

Clint's responsibilities encompass project management, leadership of electrical staff, and the engineering and design of lighting, power, and special systems. His expertise includes designing power distribution, specialty and general lighting, power generation, grounding and lightning protection, PA and intercom systems, security systems, fire alarm and emergency mass notification systems, and telephone and data systems. With extensive experience in commercial facilities, Clint has successfully managed a range of projects, from small remodels to significant additions and new construction, across sectors such as residential, hospitality, healthcare, education, and commercial buildings.

As the Lead Electrical Engineer, Clint leads the electrical design team and provides client consultation. His role includes offering integrated system options and recommendations to meet project objectives, reviewing and coordinating project phasing for electrical and fire alarm systems, and collaborating with the MEQ consultant. Additional responsibilities include quality control, interdisciplinary coordination, and construction services to ensure seamless project execution.

RELEVANT EXPERIENCE

NOTABLE PROJECTS

- Crow Nation, Crow Reservation, MT, Crow Nation, Crow Reservation, MT, 31,000-SF New Apsalooke Crow Cultural Center and Museum Buildings & 4,000 SF Renovation to the Existing Cultural Learning Lodge
- Crow Nation, Crow Reservation, MT, Plenty Doors Crow Innovation Center
- AWB Mixed-Use Development, Bozeman, MT, 93-Unit Residential Project
- Bozeman Mixed-Use Apartment Block, Bozeman, MT, New Development
- Charles M. Bair Family Museum, Martinsdale, MT, New Museum/Loft Remodel
- Creekside Apartments, Bozeman, MT, Renovation
- Crowley Fleck, Transwestern Building, Billings, MT, Tenant Improvements
- Eglise Condominiums, Big Sky, MT
- Etha Armory Hotel, Bozeman, MT, Two Restaurants and Rooftop Lounge Addition/Renovation
- Firelight Meadows Condominiums, Big Sky, MT
- Montana State University, Bozeman, MT, North Hedges Residence #3; Strand Union Building, Lighting Retrofit; Visual Communications Building, Lighting Retrofit
- Montana State University, Bozeman, MT, North Hedges Residence Suites #3
- Perennial Park Apartments, Bozeman, MT, Senior Living Facility Addition
- Red Alder Affordable Housing, Helena, MT
- Starner Gardens, Billings, MT, 136-unit Residential Apartments and Cottages over 126,000-sf Building Space

ZAC BIRDINGROUND
FOUNDER | PRINCIPAL COST ESTIMATOR — ZAC BIRDINGROUND

STATE OF RESIDENCY
Montana

REGISTRATION
Montana #278119

EDUCATION
Bachelor of Construction Engineering Technology, Montana State University

OSHA 30hr

REFERENCES
Charlene Johnson, Executive Director, Plenty Doors Community Development Corporation, 406.670.8832, charlene@plentydoorscdc.org

Scott Ugrin, Owner, Ugrin Drywall, 406.671.8069

Tim Bernardis, Library Director, Little Big Horn College, 406.208.7122, tim@lbhc.edu

Zac Birdinground, a proud member of the Apsáalooke Tribe, carries the Indian name Awe Ihaate Baaat Chileesh, meaning "Fortunate in Different Lands," given to him by his Kaale, Inez Birdinground. He is from the Big Lodge Clan and is a child of the Whistling Water Clan. Growing up on the Crow Reservation, Zac experienced the challenges faced by his community, which inspired his dream of pursuing higher education and returning to help his people. He achieved this dream by earning a Bachelor of Science in Construction Engineering Technology with a minor in Business Administration from Montana State University-Bozeman. Over the past six years, Zac has gained extensive experience working as a Project Engineer, Estimator, Project Manager, and Owner Representative/Consultant for general contractors and non-profits. His work has spanned residential, commercial, and industrial construction projects, where he has estimated and managed approximately $30 million in contracts.

Recently, Zac has been able to apply his education and expertise directly to benefit his community. He serves as an Owner Representative/Consultant for a non-profit organization and the Tribal College in Crow Agency, assisting in designing and constructing their facilities. This role allows him to contribute to the development of his hometown and work closely with his tribe in the place where he graduated high school. This meaningful opportunity aligns with his lifelong goal of giving back to his community.

RELEVANT EXPERIENCE

APSÁALOOKE NATION HOUSING AUTHORITY LOW INCOME HOUSING TAX CREDIT #2
This low-income housing project is currently in the bidding process, and construction is expected to begin Winter/Spring 2025. Zac is bidding on the project as a General Contractor and submitted the initial bid on October 18, 2024 (it is going out to bid again). This includes estimating and bidding on the project in its entirety. The project consists of renovating 23 residential units on the Crow Renovation. The scope of work included (but not limited to) - Div 1: General Requirements; Div 2: Demo; Div 3: Concrete Stoops; Div 5: Metal Railings; Div 6: Rough Carpentry and Finish Carpentry; Div 7: Thermal and Moisture Barriers, Roofing, Siding; Div 8: Windows and Doors; Div 9: Gypsum Board, Painting, Flooring; Div 10: Toilet and Bathroom Accessories; Div 12: Cabinets, Countertops; Div 22: Plumbing; Div 23: HVAC; Div 26: Electrical.

NORTH 3RD APARTMENTS, BOZEMAN MT
This project comprises 216 units (six 32-plex buildings, one 24-plex building, and a 2,260 SF clubhouse) for 232,559 SF of apartment space. Zac's role in this project was to bid on the gypsum board and the scope of work for the paint job.

STEVENS HOUSING REMODEL BID

- Div 1 General Requirements
- Div 2 Demo
- Div 3 Concrete
- Div 4 Masonry
- Div 6 Rough Carpentry, Finish Carpentry
- Div 7 Thermal and Moisture
- Div 8 Windows and Doors
- Div 9 Finishes
- Div 22 Plumbing
- Div 23 HVAC
- Div 26 Electrical

4 | CAPACITY TO ASSUME NEW BUSINESS

AVAILABILITY

Although our team members are currently involved in other projects, many assignments are completing soon. Our team members will be available and committed to the success and timely submittal of both PAR Reports.

Our team has immediate capacity to begin this project. We are ready to mobilize and can begin working immediately upon selection. There are no potential projects or conflicts that would impact our ability to perform.

AVAILABILITY MATRIX

With extensive experience in affordable housing design and familiarity with permitting and grant funding for similar mixed-use/low-income housing projects, we anticipate a smooth project design process and construction efforts to implement services to the community as quickly as possible. The availability of each team member allows dedication to the Hardin Motel Renovation project needs to design and prepare documents for each phase of the work effectively.

To ensure efficient resource allocation and effective scheduling, the following matrix graphic clearly illustrates other projects that key personnel are involved with concurrently, along with the percentage of their time committed for the following four quarters.

TIME COMMITMENTS	Q1 2025	Q2 2025	Q3 2025	Q4 2025
ARCHITECTS ALASKA				
Melanie Mangione	50%	50%	60%	60%
Chris Berryhill	60%	80%	80%	80%
NancyLynn Maris	60%	80%	80%	80%
IMEG				
Michael McFarlane	25%	25%	25%	25%
Kevin Pope	20%	20%	20%	20%
Clint Laferriere	20%	20%	20%	20%
Nathan McBride	20%	20%	20%	20%
ZBC				
Zac Birdinground	50%	50%	50%	50%

5 | PROPOSED SCOPE OF WORK

PRELIMINARY REPORT GOALS

The Hotel Becker is an important historic landmark in Hardin. The community has made it clear that revitalizing the Hotel and seeing it become a destination on Main Street is important to the vibrancy and resilience of Downtown Hardin. This Preliminary Architectural and Feasibility Report will provide key elements to reach the goals outlined in the 2021 Growth Policy & Downtown Revitalization Plan for the City of Hardin.

This Feasibility Report will include the following:

- Analysis of the existing Hardin Hotel's current condition, including its structural integrity and suitability for continued use.
- Identify and evaluate challenges related to Site, zoning and code regulation as it relates to rehabilitation of a historic structure.
- Feasibility evaluation of design, zoning regulations and budget constraints.
- Strategies for future use as lodging, retail, housing or mixed-use occupancy of the building.
- Cost Estimates for proposed rehabilitation requirements and alternative design strategies.
- List of financial resources, including possible tax credits, that can help with the rehabilitation and proposed future use.
- Facilitation of communication and coordination between City, property owner, Department of Commerce, authority having jurisdiction and other stakeholders.

The Work Plan below shows our detailed understanding of the requirements for the Hotel Becker Preliminary Architectural Report. It highlights what we feel are the significant milestones, activities and deliverables for your project while being mindful of your timeline.

Project and site specific scheduling and additional information will be added to this work plan during the initial Investigation Service phases as needed. This will provide a baseline for the creation of a more detailed Management Plan for the historic property.

CITY OF HARDIN HOTEL BECKER PAR WORK PLAN

INVOLVEMENT LEGEND

- (D) Design Team
- City of Hardin (CoH)
- Owner
- Authority Having Jurisdiction - Local and State Code agencies (AHJ)
- Grant Authorities (CDBG and others)

DESIGN TEAM MEMBERS

Architects Alaska
IMEG
Zac Birdinground (Cost Estimator)

PHASE ONE | **PHASE TWO** | **PHASE THREE**

DOCUMENT PROCUREMENT AND SITE INVESTIGATION

During the initial phase our design team will work with the City of Harding and the Owner to procure all existing site and building drawings, plans and reports to review before the Site Investigation.

- (D) Design Team
- CoH
- Owner/Stakeholders

TIME

5 DAYS (FROM NTP)

ACTIVITIES

- Kick-off Meetings with City of Hardin and Stakeholders
  - Develop Complete Scope
  - Review Project Schedule
  - Review PAR Requirements
- Compile a List of Required Spaces
- Coordinate Schedule for site Review
- Confirm Project Milestone Dates

DELIVERABLES

- Prints/Electronic Files of Documents
- Proposed Site Visit Schedule

SITE INVESTIGATION

During the site investigation phase, all design team members and appropriate parties from City of Hardin and owners representative will tour and document the existing Hotel and site.

- (D) Design Team
- CoH
- Owner/Stakeholders
- AHJ

TIME

5-10 DAYS (FROM DOC PROCUREMENT)

ACTIVITIES

- Visit Hotel Becker and site
- Compare Existing Documents for Construction for Accuracy
- Document existing conditions
  - Mechanical Systems
  - Plumbing Systems
  - Electrical Systems
  - Site Conditions
  - Code Compliance
  - Building Envelope
  - Interior Conditions

DELIVERABLES

- preliminary list of code deficient items that impact the proposed solutions (30 days after site visit)

REVIEW AND PROPERTY EVALUATIONS

This phase is internalized as the design team compiles and reviews findings for code and safety compliance. We will begin work on Preliminary Architectural Reports and draft solutions for the property.

- (D) Design Team
- AHJ

TIME

45 DAYS (FROM SITE VISIT)

ACTIVITIES

- Compile Information and photos Gathered at Site
- Compile List of Deficiencies
- List of probable solutions

DELIVERABLES

- initial draft of preliminary PAR reports with solutions
- Final list of code deficient items and proposed soultions

ARCHITECTS ALASKA

PHASE FOUR | **PHASE FIVE** | **PHASE SIX**

DRAFT REPORTS

Review with City of Hardin on preliminary reports and proposed solutions. A preliminary cost estimate will be provided at this stage.

Revisions and delivery of Draft reports based on cost and City of Hardin and Owner/Stakeholder review.

- (D) Design Team
- CoH
- AHJ

TIME

40 DAYS (FROM DRAFT REPORT REVIEW)

ACTIVITIES

- Review initial solutions with CoH
- Code review of proposed solutions
- Initial Cost Estimate on proposed solutions

DELIVERABLES

- Preliminary Cost estimate
- photos of code deficient items
- meeting minutes
- Preliminary Report delivered

REVIEW MEETINGS

This phase will utilize the preliminary report for review and comment from Stakeholders. Once comments are received they will be evaluated and considered by appropriate involved parties to determine the final solution to identified deficienies and preliminary designs.

- (D) Design Team
- CoH
- Owner/Stakeholders
- AHJ
- CDBG and others

TIME

20 DAYS (FROM REPORT REVIEW)

ACTIVITIES

- Review proposed solutions for the renovation and use of Hotel Becker
- Revise draft report based on comments
- Meet with involved parties for final proposed solutions

DELIVERABLES

- Meeting/Presentation Minutes

FINAL PAR REPORT

This final phase will bring all information gathered from the initial site visit, draft reports, comments from the City of Harding and the owner/ stakeholders into one final file with a final cost estimate for each proposed solution.

These design solutions will provide guidance and a base for design work on funding options and implementation of the chosen solutions for the City of Hardin and Hotel Becker.

- (D) Design Team
- CoH
- CDBG and others

TIME

20 DAYS (DELIVERD BY APRIL 15 2025)

ACTIVITIES

- Meeting to Finalize Design choices
- Finalize Preliminary Design
- Probable list of grant and other funding oportunites
- Finalize cost estimate

DELIVERABLES

- Final PAR Report with cost estimate

Professional Services Agreement
Fee Summary

01/04/25

Hotel Becker PAR Fee Proposal

TBD

City of Hardin

Design Services	ARCH	CIVIL	STRUCT	MECH	ELECT	COST	TOTALS
Hotel Becker PAR - Fixed Fee	$ 20,160.00	$ 3,300.00	$ 5,500.00	$ 3,300.00	$ 3,300.00	$ 4,400.00	$ 39,960.00
Subtotal Design Services	$ 20,160.00	$ 3,300.00	$ 5,500.00	$ 3,300.00	$ 3,300.00	$ 4,400.00	**$ 39,960.00**

Total Professional Services Fee Exluding Allowances and Direct Costs	**$ 39,960.00**
Total Contract Amount	**$ 39,960.00**

Direct Costs (costs not attributable to personnel. Includes Travel, printing and incidentals)	ARCH	CIVIL	STRUCT	MECH	ELECT	COST	
Direct Costs - Time+Expenses NTE	$ 3,110.00	$ 110.00	$ 1,320.00	$ 110.00	$ 110.00	$ 275.00	**$ 5,035.00**
Subtotal Direct Costs	$ 3,110.00	$ 110.00	$ 1,320.00	$ 110.00	$ 110.00	$ 275.00	**$ 5,035.00**

Total Contract Amount Including Direct Costs	**$ 44,995**

ZAC BIRDINGROUND CONSTRUCTION

Senior Cost Estimator - $150/hour

Hourly Rates

STANDARD
HOURLY BILLING SCHEDULE

January 1, 2025

ARCHITECTURE

Senior Principal	$290
Principal/Senior Project Manager	$275
Principal/Project Manager	$260
Associate/Project Manager III	$230
Associate/Project Manager II	$210
Associate/Project Manager I	$200
Design Professional Level XI	$190
Design Professional Level X	$180
Design Professional Level IX	$170
Design Professional Level VIII	$160
Design Professional Level VII	$150
Design Professional Level VI	$140
Design Professional Level V	$130
Design Professional Level IV	$120
Design Professional Level III	$110
Design Professional Level II	$100
Design Professional Level I	$90
Design Professional Level C	$80
Design Professional Level B	$70
Design Professional Level A	$60
Information Technology Services	$100
Administrative Support	$75

MARK-UP ON CONSULTANTS	10%
MARK-UP ON REIMBURSABLES	10%

Invoice terms are net 30.

Hourly Rates 2025

IMEG STANDARD HOURLY RATES	
Discipline/Service: Civil, Land Survey, Landscape Architecture	
Role	**Rate**
Senior Client Exec/Senior Market Director/VP	$260
Client Executive/Market Director	$245
Project Executive	$205
Senior Project Manager 2	$200
Senior Project Manager I	$185
Engineer of Distinction/Landscape Architect of Distinction/ Planner of Distinction	$210
Senior (Engineer/Landscape Architect/Planner) 3	$195
Senior (Engineer/Landscape Architect/Planner) 2	$175
Senior (Engineer/Landscape Architect/Planner) 1	$165
Project (Engineer/Landscape Architect/Planner) 2	$155
Project (Engineer/Landscape Architect/Planner) 1	$145
Graduate (Designer/Survey) 2	$125
Graduate (Designer/Survey) 1	$115
Senior Land Surveyor 3	$165
Senior Land Surveyor 2	$150
Senior Land Surveyor 1	$140
Project Surveyor 2	$135
Project Surveyor 1	$130
Designer of Distinction	$175
Senior (Designer/Crew Chief) 3	$160
Senior (Designer/Coordinator/ Crew Chief) 2	$150
Senior (Designer/Coordinator/ Crew Chief) 1	$140
Project (Designer/Senior Technical Crew Chief)2	$130
Project (Designer/Senior Technical Crew Chief) 1	$125
Designer 2/Planner 2/Technician 4	$115
Designer 1/Planner 1/Technician 3	$105
Design Technician 2/Technician 2	$95
Design Technician 1/Technician 1/Intern	$85
Senior Construction Administrator	$145
Construction Administrator	$135
GIS System Architect	$135
GIS Analyst	$125
Graduate (GIS Analyst) 2	$120
Graduate (GIS Analyst) 1	$110
Administrative Assistant	$85

Note:

1. These rates are for staff located in the office providing the service. Staff based in one of IMEG's other offices may have different billing rates. These rates can be provided as requested

2. Rates are adjusted annually.

Reimbursables:

- Postage and delivery charges
- Travel Expense: Automobile mileage will be invoiced at the IRS rate in effect at the time of travel. Travel expenses include mileage, tolls, parking fees, taxi, train, airfare, rental car, fuel, and other out of pocket travel related expenses
- Meals and lodging, when required to travel overnight
- Project-specific insurance coverage riders or amendments necessary to comply with required insurance requirements above current IMEG limits and conditions
- Reproduction costs for existing facility documents, and for one record set of contract document deliverables at each project phase/milestone when not provided to IMEG by the Client
- Reproduction and distribution costs associated with issuing contract documents
- Payment of plan review fees or other imposed governmental agency fees
- State filing and/or permit fees
- Necessary consultants as approved by Client

IMEG STANDARD HOURLY RATES - 2025	
Discipline/Service: Structural, MEP, Technology, Medical Equipment Planning, Commissioning	
Role	**Rate**
Senior Client Exec/Senior Market Director/VP	$280
Client Executive/Market Director	$260
Project Executive	$240
Senior Project Manager 2	$220
Senior Project Manager I	$200
Engineer of Distinction	$225
Senior (Engineer/Planner/Consultant) 3	$215
Senior (Engineer/Planner/Consultant) 2	$185
Senior (Engineer/Planner/Consultant) 1	$175
Project (Engineer/Consultant) 2	$155
Project (Engineer/Consultant) 1	$140
Graduate (Designer/Consultant/Planner/Authority/Analyst) 2	$125
Graduate (Designer/Consultant/Planner/Authority/Analyst) 1	$110
Designer of Distinction	$195
Senior (Designer/Authority) 3	$180
Senior (Designer/Authority) 2	$175
Senior (Designer/Authority) 1	$155
Project (Designer/Authority) 2	$140
Project (Designer/Authority) 1	$130
Designer (Authority/Analyst) 2	$115
Designer (Authority/Analyst) 1	$105
Design Technician 2	$90
Design Technician 1/Intern	$85
Senior Construction Administrator	$175
Construction Administrator	$140
Senior Procurement Manager	$240
Senior Procurement Specialist	$220
Project Coordinator	$120
Senior Virtual Design Coordinator 2	$135
Senior Virtual Design Coordinator 1	$125
Virtual Design Coordinator 2	$120
Virtual Design Coordinator 1	$105
Virtual Design Technician	$90
Administrative Assistant	$85

Note:

1. These rates are for staff located in the office providing the service. Staff based in one of IMEG's other offices may have different billing rates. These rates can be provided as requested

2. Rates are adjusted annually

Reimbursables:

- Postage and delivery charges
- Travel Expense: Automobile mileage will be invoiced at the IRS rate in effect at the time of travel. Travel expenses include mileage, tolls, parking fees, taxi, train, airfare, rental car, fuel, and other out of pocket travel related expenses
- Meals and lodging, when required to travel overnight
- Project-specific insurance coverage riders or amendments necessary to comply with required insurance requirements above current IMEG limits and conditions
- Reproduction costs for existing facility documents, and for one record set of contract document deliverables at each project phase/milestone when not provided to IMEG by the Architect
- Reproduction and distribution costs associated with issuing contract documents
- Payment of plan review fees or other imposed governmental agency fees
- State filing and/or permit fees
- Necessary consultants as approved by Client

ARCHITECTS ALASKA

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