



## Livingston Urban Renewal Agency Agenda

The regular meeting of the Livingston Urban Renewal Agency Committee has been scheduled for September 24, 2024 at 4:30 PM in Community Room, City/County Complex. This meeting will be facilitated by Chair Allison Vicenzi.

<https://us02web.zoom.us/j/89421794107?pwd=RWc2T2NmYSt1S1VNMnlVSmFNUGpNUT09>

**Meeting ID: 894 2179 4107**

**Passcode: 728804**

1. Roll Call
2. Approval of Minutes
  - A. APPROVAL OF MINUTES FROM AUGUST 27, 2024, REGULAR MEETING**
3. New Business
  - A. FACADE GRANT APPLICATION: DANFORTH MUSEUM OF ART**
  - B. FACADE GRANT APPLICATION: DEYOUNG GALLERY**
4. Old Business
5. Public Comments
6. Board Comments
7. Adjournment

**File Attachments for Item:**

**A. APPROVAL OF MINUTES FROM AUGUST 27, 2024, REGULAR MEETING**

## Livingston Urban Renewal Agency Agenda

The regular meeting of the Livingston Urban Renewal Agency Committee has been scheduled for August 27, 2024 at 4:30 PM in Community Room, City/County Complex. This meeting will be facilitated by Allison Vicenzi.



### Join Zoom Meeting

<https://us02web.zoom.us/j/82459221735?pwd=RkhUb1henpxamRaNjFpdk9xbnEzQT09>

Meeting ID: 824 5922 1735

Passcode: 259438

### 1. Roll Call

Chair Allison Vicenzi, Vice Chair Rick Van Aken, Lisa Garcia

### 2. Approval of Minutes

#### A. APPROVAL OF MINUTES FROM APRIL 23, 2024, REGULAR MEETING

#### B. APPROVAL OF MINUTES FROM JULY 23, 2024, REGULAR MEETING

Chair Vicenzi asked if there were questions or comments about the April and July Minutes.

Lisa Garcia requested more detail in the minutes for all future minutes.

Lisa Garcia motioned to approve the minutes.

Chair Vicenzi felt the minutes were lacking and would like to see more detail and offered that

a secretary be hired for URA minutes.

Vice-Chair Van Aken seconded

Minutes approved by 3 members present

### 3. New Business

#### A. DISCUSSION REGARDING BOARD MEMBERSHIP

Chair Vicenzi stated that board member Kevin Stewart would like to resign effective immediately and stated they will have an open board seat.

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Rick Van Aken stated he also would like to resign from the URA board and feels the URA is not in his wheelhouse. He would like to resign as soon as possible, but understand need for quorum.

Chair Vicenzi is excited to see this open up and what applications might come in.

Chair Vicenzi asked for a motion to transfer the Vice-Chair position from Rick to Lisa.

Rick motioned to transfer Vice-Chair to Lisa

Seconded by Lisa

Motion approved by 3 members present.

Chair Vicenzi brought up being able add more members to the URA board as a possibility if they have a large application pool with good applicants for current vacancies.

### 4. Old Business

#### A. DISCUSSION OF FY 2024-25 BUDGET PRIORITIES

Chair Vicenzi checked with members that they had time to review staff reports about budget.

Chair Vicenzi reviewed Julie's budget comments via email. Julie's items listed in order of importance are as follows: Housing, Infrastructure, Downtown Programming, and Economic Development.

Lisa Garcia would like the URA to be more proactive rather than reactive. She would like to put grants at a lower ranking in a list of importance to give more focus to housing with a new approach.

Chair Vicenzi would like to see some separation in their 2 grant programs and clearly define a cap on the amount they give. Right now they have a cap on the amount per project, and a cap on overall budget. She feels it would like to approach advertising of these grants in a different way with more specificity on amounts or quantity of grants. Ultimately wanting to encourage folks to apply. She feels housing is an important topic, and likes the idea of ADU's in the URA district based on affordability and ability to build with a large impact for the community that is in need of housing. She is also interested in upper level housing and lower level community or retail commercial space. She would like to discuss how to utilize the bank of money they currently have and how to continue this level of work and projects in the future with less money per year. She would like to find a way to help vacant storefronts, and feels it would be beneficial to partner with BID in some way to help with this. She asked the City Manager how much money might be requested from the URA in the future for infrastructure.

The City Manager stated from a CIP standpoint he stated the City does not have the next phase designed. There is potential that the 2<sup>nd</sup> and 3<sup>rd</sup> alley will be undertaken in the next couple years, but it's unclear if URA will be utilized in that, but it's possible if an applicant

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is in that area that they may approach the URA and could either look for infrastructure support or housing support.

Rick stated he feels the URA is kind of stuck around the areas of residential and façade grants and just sitting waiting for someone to come to the URA and would like to find a way to reach out to businesses. He thought it would be beneficial to partner with other agencies as well.

Rick and Chair Vicenzi both agreed and discussed the lull in grants.

The City Manager indicated that this is a standard timeline for a URA board where they might hit what feels like a lull, but it's the transition period between capital improvement projects moving into to more projects initiated by the community rather than at City direction.

Lisa reminded that they are in the 24/25 FY and are already in a year with projects happening and stated some of these projects take a long time so keeping that in mind with future budget. She asked the City Manager to clarify Downtown Programming and Economic Development.

The City Manager stated the Downtown Programming is items like holiday light and hanging flower baskets. Economic Development is things such as events downtown, or when business relocate into the URA district.

Chair Vicenzi clarified they don't have to spend all their funds it would just roll to the next year if not spent. She would like to hear from Katherine Daly if ADU strategy would make sense in the URA district and if there are currently people considering ADU's that would be motivated to make them workforce affordable housing.

The City Manager asked for clarification about vibrancy and beautification grants and stated we don't have existing grant programs for that and wondered if he needs to take that as direction to look for and set guideline for that type of grant.

Chair Vicenzi expressed what she thought was considered beautification and she thought the baskets would more fall under that category, and the programming was more event based. She would like to do something like a call for proposal.

Lisa expressed not really wanting a specific grant program for beautification and vibrancy.

The City Manager stated there are some zoning restrictions in the CBD that does overlap the URA district that would impact use of ADU's.

Lisa listed her topics by level of importance with housing, specifically workforce housing, and would like to take a proactive approach. Downtown Programming using the City's definition of beautification because it's low cost and easy win. She stated Capital Improvement and Economic Development are tied and would like the Downtown Master Plan considered as part of that. She listed grants as ranked last.

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Rick stated he like Lisa's ranking expressing its not complicated and money would only be going to 4-5 places.

Chair Vicenzi expressed it is hard to focus on housing first without a place to put it stating if 2<sup>nd</sup> and 3<sup>rd</sup> floors don't want it and ADU's can't happen the only other option for URA is develop themselves. She further stated she doesn't believe the URA ever planned to do a whole housing building.

Lisa and Chair Vicenzi discussed URA owning a piece of property to develop housing. So with that as the goal, they will keep housing as top priority.

Chair Vicenzi asked if this will be a topic for the City Commission as part of Downtown Master Plan.

The City Manager stated he thinks it will be touched on as a topic

### 5. Public Comments

Katherine Daly HRDC Housing Coordinator talked about ADU's and the URA and CBD overlap. She talked about an ADU tour starting 9/11. She explained a little about the Missoula Redevelopment Agency and offered to get them in front of the URA if that would be helpful.

### 6. Board Comments

Chair Vicenzi wants to meet with EPS and Crescendo to update documents they use.

### 7. Adjournment

Lisa motioned to adjourn seconded by Rick at 5:41pm. Approved by 3 members present.

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**File Attachments for Item:**

**A. FACADE GRANT APPLICATION: DANFORTH MUSEUM OF ART**

# LIVINGSTON URBAN RENEWAL AGENCY

## **Applicant Organization:**

- Park County Friends of the Arts; DBA The Danforth Museum of Art
  - 106 North main St. Livingston
  - Formerly, The Danforth Gallery
  - Between TruNorth and The Main Print Shop

## **Organization Tax Status:**

- 501c3, 1976

## **Project Title:**

- Windows for the Danforth

## **Key Contact (name, title, address, e-mail, phone):**

- Storrs Bishop, ED
- PO Box 1341, Livingston, MT 59047
- 106 North Main St., Livingston
- [storrs@thedanforth.org](mailto:storrs@thedanforth.org)
- 406-222-6510 (office)
- 406-223-7026

## **Project Start Date:**

- Six weeks from URA approval (Mid-October)

## **Project End Date:**

- Late October, 2024

## **Amount Requested:**

- \$15,865 (this is 50% of full retail: \$31,730)

## **Breakdown of what the total will be used for:**

- Upstairs windows: \$6,479
- Upstairs Installation: \$6,100
- Downstairs windows & installation: approx. \$13,000; formal quote TBD



## APPLICATION FORM

*Due 10 days before the URA meeting at which the application will be discussed*

Include substantiating documents, bids, etc. E-mail completed form and any budget and workplan attachments to [ura@livingstonmontana.org](mailto:ura@livingstonmontana.org)

### APPLICANT ORGANIZATION NAME:

- Park County Friends of the Arts – DBA: Danforth Museum of Art (DMA)

### PROJECT TITLE:

- Windows for the Danforth Museum of Art

### PROJECT SUMMARY:

Include a concise project description—including project goals and expected outcomes. Please also describe how it eliminates blight and/or increases the health and safety of the neighborhood.

- All of the windows and glazing on the Danforth's façade need to be replaced due to age, deterioration, and compromised safety.

### STATEMENT OF CONDITION/NEED:

Describe why this program or project is needed and include the following in your description:

- Nature of the condition/need that this project will address, including its impact on people and the local business environment.
  - o One of the four windows on the second floor was blown in by a wind gust on May 7, 2024 due to the aging plastic sash. The plastic on all the windows is brittle and damaged, and insufficient to allow the windows to securely function.
  - o One of the nine street level windows is fogged due to a broken seal and others show etching from age. The resulting effect is an inability to properly clean the windows or see through them to the items on display.
- Extent of the need this project will address.
  - o The Danforth block's façade appears old and uncared for and is heading toward dilapidation. Replacing all the glazing and windows will revitalize the presence of the Danforth façade and provide a safe and environmentally secure work environment.

**PROJECT WORK PLAN:**

- Storrs Bishop, the PCFA executive director will manage the project.
- Pella Windows estimates installation can begin six weeks after the work order is placed.
- The work order will be placed immediately after the URA awards the grant.
- The construction process should take approximately one week.

**PROJECT BUDGET/FINANCIAL INFORMATION:**

Pella Windows of Bozeman has offered a discounted, all-inclusive quote for this project. This means they have discounted the windows by about 24%. The installation is by their subcontractor and is not discounted.

Pella prioritized quoting the upstairs windows to beat the imminent cold weather. Their formal quote for the downstairs, sidewalk windows, is forthcoming (next week). The sales manager, Edbo Gennet, has indicated it will be a little under \$13,000.

I have used \$13,000 as the place-holder number for the downstairs portion of the project.

After accounting for the in-kind donations, the URA contribution, and the existing cash donations, the DMA must fundraise for an additional \$7,114. We believe this amount is a reasonably achievable goal in a six-week time frame.

Attached are:

- The DMA project budget
- Pella’s quote
- A previous Marvin Windows quote
- The Pella Windows catalog with the line of windows in question
- The PCFA IRS Letter, 1976

**CRITERIA FOR URBAN RENEWAL AGENCY FAÇADE GRANT PROGRAMS**

1. Has the proposed project been approved by the Historic Preservation Board if within the Historic District?
2. Will the proposed project bring into repair, a property suffering from blight, dilapidation, or substandard conditions?
  - a YES. A wind gust blew out one of the four windows on the second floor in May, shattering glass on the office floor. The window is now covered by plywood. The remaining windows are old and no longer keep the elements out, specifically dust, wind gusts, or extreme temperatures.
3. To what extent will the completed project address unsanitary conditions, unsafe conditions, or threats to the public health, safety, morals, or welfare?
  - a The office space in the front of the building is unusable due to the unsafe and drafty windows. The windows were last replaced over 40 years ago, and the plastic sashes have become brittle and weak. Their deteriorated condition indicates the remaining three windows are also at risk of failing.
4. To what extent will the completed project address issues of economic or social liability?
  - a The PCFA executive director, Storrs Bishop, must work at home instead of onsite. Having him in the Danforth building during business hours means he can be available to the museum's visiting patrons, hold business meetings in the building, and he can tend to the management of the facility and art collection as part of the regular workday and not as a special trip to the Danforth.
  - b New windows will present the Danforth Museum of Art as a serious business and as a valued part of the Main Street community.
  - c Museums cannot have holes. The DMA would like to apply for accreditation from the American Alliance of Museums in the future. In addition to a long list of requirements—like temperature and humidity controls—the physical plant must be secure from the outside elements. Replacing these windows is one step toward the larger accreditation goal.
5. To what extent will the completed project positively benefit the general public?

- a The new windows will not fall on their heads.
  - b The public will feel safe on, and proud of, Livingston's historic Main Street.
6. To what extent will the completed project lead to an appreciation of property values within the Urban Renewal District and thus lead to increased tax revenue?
- a The Danforth building's façade will contribute to Livingston's iconic Main Street beauty, maintaining curb appeal and ensuring everyone's safety inside the building and out.
7. To what extent will the completed project enhance the local economy?
- a Improving the DMA's façade will show investors (donors, grant makers, patrons) that this community values The Danforth's legacy and future. They will appreciate that their investment in the programming and capital expenditures will sustain the DMA's work and contribute to the museum as an educational and tourism destination.
8. Is there a workable feasible plan to make available adequate housing for any persons displaced by the project?
- a N/A
9. To what extent will the completed project create housing opportunities?
- a N/A
10. To what extent will the completed project reduce, prevent, abate, or eliminate pollution?
- a This project will improve the indoor air quality that is currently preventing the museum staff from using the office.
11. When compared with grants previously awarded under the same or a similar program, is the amount requested or awarded proportionate, fair, equitable, and just?
- a YES. Pella windows is applying a discount greater than its contractors' discount.

12. Do the total project costs appear to be in line with local norms for a project of the type? In other words, do the project costs appear to be overly expensive considering the size, scope, and measure of the work to be done?
  - a The PCFA prepared a submission to the URA in March of 2018, when costs were almost half of what they are now. The URA appropriated its entire budget to the sidewalk renovations that year, derailing the application. The setback was followed by COVID, which severely limited fundraising in the arts. The PCFA has not been in a position to address any façade situations until now.
  
13. Does the proposed project appear to be extravagant, wasteful, or lavish?
  - a NO. The goal is to keep the façade in line with the other buildings on Main Street.
  
14. Prior to project completion, what portion of the total taxable value of the Urban Renewal District does the proposed project site comprise?
  - a The Park County Friends of the Arts, an IRS designated 501c3 nonprofit since 1976, has owned the property outright since 1996. As such the PCFA does not pay property taxes.
  
15. Other than those benefits already discussed in connection with the above questions, what benefits or positives will the completed project bring to the City of Livingston and/or the Urban Renewal District?
  - a The Danforth Museum of Art will be able to better fulfill its mission to celebrate the legacy of Livingston's arts community and expand engagement with art through exhibitions, education and the permanent collection.
  
16. What potential problems or negatives, if any, will the completed project bring to the City of Livingston and/or the Urban Renewal District?
  - a None.
  
17. If funds are granted, what amount of program funds will be available for future urban renewal projects in the Urban Renewal District?
  - a Unknown by PCFA
  
18. Are other projects and/or entities requesting program funds from the Urban Renewal Agency at the time of the present request?

a Unknown by PCFA

19. Does the Urban Renewal Agency anticipate that other projects and/or entities will request program funds in the foreseeable future?

a Unknown by PCFA

20. If the Urban Renewal Agency awards some or all of the requested funds, do the project sponsors acknowledge that misuse of the funds may be actionable under the Montana False Claims Act?

a YES.

21. If the Urban Renewal Agency awards some or all of the requested funds, are the project sponsors willing to sign the required program contract?

a YES.



# Pella® Impervia®

Fiberglass Windows & Patio Doors

16



Delivering **unmatched strength**.<sup>1</sup>  
Engineered for **lasting durability**.







**Pella® Impervia®**  
Black casement windows with grilles-between-the-glass and the revolutionary Easy-Slide Operator hardware solution.

## A Trusted Leader Since 1925

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

### **Rated #1** by homeowners for innovation<sup>2</sup>

Our drive to give our customers better solutions, improve what we do and how we do it has earned us more than 150 patents on groundbreaking innovations. Our innovations have helped change the window industry and have even set new standards for hardware. Like the revolutionary, patent-pending Easy-Slide Operator hardware for casement and awning windows, which allows you to simply slide to open and close without the effort of cranking.

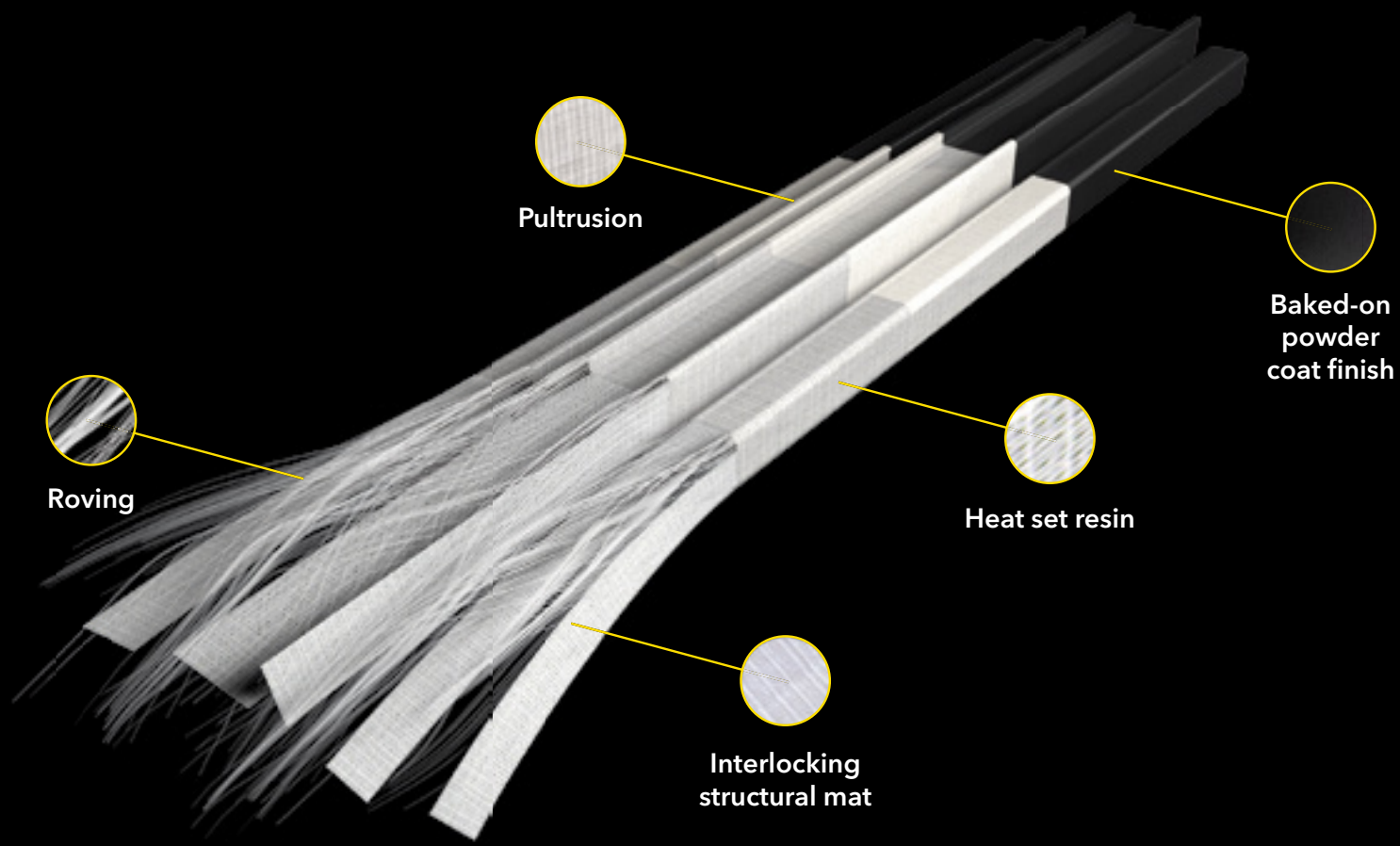
### **Rated #1** by homeowners for highest quality<sup>2</sup>

We sweat the details so you don't have to, delivering products created specifically for you. We tried to count the number of quality checks that we do in a typical hour, but we had to stop at 7,502 to get back to work. At Pella, just meeting a standard isn't enough. That's why we test beyond requirements and set a new standard to ensure quality windows and doors that are built to last.

### **One of the strongest** limited lifetime warranties

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our Pella Impervia windows and patio doors with a limited lifetime warranty.<sup>3</sup>

<sup>1</sup> Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.  
<sup>2</sup> Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.  
<sup>3</sup> See written limited warranties for complete details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty), or contact Pella Customer Service.



## Behind the dominating strength

Our exclusive formulation withstands extreme temperatures and the test of time. All thanks to our one-of-kind manufacturing process.

**Strength at its core.**  
Through a one-of-a-kind manufacturing process, our fiberglass starts with our structural mat which places rovings in a specific, intricate order to meet Pella's high strength standards.

**Enduring thermoset material.**  
With more strategically placed rovings, the materials are pulled through a machine, injected with polymer resin and heated. It creates an entirely new, thermoset material which won't break down when exposed to the elements or lose its shape in extreme heat – unlike other materials.

**Tough-as-nails powder coat finish.**  
Factory-applied and baked on, our long-lasting powder-coat finish resists chipping, chalking and fading for long-lasting durability and beauty.

## Fiberglass is strong. We made it the strongest.

Trusted in tools, boats, bridges and more, fiberglass is a naturally strong and durable material making it a superior choice for windows and patio doors. As a leader in innovation since 1925, we created our proprietary fiberglass to give our customers more – more strength for long-lasting use and thinner profiles with more glass.

## Stronger than the competition

Our proprietary fiberglass is superior in strength over wood, vinyl, aluminum, Andersen Fibrex®, a material made of plastic and wood fibers, and other fiberglass materials used by leading national brands.<sup>1,2</sup>

Pella fiberglass won't dent, bend or break as much as the competition.

<p><b>Won't dent.</b></p> <p>On Average,</p> <p><b>100x</b></p> <p>more impact resistant than Andersen Fibrex.<sup>3</sup></p>	<p><b>Won't bend.</b></p> <p>On Average,</p> <p><b>10x</b></p> <p>stronger than Andersen Fibrex in a bend test.<sup>4</sup></p>	<p><b>Won't break.</b></p> <p>On Average,</p> <p><b>20x</b></p> <p>the tensile strength of Andersen Fibrex.<sup>5</sup></p>
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<sup>1</sup> Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.  
<sup>2</sup> Fibrex is a registered trademark of Andersen® Corporation.  
<sup>3</sup> Impact testing performance based on testing 7 samples of each material using ASTM D256, Method A.  
<sup>4</sup> 3-point bend testing performance based on testing 10 samples of each material using ASTM D790 test methodology.  
<sup>5</sup> Tensile testing performance based on testing 7 samples of each material using ASTM D638 test methodology.

# Engineered to last, and last **and last.**

The benefits of the strongest material for windows and patio doors go beyond just strength.<sup>1</sup> Pella's exclusive fiberglass will never rot or corrode and resists dents, bends and breaks – and the list goes on.



The confidence of a **strong warranty.**

Pella® Impervia® products are backed by one of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

## Rot- and corrosion-free.

Our extremely durable fiberglass will never rot or corrode and is naturally resistant to water and bugs.

## One of the best insulating materials.

Our fiberglass products act as a natural insulator from the outside elements for minimal heat and cold transfer.

## Take the heat (and subzero cold).

Tested from -40°F to 180°F, our fiberglass is engineered to withstand the most extreme heat and cold. It will not warp in extreme heat or become brittle in subzero cold.<sup>2</sup>

## Long-term operation.

Our fiberglass has virtually the same expansion and contraction as the glass, almost none. This helps reduce the risk for seal failure and provides long-term stability for dependable operation.

## Resists air and water infiltration.

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noises.

## No painting or refinishing.

With a heavy-duty, powder-coat finish, Pella fiberglass windows and patio doors resist chipping, chalking and fading – so you never need to paint or refinish.

**Pella Impervia**  
Black double-hung windows with custom grilles-between-the-glass.



<sup>1</sup> Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

<sup>2</sup> In testing performed in accordance with ASTM testing standards, Pella's fiberglass has displayed superior performance in strength, ability to withstand extreme heat and cold and resistance to dents and scratches. Special shape windows are made from a fiberglass resin material.

Pella Impervia  
Black sliding  
patio doors with  
color-matched  
grilles-between-  
the-glass.



### Designed and tested for a lifetime of everyday use.

Pella Impervia products are designed for the rigors of everyday life. We test our products for a lifetime of everyday use so you can trust them to perform. Our awning and casement window designs have been tested to outlast opening your window once a day for more than 27 years. Our patio door designs have been tested to outlast opening your door three times a day for more than 91 years.

# When it comes to having it all, Pella® Impervia® is an **overachiever.**

Combine the extreme durability of our proprietary, fiberglass material with the beauty and energy efficiency you expect from Pella.

### Unmatched strength & lasting durability.

Pella Impervia windows and patio doors are ready to handle virtually anything life throws at them. Made from our proprietary fiberglass, the strongest material available for windows and patio doors, these products are engineered for lasting durability.<sup>1</sup> With a durable powder-coat finish, your Pella Impervia windows and patio doors never need to be painted or refinished.

### Sleek, timeless style.

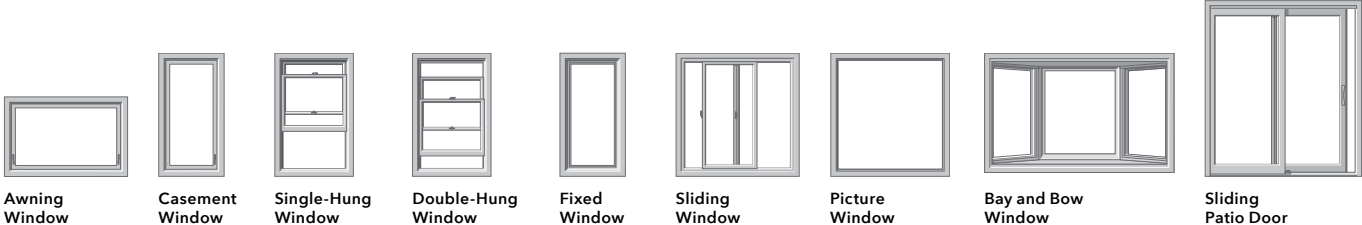
Create a timeless design that will stand the test of time. Versatile design elements combined with sleek profiles and clean lines deliver a timeless style. Pella Impervia windows and patio doors feature an up-to-date color palette, including Black, and grilles-between-the-glass to achieve the look and feel you desire.

### Proven performance.

Pella Impervia products are engineered for the rigorous performance requirements of a commercial building so you can trust them to perform in your home.<sup>2</sup> Suitable for all climates, our fiberglass windows and patio doors help you create a comfortable home year-round. Pella Impervia offers energy-efficient options that will meet or exceed ENERGY STAR® guidelines in all 50 states.<sup>3</sup> Optional foam insulation and triple-pane glass further improves energy and sound performance. And with the highest performing low-profile sill, our sliding patio doors have a clean, minimalistic look without compromising performance.

### Available in these window & patio door styles:

Special shapes also available.



<sup>1</sup> Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.  
<sup>2</sup> Pella Impervia windows and patio doors have a performance grade of LC or higher. For information on product ratings see [pella.com/performance](http://pella.com/performance).  
<sup>3</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

### Superior strength and durability.

Our proprietary fiberglass is superior in strength to wood, vinyl, aluminum, wood/plastic composites and other fiberglass materials.<sup>1</sup> On average, Pella's fiberglass is 100x more impact resistant than Andersen Fibrex, a material made of plastic and wood fibers.<sup>2</sup>

### Revolutionary hardware solution.

Open your casement and awning windows with one simple motion using the revolutionary Easy-Slide Operator. The slim, sleek design:

- Simply slides to open, without the effort of cranking
- Features precision venting technology to open your window exactly where you want it
- Provides a modern aesthetic paired with a comfort grip for easy use and smooth operation

### Durable three-way corner joints.

For added strength, durability and reliable water performance, Pella Impervia products are secured with corner locks, metal fasteners and injected with sealant.

### Larger designs.

The superior strength of Pella's fiberglass allows you to combine standard and special sized windows together to create larger, unique combinations made just for your remodel or new construction project. Sliding patio doors are also available in larger sizes, up to 9' and 10'.<sup>3</sup>



Strongest.  
Innovative.  
Tough-as-nails.  
**Pella® Impervia®.**

### Energy-efficient options.

Energy-efficient dual- and triple-pane glass options with argon help slow the transfer of heat, keeping your home more comfortable year-round – even in the scorching heat of the summer or the cold of the winter. Insulating foam inside the frame is also available for increased energy efficiency.

### Outstanding performance.

Provide outstanding resistance to water, wind and outside noises – while increasing energy efficiency, security and ease of operation.

### Durable powder-coat finish.

Our long-lasting powder-coat finish resists chipping, chalking, and fading and keeps these timeless style windows looking great. Available in several colors, including Black.

<sup>1</sup> Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

<sup>2</sup> Impact testing performance based on testing 7 samples of each material using ASTM D256, Method A.

<sup>3</sup> Coming late Summer 2021.



# Say hello to our latest innovation: **the Easy-Slide Operator.**

Discover the next big thing. Our exclusive Easy-Slide Operator is a patent-pending hardware solution for casement and awning windows and winner of the Best Window and Door Award and Overall Best in Show for the International Builders' Show. The International Builders' Show is the nation's largest annual residential housing construction trade event for manufacturers and suppliers of home construction products and services.

When Pella introduced the fold-away crank, it changed the window industry and set a new standard for hardware design. Now, we're innovating again to give you an even easier way to open and close your casement and awning windows.

### **Slide open, slide closed.**

With the same simple motion as dimming the lights with a dimmer switch, the Easy-Slide Operator allows you to easily slide to open and close, without the effort of cranking.

### **Sleek, minimal design.**

The slim, sleek design is placed discretely on the window for an undisrupted look.

### **Secured with precision venting technology.**

Using precision venting technology, the hardware features a braking system which allows you to open your window exactly where you want to – and it secures in place.

### **Designed for comfort.**

The hardware is designed with a comfort grip for easy use and smooth operation and is tucked away to not interfere with window treatments or décor.

### **Designed to make life easier.**

Founded on Universal Design Principles, the revolutionary Easy-Slide Operator window hardware is designed for inclusivity – to be a solution for all people, regardless of their age or physical ability.



**Pella® Impervia®**  
Black casement windows with patent-pending Easy-Slide Operator hardware.

**Frame Colors** Pella® Impervia® windows and patio doors feature a low-maintenance, durable powder-coat paint finish. Our long-lasting powder-coat finish resists chipping and fading so you never need to paint or refinish.

**Solid-Color:**



**Dual-Color¹:**



**Glass & Additional Energy Efficiency Upgrades**

**InsulShield® Low-E Glass²**



Advanced Low-E insulating dual- or triple-pane glass with argon



AdvancedComfort Low-E insulating dual-pane glass with argon

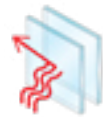


NaturalSun Low-E insulating dual- or triple-pane glass with argon



SunDefense™ Low-E insulating dual- or triple-pane glass with argon

**Additional Glass Options**



Clear insulating glass



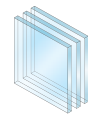
Tempered glass



Laminated (non-impact-resistant)³, tinted⁴ or obscure glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass⁵



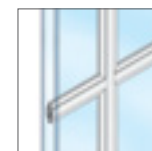
Triple Pane⁶

**Foam Insulation Options**

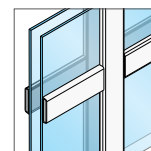
Optional foam-insulated frame and sash are available to increase energy efficiency.

**Grilles**

Grilles are color-matched to the window or patio door interior and exterior frame color.⁷



Aluminum Grilles-Between-the-Glass 3/4"



Applied Grilles⁸

**Grille Patterns**

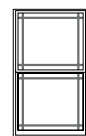
In addition to the patterns shown here, custom grille patterns are available.⁹



Traditional



6-Lite Prairie



9-Lite Prairie



Top Row



Custom

¹ Color availability may be limited. Please contact your local Pella rep for details.  
 ² Optional high-altitude Low-E insulating glass available with or without argon on select products.  
 ³ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.  
 ⁴ Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.  
 ⁵ Sound control glass consists of dissimilar glass thickness (3mm/5mm or 5mm/3mm).

⁶ Available on direct set, awning and casement windows and sliding patio doors. Not available with AdvancedComfort Low-E glass.  
 ⁷ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.  
 ⁸ Available on direct set windows only.  
 ⁹ Grille patterns offered may vary by product. See specific product information for availability.

**Casement & Awning**

Select from two window hardware options for casement and awning windows. The revolutionary, patent-pending, Easy-Slide Operator allows you to simply slide to open, without the effort of cranking. Precision venting technology allows you to open your window exactly where you want. And its sleek design provides an undisrupted look. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.



Easy-Slide Operator



Fold-Away Crank

**Color-Matched Finishes:**



**Additional Finish²:**



Satin Nickel

**Sliding, Single-Hung & Double-Hung**

Pella's cam-action locks pull the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.

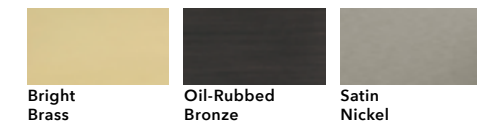


Cam-Action Lock

**Color-Matched Finishes:**



**Additional Finishes:**



Bright Brass

Oil-Rubbed Bronze

Satin Nickel

**Sliding Patio Door Handle and Secure Vent Lock**

Elevate your style and transform your home with a timeless, easy-to-operate sliding patio door handle. A secure vent lock comes standard and provides added safety and security for your home. It withstands 500 pounds of opening force in the vent lock position.



Sliding Patio Door Handle



Secure Vent Lock

**Color-Matched Finishes:**



**Additional Finish²:**



Satin Nickel

**Blinds-Between-the-Glass**

**Blinds-Between-the-Glass**

Add privacy and comfort to your home with blinds-between-the-glass for your sliding patio door. Located between panes of glass, blinds are protected from dust, damage and little hands.



White



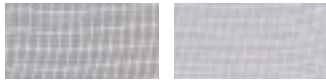
Slate Gray



Espresso

¹ Color availability may be limited. Please contact your local Pella rep for details.  
 ² Satin Nickel finish not available on Easy-Slide Operator window hardware or Secure Vent Lock on sliding patio doors.

Flat InView™ screens come standard and let in 14% more light and are 8% more open for improved airflow compared to conventional fiberglass screens.<sup>2</sup> Optional Conventional screens for windows.



Conventional

InView™

<sup>1</sup>Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.  
<sup>2</sup> Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.



**Pella® Impervia®**  
Black fixed windows with and without color-matched grilles-between-the-glass.



**The confidence of a strong warranty.**

Pella Impervia products are backed by one of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

Want to learn more? Call us at 833-44-PELLA or visit [pella.com](http://pella.com)

Product specifications may change without notice. Actual colors may vary from those shown and products may vary slightly from illustrations and photos.



Connect with Pella:







# Proposal - Detailed

Pella Window and Door Showroom of Bozeman  
1001 Oak Street Suite 108  
Bozeman, MT 59715

**Sales Rep Name:** Genet, Edward  
**Sales Rep Phone:** 406-587-6003  
**Sales Rep E-Mail:** edwardg@pellamt.com  
**Sales Rep Fax:**

Customer Information	Project/Delivery Address	Order Information
<b>STORRS BISHOP</b>  <b>Primary Phone:</b> (406) 2226510 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> storrs@thedanforth.org <b>Contact Name:</b>  <b>Great Plains #:</b> <b>Customer Number:</b> 1011810821 <b>Customer Account:</b>	<b>DANFORTH WINDOW REPLACEMENT</b> 106 N Main St  <b>Lot #</b> Livingston, MT 59047-2622 <b>County:</b> <b>Owner Name:</b>  <b>Owner Phone:</b>	<b>Quote Name:</b> DANFORTH WINDOW REPLACEMENT  <b>Order Number:</b> 224 <b>Quote Number:</b> <b>18544747</b> <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> <b>Tax Code:</b> <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 8/15/2024 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

Customer Notes: THANK YOU FOR THE OPPORTUNITY TO BID THIS PROJECT  
THE FOLLOWING NOTES APPLY TO THIS BID:

SERIES: IMPERVIA  
EXTERIOR: BLACK  
INTERIOR: BLACK  
HARDWARE: BLACK  
SCREENS: INCLUDED  
DELIVERY: INCLUDED  
INSTALLATION: INCLUDED  
LEAD TIME AT DATE OF QUOTE: 6 WEEKS

CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO ORDER

FOR DELIVERY INFORMATION PLEASE CALL 406-587-5944

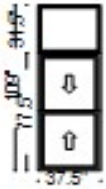
For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Line #	Location:	Attributes	Qty
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10 FRONT FACADE, UPPER

**Impervia, Double Hung, Impervia, Direct Set Fixed Frame Rectangle, 37.5 X 109, Black**

Qty  
4



PK #  
2173

Viewed From Exterior

Rough Opening: 38" X 109.5"

**1: Non-Standard Size Non-Standard Size Double Hung, Equal**

**Frame Size:** 37 1/2 X 77 1/2

**General Information:** Standard, Duracast®, Block, Foam Insulated, 3", 1 11/16"

**Exterior Color / Finish:** Black

**Interior Color / Finish:** Black

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, Matte Black

**Screen:** Full Screen, InView™

**Performance Information:** U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-126-00997-00004, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, STC 26, OITC 22, Egress Meets Typical 5.7 sqft (E) (United States Only)

**Grille:** No Grille,

**2: 37.531.5 Fixed Frame Direct Set**

**Frame Size:** 37 1/2 X 31 1/2

**General Information:** Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Interior Access Only Required

**Exterior Color / Finish:** Black

**Interior Color / Finish:** Black

**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Performance Information:** U-Factor 0.27, SHGC 0.32, VLT 0.61, CPD PEL-N-257-00206-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, STC 28, OITC 23

**Grille:** No Grille,

**Horizontal Mull 1:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 293".

Line #	Location:	Attributes	Qty
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15

**INSTALLATION**

Qty  
1

**Thank You For Your Interest In Pella® Products**

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

**PELLA WARRANTY:**

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

**INSYNCTIVE PRODUCTS:** In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

**Notice of Collection of Personal Information:** We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

**ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")**

**YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit [www.pella.com/arbitration](http://www.pella.com/arbitration) or e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE [PELLA.COM/ARBITRATION](http://PELLA.COM/ARBITRATION). DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER [PELLA.COM/ARBITRATION](http://PELLA.COM/ARBITRATION).

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

**Product Performance Information:**

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to [www.pella.com/performance](http://www.pella.com/performance).

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

#### TERMS & CONDITIONS:

PLEASE READ CAREFULLY AND SIGN OR INITIAL WHERE REQUIRED. YOU ARE RESPONSIBLE FOR UNDERSTANDING THE ENCLOSED INFORMATION AS IT RELATES TO YOUR ORDER AND OUR COMPUTER PRINTOUT OF YOUR ORDER.,

- These windows and doors will be ordered from the factory specifically for your home or business
- 50% deposit is required at time of order, balance due upon delivery (Unless we have an approved credit report on file, then all credit terms will apply).
- Pella Windows requires a 5 WORKING DAY notification prior to all deliveries
- In the event of failure to receive product within 10 business days of your original delivery date a storage fee of \$50 per week will be assessed.
- RETURNS, CHANGE ORDERS OR CANCELLATIONS are subject to a 50% restocking charge
- Unless other arrangements are made, ALL DELIVERIES are tailgate, and YOU MUST FURNISH LABOR TO UNLOAD.
- Delivery dates are not guaranteed, and Pella Windows & Doors shall not be liable for any direct, indirect, or consequential damages or loss caused by delay in shipment.

#### ORDER CHECKLIST - CUSTOMER MUST INITIAL EACH

\_\_\_\_\_ I understand that I have three working days after the date of delivery to report concealed damage, error, or shortages.

\_\_\_\_\_ I or my authorized representative have verified the product attributes, handing, color, measurements, and dimensions for the product ordered.

\_\_\_\_\_ Deliveries require heavy lifting. I understand I must off load product from the truck tailgate into my home or garage.

\_\_\_\_\_ I understand that a signed and dated copy of this Sales Contract must be in the possession of Pella Windows & Doors, Inc., along with my deposit check and credit application (if either is required) before my order can be submitted to the factory for production.

\_\_\_\_\_ I understand that all orders are subject to acceptance by an office of Pella Windows & Doors, Inc.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

\_\_\_\_\_ I understand the hinging and sliding designations for ALL products are viewed from the OUTSIDE of the structure and from left to right.

\_\_\_\_\_ I understand that wood is a natural product and that variations in grain and shading will occur and because no two pieces of wood are exactly alike, variations after finishing are normal and not considered defective.

\_\_\_\_\_ I understand that all specifications which are not explicitly stated in the product quotes or in the Pella Architectural Design Manual (ADM) are to be governed by industry standards including but not limited to FIGA (Fenestration and Glazing Industry Alliance), and ASTM (American Society for Testing Materials), this include, but no limited to, quality and imperfections of: glass, fit and finishing, and assembly.

\_\_\_\_\_ I understand that payment in full for installed product and services is due upon Substantial Completion, which is defined as completed to the point where product and/or services can be used for their intended purpose: there may remain outstanding punch list items, trivial imperfections, omissions, or warranty items.

\_\_\_\_\_ I understand that building and safety code compliance is my responsibility as the purchaser.

\_\_\_\_\_ Product warranty and other important information are contained in this document

\_\_\_\_\_ I understand that Pella Impervia Model 1 and Lifestyle Dual Pane patio doors come with a sealed oak threshold, that is not stained or painted. It will not match the finish of the door.

#### EPA'S LEAD RENOVATION, REPAIR & PAINTING RULE

Effective April 22, 2010 a federal law was enacted requiring contractors that disturb lead-based paint in homes, child care facilities and schools, built before 1978 to be certified and follow specific work practices to prevent lead contamination. Please ask to see your contractor's certification.

#### SCENESCAPE DOORS

Before purchasing and installing, verify performance of product meets the requirements of the application and region. Not all products or sill types are rated for water performance. To reduce the likelihood of water infiltration where application exceeds product performance, install doors under an overhang that extends to meet a 45 degree line from the door sill, and slope the exterior 2 degrees away from the door or use a stepdown.

FAILURE TO DO SO MAY RESULT IN DAMAGE TO THE INTERIOR OF THE STRUCTURE.

#### ALERT

Due to ongoing supply chain issues, lead times are provided for estimation purposes only. Actual delivery times may vary greatly. Purchaser acknowledges this fact with their acceptance of this contract.

**Note: These totals DO NOT include tax**

<b>Order Totals</b>	
Taxable Subtotal	\$12,579.00
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$0.00
<b>Total</b>	<b>\$12,579.00</b>
<b>Deposit Received</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$12,579.00</b>

# Steve Nobel Essentials

Quote #: KZN4RBE

A Proposal for Window and Door Products prepared for:

**Job Site:**

59047

**Shipping Address:**

KENYON NOBLE LUMBER CO-BOZEMAN  
1243 OAK ST  
BOZEMAN, MT 59715-8798

MADDI GOODEN  
KENYON NOBLE LUMBER CO-BOZEMAN  
1243 W OAKS ST  
BOZEMAN, MT 59771-1109  
Phone: (406) 761-7530

Email:

[mgooden@minotbuilderssupply.com](mailto:mgooden@minotbuilderssupply.com)

This report was generated on 5/9/2024 4:43:08 PM  
using the Marvin Order Management System,  
version 0004.08.01 (Current). Price in USD. Unit  
availability and price are subject to change. Dealer  
terms and conditions may apply.

Featuring products from:

**MARVIN** 

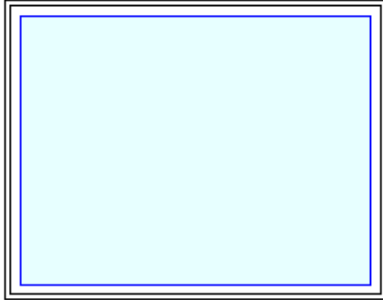




## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		552.93
Qty: 4		Ext. Net Price:	USD	2,211.72

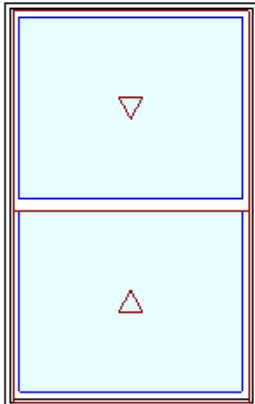


As Viewed From The Exterior

Ebony Exterior  
 Ebony Interior  
 Window Frame  
 Essential Direct Glaze Rectangle  
 Rough Opening 43" X 33"  
 IG - 1 Lite  
 Low E2  
 Capillary Tube  
 Black Perimeter Bar  
 Additional Mull Info: Stand Alone  
 2" Jamb  
 Nailing Fin  
 \*\*\*Note: Units with Capillary tubes will not have Argon gas.  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

**Entered As:** RO  
**FS** 42 1/2" X 32 1/2"  
**RO** 43" X 33"  
**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 U-Factor: 0.32  
 Solar Heat Gain Coefficient: 0.37  
 Visible Light Transmittance: 0.63  
 Condensation Resistance: 56  
 CPD Number: MAR-N-325-01095-00001  
**Performance Grade**  
 Licensee #814  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG50 2108X2108 mm (64X113.5 in)  
 LC-PG50 DP +50/-50

Line #2	Mark Unit:	Net Price:		1,029.32
Qty: 4		Ext. Net Price:	USD	4,117.28



As Viewed From The Exterior

Ebony Exterior  
 Ebony Interior  
 Essential Double Hung  
 Rough Opening 43" X 67"  
 Top Sash  
 IG - 1 Lite  
 Low E2  
 Capillary Tube  
 Black Perimeter Bar  
 Bottom Sash  
 IG - 1 Lite  
 Low E2  
 Capillary Tube  
 Black Perimeter Bar  
 2 Matte Black Sash Lock  
 Ebony Sash Lift  
 Exterior Aluminum Screen  
 Ebony Surround  
 Bright View Mesh  
 2" Jamb  
 Nailing Fin  
 \*\*\*Note: Essential rough openings are 1/2" greater than overall frame size

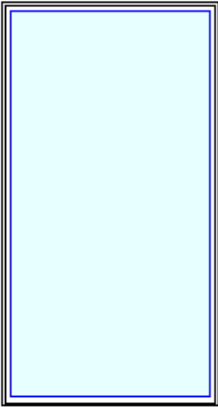
**Entered As:** RO

**FS** 42 1/2" X 66 1/2"  
**RO** 43" X 67"  
**Egress Information**  
 Width: 39 9/16" Height: 28 45/64"  
 Net Clear Opening: 7.89 SqFt

width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.  
 \*\*\*Note: Units with Capillary tubes will not have Argon gas.  
 \*\*\*Note: **Unit Availability and Price is Subject to Change**

**Performance Information**  
 U-Factor: 0.34  
 Solar Heat Gain Coefficient: 0.34  
 Visible Light Transmittance: 0.57  
 Condensation Resistance: 53  
 CPD Number: MAR-N-332-00367-00001  
**Performance Grade**  
 Licensee #870  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG30 1206X1973 mm (47.5X77.7 in)  
 LC-PG30 DP +30/-30  
 FL9430

Line #3	Mark Unit:	Net Price:		1,391.22
Qty: 2		Ext. Net Price:	USD	2,782.44



As Viewed From The Exterior

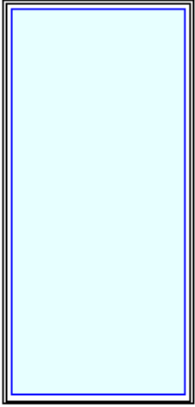
Ebony Exterior  
 Ebony Interior  
 Window Frame  
 Essential Direct Glaze Rectangle  
 Rough Opening 43" X 78"  
 IG - 1 Lite  
 Tempered Low E2  
 Capillary Tube  
 Black Perimeter Bar  
 Additional Mull Info: Stand Alone  
 2" Jamb  
 Nailing Fin  
 \*\*\*Note: Units with Capillary tubes will not have Argon gas.  
 \*\*\*Note: **Unit Availability and Price is Subject to Change**

**Entered As:** RO  
**FS** 42 1/2" X 77 1/2"  
**RO** 43" X 78"  
**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 U-Factor: 0.32  
 Solar Heat Gain Coefficient: 0.36  
 Visible Light Transmittance: 0.62  
 Condensation Resistance: 55  
 CPD Number: MAR-N-325-01115-00001  
**Performance Grade**  
 Licensee #814  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG50 2108X2108 mm (64X113.5 in)  
 LC-PG50 DP +50/-50

Line #4	Mark Unit:	Net Price:		1,272.91
Qty: 2		Ext. Net Price:	USD	2,545.82



Ebony Exterior  
 Ebony Interior  
 Window Frame  
 Essential Direct Glaze Rectangle  
 Rough Opening 38" X 78"  
 IG - 1 Lite

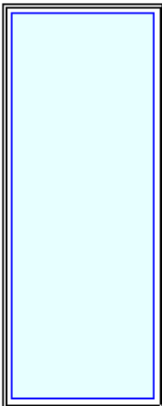


As Viewed From The Exterior

Tempered Low E2  
 Capillary Tube  
 Black Perimeter Bar  
 Additional Mull Info: Stand Alone  
 2" Jamb  
 Nailing Fin  
 \*\*\*Note: Units with Capillary tubes will not have Argon gas.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

**Entered As:** RO  
**FS** 37 1/2" X 77 1/2"  
**RO** 38" X 78"  
**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 U-Factor: 0.32  
 Solar Heat Gain Coefficient: 0.37  
 Visible Light Transmittance: 0.63  
 Condensation Resistance: 56  
 CPD Number: MAR-N-325-01095-00001  
**Performance Grade**  
 Licensee #814  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG50 2108X2108 mm (64X113.5 in)  
 LC-PG50 DP +50/-50

Line #5	Mark Unit:	Net Price:		1,131.39
Qty: 1		Ext. Net Price:	USD	1,131.39



As Viewed From The Exterior

Ebony Exterior  
 Ebony Interior  
 Window Frame  
 Essential Direct Glaze Rectangle  
 Rough Opening 32" X 78"  
 IG - 1 Lite  
 Tempered Low E2  
 Capillary Tube  
 Black Perimeter Bar  
 Additional Mull Info: Stand Alone  
 2" Jamb  
 Nailing Fin  
 \*\*\*Note: Units with Capillary tubes will not have Argon gas.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

**Entered As:** RO  
**FS** 31 1/2" X 77 1/2"  
**RO** 32" X 78"  
**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 U-Factor: 0.32  
 Solar Heat Gain Coefficient: 0.37  
 Visible Light Transmittance: 0.63  
 Condensation Resistance: 56  
 CPD Number: MAR-N-325-01095-00001

**Performance Grade**

Licensee #814  
AAMA/WDMA/CSA/101/ I.S.2/A440-08  
LC-PG50 2108X2108 mm (64X113.5 in)  
LC-PG50 DP +50/-50

Project Subtotal Net Price: USD	12,788.65
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	12,788.65

## TERMS AND CONDITIONS

## PRODUCT AND PERFORMANCE INFORMATION

### NFRC Ratings:

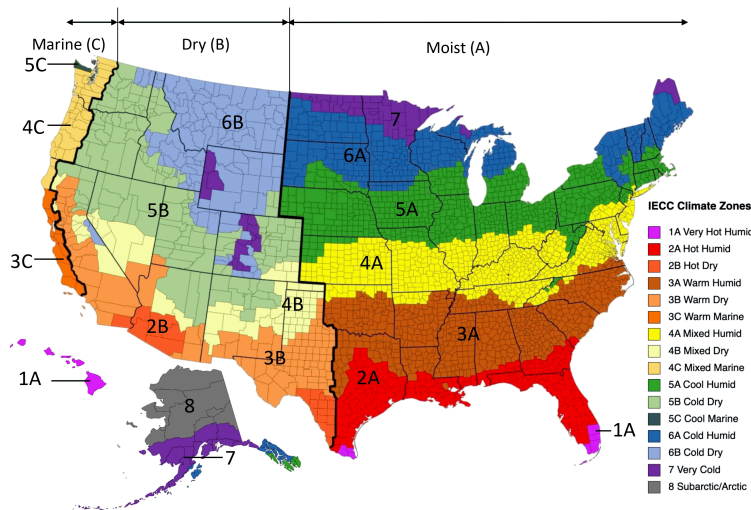
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

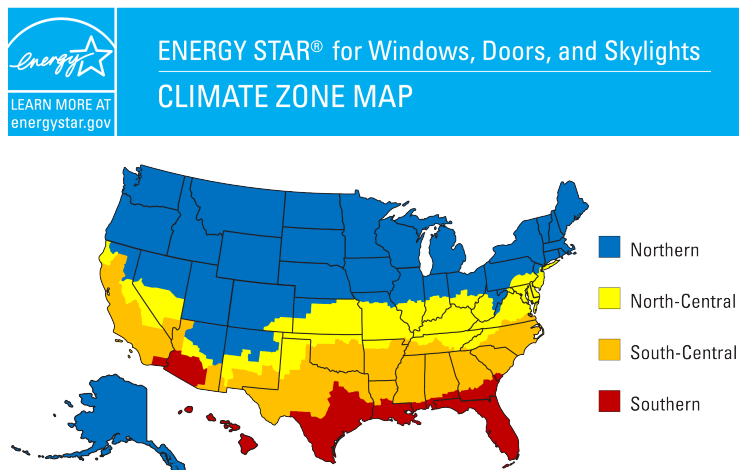
### Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

### 2021 IECC Climate Zone Map:



### ENERGY STAR Version 7 Climate Zone Map:



## PURCHASE APPROVAL/SIGN OFF

**Project Subtotal Net Price: USD 12,788.65**  
**0.000% Sales Tax: USD 0.00**  
**Project Total Net Price: USD 12,788.65**

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

DMA Windows 2024 - Pella Windows					
<b>EXPENSES</b>					
LINE	ITEM	RETAIL PRICE	QTY	In Kind	EXTENDED PRICE
Upstairs Transom	Fixed Frame Direct Set		4		
	37.5 x 31.5				
Upstairs Dbl Hng	Non-Standard Double Hung		4		
	37.5 x 77.5				
Windows		\$8,525.00		-24%	\$6,479.00
Installation		\$6,100.00			\$6,100.00
<b>Upstairs Subtotal</b>		<b>\$14,625.00</b>			<b>\$12,579.00</b>
Downstairs Transom	Fixed Frame Direct Set		4		
	Approx. 43" X 33"				
Downstairs Front	Direct Glaze Rectangle		5		
	Approx. 43" X 78"				
Windows	<i>Written Estimate = TBD</i>	\$17,105.00		-24%	\$13,000.00
Installation	<i>Written Estimate = TBD</i>	\$8,000.00			\$8,000.00
<b>Downstairs Subtotal</b>		<b>\$25,105.00</b>			<b>\$21,000.00</b>
<b>TOTAL</b>		<b>\$39,730.00</b>			<b>\$33,579.00</b>
15% Contingency					\$5,036.85
<b>REVENUE</b>					
Pella Windows	In Kind	\$6,151.00			
Livingston URA	Reimbursement	\$16,789.50			
Give A Hoot	Cash	\$1,600.00			
Private Donors	Cash	\$1,000.00			
<b>Total Raised</b>		<b>\$25,540.50</b>			
<b>Balance</b>		<b>\$8,038.50</b>			



**File Attachments for Item:**

**B. FACADE GRANT APPLICATION: DEYOUNG GALLERY**

APPLICATION FOR PERMIT TO BUILD, ALTER, REPAIR, ADD TO, MOVE, REMOVE OR DEMOLISH A STRUCTURE IN THE CITY OF LIVINGSTON

Job Address: (please print) 209 S. Main  
 Owner: Derek & Tawell DeYoung  
 Address: P.O. Box 1780 City  
 Architect: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Contractor(s); structural Signs of Mt.  
 electrical \_\_\_\_\_  
 plumbing \_\_\_\_\_  
 mechanical \_\_\_\_\_  
 sign \_\_\_\_\_  
 moving \_\_\_\_\_  
 Intended Use of Building: \_\_\_\_\_  
 Change of Use From: \_\_\_\_\_  
 Nature of Work:  New  Addition  Alteration  
 Repair  Move  Remove  
 Describe Work: New Sign 4x12x4 adawning

PERMIT NO 5410 (To be completed by Building Dept.)  
 Date 7-22-24  
 Building Permit Fee \$ 97.25  
184.50  
 Plumbing Permit Fee \_\_\_\_\_  
 Mechanical Permit Fee \_\_\_\_\_  
 Sign Permit Fee \_\_\_\_\_  
 Total Fee \_\_\_\_\_  
 Occupancy Group & Division \_\_\_\_\_  
 Type of Construction \_\_\_\_\_  
 Use Zone \_\_\_\_\_ Fire Zone \_\_\_\_\_

Approvals	Required	Received	Not Required
Zoning			
Fire			
Health			
Other			

Value of All Work \$ 4400.00

(Complete information in appropriate sections below)  
**STRUCTURAL WORK:** (complete site plan on back of this copy) 7900.00  
 Materials: Foundation \_\_\_\_\_ Framing \_\_\_\_\_ Roof \_\_\_\_\_  
 Dimension: Length \_\_\_\_\_ Width \_\_\_\_\_ No. Stories \_\_\_\_\_  
 Total Floor Area \_\_\_\_\_ sq. ft. No. Dwelling Units \_\_\_\_\_  
 Distance to Lot Lines: Front \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_  
 Attach. Garage, Detach. Garage, Basement Garage, Carport, Tower

**PLUMBING WORK:** No. of Each Fixture Installed  
 Water Closet (toilet) \_\_\_\_\_ Kit. Sink & Disp. \_\_\_\_\_ Steam or HW System \_\_\_\_\_ Waste Interceptor \_\_\_\_\_ Other \_\_\_\_\_  
 Bathtub \_\_\_\_\_ Dishwasher \_\_\_\_\_ Floor Drain \_\_\_\_\_ Sewage Lift Station \_\_\_\_\_  
 Lavatory (wash basin) \_\_\_\_\_ Clo. Washer \_\_\_\_\_ Urinal \_\_\_\_\_ Sewer Main Tap \_\_\_\_\_  
 Shower \_\_\_\_\_ Water Heater \_\_\_\_\_ Drinking Fountain \_\_\_\_\_ Gas Appliances \_\_\_\_\_

**MECHANICAL WORK:** Type of Fuel;  Nat. Gas,  Oil,  LPG,  Solid Fuel  
 Type of Equipment; \_\_\_\_\_ Wood fuel stove \_\_\_\_\_  
 Steam or HW Furnace \_\_\_\_\_ Gas HW HTR. \_\_\_\_\_ Range Hood \_\_\_\_\_  
 Forced Air System \_\_\_\_\_ Permanent Air Cond. Units \_\_\_\_\_ Air Handling Unit \_\_\_\_\_  
 Floor Furnace \_\_\_\_\_ Ventilation Fan \_\_\_\_\_ Incinerator \_\_\_\_\_  
 Wall Heater \_\_\_\_\_ Clothes Dryer \_\_\_\_\_ Other \_\_\_\_\_

**SIGN** — Class of Sign;  Marquee,  Projecting,  Roof,  Ground,  Wall,  Temporary  
 Type;  Illuminated,  Non-illuminated; height \_\_\_\_\_ length \_\_\_\_\_ width \_\_\_\_\_  
 Materials; Face \_\_\_\_\_ Frame \_\_\_\_\_ Support \_\_\_\_\_  
 Wording of Sign: \_\_\_\_\_

**MOVING:** Description of Building, length \_\_\_\_\_ width \_\_\_\_\_ No. Stories \_\_\_\_\_  
 Moved From \_\_\_\_\_ Moved To \_\_\_\_\_ Date to be Moved \_\_\_\_\_

The undersigned hereby agrees that the proposed work shall be done in accordance with the plans and specifications and statement herewith submitted and in conformity with the provisions of the City Ordinances pertaining to the erection, construction, or alteration of buildings in the City of Livingston. The building permit when issued shall not be transferrable.  
 The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, a violation of any of the provisions of the Uniform Building, Mechanical, or Plumbing Codes; the City of Livingston Zone and Sign Code, Livingston Municipal codes, or any other ordinance of the City of Livingston. The Applicant and Owner have responsibility for compliance with the applicable Codes and Ordinances.

Applicant Signature \_\_\_\_\_

**When Properly Validated in This Space This Is Your Permit**  
 Building Department Approval  
approved  
BMM/S  
7-22-24  
**TREASURER'S RECEIPT**  
 No. \_\_\_\_\_  
 Date \_\_\_\_\_  
 This Permit becomes null and void if work or construction authorized is not commenced within 120 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.



Alcon Lighting  
 2845 S. Robertson Blvd  
 Los Angeles, CA 90034

(877) 733-5236  
 www.alconlighting.com  
 support@alconlighting.com

# INVOICE # 621326



**Date** 9/4/2024  
**Consultant** PERRIS WEBER  
**Terms** PREPAID  
**PO No**  
**Due Date** 9/4/2024  
**Ship Via** BEST WAY  
**Estimated Ship Date** 9/4/2024  
**Tracking**  
**Estimate No** RFQ090424P7  
**Return Policy** NON-REFUNDABLE

**Bill To**

DEREK DEYOUNG  
 2191 HIGHLAND BLVD  
 BOZEMAN, MT 59715  
 616-308-0255

**Ship To**

DEYOUNG GALLERY  
 209 SOUTH MAIN ST  
 LIVINGSTON, MT 59047  
 JANELL: 616-308-0255

Line	Ordered	Shipped	Product Info	Unit Cost	Amount
1	2		ALCON LIGHTING LED OUTDOOR ROTATIONAL COMMERCIAL SIGN LIGHT 96" LONG BLACK FINISH 96 WATTS - 11800 LUMENS  31029-8-96-30-BK-010	1,160.00	2,320.00T
			ESTIMATED SHIPPING AND HANDLING PALLET	350.00	350.00

**Buyers Responsibility**

(1) Report changes of quantity & shipping address within 24 hours after placing the order.  
 (2) Accept reconsignment fees if delivery address is modified in any variation post shipment.  
 (3) Report claim of freight damage or shortage with the driver at the time of delivery. Detail inspection of the delivery is the responsibility of the buyer. Buyers who sign for a delivery and do not notate "DAMAGE", assume full responsibility. If the products appear significantly damaged, buyer must refuse delivery.  
 There are no returns on assembled-to-order specification grade products. One-time authorized returns are subject to a restocking fee.  
 Seller makes no representation of warranty of merchantability or of fitness of goods for any specific purpose.  
 Our liability is limited to replacing the material or refunding the value of the material. If legal action is brought to enforce payment, buyer agrees to pay all costs & attorney fees.  
 Past due balance is subject to 5% interest per month

**Subtotal** \$2,670.00  
**Sales Tax (0.0%)** \$0.00  
**Payments/Credits** -\$2,670.00  
**Balance Due** \$0.00

"The finest compliment we can ever receive is a referral from our friends and clients."  
**THANK YOU FOR YOUR BUSINESS!**

# DeYoung Gallery Façade Budget

Labor		
Tasks	Days	Rate
<b>New Storefront &amp; Design</b>		
Concrete Cutting for New Entry Door Location	2	\$761.00
New Brick & Brick Laid at Bottom of Storefront	4	\$4,205.00
New Windows and Front Door	4	\$16,780.00
Outdoor Entryway Tile	2	\$507.00
<b>Exterior Façade</b>		
Stucco Repair on Façade	1	\$2,800.00
Exterior Façade Painting	4	\$3,575.00
New Awning	2	\$4,350.00
Electric Light Bar - Exterior Lighting	2	\$2,670.00
<b>TOTAL</b>		<b>\$35,648.00</b>

URA Amount Requested
380.50
2,102.50
8,390.00
253.50
1,400.00
1,787.50
2,175.00
1,335.00
17,824.00

**Applicant Organization:** DeYoung Gallery – Derek and Janell DeYoung

**Organization Tax Status:** For Profit

**Website:** www.derekdeyoung.com

**Project Address:** 209 South Main Street, Livingston, MT

**Project Title:** DeYoung Gallery – Façade Renovation and Energy Improvements

**Key Contacts:**

Business Point of Contact	Technical Point of Contact
Name: Janell DeYoung Title: Studio Manager Address: PO Box 1780, Livingston, MT 59047 Email: <a href="mailto:fishingartist@yahoo.com">fishingartist@yahoo.com</a> Phone: 616-308-0255	Name: Jason Cipriani Title: Lead Contractor/Builder Address: PO Box 463, Livingston, MT 59047 Email: <a href="mailto:ciprianiconstruction@bresnan.net">ciprianiconstruction@bresnan.net</a> Phone: 406-223-0108

**Project Start Date:** 3/7/24

**Project End Date:** 11/1/24

**Amount Requested:** \$17,824

**Breakdown of what the total will be used for:**

New Windows and Door for Storefront, Concrete Cutting for New Entryway Door Location, New Awning, New Brick for bottom of Storefront, New tile for outdoor entryway, Stucco Repair on Façade, Exterior Painting of Storefront Façade, Exterior Lighting – 2 New Exterior Light Bars

Task #	Task	Total URA Funds \$17,824	Total Matching Funds	Total Cost \$35,648
1	New Windows & Door	\$8,390		16,780 (14,095 + 2685)
2	Outdoor Entryway Tile	\$253.50		507
3	Stucco Repair on Façade	\$1,400		2800
4	Exterior Façade Painting	\$1,787.50		3575
5	New Brick at bottom of Storefront	\$2102.50		4205 (1500+2705)
6	Electric Light Bars - Exterior Lighting	\$1335		\$2670
7	Awning	\$2175		4350
8	Concrete Cutting New Entry Door Location	\$380.50		761

#### Disclosure Statements:

- Should the Urban Renewal Agency award some or all the requested project funding, DeYoung Gallery (Project Sponsors) acknowledge that misuse of funds may be actionable under the Montana False Claims Act.
- Should the Urban Renewal Agency award some or all the requested project funding, DeYoung Gallery (Project Sponsors) is willing to sign the required program contract.
- By submitting this application to the Urban Renewal Agency: Urban Renewal Façade Repair & Renovation Program, we acknowledge (1) we are bound by the terms and conditions of the respective program applied for, and (2) we fully and completely understand its duties and obligations under the program applied for.



**PROJECT SUMMARY:** Include a concise project description—including project goals and expected outcomes. Please also describe how it eliminates blight and/or increases the health and safety of the neighborhood.

Background:

- We have been running DeYoung Studio and catering to the Fly Fishing community for over 20 years. Up until now, we have strictly been running an online gallery ([www.derekdeyoung.com](http://www.derekdeyoung.com)) but this year we decided it was time to start our first brick and mortar gallery in addition to our online store. There was no better choice to do this in than in Livingston, so we just moved back in June of this year. We moved to Livingston originally in 2007 and built our business for 10 years before we moved back to Michigan to be closer to family. In 2015, Derek painted the large Fiberglass Fish Mount on Main Street (outside of American Bank) in collaboration with the Livingston Chamber right before we left.
- We purchased 209 South Main on 2/16/24. Previously this building was Action Pawn Take II (a Pawn Shop).
- We are in the process of updating the entire storefront of the gallery with a new storefront layout, new door and windows, new brick on the bottom portion of the storefront, stucco repairs to the façade, a new paint job, new tile in the outdoor entryway, a fresh, new awning with our logo and a new eye catching sign created from one of Derek’s digital drawings.
- Our vision for the art gallery is to become a “must stop” for people that are passionate about fly fishing and wildlife artwork. We want it to be a place for locals to come and be inspired by artwork that pays homage to Livingston and the surrounding area. Our gallery will add sophistication to Main Street and we will be involved in the community’s local art walks and events.

Project Goal/Objectives:

We are seeking the URA grant to achieve our goal to:

- Repair existing deficiencies and safety hazards by improving and adding additional lighting on the façade of building with two 8 foot downlit exterior light bars.
- Improve building accessibility by moving the placement of the front door from the side of the building to the center of the building with a slight (but appropriate) grade into it. We are also making sure that the new door is ADA compliant and are creating a public ADA compliant bathroom.
- Improve storefront aesthetics by repairing the stucco on the exterior of the building and repainting the storefront a nice neutral black. Switching out the old front windows and door. Redesigning the entrance into the building with a new and centrally located front door. Tiling the outside front entryway into the building. Purchasing a fresh, new awning with our logo and adding an eye catching sign to bring people in the front door. (We understand that signage is not covered by the grant).
- Improve energy efficiency by switching out the old windows and old door in the Storefront to low e windows.



- Create an inviting space for local community members and tourists by taking the existing 209 South Main building and improving the space significantly (both outside and inside) into a place that people will be proud of in their town and one that can contribute to the community events.

By realizing our goals and objectives, our initiative will contribute to the URA Façade Repair and Renovation Program's mission. This contribution will be marked by mitigating blight, rectifying dilapidation, and enhancing the substandard conditions of our building's façade. Our endeavor to create an inviting, accessible, and visually pleasing storefront is anticipated to boost pedestrian traffic to our business and the surrounding vicinity. This increase, in turn, is expected to benefit nearby businesses and enhance the commercial allure of downtown Livingston, thereby attracting further investment from the local business community.

Project Scope: The improvements that we are seeking for the URA façade program are part of a larger interior renovation currently taking place. That project will include a renovation that includes new HVAC, all new electric, professional art gallery lighting, rough sawn wood flooring, new drywalled ceiling, loft storage creation, creation of a public ADA Bathroom, kitchenette, office space & a new workshop space.

Relevant Attachments: To support our application, we have included the following attachments:

- Attachment A: Response To Evaluation Criteria
- Attachment C: Letters of Support From Local Businesses
- Attachment D: Detailed Project Budget
- Attachment E: Contractor Estimates
- Attachment F: Existing Physical Deficiencies & Photos
- Attachment G: Exterior Façade Renderings  
*Please note building signage is not included as part of our requested scope and budget. We understand these costs are not eligible.*
- Attachment H: Letter of Interest for Event from Local MGTU Chapter

**STATEMENT OF CONDITION/NEED:** This grant is needed to help add a prominent feature in downtown Livingston for locals and visitors to enjoy. Livingston's tagline is "Trout, Trains and Tranquility" and Derek's artwork is renowned in the "Trout Art" world, a perfect fit to help bring people downtown. To impact local business, we have plans to turn the building into a beautiful gallery that bring people not only to Main Street but further down to the 200 block of South Main Street as well. It will help make adjacent properties more attractive for other businesses to come in and thrive.

Existing Conditions:

- The condition of the former pawn shop façade was aging poorly and it did not have the aesthetic appeal of the buildings on either side of it. It's windows were really old and the seals were broken. The rock at the bottom of the façade was not done well and looked tacky. The signage was old and too small for the building. The lighting did not look

professional and was dim at night. The paint color palette clashed with the awning. The awning material was really showing it's age and had multiple tears from the wind. The chains on the windows and door didn't add to the curb appeal and made the downtown seem unsafe to the average customer walking by. These conditions will be remedied by a complete revamp with new windows and door, (chain removed from windows and door), new door placement, new brick at the bottom of the windows to replace the rock, new neutral black paint color, fresh new awning, new outdoor tile into outside entryway and two 8 foot exterior lighting bars that will be much brighter than what was previously used.

- The existing windows were at least 30 years old and not energy efficient. They were very thin and the window panes had been painted to try and hide the poor and aging seals. This will be remedied by getting all new low-e insulated tempered glass windows. Low e glass has a coating applied to it, making the windows and doors substantially more energy efficient.
- The Existing accessibility conditions did not have ADA in mind. While the front door may have been ADA, it was placed in the corner of the building and not as easily accessible as a centered door (as we have changed it to). We are making sure our front door is ADA compliant and we are adding an ADA compliant bathroom as well that will be open to the public.
- Existing safety conditions include poor lighting at night and this will be remedied by adding additional outdoor lighting (two 8 foot downlit light bars) to the façade of the building.

#### Project Impact:

- The Impact on safety will be adding adequate lighting in the façade of the building so that it will be safer to walk around at night. The impact on accessibility will be adding an ADA approved door and bathroom.
- The Impact on pedestrian traffic will benefit local businesses by bringing more people down to the 200 block of South Main. Two Letters of Support from Local Businesses (attached)
- Economic impact – This is a complete building renovation (not only the facade) but inside as well. The Economic Impact will not only increase the property tax value of building, the completed project will lead to appreciation of property values and thus increased tax revenue. This project will enhance local economy by being a must stop for visitors and a draw for locals.
- Once completed, DeYoung Gallery plans to host at least 1 community event per year in the new space along with participating in the community art walks and events. Derek is very involved in conservation efforts & non-profits and is looking forward to being involved and hosting community events at the new gallery. We are also looking forward to joining the Livingston Chamber and Livingston Gallery Association. Please see the letter of interest from the MGTU Chapter (Trout Unlimited).

Statement/Condition of Need: In downtown Livingston, there really is a need for business and aesthetic improvements. Without program funding small business owners would have a hard

time succeeding in creating viable downtown districts that draw people downtown. Drawing people downtown remains critical.

Article Examples:

<https://comdev.mt.gov/Programs-and-Boards/Montana-Main-Street-Program/>

[https://www.montanarightnow.com/bozeman/livingston-starts-work-on-downtown-master-plan/article\\_8cd1ff50-311c-11ee-abdf-3b7896695081.html](https://www.montanarightnow.com/bozeman/livingston-starts-work-on-downtown-master-plan/article_8cd1ff50-311c-11ee-abdf-3b7896695081.html)

<https://nbcmontana.com/news/local/downtown-livingston-grows-with-4-million-infrastructure-renovation>

**PROJECT WORK PLAN:** The stages of our project development implementation will be a redesign of storefront (moving front door), the replacing out windows and doors, adding electrical outdoor for additional lighting, repairing stucco on façade, repainting façade, adding tile to outdoor entryway, replacing out current awning, replacing out signage. • Jason Cipriani (of Cipriani Construction) is our general contractor and will be involved in carrying out the plans outlined in the request. • We estimate that this total process will take about 9 months and we are about two months out from completion.

Brief Scope Description: The current project status is the Storefront redesign has been completed. The new windows and door have been installed. The stucco has been repaired and the façade has been repainted. The outdoor entryway tilework has been completed and the old river rock has been removed and replaced out with new brick at the bottom. The new awning has been ordered but not installed and the sign has been approved by the city and just ordered. The exterior lighting has been ordered but not installed. The primary high-level tasks/stages are detailed in table below and their objectives. The start date was 3/7 and some work has already begun so we would be seeking program funding for all past/future eligible activities depending on the time of the award.

Project Management Plan:

TITLE	BRIEF ROLE DESCRIPTION
Who will be managing project?	Jason Cipriani – General Manager/Contractor
Who are the contractors	Jason Cipriani – General Manager/Contractor

Project Workplan: Here is a brief introduction to work plan and the task breakdown structure.

TASK #	TASK/SUBTASK	DURATION (NUMBER OF DAYS)	CONTRACTOR RESPONSIBLE
1.0	Demolition	14	Jason Cipriani
2.0	Rebuild Storefront Design (move door to center from side)	7	Jason Cipriani

3.0	Replace old River Rock at the Bottom of Storefront with Brick	4	Jason Cipriani
4.0	New Window/Door Procurement	7	Nevin's Glass/Jason Cipriani
5.0	Tile Outdoor Entry Way into Store	2	Jason Cipriani
6.0	Exterior Electrical for Lighting	2	Jason Cipriani
7.0	Stucco Repair	2	Jason Cipriani
8.0	Exterior Painting	4	Ron & Sons Painting
9.0	Exterior Awning	2	Rocky Mountain Sewing
10.0	Concrete Cutting for New Entry Door Location	2	Jason Cipriani
11.0	Exterior Lighting	1	SCS Wraps

### Relevant Workplan Attachments:

**PROJECT BUDGET/FINANCIAL INFORMATION:** Provide a budget for this program or project and include: • All expenses associated with the project. • All revenue sources, including the status of any proposals submitted to other funders. • Matching funds • In-kind and donated items and services. • Solicited bids and quotes for work to be completed. The URA encourages applicants to include a "budget note" discussing any budget components that need further explanation. Organizations may also want to describe program alternatives if all revenue expectations are not met.

### Expenses:

TASK#	EXPENSE	TOTAL URA FUNDS	TOTAL MATCH	TOTAL COST
1	New Windows and Door	\$8,360		16,780
2	Outdoor Entryway Tile	\$253.50		507
3	Stucco Repair on Facade	\$1400		2800
4	Exterior Façade Painting	\$1787.50		3575
5	New Brick at Bottom of Storefront	\$2102.50		4205
6	Awning	\$2175		4350
7	Electric Light Bar Exterior Lighting	\$1335		2670
8	Concrete Cutting New Entry Door Location	\$380.50		761

Revenue Sources of Matching Funds: None, just from our own business

Bid Process & Quotes: We chose Jason Cipriani as our general contractor on this project because he did a complete remodel on the "Out of the Blue" Antique Shop right next door to our building. We really liked his work on that building. He not only does a great quality job, he hires all local contractors and uses all local materials.

Detailed Budget: For a detailed budget and budget notes, see Attachment D

## ATTACHMENTS

### **ATTACHMENT A: Response to Urban Renewal Agency Façade Grant Programs Eligibility Criteria**

Projects must constitute façade repair or rehabilitation. The term “façade” is defined as the portion of a building that faces the public right-of-way and is fronted by a sidewalk or other pedestrian pathway, or that portion of a building that faces an alley and contains a public entryway. Examples of a façade improvement projects include, but are not limited to, painting, pressure-washing of walls, brick and mortar repair, gutter work, or removal of old signage. (*Note: The purchase and installation of new signage is not contemplated under the program.*)

Every application for funding must be made in the name of the building owner or tenant. If the building tenant makes an application, the tenant’s application must include the building owner’s written consent allowing the tenant to participate in the specific program. Any application made by tenant without the express written consent of the building owner will be summarily denied.

The proposed project must be for an improvement to a building or buildings located in the District. Single-family properties are not being considered for the program at this time. Properties on which taxes are delinquent will not be considered for funding. Similarly, properties which are encumbered by construction or mechanic’s liens will not be eligible. Applicants must obtain all necessary permits and inspections, and pay any associated fees.

Each and every proposed project must first be approved by the Historical Preservation Committee if within the Historic District. Failure to obtain such approval will result in the application being summarily rejected.

Applications will be considered based on work commenced within 18 months of the date of approval from the Historic Preservation Committee if within the Historic District.

By making an application, an applicant acknowledges (1) it is bound by the terms and conditions of the respective program applied for, and (2) it fully and completely understands its duties and obligations under the program applied for.

By submitting this application to the URA, we acknowledge (1) we are bound by the terms and conditions of the respective program applied for, and (2) we fully and completely understand its duties and obligations under the program applied for.

Every application for funding must be accompanied by (2) contractor’s bids plus an itemized cost of materials. (Please note that applicants are permitted to perform work associated with the proposed project; however, funds will not be paid to reimburse the applicant for the personal time or volunteer time spent on the project.)

## **ATTACHMENT B: Response to Urban Renewal Agency Façade Grant Programs Evaluation Criteria**

### **1. Has the proposed project been approved by the Historic Preservation Board if within the Historic District?**

We discussed this with Jennifer Severson and emailed Grant, they both confirmed that we are not in the historic district. We are in the Central Business District.

### **2. Will the proposed project bring into repair, a property suffering from blight, dilapidation, or substandard conditions?**

Absolutely. The previous condition of the Pawn Shop was poor. It was an eyesore and not something to be proud of on Main Street. We knew this building had potential to be turned into something beautiful that the community could be proud of. And that is what we are in the process of working on now.

### **3. To what extent will the completed project address unsanitary conditions, unsafe conditions, or threats to the public health, safety, morals, or welfare?**

The main change will be the type of customer that our art gallery will attract to downtown Livingston. Our customer will be great for the other retail shops & restaurants on Main Street. This will be a very different customer that used to come to 209 South Main when it was a Pawn Shop.

### **4. To what extent will the completed project address issues of economic or social liability?**

Our business historically has been a devout supporter of the environment and watersheds across the country, along with Montana. With this being our home, a major focus of ours would be on the quality of fishery, environment in Livingston and the Yellowstone River. Here are a few examples of who we currently support: <https://www.derekdeyoung.com/about-derek/deyoung-supports-fisheries>

### **5. To what extent will the completed project positively benefit the general public?**

The general public will have a place to appreciate and be inspired by local fish and wildlife art. It will help promote culture in the small town of Livingston. People can come to the gallery and see the connection between the beauty of their local environment and Derek's artwork. Derek also plans to donate time to programs at local schools as he did when he lived here before such as the Watershed Warriors & Art Classes.

### **6. To what extent will the completed project lead to an appreciation of property values within the Urban Renewal District and thus lead to increased tax revenue?**

We are taking a less desirable building and turning it into a showpiece for the town. Bringing people into the downtown area that will also spend money at other retail shops & restaurants. This will help make a downtown area that is much more attractive for other businesses to set up. We know that we will be able to help bring more customers down to the Central Business District.

**7. To what extent will the completed project enhance the local economy?**

Again, both the quality and aesthetic beauty of the gallery will help attract other businesses downtown as well as visitors from around the world. Art, Fishing and Wildlife enthusiasts are all the type of customers we plan on bringing in.

**8. Is there a workable feasible plan to make available adequate housing for any persons displaced by the project?**

This doesn't apply, we will not displace anyone with the project.

**9. To what extent will the completed project create housing opportunities?**

The completed project will not be creating a housing opportunity.

**10. To what extent will the completed project reduce, prevent, abate, or eliminate pollution?**

The completed project will be an efficient use of space with the gallery/retail space up front and the workshop space in the back.

**11. When compared with grants previously awarded under the same or a similar program, is the amount requested or awarded proportionate, fair, equitable, and just?**

We would believe it was fair comparative to other projects in the same URA.

**12. Do the total project costs appear to be in line with local norms for a project of the type? In other words, do the project costs appear to be overly expensive considering the size, scope, and measure of the work to be done?**

Project costs appear to be in line when comparing with our neighboring building "Out of the Blue Antiques". Kathryn just redid her entire building in 2017 and has been incredibly helpful in letting me compare costs with hers as well as companies she used for her project.

**13. Does the proposed project appear to be extravagant, wasteful, or lavish?**

Absolutely not, we are completely budget minded. We want to do a quality job but are also taking into consideration cost on every part of this project.

**14. Prior to project completion, what portion of the total taxable value of the Urban Renewal District does the proposed project site comprise?**

We are using most of the available lot for Gallery and studio/workshop space.

**15. Other than those benefits already discussed in connection with the above questions, what benefits or positives will the completed project bring to the City of Livingston and/or the Urban Renewal District?**

We are using local companies to do mostly everything that is associated with the renovation. We are using a local contractor Jason Cipriani from Cipriani Construction, Nevin's Glass for our Storefront Window and Door (as well as Interior Doors), Custom Canvas for our awning, Graybeal's All Service and Beartooth for our HVAC, Peak Electric for our Electrician, Copper John's for our Plumbing, Reddington Masonry for Brickwork, Juhnke's Excavation for our excavation, Precision Roofing for Roofing, Montana Stucco and Rock for our Stucco Repair, local Mike Owens for Drywall, Local (Keegan) for our wood floors and Ron's Painting for our Painting Job and Crazy Mountain Cabinetry for our Kitchenette.

**16. What potential problems or negatives, if any, will the completed project bring to the City of Livingston and/or the Urban Renewal District?**

None

**17. If funds are granted, what amount of program funds will be available for future urban renewal projects in the Urban Renewal District?**

I am not sure?

**18. Are other projects and/or entities requesting program funds from the Urban Renewal Agency at the time of the present request?**

Not that I know of

**19. Does the Urban Renewal Agency anticipate that other projects and/or entities will request program funds in the foreseeable future?**

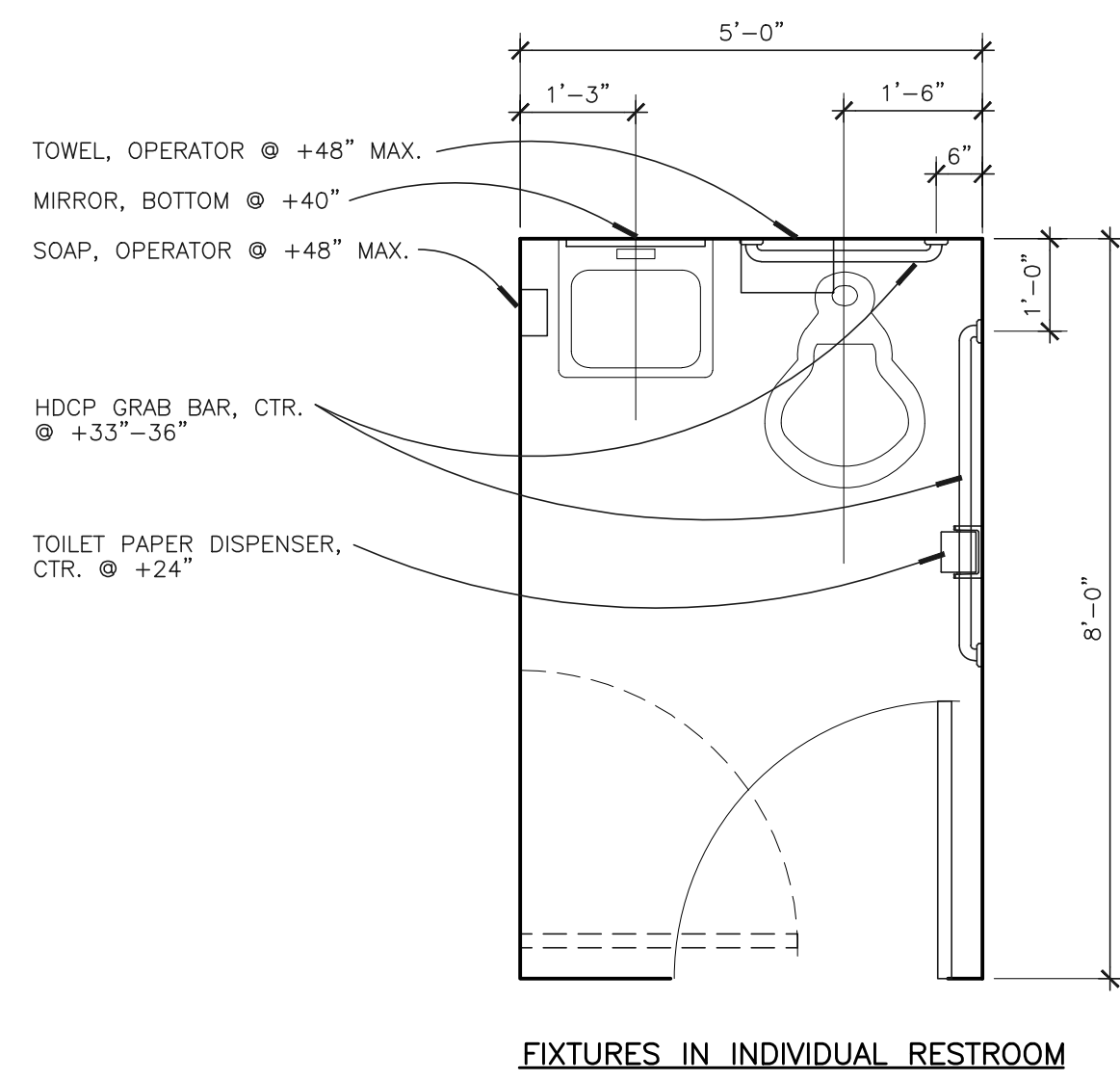
**20. If the Urban Renewal Agency awards some or all of the requested funds, do the project sponsors acknowledge that misuse of the funds may be actionable under the Montana False Claims Act?**

Yes



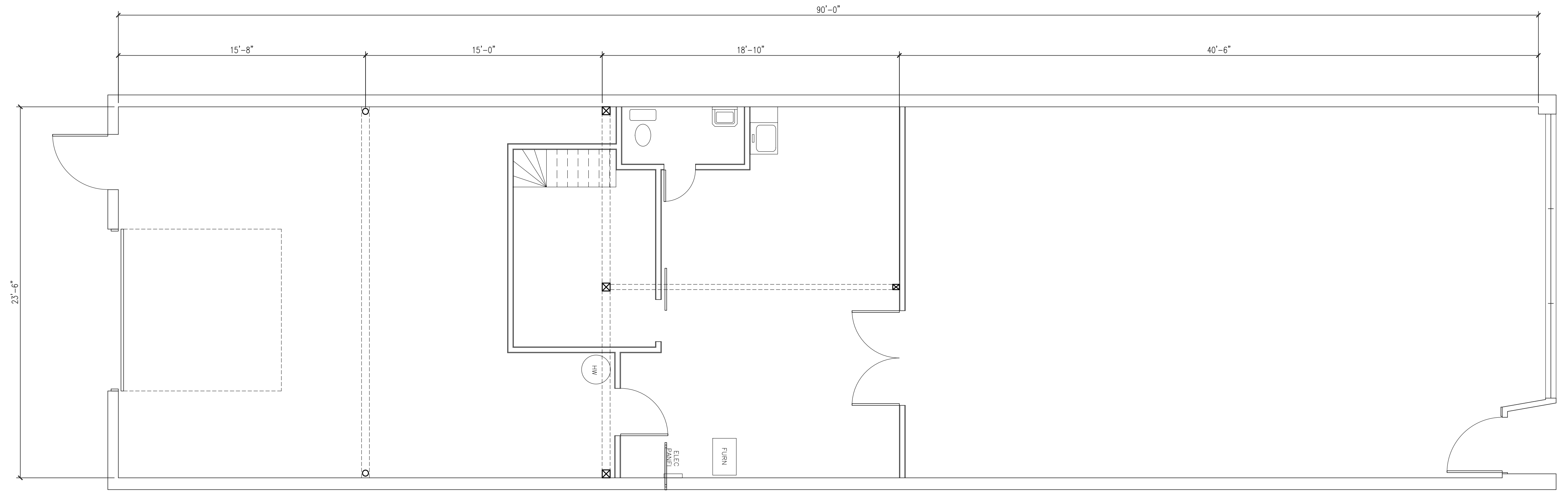
**21. If the Urban Renewal Agency awards some or all of the requested funds, are the project sponsors willing to sign the required program contract?**

Yes

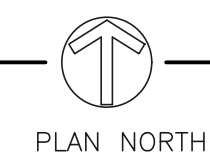


FIXTURES IN INDIVIDUAL RESTROOM

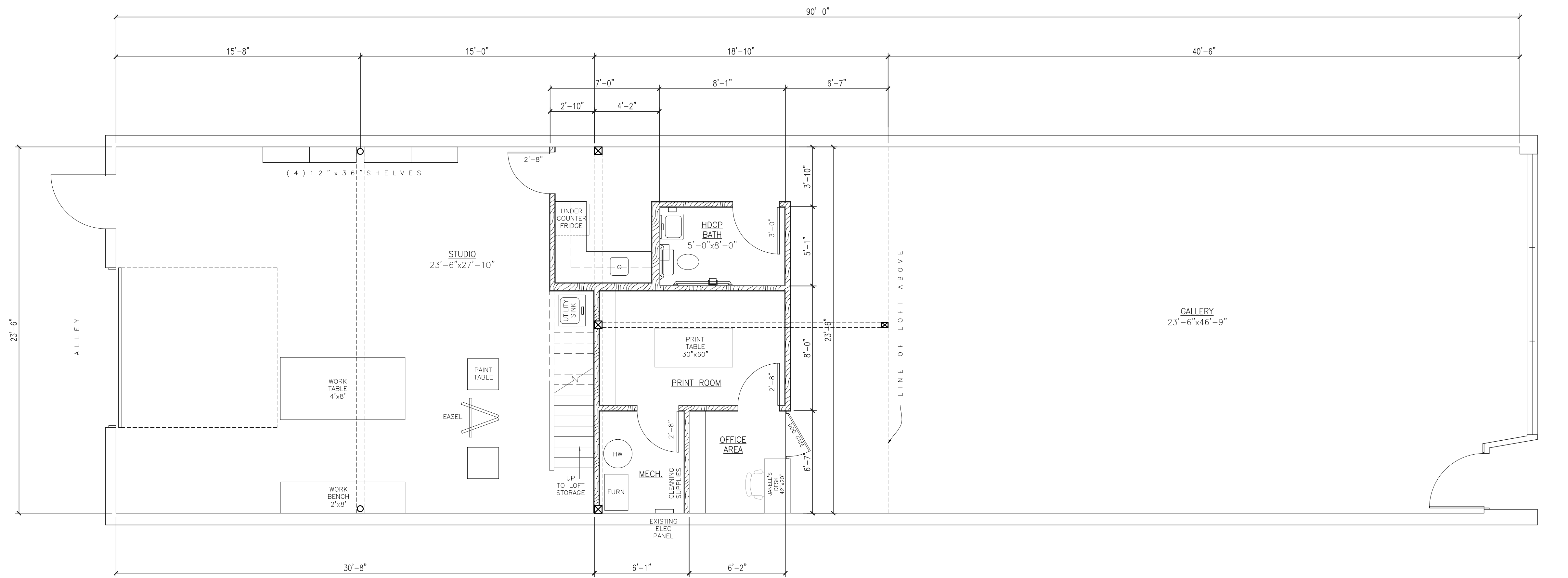
1 HDCP BATH FIXTURE DETAIL  
1/2" = 1'-0"



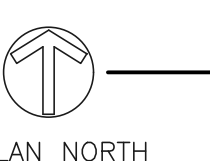
2 EXISTING FLOOR PLAN  
1/4" = 1'-0"



PLAN NORTH



3 PROPOSED FLOOR PLAN  
1/4" = 1'-0"



PLAN NORTH

209 SOUTH MAIN STREET

