



## Livingston Urban Renewal Agency Meeting Agenda

<https://us02web.zoom.us/j/86338626720?pwd=aVorcWtpdExFbEpYOW5YK1o0ZlpRQT09>

Meeting ID: 863 3862 6720

Passcode: 754871

The regular meeting of the Livingston Urban Renewal Agency Meeting Committee has been scheduled for September 26, 2023 at 4:30 PM in Community Room, City/County Complex, and Zoom. This meeting will be facilitated by Facilitators name.

1. Roll Call
2. Approval of Minutes
3. New Business
  - A. CONVERSATION WITH ANDY RUTZ FROM CRESCENDO DESIGN ON DOWNTOWN MASTER PLAN**
  - B. SHANE LALANI CENTER FOR THE ARTS GRANT APPLICATION**
  - C. URA GRANT OPEN HOUSE DISCUSSION**
4. Old Business
5. Public Comments
6. Board Comments
7. Adjournment

**File Attachments for Item:**

**B. SHANE LALANI CENTER FOR THE ARTS GRANT APPLICATION**



August 28, 2023

Livingston Urban Renewal Agency Board,

The primary purpose of the Shane Lalani Center for the Arts' Roof Revitalization Project is to stop the damage and deterioration to the historic 1902 building. This project will provide the local businesses housed within our facility a safe and healthy environment to operate, improve the public spaces that are used for community events, and preserve the 120-year-old facility benefitting our community and downtown district. By making a significant investment in critical repairs the Shane Center will be able to continue to be a public asset for future generations. The Shane Lalani Center for the Arts is requesting \$82,276 for this project and is a 501(c)3 Non-profit - FEIN: 45-490660. 44% of the total will be used for Materials, 35% for Labor, 6% for miscellaneous items and 15% will be materials/labor the Shane Center is responsible for.

The project will be broken into 2 phases to accommodate the busy schedules of the organization programming, tenants, public events, and contractor schedule.

Phase 1: The Scene Shop Roof work schedule July 24 - August 1, 2023

Phase 2: The Art Center Roof work schedule August 27 – September 6, 2023

Thank you for your time and consideration of our URA Grant Application and don't hesitate to reach out to me directly with any questions.

Respectfully Yours,

Erika J. Adams  
Executive Director  
(406) 403-8986  
[erika@theshanecenter.org](mailto:erika@theshanecenter.org)



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(406) 222-1420



[www.theshanecenter.org](http://www.theshanecenter.org)

*"Strengthening community through participation in the arts"*

APPLICANT ORGINATION NAME:  
The Shane Lalani Center for the Arts

PROJECT TITLE:  
Shane Center Roof Revitalization Project

PROJECT SUMMARY:  
The main roof on the historic 1902 building and the scene shop roof need to be replaced to preserve the 120-year-old facility and enable the organization to continue to serve our community. Replacing the roof will allow the facility to continue to be a public asset for future generations. The roof is prominent from

STATEMENT OF CONDITION/NEED:  
Portions of the roof are in a dilapidated condition and are in critical need of repair. The roof’s deteriorated condition has caused exterior erosion and extensive damage to the dormers and fascia. \*See page 5 Furthermore, the damage has created an unhealthy environment that is prone to mold growth and is in substandard condition. These conditions directly affect the following 7 local businesses housed within the art center; The Black Lab - Community Darkroom, Working Dogs for Conservation (nonprofit), A Silent Feather Massage, Conley’s Books and Music, Wild Skies Dance, Clayton Oberquell’s Studio, and Larry Stanley Photography. In certain cases, the extent of the damage has impacted the tenant’s ability to operate their business. In addition, the deteriorating roof also affects the Shane Center’s main offices and the Movement Room, a short-term venue rental providing a public rental space to hundreds of visitors and community members each year. \*See page 6

This project will allow the Shane Center to continue to provide opportunities for community members to connect and collaborate as well as access to artistic opportunities that would not otherwise be available to our community. In addition, offering public venue rental space for events in Park County. Only a few other entities in the community can accommodate the capacity that the Shane Center allows in the community. There is also high demand for affordable office/retail space in Livingston--the Shane Center alone has over 40 names on our waiting list for long term rentals and we have extremely low turn-over with our tenants.

Measurable contributions to the economy, consistent job creation, brick-and- mortar business locations, and increased area visitors brought in by events all speak to the Shane Center's importance as an community economic contributor, as well as a local cultural powerhouse. According to a 2019 analysis by the NRMEDD, the Shane Center

helps generate approximately \$3.5 million in annual gross economic output in the greater Park County area.

<https://static1.squarespace.com/static/6375ccd93af6b10d528c1e44/t/64e93af773bd1f6300bc0b24/1693006584067/2019+Shane+Center+Economic+Impact+Report+-+Revised.pdf>

Dr. Felton Earls, a Harvard professor of public health, conducted an extensive, fifteen-year study. His research found that the single-most important factor differentiating levels of health from one neighborhood to the next was what he called "collective efficacy." He was surprised to find that it wasn't wealth, access to healthcare, crime, or some more tangible factor that topped the list. A more elusive ingredient--the capacity of people to act together on matters of common interest--made a greater difference in the health and well-being of individuals and communities.

Earls, F. J., Brooks-Gunn, J., Raudenbush, S. W., & Sampson, R. J. (1999). *Project on Human Development in Chicago Neighborhoods: Community Survey, 1994-1995*.

When communities make opportunities for people to come together in creation and celebration of culture. They develop a sense of place and social capital by cooperating and finding shared goals. Developing ties on a cultural level. These connections serve community in all other aspects--from economic development to civic participation to healthy living. At the same time instilling pride, belonging, interaction, and human connection.

This project will prevent further deterioration and damage to the local businesses housed within the Shane Center, improve the downtown district, and provide a public improvement that will benefit our community. \*See page 7 and 8

**PROJECT WORK PLAN:**

Work has/will take place in 2 basic phases due to the Shane Center’s programming, tenants hours of operation, booked public events, and contractor schedule.

Phase 1: The Scene Shop Roof work schedule July 24 - August 1, 2023

Phase 2: The Art Center Roof work schedule August 27 – September 6, 2023

The roles of involved Shane Center staff have been listed below and that a detailed synopsis of the work being executed in each phase by the contractor has been provided in the provided proposal(s).

Erika Adams, Executive Director for the Shane Center – responsible for coordinating contract with Ace Roofing - Christina Dear, Commercial Sales and Samuel Brokenshire, Partner and Chief Business Development Officer.

Matthew Rogers, Events & Facility Manager for the Shane Center – responsible for liaising with neighbors, tenants, short term rentals and Ace Roofing project manager, Malin Petz.

Russell Lewis, Executive Producer/Artistic Director for the Shane Center – responsible for managing and executing labor, material acquisition, and equipment rental.

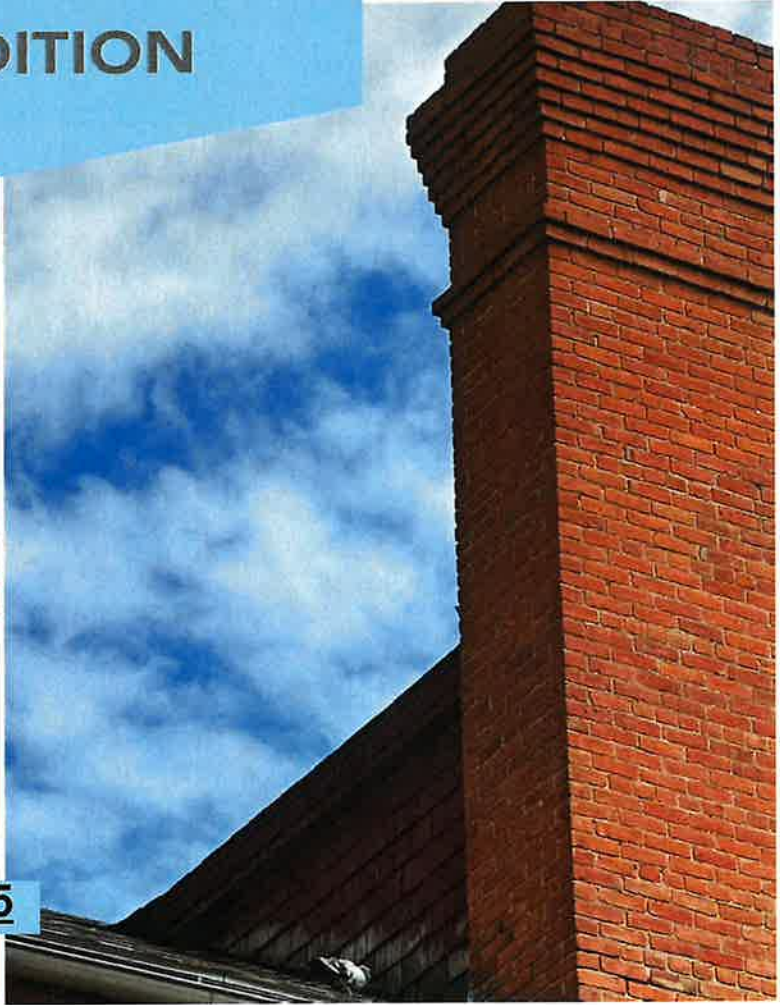
#### PROJECT BUDGET/FINANCIAL INFORMATION:

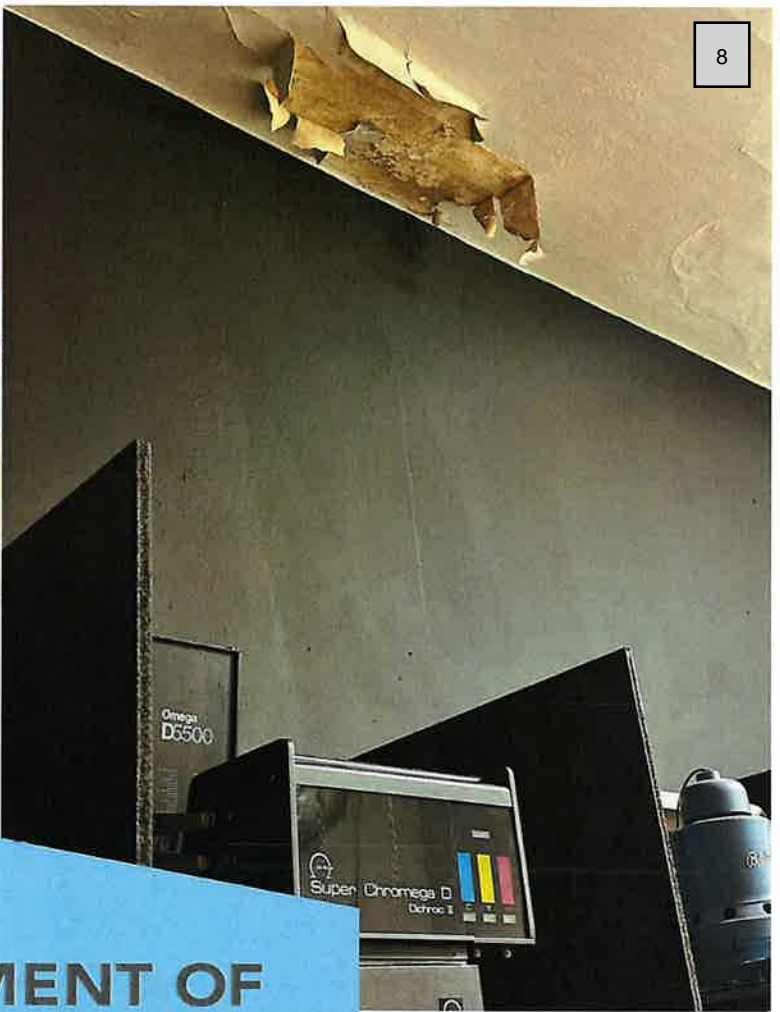
Attached are the project budget, schedule of values, and solicited bids. \*See pages 9-14  
Itemized material lists were requested from multiple contractors, including the two submitted proposals however, contractors indicated that the itemized materials formula they use for estimates is proprietary information that they would not share. Instead, the selected contractor did provide a schedule of values based on labor, materials, and miscellaneous costs.

Although the proposed budget is currently balanced with the requested URA Grant Amount, should URA not be able to fund our full request, the Shane Center will explore other avenues of revenue to fund the entire project cost.

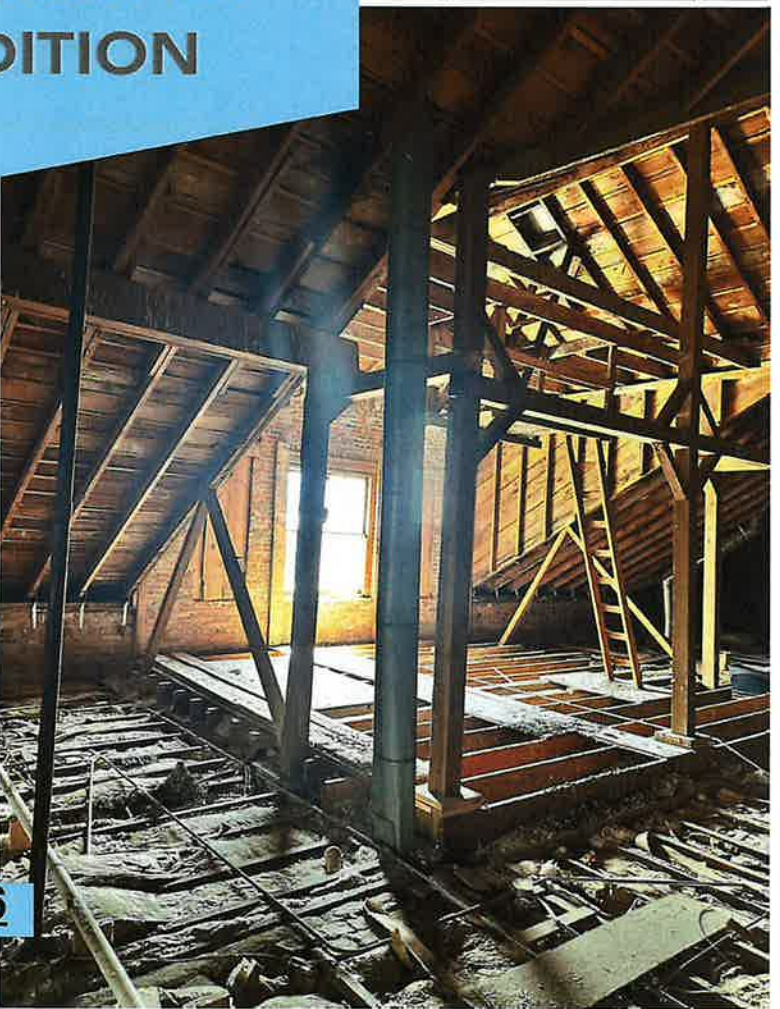


**STATEMENT OF  
CONDITION**





**STATEMENT OF  
CONDITION**





# IMPACT



**Michael Boise** ★★★★★  
No place is more beneficial to the kids in our community



**Alana John** ★★★★★  
This place brings so much joy to the community.



**Dawn Davaz** ★★★★★  
A vital part of the community



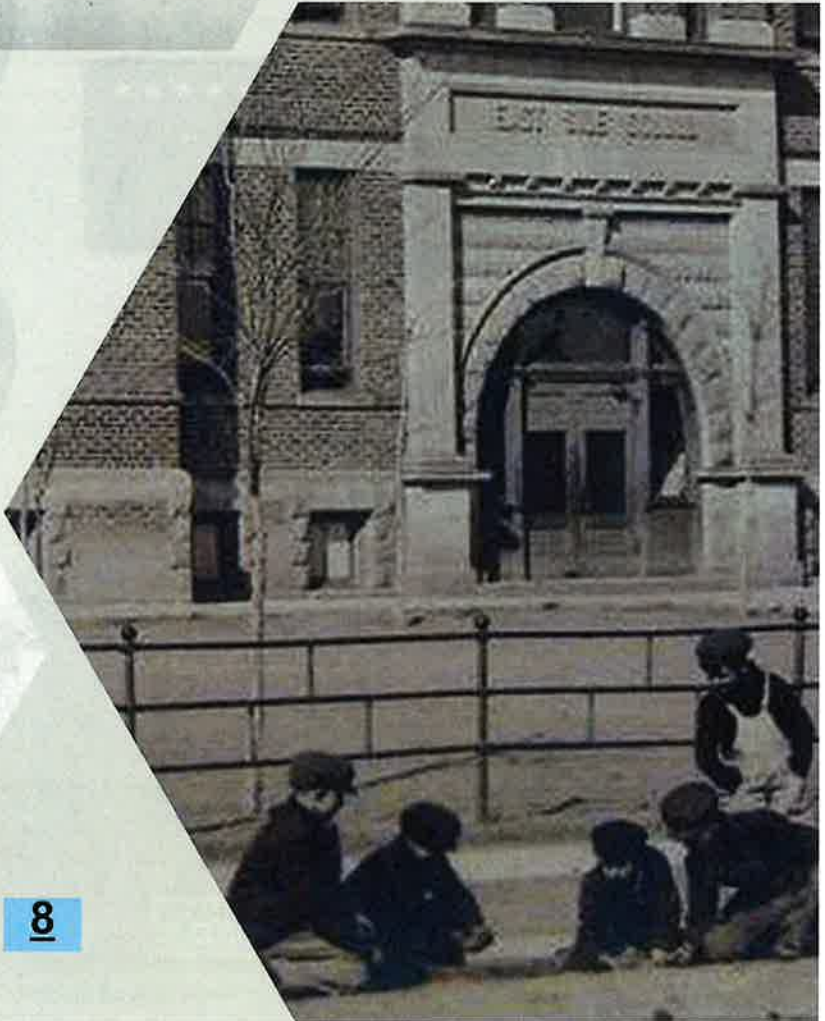
**Ashly Holland Fry** ★★★★★  
The Shane Lalani Center is a true asset to our community!



**THE SHANE LALANI CENTER**  
FOR THE ARTS



**HISTORIC  
1902  
EAST SIDE  
SCHOOL  
DESIGNED  
BY C.E. BELL**



# Project Budget

Revenue			Total
<b>1 Applicant Cash (funds on hand)</b>			
	Detail:	Capital Reserve	52,655
<b>2 In-Kind</b>			
	Detail:	Kirk Michels, Gradall Equipment Rental	10,360
<b>3 Anticipated Funding</b>			
	Detail:	Patronage Campaign from Individuals, Foundations, Businesses (Pending)	19,261
	Detail:	URA Grant (Pending)	82,276
<b>Total Revenue</b>			<b>\$164,552</b>
Expense			Total
<b>1 Phase 1: Scene Shop Roof</b>			
	Detail:	Materials/Labor Supplied by the Shane Center	11,799
	Detail:	Ace Roofing Contract	25,365
<b>2 Phase 2: Art Center Roof</b>			
	Detail:	Materials/Labor Supplied by the Shane Center	2,000
	Detail:	Ace Roofing Contract	113,956
<b>3 Other Expense</b>			
	Detail:	City of Livingston Permit	1,072
<b>4 In-Kind</b>			
	Detail:	Kirk Michels, Gradall Equipment Rental	10,360
<b>Total Expense</b>			<b>\$164,552</b>

50% of Project Budget \$82,276

## Schedule of Values

Phase 1: Scene Shop	Labor	Material	Misc.	SLCA	Total
General Conditions	\$ 1,590			\$ 5,180	\$ 6,770
Demolition	\$ 2,067		\$ 1,097		\$ 3,164
Re-Sheathing	\$ 2,591	\$ 1,952		\$ 11,799	\$ 16,342
Roofing	\$ 3,554	\$ 11,083			\$ 14,637
Other	\$ 636		\$ 795	\$ 536	\$ 1,967
<b>TOTAL</b>	<b>\$ 10,438</b>	<b>\$ 13,035</b>	<b>\$ 1,892</b>	<b>\$ 17,515</b>	<b>\$ 42,880</b>
%	24%	30%	4%	\$ 35,030	59%

Phase 2: Art Center	Labor	Material	Misc.	SLCA	Total
General Conditions	\$ 7,143			\$ 5,180	\$ 12,323
Demolition	\$ 9,286		\$ 4,929		\$ 14,215
Re-Sheathing	\$ 11,639	\$ 8,769			\$ 20,408
Roofing	\$ 15,969	\$ 49,794		\$ 2,000	\$ 67,763
Other	\$ 2,856		\$ 3,571	\$ 536	\$ 6,963
<b>TOTAL</b>	<b>\$ 46,893</b>	<b>\$ 58,563</b>	<b>\$ 8,500</b>	<b>\$ 7,716</b>	<b>\$ 121,672</b>
%	39%	48%	7%	6%	100%

<b>GRAND TOTALS</b>	<b>\$ 57,331</b>	<b>\$ 71,598</b>	<b>\$ 10,392</b>	<b>\$ 25,231</b>	<b>\$ 164,552</b>
%	35%	44%	6%	15%	100%

**NOTES:**

- \*Schedule of Values includes the breakdown provided by the selected contractor in addition to the materials, labor, and in-kind that the Shane Center (SLCA) is responsible for
- \*No Shane Center Staff's salaries were allocated to the breakdown of the SLCA Column
- \*50% of In-Kind Gradal Equipment Rental is listed under General Conditions for SLCA Column in Phase 1
- \*50% of In-Kind Gradal Equipment Rental is listed under General Conditions for SLCA Column in Phase 2



**PHASE 1: CONTRACTOR BID**

Ace Roofing LLC.  
PO Box 405  
Wilsall, MT  
59086, US  
+14065782107

Prepared By:  
Noah Griffing  
17066271572  
noahgriffing@acerroofingmt.com

Customer

Shane Center  
415 E Lewis St  
Livingston, MT  
59047, USA

Erika Adams  
(406) 403-8986  
erika@theshanecenter.org

Project: Shane Center

**Scope of Work**

Supply & Install 1/2" ISO cover board (mechanically attached)

Supply & Install 60mil PVC roofing 1,700 sq ft (mechanically attached)

Supply & Install flashing & trim: termination bar on walls, drip edge into gutter, two RTU's on membrane roof, and corner & penetration flashing as required

Heat Tape Supplied by others

**Notes**

**Price guaranteed for 10 days from the date shown on this estimate.**

- Due to high volatility in material prices and issues with availability of materials, the price(s) provided in this proposal is/are subject to change, and performance of the work may be delayed if materials are unavailable or if delivery is delayed.
- This Proposal and the price(s) provided herein are conditioned upon the parties entering into a contract with mutually agreeable terms, such as an AIA construction contract document.
- This Proposal is subject to revision or withdrawal by Ace Roofing for any reason until communication of acceptance and may be revised after communication of acceptance where an inadvertent error by Ace Roofing has occurred.
- All work to be completed in a professional, workmanlike manner according to standard practices.
- One (1) year warranty on labor craftsmanship performed by Ace Roofing, LLC
- Due to the nature of Montana weather, no firm schedule requirements can be committed to between September 30 & April 1.
- Ace Roofing can only provide a warranty on full systems that we provide and install. No warranty is offered or implied on repairs, partial replacements and labor only jobs (if we do not supply the materials and labor for the work, we cannot supply a warranty).

**Summary**

Subtotal \$ 25,365



**PHASE 2: CONTRACTOR BID**

Proposal By: Christina Dear

Remove and dispose of one layer of existing shingles (additional layers will require a change order)

Overlay gap sheathing with 7/16" OSB

Install PREMIUM ice and water shield per code

Install PREMIUM synthetic underlayment

Install metal drip edge  
(color to be chosen by the customer)

Install Owens Corning Duration FLEX shingles  
SBS modified Class 4 Hail Rating  
Built with Surenail Technology  
Wind Rated for 130 mph  
(color to be chosen by the customer)

Install vents and flashings as needed

Install ridge vent  
(If applicable)

Install ridge FLEX ridge cap  
(color to be chosen by the customer)

**\*\*OWENS CORNING PLATINUM PROTECTION LIMITED WARRANTY\*\***  
Lifetime Material/20yr workmanship

**Price:****\$113,956****Terms and Conditions.**

- Due to current market conditions and supply chain problems, material manufacturers will not provide firm pricing or firm delivery dates.
- Manufacturers state that the price to obtain materials will be the price in effect on the date of shipment, and they will not commit to firm delivery dates. Accordingly, if there is an increase in the price of materials between the date of this proposal and the date of delivery of the affected materials, the
- contract amount shall be increased to reflect the additional cost incurred by AceRoofing to obtain the materials upon providing notice and
- documentation of the price increases. Ace Roofing shall not be liable for delay, liquidation, or other damages resulting from a delay in the delivery of
- materials.
- This proposal is based upon the execution of a subcontract with mutually agreeable terms, such as a standard AIA A401 subcontract with
- modification to address price escalation and delays in the delivery of materials.
- This Proposal is subject to revision or withdrawal by Ace Roofing for any reason until communication of the acceptance and may be revised after
- communication of acceptance where an inadvertent error by Ace Roofing has occurred.
- All work is to be completed in a professional, workmanlike manner according to standard practices.
- One (1) year warranty on labor craftsmanship performed by Ace Roofing, LLC
- Due to the nature of Montana weather, no firm schedule requirements can be committed to between September 30 & April 1.
- Ace Roofing can only provide a warranty on full systems that we provide, and install. No warranty is offered or implied on repairs, partial
- replacements, and labor-only jobs (if we do not supply the materials and labor for the work, we cannot supply a warranty.)



