

# YELLOWSTONE COUNTY INDEPENDENT CONTRACTOR CONTRACT

This Contract is entered into by and between Yellowstone County, Montana, herein referred to as "COUNTY", and TW Ridley, LLC, herein referred to as "CONTRACTOR", whose address is 609 Charles Street, Billings, MT 59101.

THE PARTIES AGREE AS FOLLOWS:

1. SCOPE OF SERVICES: CONTRACTOR agrees to complete and perform the work or services for the Extension Building Renovation project in accordance with the plans and specifications attached and hereby incorporated as **Exhibit A**.

2. INDEPENDENT CONTRACTOR: COUNTY hereby employs CONTRACTOR as an independent contractor to complete and perform the scope of services. Neither CONTRACTOR or its principals or employees are employees of COUNTY.

3. EFFECTIVE DATE AND TIME OF PERFORMANCE: CONTRACTOR shall commence work upon approval of this Contract by both parties and shall complete the described work by November 14th, 2025.

4. COMPENSTATION: For the satisfactory completion of the scope of services, COUNTY shall pay CONTRACTOR a total of \$73,000.00. CONTRACTOR should submit invoices directly to COUNTY upon satisfactory completion of services for the period being invoiced. Any Change Orders for the project must be approved in writing by COUNTY prior to work being started. COUNTY shall pay invoices within 30 days of invoice date.

5. CONTRACTOR'S REPRESENTATION:

1. CONTRACTOR has examined and reviewed Contract Documents and other related paperwork
2. CONTRACTOR has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance and furnishing of the work.
3. CONTRACTOR is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress and furnishing of the work.
4. CONTRACTOR has given COUNTY written notice of all conflicts, errors, ambiguities or discrepancies that CONTRACTOR has discovered in the Contract Documents and that the Contract Documents are generally sufficient to indicate and convey the understanding of all terms and conditions for performance of the scope of services.

6. CONTRACT DOCUMENTS: The Contract Documents, which comprise the entire agreement between COUNTY and CONTRACTOR, consist of the following:

1. This agreement

2. CONTRACTOR's certificate of insurance and workers compensation coverage
3. Exhibit A – Construction Drawings

7. WARRANTY: CONTRACTOR warrants that all services shall be performed in a professional manner. CONTRACTOR acknowledges that it shall be liable for any breach of this warranty for a period of one (1) year from the time services are completed.

8. MODIFICATION OF CONTRACT: This Contract contains the entire agreement between parties, and no statements or promises made by either party, or agents of either party, which are not contained in the written Contract, are valid or binding. This Contract may not be modified or altered except upon written agreement signed by both parties. Any subcontractor shall be bound by all of the terms and conditions of this Contract.

9. INSURANCE: CONTRACTOR shall maintain at its sole cost and expense, commercial general liability insurance from an insurance carrier licensed to do business in the State of Montana in the amount of million dollars (\$750,000) for each occurrence (minimum) and two million dollars (\$1,500,000.00) aggregate. CONTRACTOR also agrees to maintain workers compensation insurance from an insurance carrier licensed to do business in the State of Montana. Proof of general liability and workers compensation insurance shall be provided to COUNTY at least ten (10) days prior to beginning work under this Contract. COUNTY must be listed as an additional insured on the general liability insurance certificate for this Contract.

10. INDEMNIFICATION: CONTRACTOR agrees to waive all claims and recourse against COUNTY, including the right of contribution for loss and damage to persons or property arising from, growing out of, or in any way connected with incidental to CONTRACTOR's performance of this Contract except for liability arising out of concurrent or sole negligence of COUNTY or its officers, agents or employees. Further, CONTRACTOR shall indemnify, hold harmless and defend COUNTY against all claims, demands, damages, costs, expenses or liability arising out of CONTRACTOR's negligent performance of this Contract except for liability arising out of the concurrent or sole negligence of COUNTY or its offices, agents or employees.

11. COMPLIANCE WITH LAWS: CONTRACTOR shall comply with applicable federal, state, and local laws, rules and regulations, including the Montana Human Rights Act, Civil Rights Act of 1964, The Age Discrimination Act of 1975 and the American with Disabilities Act of 1990. CONTRACTOR or their subcontractors agrees that the hiring of persons to perform the contract will be made on the basis of merit and qualification and there will be no discrimination based upon race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, or national origin by the person performing under the Contract.

12. PREVAILING WAGE: All employees employed by CONTRACTOR or their subcontractor(s) in performance of this Contract which exceeds twenty-five thousand dollars (\$25,000.00) will be paid wages at rates as may be required by the laws of the State of Montana in accordance with the schedule of Montana Prevailing Wage Rates established by the Montana Department of Labor and Industry.

Each CONTRACTOR (Prime and sub) must submit (through the prime CONTRACTOR) certified payrolls for each week from the time the project begins through completion. Certified payrolls must

be numbered sequentially and submitted on a weekly basis whether or not work was performed. If no work was performed, CONTRACTOR shall note this on the payroll.

13. PREFERENCE: CONTRACTOR agrees to give preference to the employment of bona fide Montana residents in compliance with MCA 18-2-403 (1). Pursuant to MCA 18-2-409, except for projects involving the expenditure of federal aid funds or where residency preference laws are specifically prohibited by federal law, the CONTRACTOR shall ensure that at least 50% of the workers of the CONTRACTOR (including workers employed by subcontractors) working on the project shall be bona fide Montana Residents.

14. PLACE OF PERFORMANCE, CONSTRUCTION, AND VENUE: Performance of this Contract is in Yellowstone County, Montana and venue for any litigation arising from performance of this Contract is the 13<sup>th</sup> Judicial District Court, Yellowstone County, Montana. This Contract shall be governed by the laws of the State of Montana.

15. ATTORNEY FEES: In the event of litigation between CONTRACTOR and COUNTY, the prevailing party shall be entitled to reimbursement of court costs and reasonable attorney fees by the non-prevailing party.

16. SUSPENSION: Without terminating this Contract, COUNTY may suspend CONTRACTOR's services following written notice. On the suspension date specified in the notice, CONTRACTOR shall have ceased its services in an orderly manner. CONTRACTOR shall be reimbursed for all reasonable costs incurred and unpaid for services rendered through the suspension date specified in the notice, but in no case will CONTRACTOR be paid for services rendered after the date of such suspension. If resumption of CONTRACTOR's services requires any waiver or change in this Contract, any such waiver or change shall require the written agreement of all parties, and the writing shall be attached as an addendum to this Contract.

17. TERMINATION: COUNTY reserves the right to terminate this Contract, in whole or in part, at any time by providing thirty (30) days written notice to CONTRACTOR. On the termination date specified in the notice, CONTRACTOR shall have ceased its services in an orderly manner. If a new contractor is retained to, or COUNTY will itself complete the services, CONTRACTOR will fully cooperate with COUNTY in preparing the new contractor or COUNTY to take over completion of services on the specified termination date. CONTRACTOR will be reimbursed for all reasonable costs incurred and unpaid for services rendered in conformance with this Contract through the date of termination specified in COUNTY's notice to CONTRACTOR. In no case will CONTRACTOR be paid for services rendered after the date of termination.

In the event of a material breach of this Contract by COUNTY, the CONTRACTOR shall have the right to terminate this Contract thirty (30) days after written notice to COUNTY specifying such material breach, unless COUNTY has cured such material breach within said period.

This Contract may be terminated without cause by either party. In that event, the party seeking to terminate this Contract must give ninety (90) days written notice to the other party of the intent to terminate the Contract.

In witness whereof, COUNTY and CONTRACTOR have signed this Contract in duplicate. One counterpart each will be delivered to COUNTY and CONTRACTOR. All portions of the Contract Documents have been signed, initialed or identified by COUNTY and CONTRACTOR.

This Contract will be effective October 7<sup>th</sup>, 2025.

COUNTY:  
Yellowstone County  
Billings, MT 59101

CONTRACTOR  
TW Ridley, LLC  
Billings, MT 59101

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Mark Morse, Chair  
Board of County Commissioners

*Shane Ridley*

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Shane Ridley  
Owner

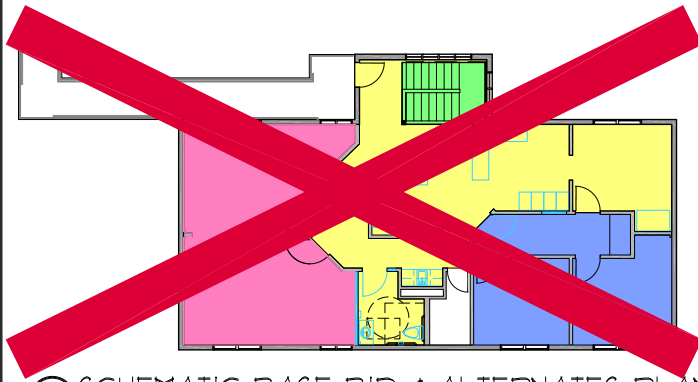
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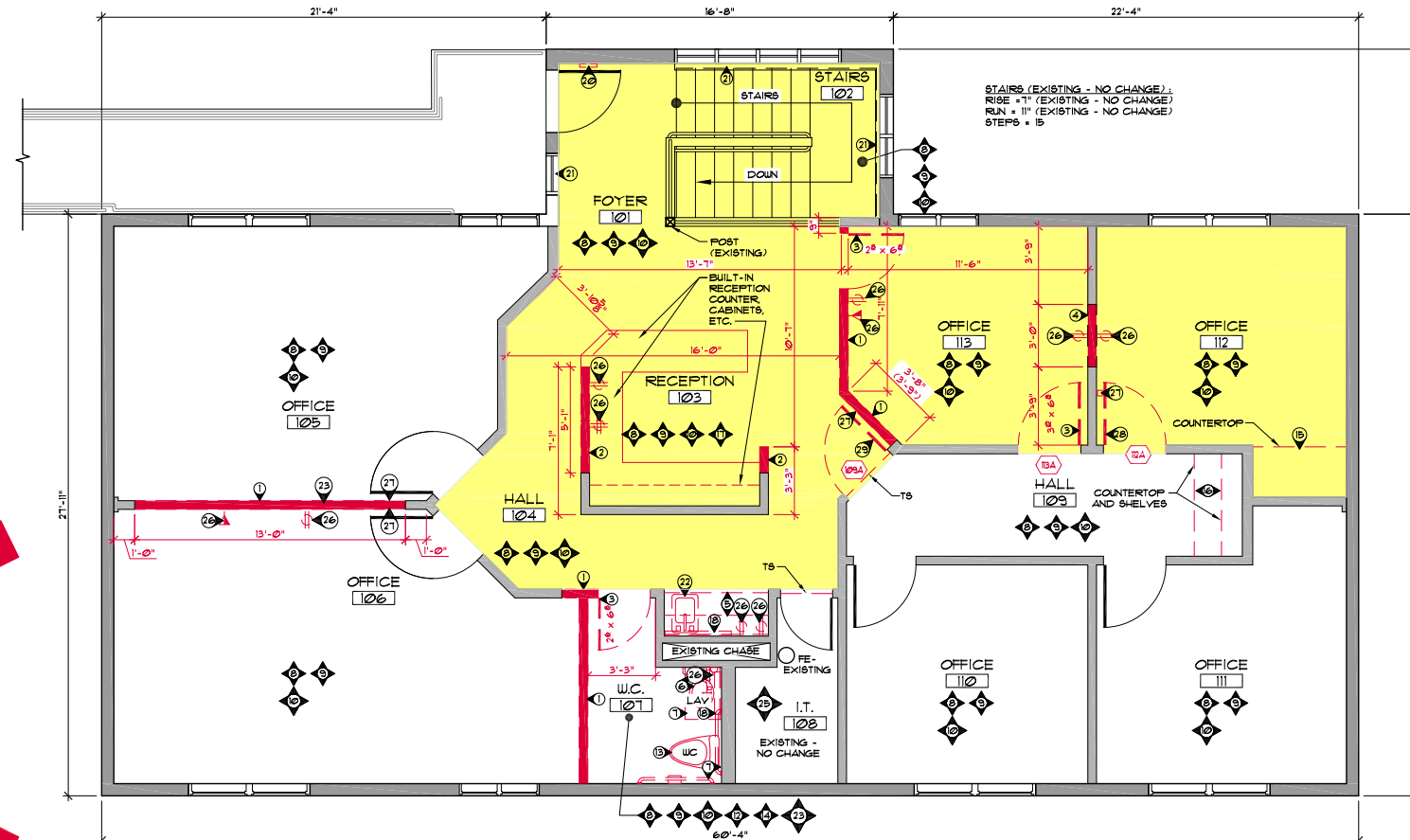
Jeff Martin, Clerk and Recorder

BASE BID PHASES AND ALTERNATES LEGEND

- (SEE PLAN 3/A11 FOR ADDITIONAL INFORMATION)
- BASE BID PHASE 1**
- ALL WORK LISTED IN Foyer #101, RECEPTION #103, OFFICE #113, HALL #104 AND W.C. #101.
  - ALL WORK RELATED TO STAIRS #102 EXCEPT FLOOR COVERING, WALL BASE AND STAIR SKIRTS.
- BASE BID PHASE 2**
- ALL WORK RELATED TO OFFICE #105 AND #106.
  - ALL WORK RELATED TO DOOR #105A, #113A AND #112A.
- ADDITIVE ALTERNATE #1**
- ALL WORK LISTED IN HALL #103, OFFICE #110 AND OFFICE #111.
- ADDITIVE ALTERNATE #2**
- ALL WORK RELATED TO STAIRS #102 FLOOR COVERING, WALL BASE AND STAIR SKIRTS.
- NO WORK TO OCCUR IN THESE AREAS**



3 SCHEMATIC BASE BID & ALTERNATES PLAN  
A11 NOT-TO-SCALE



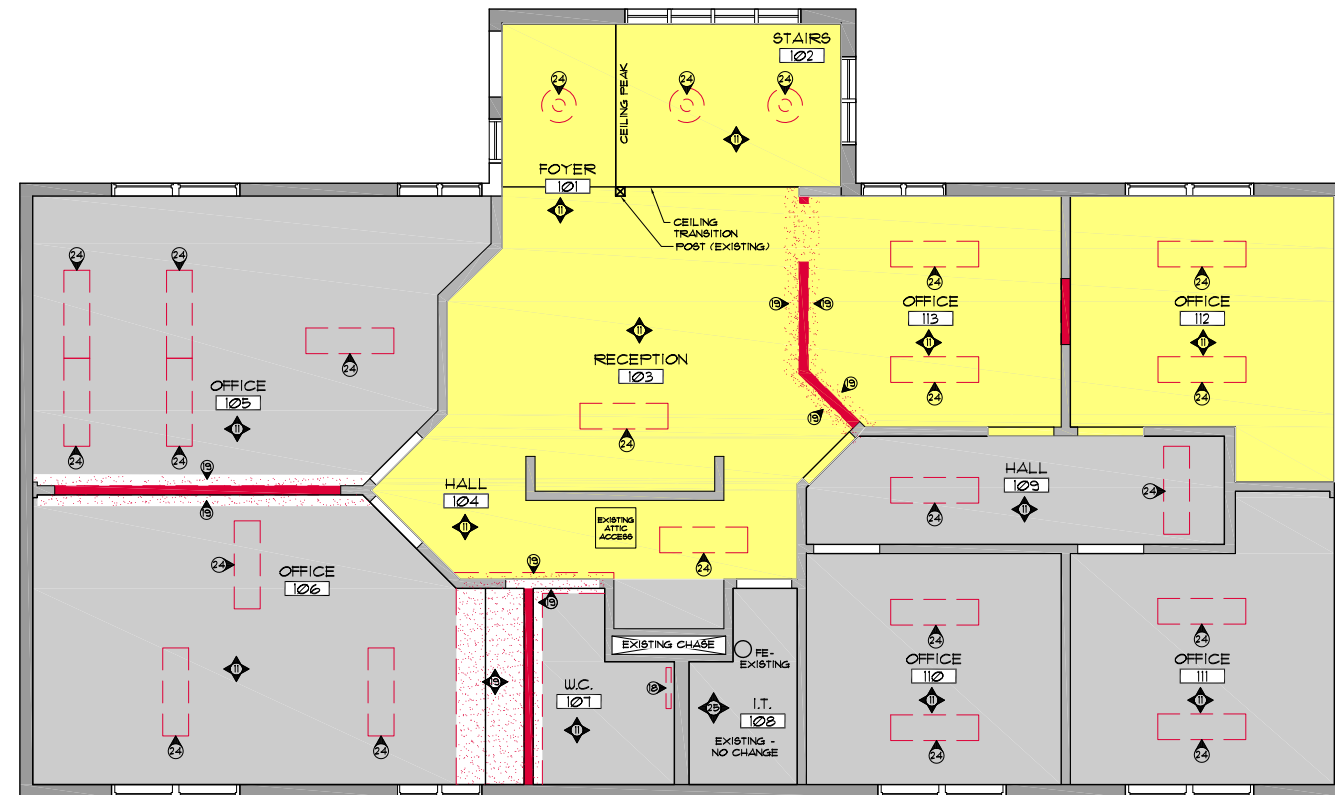
1 MAIN FLOOR PLAN - EXISTING/DEMOLITION  
A11 SCALE: 1/4"=1'-0"

\* SEE SCHEMATIC BASE BID AND ALTERNATES PLAN, 3/A11



CEILING LEGEND AND NOTES

- (C) EXISTING PENDANT LIGHT FIXTURE
- [ ] EXISTING 2' x 4' FLUORESCENT CEILING MOUNTED FIXTURE
- [ ] EXISTING GYPSUM BOARD CEILING SYSTEM  
- EXISTING GYPSUM BOARD CEILING
- [ ] EXISTING GYPSUM BOARD CEILING SYSTEM  
- EXISTING GYPSUM BOARD CEILING SYSTEM THAT MAY NEED TO BE REMOVED TO COMPLETE THE DEMOLITION AND NEW CONSTRUCTION.
- FIELD VERIFY CEILING HEIGHTS, TEXTURE, STYLE, COLOR, ETC. PRIOR TO THE START OF CONSTRUCTION.



2 MAIN FLOOR REFLECTED CEILING PLAN - EXISTING/DEMOLITION  
A11 SCALE: 1/4"=1'-0"

\* SEE SCHEMATIC BASE BID AND ALTERNATES PLAN, 3/A11



DEMOLITION NOTES:

- 1 REMOVE WALL AND ALL MISCELLANEOUS PARTS AND PIECES FROM THE FINISH FLOOR TO UNDERSIDE OF ROOF TRUSSES ABOVE. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS, ETC. AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 2 REMOVE STEPPED WALL AND ALL MISCELLANEOUS PARTS AND PIECES FROM FINISH FLOOR TO TOP OF WALL. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS, ETC. AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 3 REMOVE DOOR / FRAME SYSTEM AND HARDWARE (DOOR, LOCKSET, HINGES, SEALS, STOPS, JAMBS, TRIMS, ETC.) AND ALL ASSOCIATED PARTS AND PIECES AS REQUIRED TO INSTALL OPENINGS. CLEAN, PATCH, REPAIR AND PREPARE AREA AS NECESSARY TO COMPLETE NEW CONSTRUCTION. STORE ALL REMOVED ITEMS IN A SAFE AND SECURE LOCATION FOR POSSIBLE REUSE IN NEW CONSTRUCTION.
- 4 REMOVE PORTION OF WALL AND ALL MISCELLANEOUS PARTS AND PIECES AS NECESSARY TO CREATE NEW 3'-0" W x 7'-0" H OPENING. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS, ETC. AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 5 REMOVE LOWER CABINETS, SINK BASE (SEE DEMO NOTE 22), COUNTERTOP, BACKSPLASH, UPPER CABINETS AND ALL ASSOCIATED PARTS AND PIECES. TEMPORARILY SHUT OFF HOT AND COLD WATER SUPPLY TO THIS LOCATION UNTIL NEW SINK CAN BE INSTALLED. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS AND ETC. AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 6 REMOVE LAVATORY, COUNTERTOP, BACKSPLASH, SUPPORTS, PAPER TOWEL DISPENSER, MIRROR AND ALL ASSOCIATED PARTS AND PIECES. TEMPORARILY SHUT OFF HOT AND COLD WATER SUPPLY TO THIS LOCATION UNTIL NEW SINK CAN BE INSTALLED. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS AND ETC. AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 7 REMOVE NON-COMPLIANT GRAB BARS AND ALL MISCELLANEOUS PARTS AND PIECES. VERIFY THAT THERE IS IN-WALL BLOCKING FOR INSTALLATION OF NEW ACCESSIBLE COMPLIANT GRAB BARS. TEMPORARILY SHUT OFF HOT AND COLD WATER SUPPLY TO THIS LOCATION UNTIL NEW SINK CAN BE INSTALLED. CLEAN, PATCH, REPAIR AND PREPARE FLOOR AS REQUIRED TO COMPLETE NEW WORK.
- 8 REMOVE FLOOR COVERING (VINYL SHEET GOOD, CARPET, TRANSITION STRIPS, ETC.) AND ALL MISCELLANEOUS PARTS AND PIECES. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, WALLS, ETC. AS REQUIRED TO INSTALL NEW FLOOR COVERING.
- 9 REMOVE WALL, BASE AND ALL MISCELLANEOUS PARTS AND PIECES FROM WALL. CLEAN, PATCH, REPAIR AND PREPARE AS REQUIRED FOR NEW WALL BASE.
- 10 CLEAN, PATCH, REPAIR AND PREPARE WALLS TO RECEIVE NEW FINISH.
- 11 CLEAN, PATCH, REPAIR AND PREPARE CEILING TO RECEIVE NEW FINISH.
- 12 REMOVE WALL COVERING (WALLPAPER, VINYL, CHAIR RAIL, ETC.) CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS, ETC. AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 13 REMOVE WATER CLOSET AND ALL ASSOCIATED PARTS AND PIECES. TEMPORARILY SHUT OFF HOT AND COLD WATER SUPPLY TO THIS LOCATION UNTIL NEW SINK CAN BE INSTALLED. CLEAN, PATCH, REPAIR AND PREPARE FOR NEW ACCESSIBLE WATER CLOSET.
- 14 REMOVE LOWER 48" OF GYPSUM BOARD AND ALL ASSOCIATED PARTS AND PIECES. INSTALL IN-WALL BLOCKING FOR NEW FIXTURES, COUNTERTOPS, ACCESSORIES, ETC. PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS.
- 15 REMOVE WORK COUNTER, BACKSPLASH, WALL MOUNTED SUPPORTS AND ALL ASSOCIATED PARTS AND PIECES. CLEAN, PATCH, REPAIR AND PREPARE WALLS AS REQUIRED TO COMPLETE NEW WORK. RETURN ALL ITEMS TO OWNER FOR POSSIBLE REUSE IN THE FUTURE.
- 16 REMOVE WORK COUNTER, BACKSPLASH, WALL MOUNTED SUPPORTS, SHELVES, BRACKETS, ETC. AND ALL ASSOCIATED PARTS AND PIECES. CLEAN, PATCH, REPAIR AND PREPARE WALLS AND AS REQUIRED TO PREPARE FOR NEW WORK. RETURN ALL ITEMS TO OWNER FOR POSSIBLE REUSE.
- 17 REMOVE BUILT IN RECEPTION DESK (WALLS, COUNTERTOPS, BACKSPLASHES, BASE CABINETS, UPPER CABINETS, ETC.) AND ALL ASSOCIATED PARTS AND PIECES. CLEAN, PATCH, REPAIR AND PREPARE FLOOR, CEILING, WALLS, AS REQUIRED TO PREPARE FOR NEW CONSTRUCTION. VERIFY WITH OWNER IF ITEMS ARE TO BE SAVED AND STORED FOR REUSE IN THE FUTURE OR DISCARDED.
- 18 REMOVE WALL/CABINET MOUNTED LIGHT FIXTURE AND ALL ASSOCIATED PARTS AND PIECES AS NECESSARY TO INSTALL NEW LED LIGHT FIXTURE. CLEAN, PATCH, REPAIR AND PREPARE FOR NEW CONSTRUCTION.
- 19 REMOVE CEILING WITHIN THIS AREA AS NECESSARY TO REMOVE WALL(S). MAKE CLEAN, STRAIGHT CUT BACK TO JOINT LINES OR CENTERLINE OF ROOF TRUSSES. CLEAN, PATCH, REPAIR AND PREPARE AREA AS REQUIRED TO COMPLETE NEW CONSTRUCTION.
- 20 REMOVE WOOD DOOR STOP AND ALL PARTS AND PIECES AS NECESSARY TO APPLY NEW WALL FINISHES. STORE IN A SAFE LOCATION FOR REINSTALLATION IN NEW WORK. CLEAN, PATCH, REPAIR AND PREPARE FOR NEW CONSTRUCTION.
- 21 CLEAN SILL AND LIGHTLY SAND TO PREPARE FOR NEW FINISH COAT. REMOVE ALL MISCELLANEOUS NAILS, HOOKS, ETC. AND FILL HOLE TO PREP FOR NEW FINISH.
- 22 REMOVE SINK WITH ASBESTOS CONTAINING MATERIAL (ACM) UNDERCOATING. SINCE THE ACM IS NOT FRIABLE AND THEREFORE NOT REGULATED BY NESHAP (NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS), THERE ARE NO REQUIREMENTS FOR AN ABATEMENT CONTRACTOR TO REMOVE THE SINK. HOWEVER IT MUST BE DOUBLE BAGGED IN ASBESTOS-WASTE DISPOSAL BAGS AND LABELED AS ASBESTOS-CONTAINING. AFTER REMOVAL AND PROPER BAGGING IT MUST BE DISPOSED OF AS ASBESTOS-CONTAINING WASTE AT THE LANDFILL. THE CONTRACTOR DOING THE REMOVAL MUST ALSO FOLLOW OSHA REGULATIONS REGARDING POTENTIAL WORKER EXPOSURE TO ASBESTOS FIBERS, WET REMOVAL METHODS TO CONTROL EMPLOYEE EXPOSURE, PROPER CLEAN-UP AND DISPOSAL OF WASTE AND DEBRIS CONTAMINATED WITH ASBESTOS IN LEAK-TIGHT CONTAINERS. SEE ASBESTOS INVESTIGATION AND REPORT BY NORTHERN INDUSTRIAL HYGIENE.
- 23 WALL BETWEEN OFFICE #105 AND #106 : STRUCTURAL ANALYSIS BY DYNAMIC ANALYSIS ENGINEERING CONSULTANTS, SAMUEL HENSLER, P.E., STRUCTURAL ENGINEER.  
  
"AFTER CAREFUL ANALYSIS, WE HAVE CONFIRMED THAT THE EXISTING GIRDER TRUSS IS CAPABLE OF SPANNING ITS FULL LENGTH WITHOUT INTERMEDIATE SUPPORT. ACCORDINGLY, THE WALL IN QUESTION IS NOT LOAD-BEARING AND MAY BE REMOVED WITHOUT STRUCTURAL CONCERN. THAT SAID, WHILE THE TRUSS DOES NOT RELY ON THE WALL FOR STRENGTH, THE WALL DOES PROVIDE SOME RIGIDITY. AS A RESULT, THERE IS A SMALL POSSIBILITY OF MINOR CEILING FLEX FOLLOWING REMOVAL, WHICH IN RARE CASES COULD RESULT IN COSMETIC DRYWALL CRACKING. THIS OUTCOME IS CONSIDERED UNLIKELY. PLEASE NOTE, IF THERE IS UNSEEN DAMAGE TO THE GIRDER TRUSS (FOR EXAMPLE, A HIDDEN SPLIT), SOME UNUSUAL DEFLECTION COULD OCCUR SHOULD THIS BE OBSERVED DURING REMOVAL. WE RECOMMEND STOPPING WORK IMMEDIATELY AND CONTACTING OUR OFFICE FOR FURTHER GUIDANCE. AGAIN, THIS SCENARIO IS UNLIKELY, BUT WORTH KEEPING IN MIND."
- 24 REMOVE CEILING MOUNTED LIGHT FIXTURES AND ALL ASSOCIATED PARTS AND PIECES AS NECESSARY TO INSTALL NEW LED LIGHT FIXTURE. CLEAN, PATCH, REPAIR, AND PREPARE FOR NEW CONSTRUCTION.
- 25 NO WORK TO OCCUR IN THIS AREA.
- 26 REMOVE OUTLET (DUPLEX, QUADPLEX, ETC.) AND/OR DATA / TELE JACK AND ALL PARTS AND PIECES AS REQUIRED TO COMPLETE NEW WORK. IF CIRCUIT(S) IS NOT TO BE REUSED IN NEW CONSTRUCTION, TERMINATE AND PULL WIRES BACK TO NEAREST JUNCTION BOX OR MAIN PANEL.
- 27 REMOVE DOOR STOP AND ALL PARTS AND PIECES AS REQUIRED TO COMPLETE NEW WORK AND STORE IN A SAFE LOCATION FOR REUSE IN NEW WORK. CLEAN, PATCH, REPAIR AND PREPARE FOR NEW WORK.
- 28 REMOVE DOOR / FRAME SYSTEM AND HARDWARE (DOOR, LOCKSET, HINGES, SEALS, STOPS, JAMBS, TRIMS, ETC.) AND ALL ASSOCIATED PARTS AND PIECES AS REQUIRED TO COMPLETE NEW WORK. ITEMS ARE TO BE SAVED AND STORED FOR REUSE IN THE FUTURE. CREATE NEW 3'-0" OPENING. CLEAN, PATCH AND REPAIR AND PREPARE FLOOR, CEILING, WALLS, ETC. AS REQUIRED TO COMPLETE NEW WORK. CLEAN, PATCH, REPAIR AND PREPARE FOR NEW WORK.
- 29 REMOVE DOOR / FRAME SYSTEM AND HARDWARE (DOOR, LOCKSET, HINGES, SEALS, STOPS, JAMBS, TRIMS, ETC.) AND ALL ASSOCIATED PARTS AND PIECES AS REQUIRED TO INSTALL NEW DOOR, JAMB, TRIM AND HARDWARE TO COMPLETE NEW WORK. STORE ALL REMOVED ITEMS IN A SAFE AND SECURE LOCATION FOR POSSIBLE REUSE IN NEW CONSTRUCTION.



## WALL TYPES

SEE WALL TYPE NOTES BELOW FOR SPECIFIC AREAS

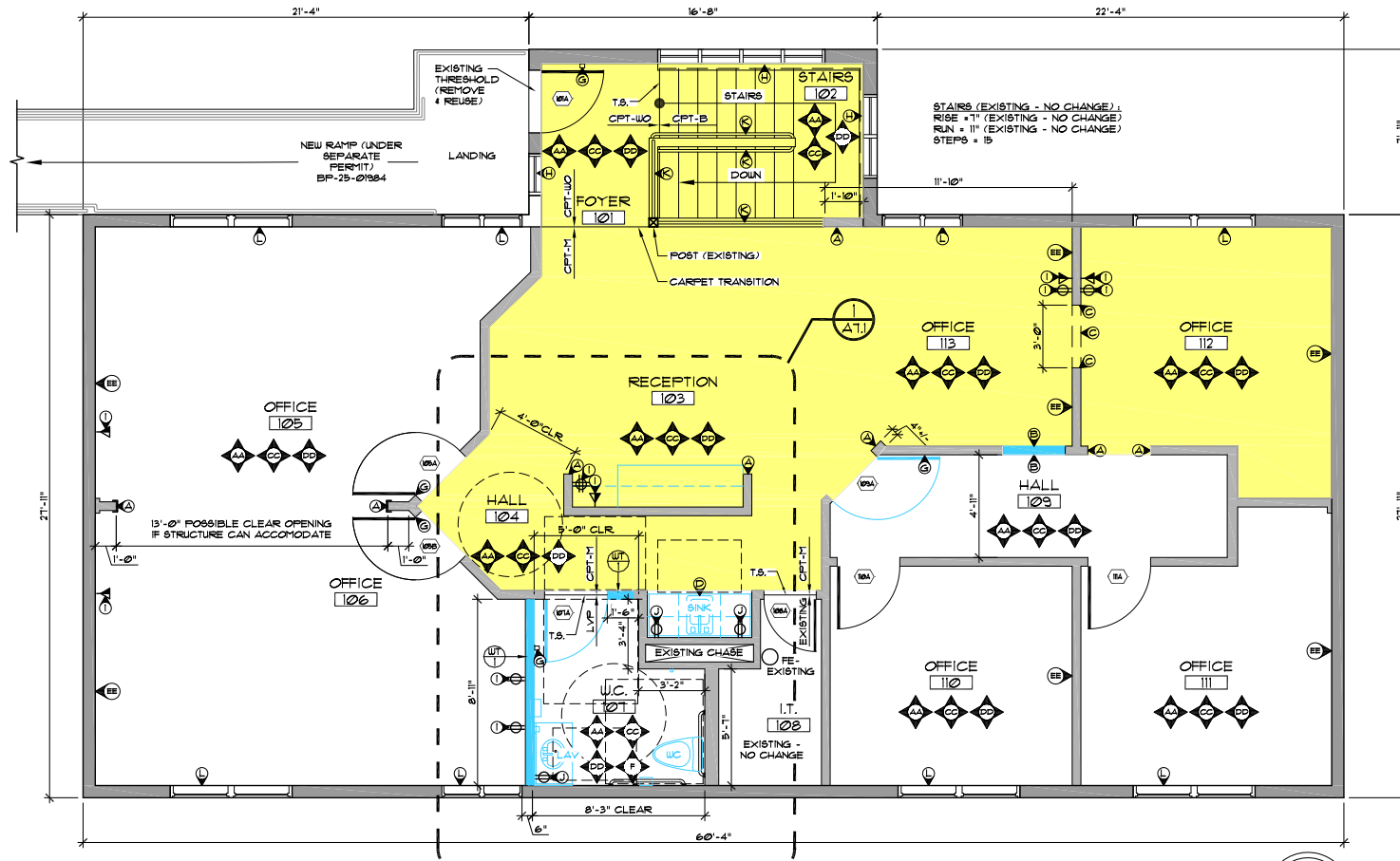
EXISTING WALL	SYMBOL
EXISTING WALLS - NO CHANGE	
INTERIOR WALL	SYMBOL
5/8" GYPSUM BOARD 2" x 4" WOOD STUDS @ 16" O.C. - MATCH EXISTING ADJACENT WALLS, UNLESS OTHERWISE NOTED FULL SOUND BATT INSULATION - ROCKWOOL (OR EQUAL)	
INTERIOR WALL (COVERING)	SYMBOL
WALL TYPE VARIES (SEE FLOOR PLAN AND WALL TYPE NOTES) RIGID VINYL WANSCOT UP TO 4'-0" - SEE ROOM FINISH SCHEDULE	
<b>WALL TYPE NOTES:</b> - CLEAN, PATCH, REPAIR AND PREPARE ALL EXISTING AND NEW WALLS AS REQUIRED TO COMPLETE NEW CONSTRUCTION. - ALL WALLS (EXISTING, NEW, INFILL, ETC.) ARE TO MAINTAIN THEIR EXISTING FIRE-RESISTANCE RATING. - APPLY TEXTURE TO ALL NEW WALLS TO MATCH ADJACENT WALLS. - W.C. #101: WHERE 8" SMOOTH, HARD, NON-ABSORBENT WANSCOT IS TO BE USED - INSTALL 5/8" DENS-SHIELD ON THE LOWER 4'-0" OF THE WALL IN LIEU OF 5/8" GYPSUM BOARD. - HALL #104: IN WET AREAS (SINKS) INSTALL 5/8" DENS-SHIELD ON THE LOWER 4'-0" OF THE WALL IN LIEU OF 5/8" GYPSUM BOARD.	

## GENERAL NOTES:

- CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY.
- SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION AND COORDINATION.
- SHOP DRAWING APPROVAL IS REQUIRED FOR ALL ITEMS. ALL SHOP DRAWINGS ARE TO BE SENT TO THE ARCHITECT FOR REVIEW AND FOR DISTRIBUTION TO ENGINEERS, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO PROVIDE BLOCKING AS REQUIRED FOR ALL ITEMS WHETHER OWNER OR CONTRACTOR PROVIDED AND/OR INSTALLED.
- SIZE, SHAPE, STYLE AND LOCATION OF SIGNAGE IS TO BE VERIFIED WITH OWNER AND CONTRACTOR.
- ALL FINISH FLOOR ELEVATIONS ARE EXISTING, AND ARE SUBJECT TO FIELD VERIFICATION.
- VERIFY THE LOCATION OF ALL UTILITIES AND CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF CONSTRUCTION.
- ALL DOOR THRESHOLDS AND TRANSITION STRIPS MUST MEET ACCESSIBILITY REQUIREMENTS PER ADA, IBC, AND ICC A117.
- ALL DOOR THRESHOLDS AND TRANSITION STRIPS ARE TO OCCUR UNDER THE CENTER OF CLOSED DOORS, UNLESS OTHERWISE NOTED.
- ALL FERROUS METALS TO BE PRIMED (1 COAT) AND PAINTED (2 COATS) - TYPICAL, UNLESS OTHERWISE POWDER COATED OR DIPPED.
- THE OWNER WILL BE UTILIZING THE BUILDING DURING CONSTRUCTION. COORDINATION BETWEEN THE OWNER AND CONTRACTOR WILL BE REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS.
- THE USE AND INSTALLATION OF TEMPORARY BARRIERS AND GUARDS TO RESTRICT PUBLIC ACCESS AND PROTECT THE CONSTRUCTION AREA (STAIRS, FLOOR, ETC.) WILL BE REQUIRED PER CODE REQUIREMENTS.
- PROTECTION WILL BE REQUIRED TO PROTECT EXTERIOR BUILDING FINISHES, DOORS, WINDOWS, ETC. THROUGHOUT THE DEMOLITION AND NEW CONSTRUCTION.
- SEE SCHEMATIC BASE BID AND ALTERNATE PLAN, 3/A11.

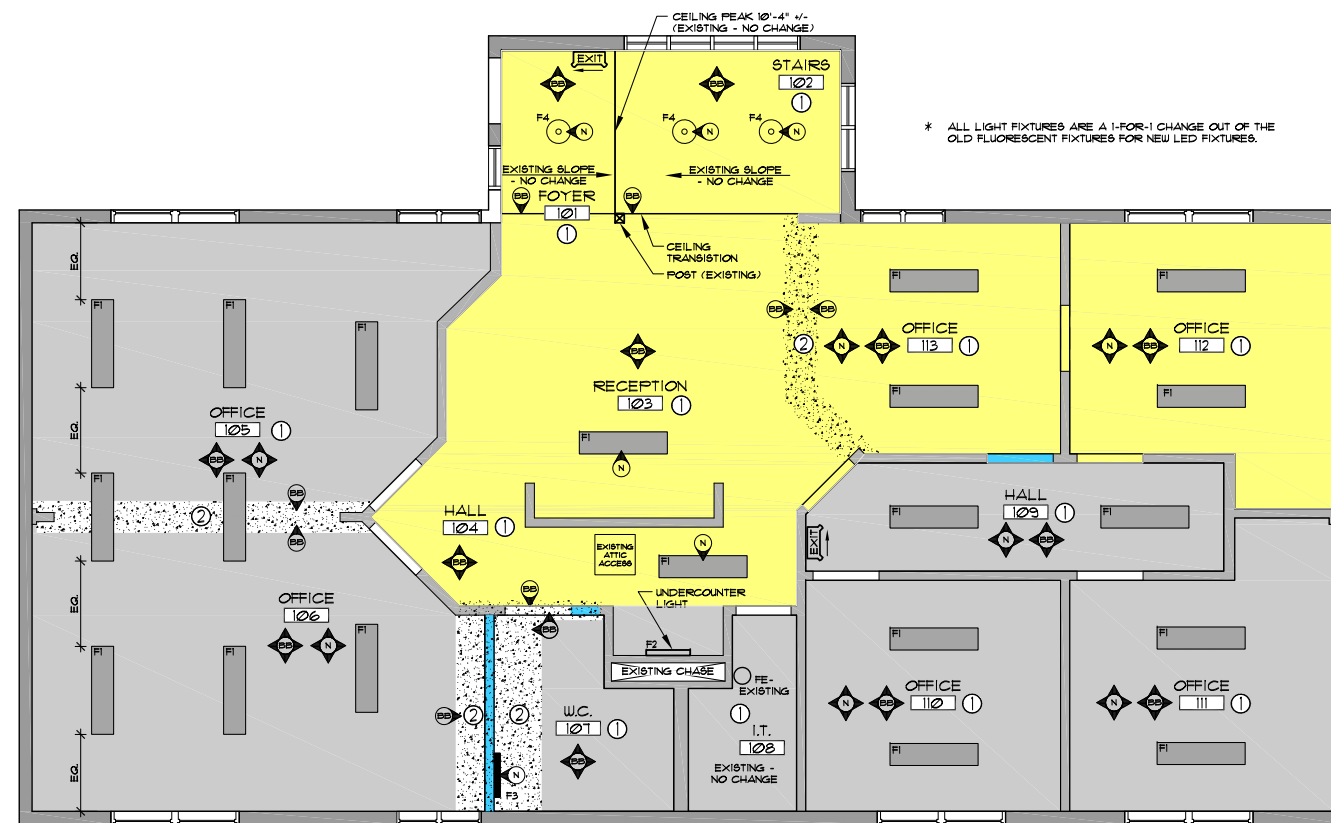
## LIGHT FIXTURE LEGEND

- F1 1' x 4' CANAL LED SURFACE MOUNTED LIGHT - DIRECT CEILING MOUNT KITS  
MANUF.: LITHONIA LIGHTING (OR EQUAL)  
MODEL: CPNL - DCMK14  
DESCRIPTION: 1' x 4' FULL SWITCHABLE LUMEN FLAT PANEL SYSTEM AND MOUNTING KIT  
OTHER: COLOR TEMPERATURE 3500K - ADJUSTABLE
- F2 UNDERCABINET LED LIGHT STRIP  
MANUF.: JANO (OR EQUAL)  
MODEL: UCES LED  
DESCRIPTION: 24" ECONOMY LED SWITCHABLE WHITE UNDERCABINET  
OTHER: COLOR TEMPERATURE 3500K - ADJUSTABLE
- F3 VANITY LED LIGHT  
MANUF.: LITHONIA LIGHTING (OR EQUAL)  
MODEL: FMYSL VANITY LED  
DESCRIPTION: 2' LED VANITY - TRADITIONAL SQUARE VANITY  
OTHER: COLOR TEMPERATURE 3000K  
\* CENTER LIGHT FIXTURE OVER LAVATORY AND MIRROR
- EXIT ECOS EMERGENCY LIGHT / EXIT COMBO  
MANUF.: LITHONIA LIGHTING (OR EQUAL)  
MODEL: ECOS RD M6  
DESCRIPTION: RED/GREEN LED EXIT/ANT COMBO, ROUND LAMP HEADS  
OTHER: TO HAVE BATTERY BACKUP SUPPLY PER CODE REQUIREMENTS
- F4 PENDANT LIGHT  
MANUF.: EUREKA (OR EQUAL)  
MODEL: BLOOM 10" 4269-10  
DESCRIPTION: LED FIXTURE WITH DIMMING CAPABILITIES  
OTHER: COLOR TEMPERATURE 3000K  
COLOR: TBD  
MOUNTING: BLACK CABLE - FIELD ADJUSTABLE - FINAL HEIGHT TO BE COORDINATED WITH ARCHITECT.



1 FLOOR PLAN - RENOVATION  
SCALE: 1/4" = 1'-0"

SEE SCHEMATIC BASE BID AND ALTERNATE PLAN, 3/A11



2 MAIN FLOOR REFLECTED CEILING PLAN - RENOVATION  
SCALE: 1/4" = 1'-0"

SEE SCHEMATIC BASE BID AND ALTERNATE PLAN, 3/A11

## RENOVATION NOTES:

- PRIME (1 COAT) ALL UNFINISHED WALLS AND PAINT (2 COATS) ALL WALLS PER MANUFACTURER'S RECOMMENDATIONS. WALL TEXTURE TO MATCH EXISTING.
- PRIME (1 COAT) AND PAINT (INTERMEDIATE COAT) ALL UNFINISHED CEILINGS. PAINT (FINAL COATS) ENTIRE CEILING PER MANUFACTURER'S RECOMMENDATIONS. NEW CEILING TEXTURE TO MATCH EXISTING ADJACENT CEILINGS.
- INSTALL NEW FLOOR COVERING (CARPET, LUXURY VINYL, TILE, LUXURY VINYL PLANKS, TILE, VINYL SHEET GOOD, ETC.) PER MANUFACTURER'S RECOMMENDATIONS.
- INSTALL NEW WALL BASE (WOOD, VINYL, TILE, ETC.) PER MANUFACTURER'S RECOMMENDATIONS. AT STAIRS, INSTALL NEW PAINTED WOOD SKIRT, BOTH SIDES.
- NEW ACCENT WALL COLOR - SEE ROOM FINISH SCHEDULE.
- CAP END OF WALL WITH GYPSUM BOARD. CLEAN, PATCH, TAPE, TEXTURE (MATCH EXISTING), PRIME (1 COAT) AND PAINT (2 COATS).
- INFILL WALL WITH 2 x 4 STUDS @ 16" O.C. AND GYPSUM BOARD (MATCH EXISTING). PATCH, TAPE, TEXTURE (MATCH EXISTING), PRIME (1 COAT) AND PAINT (2 COATS).
- INSTALL NEW HEADER AND JAMBS FOR NEW OPENING. CAP END OF WALL AND HEADER WITH GYPSUM BOARD. PATCH, TAPE, TEXTURE (MATCH EXISTING), PRIME (1 COAT) AND PAINT (2 COATS).
- INSTALL NEW LOWER CABINETS, SINK BASE, COUNTERTOP, BACK AND SIDE SPLASHES AND UPPER CABINETS. ACCESSIBLE SINK AND FIXTURES. RECONNECT PLUMBING (HOT AND COLD SUPPLY, DRAIN LINE, VENT, ETC.) TO NEW SINK AND FIXTURES. INSTALL PER IBC, UPC AND ICC A117 RULES AND REGULATIONS.
- INSTALL NEW 40" HIGH CORNER GUARD.
- INSTALL NEW ACCESSIBLE PLUMBING FIXTURES (LAVATORY, FAUCET, WATER CLOSET, SINK, ETC.). ACCESSIBILITY FURNISHINGS (GRAB BARS, MIRROR, TOILET AND TOILET PAPER DISPENSER, ETC.) AND APPROPRIATE IN-WALL BLOCKING PER IBC AND ICC A117 REQUIREMENTS. INSTALL ROCKWOOL SOUND BATT INSULATION IN ALL RESTROOM WALLS, EXISTING AND NEW.
- INSTALL DOOR WALL STOP. REUSE FROM EXISTING REMOVED ITEMS IF ABLE, OTHERWISE INSTALL NEW WALL STOP. COORDINATE WITH OWNER WITH OWNER AND ARCHITECT.
- CLEAN, PATCH AND REPAIR WINDOW SILL, JAMB AND HEADER. AT STAIRS #102 AND FOYER #101 - SAND, PREPARE, STAIN AND SEAL WOOD WINDOW SILL. COLOR TO BE DETERMINED.
- RELOCATE ELECTRICAL CIRCUIT(S) TO ACCOMMODATE NEW ELECTRICAL OUTLET(S) AND/OR TELE-DATA JACKS PER CODE REQUIREMENTS.
- INSTALL NEW /EXISTING ELECTRICAL OUTLET(S) PER CODE REQUIREMENTS. INSTALL GFCI WHERE OUTLET IS IN CLOSE PROXIMITY TO WATER.
- CLEAN, PREP, PRIME AND PAINT GUARD AND HANDRAILS. COLOR TO BE DETERMINED.
- CLEAN, PATCH AND REPAIR WINDOW SILL.
- CAP EXISTING HEADER AND JAMBS FOR OPENING.
- INSTALL NEW LIGHT FIXTURE AND CONNECT TO EXISTING SWITCHES. COORDINATE WITH ARCHITECT REGARDING FIXTURE LAYOUT. INSTALL PER CODE REQUIREMENTS AND MANUFACTURER RECOMMENDATIONS.
- SEE ROOM FINISH SCHEDULE, NOTES, SPECIFICATIONS, ETC. FOR ADDITIONAL INFORMATION.
- ALL ITEMS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS.
- COORDINATE WITH OWNER'S TELE/DATA REPRESENTATIVE REGARDING ALL NEW JACKS AND WIRING.

## CEILING NOTES & LEGEND

- 1 EXISTING GYPSUM BOARD CEILING SYSTEM  
EXISTING CEILING HEIGHT: 7'-6" +/- (EXISTING - NO CHANGE)  
- EXISTING GYPSUM BOARD CEILING - PREP, PRIME AND PAINT TO RECEIVE NEW FINISH.  
- CLEAN, PATCH, REPAIR, AND TEXTURE NEW AND/OR EXISTING CEILING TO MATCH ADJACENT CEILING(S).  
- WHERE EXISTING LIGHT FIXTURE, WALLS, DOORS, ETC. WERE REMOVED.
- 2 GYPSUM BOARD CEILING SYSTEM  
- CEILING HEIGHT: MATCH EXISTING HEIGHT  
- 5/8" NON-SAG GYPSUM BOARD CEILING (SEE ROOM FINISH SCHEDULE).  
- INSTALL PER MANUFACTURER'S RECOMMENDATION.  
- FIELD VERIFY AND MATCH EXISTING.
- VERIFY CEILING HEIGHTS, STYLE, COLOR, ETC. WITH OWNER, CONTRACTOR AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION (SEE ROOM FINISH SCHEDULE).
  - THE CEILING PLAN SHOWN IS A SCHEMATIC DRAWING. THE EXACT LAYOUT OF THE CEILING SYSTEM IS TO BE COORDINATED WITH THE OWNER, ARCHITECT, AND ELECTRICAL PRIOR TO INSTALLATION (SEE ELECTRICAL LIGHTING PLAN FOR CEILING GRID LAYOUT).
  - FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
  - COORDINATE WITH ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
  - SEE ELECTRICAL PLANS AND SCHEDULES FOR FIXTURES.
  - PROVIDE SHOP DRAWINGS FOR ALL SUSPENDED CEILING SYSTEMS.
  - INSTALL ALL CEILING SYSTEMS PER MANUFACTURER'S RECOMMENDATION.
  - PROVIDE BLOCKING WITHIN CEILINGS FOR ALL CEILING TRANSITIONS AS RECOMMENDED BY MANUFACTURER AND PERTINENT CODES.
  - VERIFY CEILING HEIGHTS, STYLE, COLOR, SHAPE, ETC. WITH OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION (SEE ROOM FINISH SCHEDULE).
  - PROVIDE ALL NECESSARY CEILING SUPPORTS PER MANUFACTURER'S RECOMMENDATION AND PERTINENT CODES FOR ALL FIXTURES AND EQUIPMENT.
  - COORDINATE MECHANICAL DUCTS IN THE TRUSS SPACE WITH THE EXISTING TRUSS SYSTEM TO ENSURE REQUIRED CLEARANCE AND ACCESS THROUGH THE TRUSS SYSTEM IS MAINTAINED. THE MECHANICAL SUBCONTRACTOR MAY NEED TO RUN ADDITIONAL MAIN LINE DUCTS IN THE ATTIC SPACE AND THESE DUCTS MUST ALSO BE COORDINATED. PRIOR TO SHOP DRAWING APPROVAL, COORDINATION WITH ALL SUBCONTRACTORS WILL BE REQUIRED.
  - FOR WALLS THAT DO NOT EXTEND 6" ABOVE FINISH CEILING - PUT A LAYER OF INSULATION ABOVE TOP OF WALL FOR SOUND.

## CEILING NOTES:

- THE CEILING PLAN SHOWN IS A SCHEMATIC DRAWING. THE EXACT LAYOUT OF THE CEILING GRID SYSTEM IS TO BE COORDINATED WITH THE OWNER, ARCHITECT, AND ELECTRICAL PRIOR TO INSTALLATION (SEE ELECTRICAL LIGHTING PLAN FOR CEILING GRID LAYOUT).
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- COORDINATE WITH ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
- SEE ELECTRICAL PLANS AND SCHEDULES FOR FIXTURES.
- PROVIDE SHOP DRAWINGS FOR ALL SUSPENDED CEILING SYSTEMS.
- INSTALL ALL CEILING SYSTEMS PER MANUFACTURER'S RECOMMENDATION.
- PROVIDE BLOCKING WITHIN CEILINGS FOR ALL CEILING TRANSITIONS AS RECOMMENDED BY MANUFACTURER AND PERTINENT CODES.
- VERIFY CEILING HEIGHTS, STYLE, COLOR, SHAPE, ETC. WITH OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION (SEE ROOM FINISH SCHEDULE).
- PROVIDE ALL NECESSARY CEILING SUPPORTS PER MANUFACTURER'S RECOMMENDATION AND PERTINENT CODES FOR ALL FIXTURES AND EQUIPMENT.
- COORDINATE MECHANICAL DUCTS IN THE TRUSS SPACE WITH THE EXISTING TRUSS SYSTEM TO ENSURE REQUIRED CLEARANCE AND ACCESS THROUGH THE TRUSS SYSTEM IS MAINTAINED. THE MECHANICAL SUBCONTRACTOR MAY NEED TO RUN ADDITIONAL MAIN LINE DUCTS IN THE ATTIC SPACE AND THESE DUCTS MUST ALSO BE COORDINATED. PRIOR TO SHOP DRAWING APPROVAL, COORDINATION WITH ALL SUBCONTRACTORS WILL BE REQUIRED.
- FOR WALLS THAT DO NOT EXTEND 6" ABOVE FINISH CEILING - PUT A LAYER OF INSULATION ABOVE TOP OF WALL FOR SOUND.

# CERTIFICATE *of* SIGNATURE

REF. NUMBER  
7FLCO-GPEWW-YKUQC-YP56S

DOCUMENT COMPLETED BY ALL PARTIES ON  
02 OCT 2025 17:09:30  
UTC

## SIGNER

**SHANE RIDLEY**

EMAIL  
SRIDLEY@TWRIDLEY.COM

## TIMESTAMP

SENT  
02 OCT 2025 17:02:52

VIEWED  
02 OCT 2025 17:09:11

SIGNED  
02 OCT 2025 17:09:30

## SIGNATURE



IP ADDRESS  
69.144.250.177

LOCATION  
BILLINGS, UNITED STATES

## RECIPIENT VERIFICATION

EMAIL VERIFIED  
02 OCT 2025 17:09:11

