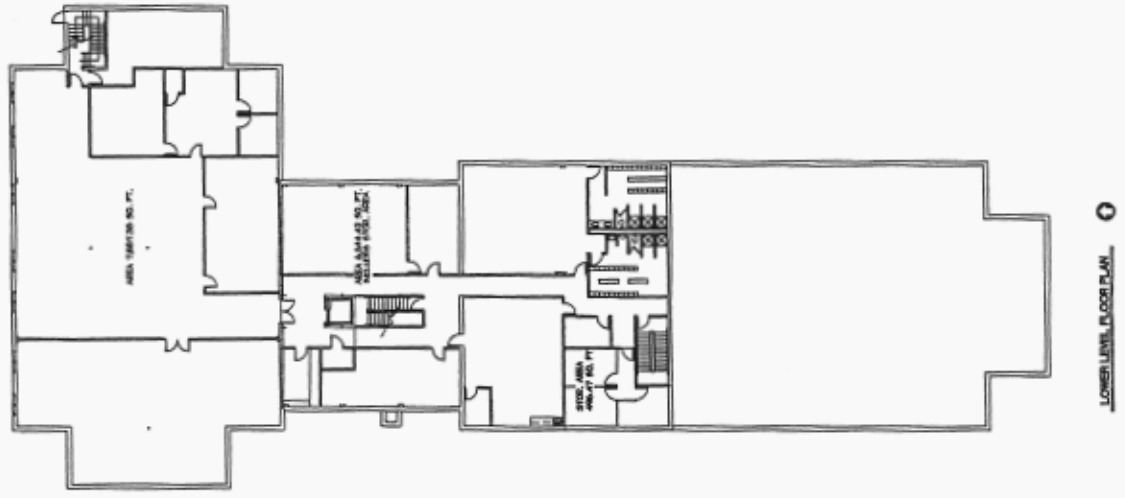
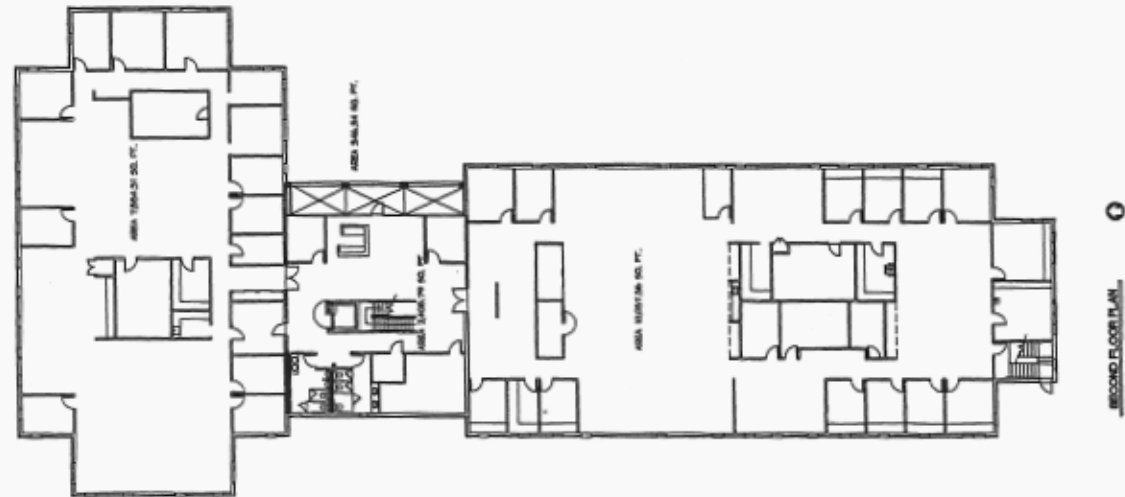


1ST LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

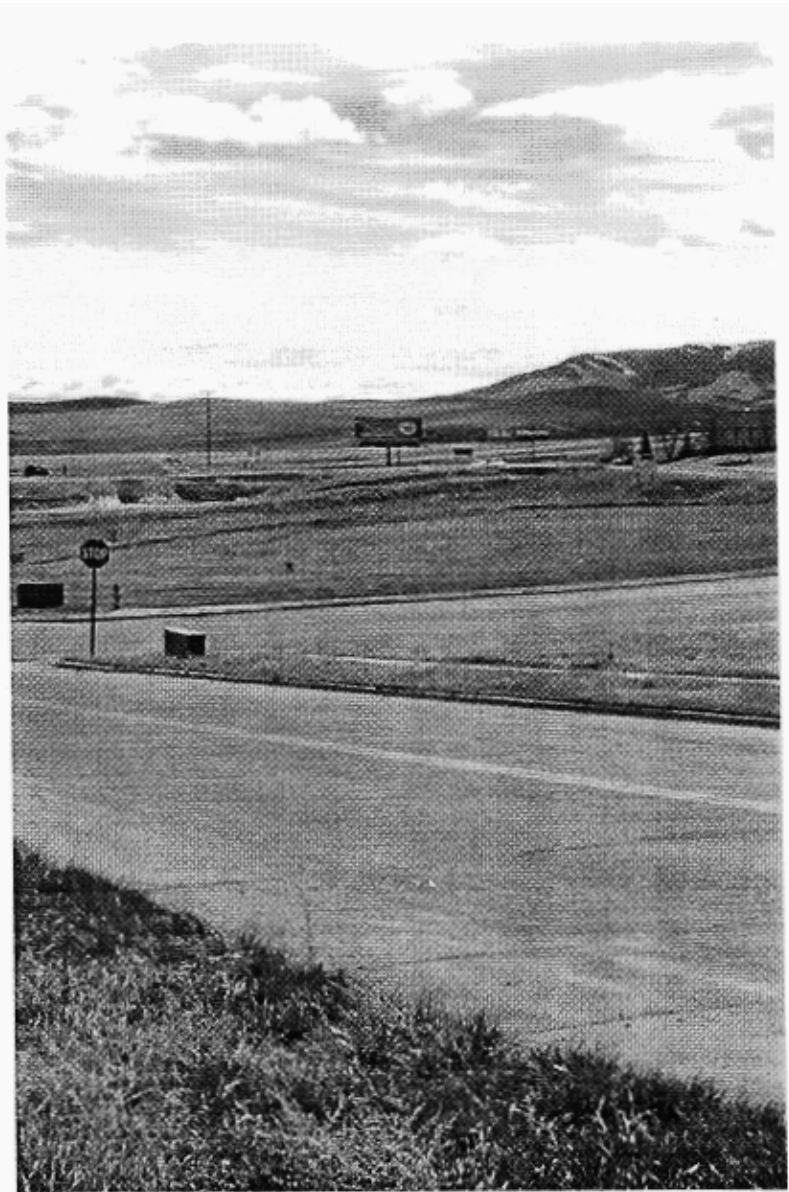


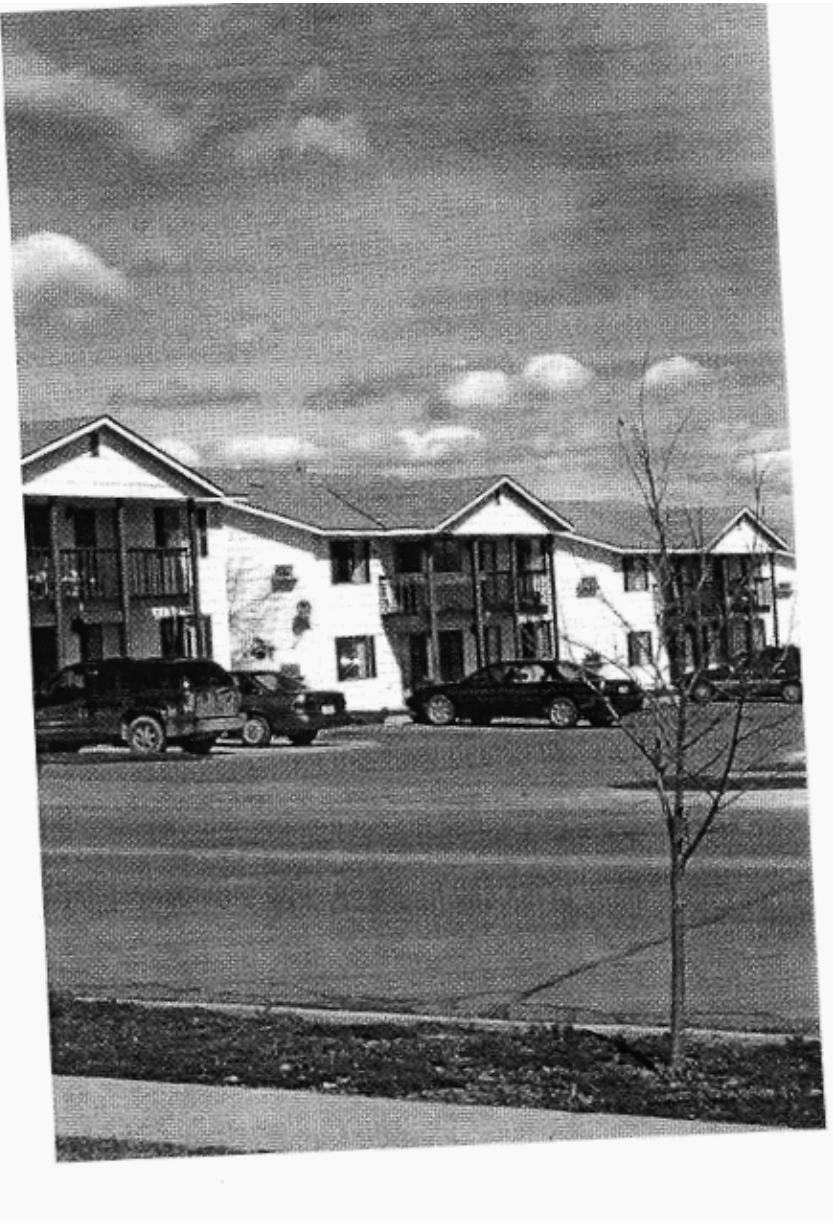
2ND LEVEL FLOOR PLAN

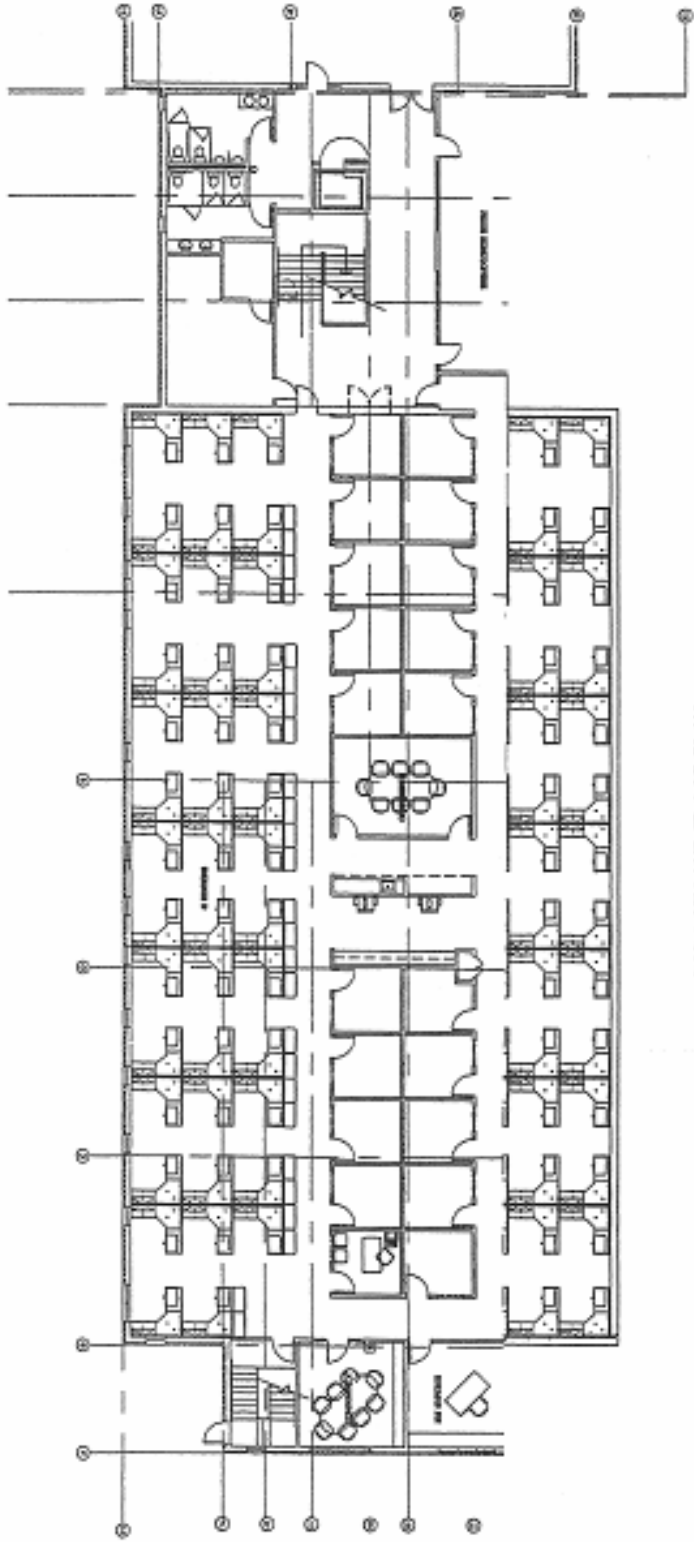
KARRU - CULLEN ARCHITECTS P. C.
ARCHITECTS AND PLANNERS
1000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112

EXISTING FLOOR PLANS

DRAFT

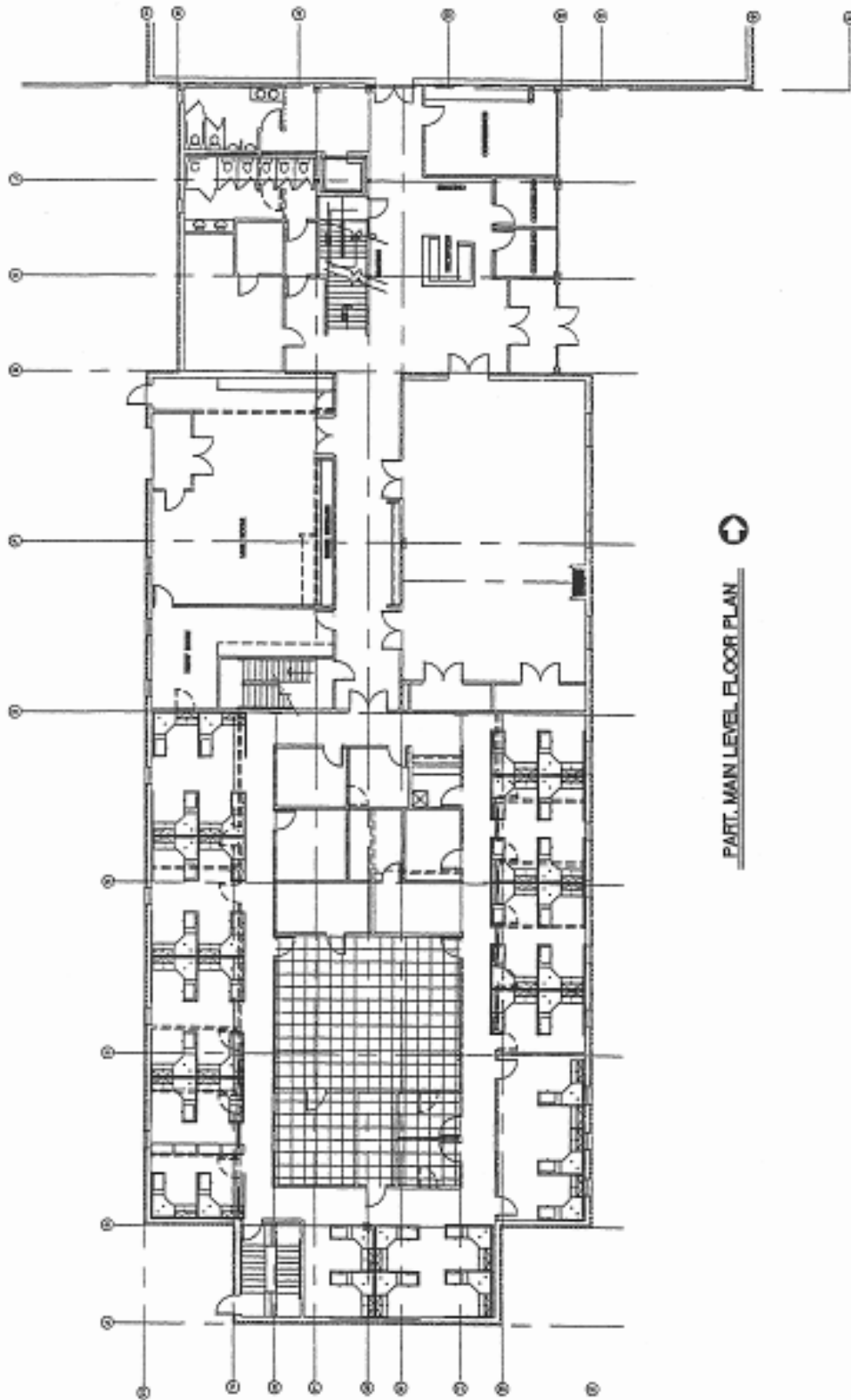






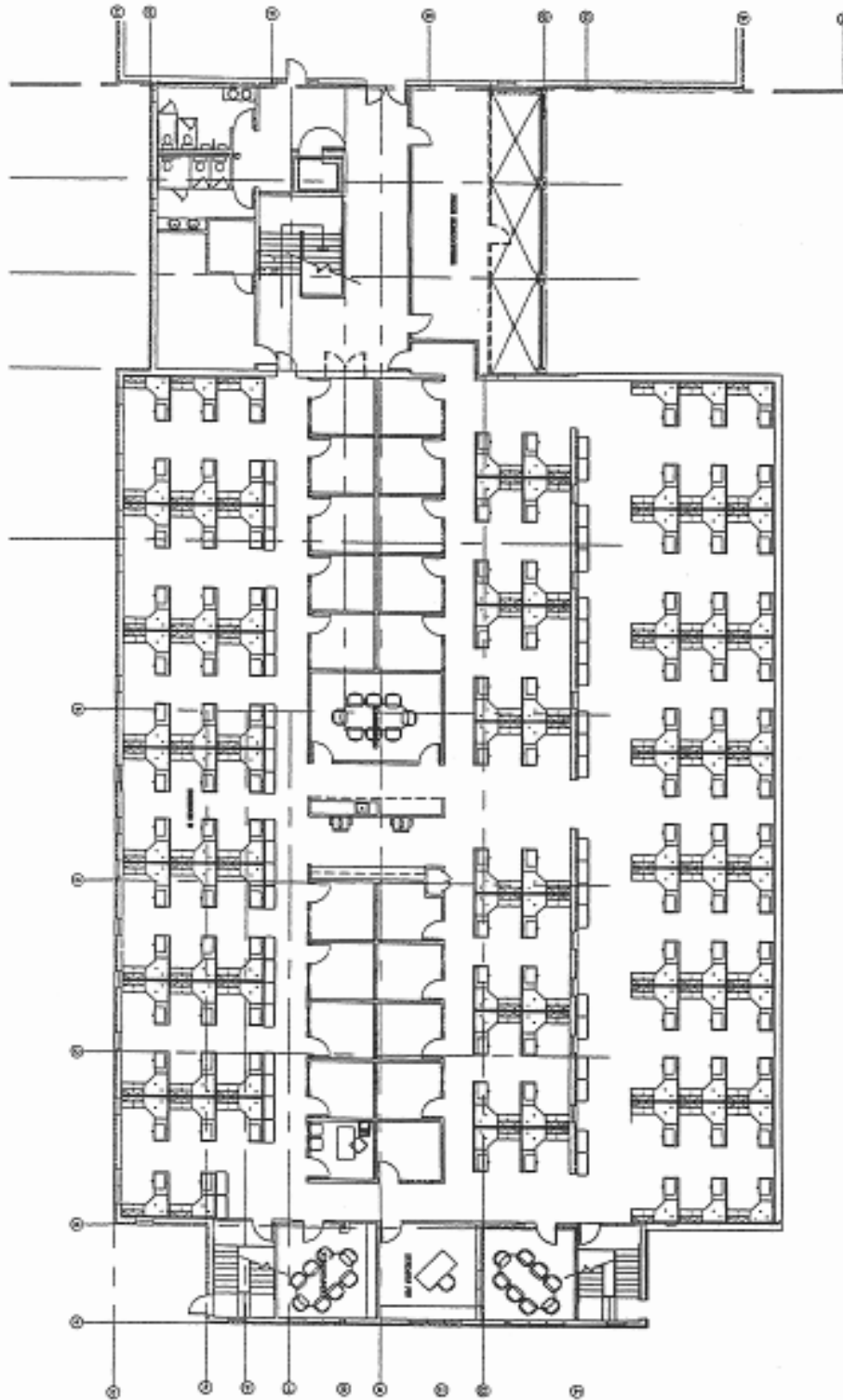
PART. SECOND FLOOR PLAN

KARHU - CULLEN ARCHITECTS P. C.
ARCHITECTS AND PLANNERS
100 EAST CHERRY STREET, SUITE 1000
DENVER, CO 80202
303.733.1000

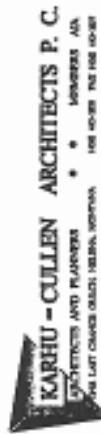


PART. MAIN LEVEL FLOOR PLAN

KARHU - CULLEN ARCHITECTS P. C.
ARCHITECTS AND PLANNERS • MEMBERS AIA
ONE EAST CHASE BLVD., SUITE 1000, WASHINGTON, DC 20002 • TEL: 202-331-1000



PART. SECOND FLOOR PLAN



Options	Description	Base Capital Cost	Refinance Existing Debt	Proceeds from Sale of Bldg	Less R&R Reserve	Less Building Reserve	Equip New Space	Total Projected Costs	30 year Bond @ 5%	25 year Bond @ 5%	20 year Bond @ 5%	Operating Budget Impact
1	Expand SAF Hours of Operation	100,000	2,550,000	0	0	0	0	2,650,000	170,717	185,907	209,873	75,000
2	Acquire Land Remote Parking	332,500	2,550,000	0	0	0	0	2,882,500	185,695	202,218	228,286	8,000
3	Acquire Land Parking - Saint Peter's Hospital	0	0	0	0	0	0	0	0	0	0	0
4	Acquire Duplexes/Land Parking - Westgate	1,150,000	2,550,000	0	0	0	0	3,700,000	238,360	259,568	293,030	8,000
5	Renovate Existing Facility - More Usable Space	866,398	2,550,000	0	0	0	0	3,416,398	220,090	239,673	270,570	12,000
6	Construct 9,000 square foot addition	1,566,436	2,550,000	0	0	0	150,000	4,266,436	274,850	299,306	337,890	47,050
7a	Terminate Lease with OCHE	0	561,216	0	(59,500)	(87,890)	75,000	488,826	31,491	34,293	38,714	46,132
7b	Terminate Lease with MGSLP	736,997	900,288	0	(290,500)	(429,110)	75,000	992,675	63,950	69,640	78,617	73,508
	Terminate Lease with OCHE & MGSLP	736,997	2,550,000	0	(350,000)	(517,000)	150,000	2,569,997	165,563	180,295	203,537	119,640
8a	Sell Complex Purchase Streeter Brothers Building	7,500,000	2,550,000	(6,600,000)	(350,000)	(517,000)	500,000	3,083,000	198,612	216,284	244,165	TBD
8b	Sell Complex Purchase Land & Build	7,950,000	2,550,000	(6,600,000)	(350,000)	(517,000)	500,000	3,533,000	227,601	247,853	279,804	TBD
8c	Retain Complex Build New Building	10,050,000	2,550,000	0	0	0	500,000	13,100,000	843,922	919,012	1,037,485	TBD
9a	Construct Parking Structure 2 Levels	5,704,227	2,550,000	0	0	0	0	8,254,227	531,750	579,064	653,713	TBD
9b	Construct Parking Structure 2 Levels & 9,000 sf	7,400,749	2,550,000	0	0	0	150,000	10,100,749	650,706	708,604	799,952	TBD
9c	Construct Parking Structure 3 Levels & 42,100 sf	11,105,271	2,550,000	0	0	0	500,000	14,155,271	911,904	993,043	1,121,060	TBD
9d	Construct Parking Structure 3 Levels & 84,200 sf	18,016,931	2,550,000	0	0	0	1,000,000	21,566,931	1,389,375	1,512,998	1,708,044	TBD

Current Debt Service Income Stream

Current SAF debt service payment 6 years left	229,684
Current Debt Service payments MGSLP & OCHE	218,765
Current R&R Payments SAF, MGSLP & OCHE	57,776
Annual Debt Service and R&R for next 6 years	506,225

Potential Duplex Rental Income Stream

Potential Duplex Rental Income Ownership 1st & 2nd Years	64,650
Potential Duplex Rental Income Ownership 3rd & 4th Years	43,200
Potential Duplex Rental Income Ownership 5th & 6th Years	21,600
Potential Duplex Rental 1-6 years	258,600

S 20
 ADDITION - MESSAG OFFICE BUILDING
 EAST PARK NUMBER ONE ADDITION
 BELLEVUE, MONTANA

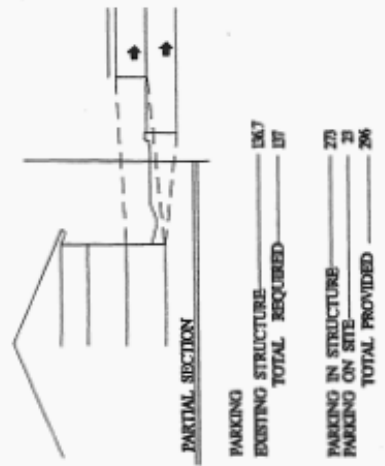
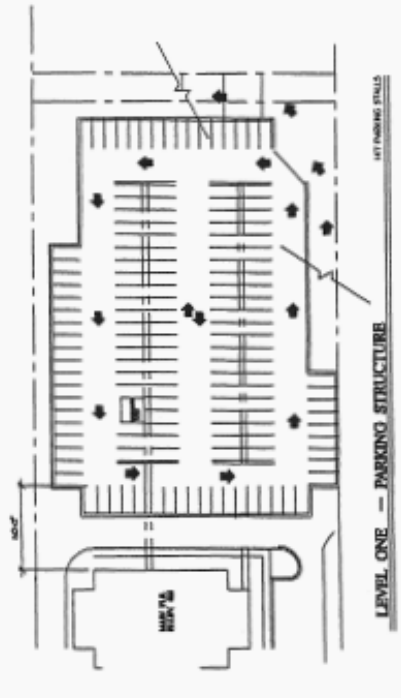
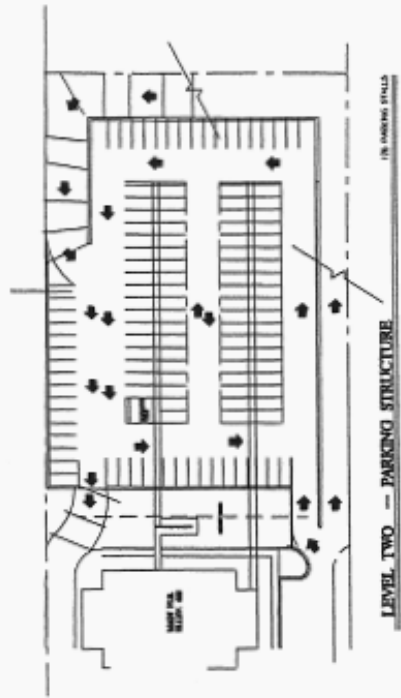
KARHU - CULLEN ARCHITECTS P. C.
 ARCHITECTS AND PLANNERS 1000 W. BROADWAY
 SPOKANE, IDAHO 83402

SEAL OF THE STATE OF MONTANA
 PROFESSIONAL ARCHITECTS
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NO. 1001 - 2004
 • 20 HOURS
 • 24 HOURS
 THE STATE ENGINEER'S OFFICE

SCHEMATIC 2 PARKING LEVELS

I



PROJECTED CONSTRUCTION COST 2003-2004	
PARKING STRUCTURE	\$45 / SF
LEVEL ONE	5,384 SF
LEVEL TWO	4,011 SF
PROJECTED COST	\$45,007.5
SITE GRADING, RETENTION...	\$ 284,815
CONSTRUCTION COST	\$325,091
RECOMMENDED CONT. 5 PERCENT	\$ 25,205
TOTAL CONSTRUCTION COST	\$ 350,296
A/E FEES	
PARKING STRUCTURE	RANGE
	5 TO 6 PERCENT

ARCHITECTS AND PLANNERS
 ONE EAST CHURCH STREET, HELENA, MONTANA 59601
 406-458-9999 FAX 406-458-9999

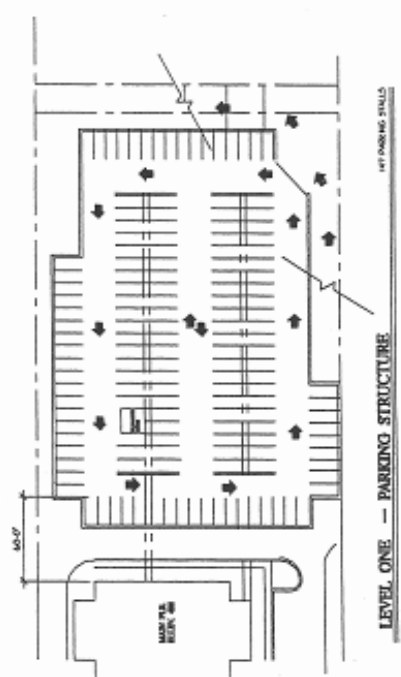
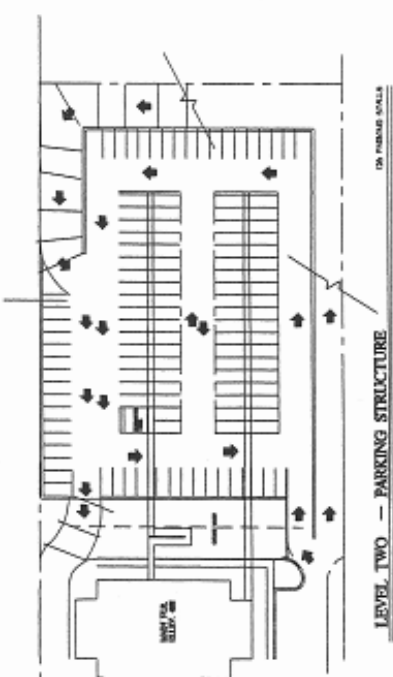
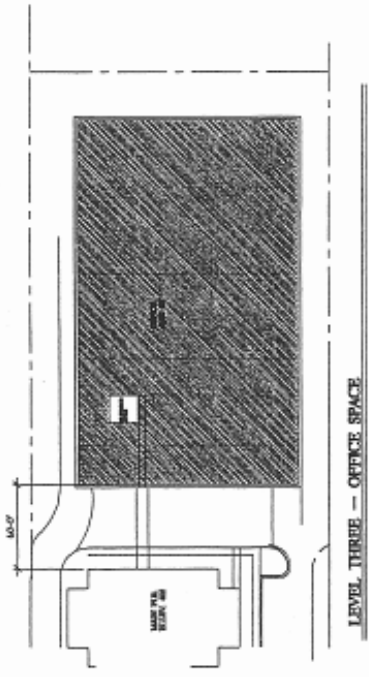
KARHU-CULLEN ARCHITECTS P. C.

ADDITON - MHEBAC OFFICE BUILDING
 EAST PARK NUMBER ONE ADDITON
 HELENA, MONTANA

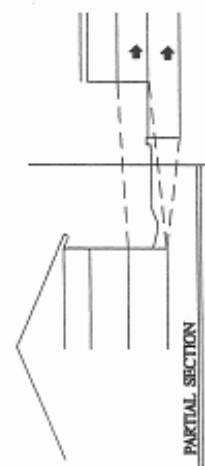
S 21

SCHEMATIC 2 PARKING LEVELS 1 OFFICE LEVEL

K



PROJECTED CONSTRUCTION COST 2008-2004	
PARKING STRUCTURE	\$45 / SF
LEVEL ONE	51,94 SF
LEVEL TWO	49,38 SF
PROJECTED COST	\$4,540,275
OFFICE SPACE	\$100 / SF
LEVEL THREE	43,00 SF
PROJECTED COST	\$5,325,275
SITE GRADING, RETENTION...	\$ 584,85
CONSTRUCTION COST	\$9,860,000
RECOMMENDED CONT. 5 PERCENT	\$ 493,005
TOTAL CONSTRUCTION COST	\$10,359,305
A/E FEES	RANGE
PARKING STRUCTURE	5 TO 6 PERCENT
OFFICE BUILDING	6 TO 7.2 PERCENT



PARKING	EXISTING STRUCTURE	1567
	NEW OFFICE SPACE	1203
	TOTAL REQUIRED	2770
PARKING IN STRUCTURE		273
PARKING ON SITE		23
TOTAL PROVIDED		296

