



Regular Renaissance Zone Review Board Meeting

Thursday, March 26, 2026, at 9:00 AM

Finance Conference Room, City Hall (10 3rd Ave SW)

Any person needing special accommodation for the meeting is requested to notify the City Clerk's office at 857-4752.

1. CALL TO ORDER/ROLL CALL
2. ADOPT MEETING MINUTES
 - 2.1. ADOPT THE MINUTES OF THE JANUARY 27, 2026 REGULAR MEETING
3. RENAISSANCE ZONE APPLICATIONS
4. FACADE IMPROVEMENT PROGRAM APPLICATIONS
 - 4.1. CASE NO. FI-20: A REQUEST BY CXL, LLC., FOR A FACADE IMPROVEMENT PROGRAM FORGIVABLE LOAN OF UP TO \$148,500 FOR IMPROVEMENTS PROPOSED AT 302 EAST CENTRAL AVENUE
5. OTHER BUSINESS
6. NEXT SCHEDULED MEETING

Next Meeting: Thursday, April 23, 2026

 - 6.1. NEXT MEETING: THURSDAY, APRIL 23, 2026
7. ADJOURNMENT

On January 22, 2026, a Regular Renaissance Zone Review Board Meeting of the Minot Renaissance Zone Review Board was held in the Finance Conference Room, City Hall (10 3rd Ave SW). Chairman Bailey called the meeting to order at 09:00 AM.

1. CALL TO ORDER/ROLL CALL

Members Present: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak, Jill Ward

Members Absent: Tonia Vitko, Luke Heilman

City Staff Present: Brian Billingsley, Ryan Kamrowski, Hannah Hornberger

Liason: Alderman Pitner

1.1. ELECTION OF 2026 OFFICERS: CHAIR AND VICE-CHAIR

The motion to appoint Pat Bailey to Chair and Christine Staley to Vice Chair was initiated by Renaissance Zone Board Member Alexander seconded by Renaissance Zone Board Member Hugret and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak; nays: None.

2. ADOPT MEETING MINUTES

2.1. ADOPT THE MEETING MINUTES OF DECEMBER 10, 2025

The motion to approve the December 10, 2025 meeting minutes was initiated by Renaissance Zone Board Member Hugret seconded by Renaissance Zone Board Member Fedorchak and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak; nays: None.

3. RENAISSANCE ZONE APPLICATIONS

4. FACADE IMPROVEMENT PROGRAM APPLICATIONS

4.1. CASE NO. FI-18, A REQUEST BY WBH PROPERTIES, LLP, FOR A FORGIVABLE LOAN OF UP TO \$100,000 FOR FACADE IMPROVEMENTS AT 17 CENTRAL AVENUE EAST

Chris Whalen gave a brief overview of their business. After their neighboring building had finished an update and used the Renaissance Zone program, they learned that they also qualified. The basement of the building was a fall-out shelter in the past. The last remodel to this building was in 1979. The current glass is a single pane. They plan to also redo the showroom as well. WBH Properties plans to occupy the building. There will be an ADA push button door on the front-facing facade. They plan to remove the wood awning that was placed back in the 60s and bring it back to its original facade.

The motion to approve a forgivable loan up to \$100,000 was initiated by Renaissance Zone Board Member Bentley, seconded by Renaissance Zone Board Member Hugret and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Jason Bentley,

Tom Alexander, Amy Rogers, Betty Fedorchak, Jill Wald, Christine Staley; nays: None.

4.2. CASE NO. FI-19, A REQUEST BY CHURCH OF ST. LEO - MINOT TRUSTEE INC., FOR A FORGIVABLE LOAN OF UP TO \$65,250 FOR FACADE IMPROVEMENTS AT 209 1ST ST. SE

Father Todd informed the board that they are celebrating 100 years with St Leo's and the school. The window project and downspouts came out to \$87,000 total. He feels the church is heavily apart of the downtown area and wants to be able to make sure their church is looking its best. On Thursday night, the church also offers a soup kitchen for those in need as well as many other events to give back to the community. St. Leos is asking for the \$65,250 forgivable loan. However, their entire project they are planning comes out to over \$2million in renovations and facade improvements.

Mr. Billingsley informed the board that the applicant is protected from discrimination by the Religious Land Use and Institutionalized Persons Act (RLUPA) of 2000 (federal law). RLUPA primarily prevents governments from imposing discriminatory or substantially burdensome regulations on religious institutions. It also requires governments to treat religious groups equally with nonreligious groups and businesses. Jill Wald joined the meeting at 9:05am.

Christine Staley joined the meeting at 9:09am.

The entire project would add offices, meeting rooms and conference rooms.

The motion to approve a forgivable loan of up to \$65,250 was initiated by Renaissance Zone Board Member Alexander seconded by Renaissance Zone Board Member Fedorchak and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak, Jill Wald, Christine Staley; nays: None.

5. OTHER BUSINESS

5.1. FACADE IMPROVEMENT PROGRAM UPDATE

Mark Lyman arrived at 9:15am.

Currently, we have \$520,000. After the two projects are approved today, they will bring the amount down to \$360,000. Anyone that applies by June 30th will remain under the current program rules. After that, the caps go to \$30,000 and \$50,000 and the program will close at the end of 2027.

6. NEXT SCHEDULED MEETING

6.1. THURSDAY, FEBRUARY 26, 2026 AT 9:00 AM

7. ADJOURNMENT

The motion to adjournment was initiated by Renaissance Zone Board Member Fedorchak seconded by None and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak, Jill Ward; nays: None.

The meeting adjourned at 9:25am

City of Minot

Economic Development Division

Application for City of Minot Façade Improvement Program

Office Address: 1025 31st St SE

Mailing Address: PO Box 5006

Minot, ND 58702

Email: jonathan.rosenthal@minotnd.org

(701) 420-4524

APPLICANT INFORMATION

CXL LLC 302 East Central Ave S B Justin Ronyak
 [Redacted] Address Primary Contact?
 [Redacted] Email

Applicant (if different) Address Primary Contact?
 Phone Email
 Is the applicant a subsidiary or direct/indirect affiliate of any other organization? Yes No

GENERAL INFORMATION

Building Address 301 East Central Ave Property Zoning
 Year building was built and (approximate) dates of any exterior changes? 1910 unknown
 Is the property currently occupied? (Yes) No
 If no, what is the current use of the property?

Please list each occupant of the facility in question, together with a description of the business use, their percentage of occupancy of the facility to be financed, and include a copy of their lease.

Occupant	Business Type	%Occupancy	Lease Term	Current Jobs	Proposed Jobs
<u>North Shore Laundries</u>		<u>20%</u>	<u>6 months</u>	<u>6</u>	<u>8</u>
<u>Trilogy LLC</u>		<u>55%</u>	<u>5 yrs</u>	<u>6</u>	<u>8</u>
Occupant 3 Business Type		%Occupancy	Lease Term	Current Jobs	Proposed Jobs

ADDITIONAL PROPERTY OWNER INFORMATION: list all additional property owners below

Justin Ronyak 304 East Central Ave Suite B Minot ND
 Additional Property Owner 1 Address
 [Redacted] 50
 Phone % Ownership
Lars Wikstrom 304 East Central Ave Suite B Minot ND
 Additional Property Owner 2 Address
 [Redacted] 50%
 Phone % Ownership

Does any individual person or organization not listed above hold any interest in the property, directly or indirectly? Yes No

REQUIRED SUBMISSION MATERIALS

Letter from licensed roofing contractor, architect, or engineer of 10-year roof life (with Photos) ✓

Proof of ownership and legal description ✓

Submit clear 5 X 7 inch photo(s) or digital images by email (preferred) of the entire façade, including separate photos of any details to be repaired, removed, etc. ✓

Submit/attach a copy of Minot Assessors Property Card ✓

Submit copies of any historic photos or blueprints of the property (electronic preferred or 5 X 7 or larger) ✓

Drawings of existing façade, if available. Walk through examination with the staff ✓

Drawings of proposed façade changes. (Conceptual Drawings or Plans of Proposed Work) ✓

PROVIDE DESCRIPTION OF THE ORIGINAL FAÇADE (Materials, width and height, windows, year, style, design)

The original building was built in 1910 in the Colonial Revival style. The build is clad in Brick face and measures 103 x 150 x 22 in height. The original design was Commercial Spales.

(Please ask your designer staff for some help if you need any advice)

PROVIDE DESCRIPTION OF RENOVATED FAÇADE (Materials, width and height, windows, year, design)

The remodeled building will remain with the face brick facade with window replacement in all existing openings. We will bring back the original window look with grey casements/Fixed windows and wood like garged doors.

(Please ask your designer staff for some help if you need any advice) (You may wish to consult an architect or design professional)

WORK TO BE PERFORMED (May submit on a separate sheet)

Design work

Estimated Cost

14,170

Removal of inappropriate materials and other demos

15,000

Repair or Replacement of display windows with

99,000

Repair or Replacement of 2nd Floor and above façade windows (please talk to staff about this in advance)

Installation of interior/exterior storm windows

Repair or Replacement of doors with

16,000

Cleaning of masonry (NO Sand or abrasive blasting)

4,000

Repoint, Tuck Point Masonry

2,000

Replacement of Masonry (if necessary)

500

Repair or replacement of cornices or other decorative elements)

Improvement of **INTERIOR** display windows (must include lighting, consider timer)

20,000

Installation/repair of retractable or fixed awnings

Building, planning, and encroachment fees (if required)

1,000

Installation of sign lighting

Installation of exterior lighting

Repair of ornamental elements

Other (list or attach)

Contingency for demolition/hidden changes not to exceed 7%

5,000

Total Cost 167,640

AMOUNT AND SOURCE OF OTHER FUNDS INVOLVED IN PROJECT

Applicant Amount _____

Bank Amount _____

Equity/Investors Amount _____

Other Amount _____

Expected City Contribution _____

Revision Date: 9/9/22

2

BID INFORMATION ON SEPARATE PAGES

DO NOT OBTAIN OR SUBMIT BID PAGES TO CITY STAFF WITHOUT A FINAL DESIGN APPROVED BY STAFF AND THE RENAISSANCE ZONE REVIEW BOARD

List of three contractors bids for complete bid (Attach bids or written requests for bids)

LOW 1 _____
MID 2 _____
HIGH 3 _____

PUBLIC INFORMATION DISCLOSURE

Written permission from the property owner to apply and perform work (Name) _____

Attach written permission to this application (corporate authorization if needed)

I attest that the information that I provide herein is true, complete and accurate and that I am authorized to submit an application as, or on behalf of, the owner. I have read, I understand, and I agree to comply with all requirements of the Façade Improvement Program and the Design Standards.

Signed _____

Date _____

The applicant affirms that there are no taxes owed on the property or other properties in the City of Minot, and that there are no outstanding fees, judgments, or liens.

Signed _____

Date 11-7-25

The undersigned understands and agrees that all information furnished in connection with their application for the Façade Improvement Grant involves the use of public funds and as such may be made public pursuant to the statutes of the United States of America and the State of North Dakota

Applicant's Signature _____

Date 11-7-25

The undersigned attests that they have read and understood the Façade Program application, guidelines, policies, and all related materials and agrees that facing unknown structural and cosmetic repairs are inherent in the renovation process and that amendments for costs up to the maximum notwithstanding, that the applicant(s) will be responsible to complete work according to all guidelines and for overages that occur above that committed by contract to the project as estimated at the time of approval. Before work can begin, the applicant will schedule an on-site meeting with the general contractor and the Economic Development Administrator or the city's representative.

Applicant's Signature _____

Date 11-7-25

Review/Approval by Renaissance Zone Review Committee	Yes	No	Date:
On-Site: ALL Floors	Date:		
Design Review	Date:		
On-Site: Upper Story Evaluation	Date:		



EAPC

ARCHITECTS ENGINEERS

BID TABULATION FORM

PROJECT: 301 E Central Ave Façade Improvements
LOCATION: Minot, ND
PROJ. NO.: 20261320
BID DATE: Wednesday, February 11, 2026 at 2:00PM

EAPC Architects Engineers
2080 36th Ave SW, Suite 210
Minot, ND 58701
701-839-4547

	LIC. NO.	BID SEC.	Addendum	BASE BID
Combined Bid				
Mattson Construction	A68	✓	✓	\$222,127.77
Rolac Contracting	A1292	✓	✓	\$198,000.00
Sabata, LLC	028458335-1	✓	✓	\$225,000.00

The undersigned certifies this Bid Tabulation

Signed: Scott Huber

Scott Huber, AIA

BID INFORMATION ON SEPARATE PAGES

DO NOT OBTAIN OR SUBMIT BID PAGES TO CITY STAFF WITHOUT A FINAL DESIGN APPROVED BY STAFF AND THE RENAISSANCE ZONE REVIEW BOARD

List of three contractors bids for complete bid (Attach bids or written requests for bids)

LOW	1	<u>198,000</u>	_____
MID	2	<u>222,127.77</u>	_____
HIGH	3	<u>225,000</u>	_____

PUBLIC INFORMATION DISCLOSURE

Written permission from the property owner to apply and perform work

(Name) Justin Ronyak

Attach written permission to this application (corporate authorization if needed)

I attest that the information that I provide herein is true, complete and accurate and that I am authorized to submit an application as, or on behalf of, the owner. I have read, I understand, and I agree to comply with all requirements of the Façade Improvement Program and the Design Standards.


Signed

2-12-26
Date

The applicant affirms that there are no taxes owed on the property or other properties in the City of Minot, and that there are no outstanding fees, judgments, or liens.


Signed

2-12-26
Date

The undersigned understands and agrees that all information furnished in connection with their application for the Façade Improvement Grant involves the use of public funds and as such may be made public pursuant to the statutes of the United States of America and the State of North Dakota


Applicant's Signature

2-12-26
Date

The undersigned attests that they have read and understood the Façade Program application, guidelines, policies, and all related materials and agrees that facing unknown structural and cosmetic repairs are inherent in the renovation process and that amendments for costs up to the maximum notwithstanding, that the applicant(s) will be responsible to complete work according to all guidelines and for overages that occur above that committed by contract to the project as estimated at the time of approval. Before work can begin, the applicant will schedule an on-site meeting with the general contractor and the Economic Development Administrator or the city's representative.


Applicant's Signature

2-12-26
Date

Review/Approval by Renaissance Zone Review Committee	Yes	No	Date:
On-Site: ALL Floors	Date:		
Design Review	Date:		
On-Site: Upper Story Evaluation	Date:		

Red X = Repaired



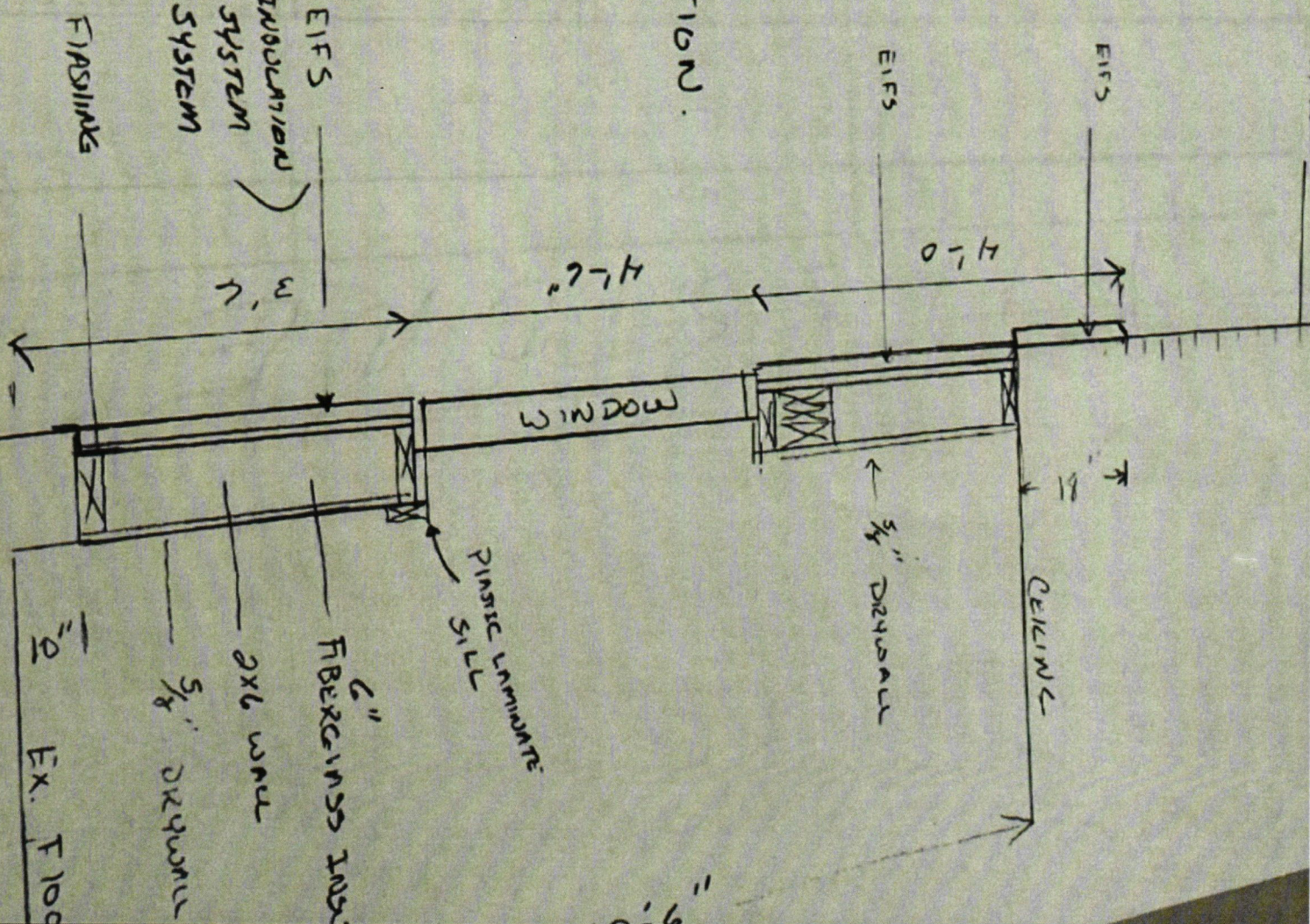
Red X = Repaired





Topic

EXTERIOR ILLUMINATION
AND ENGLISH SYSTEM

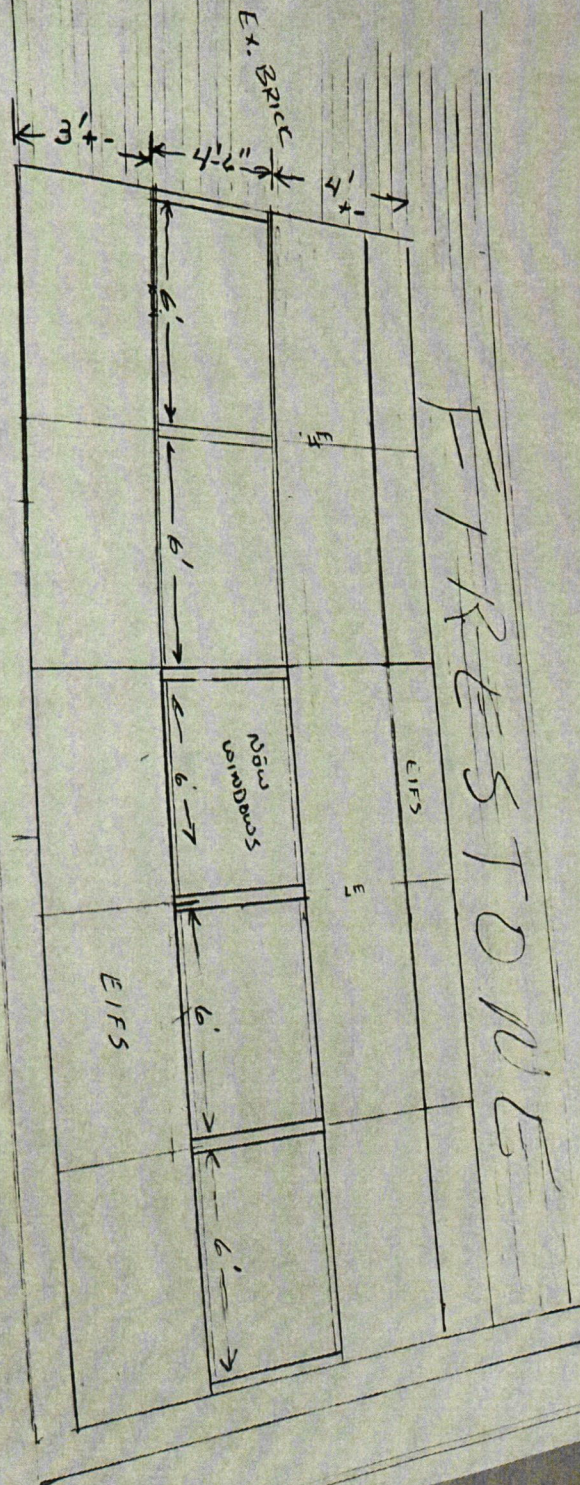


WEST ELEVATION

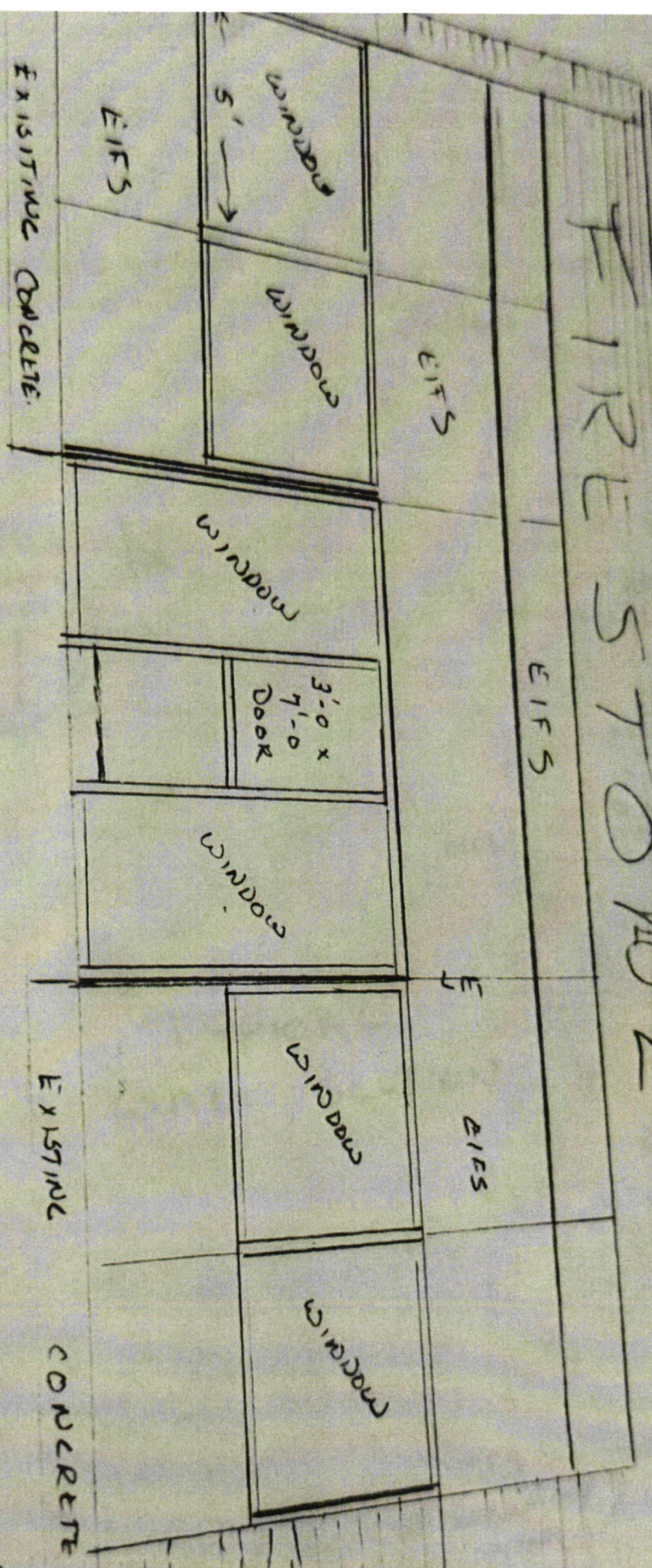
SIDE WALL

DRAWING

(2)



FIRE STOP ELEVATION



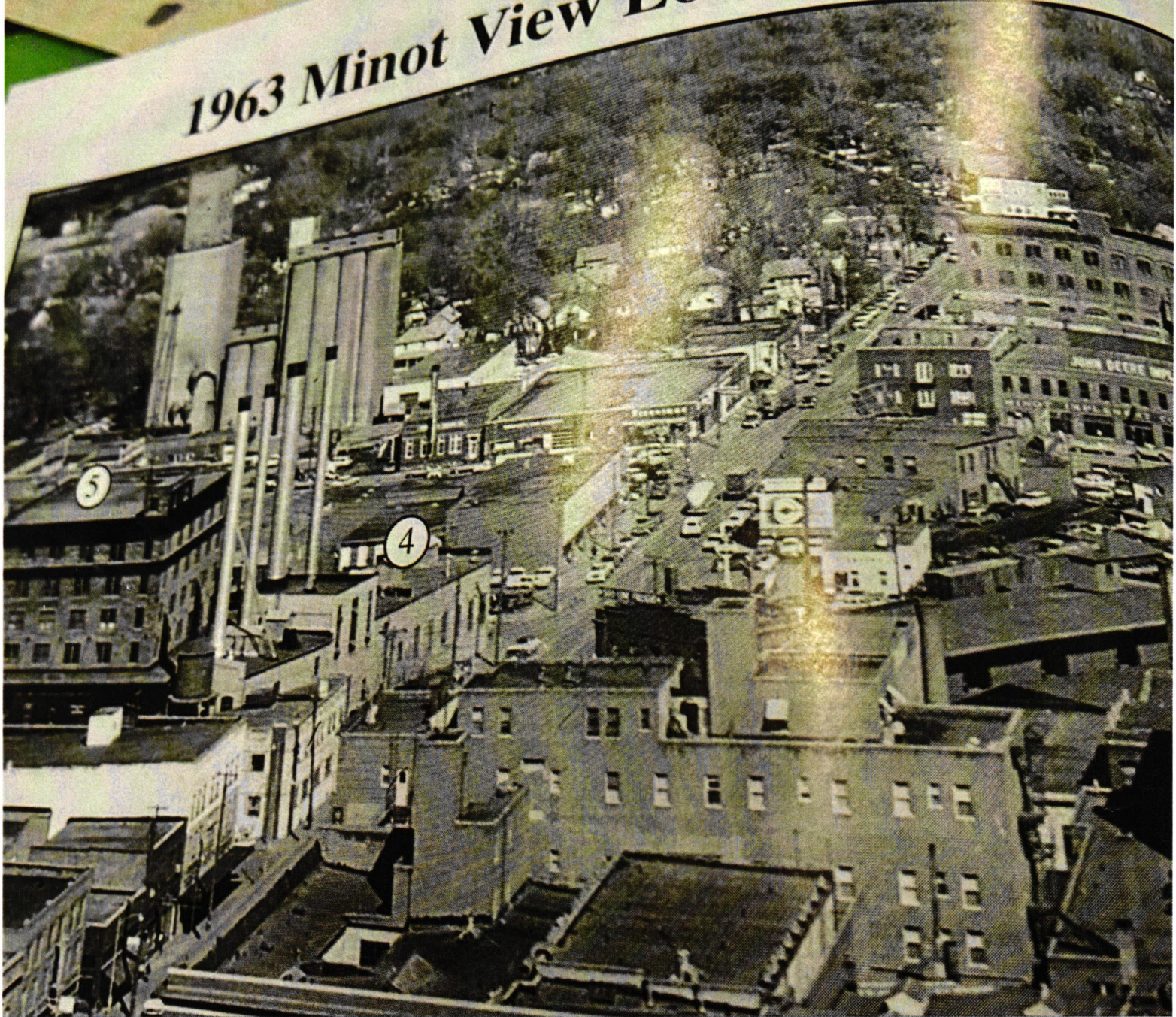
SIDEWALK

DRAWING

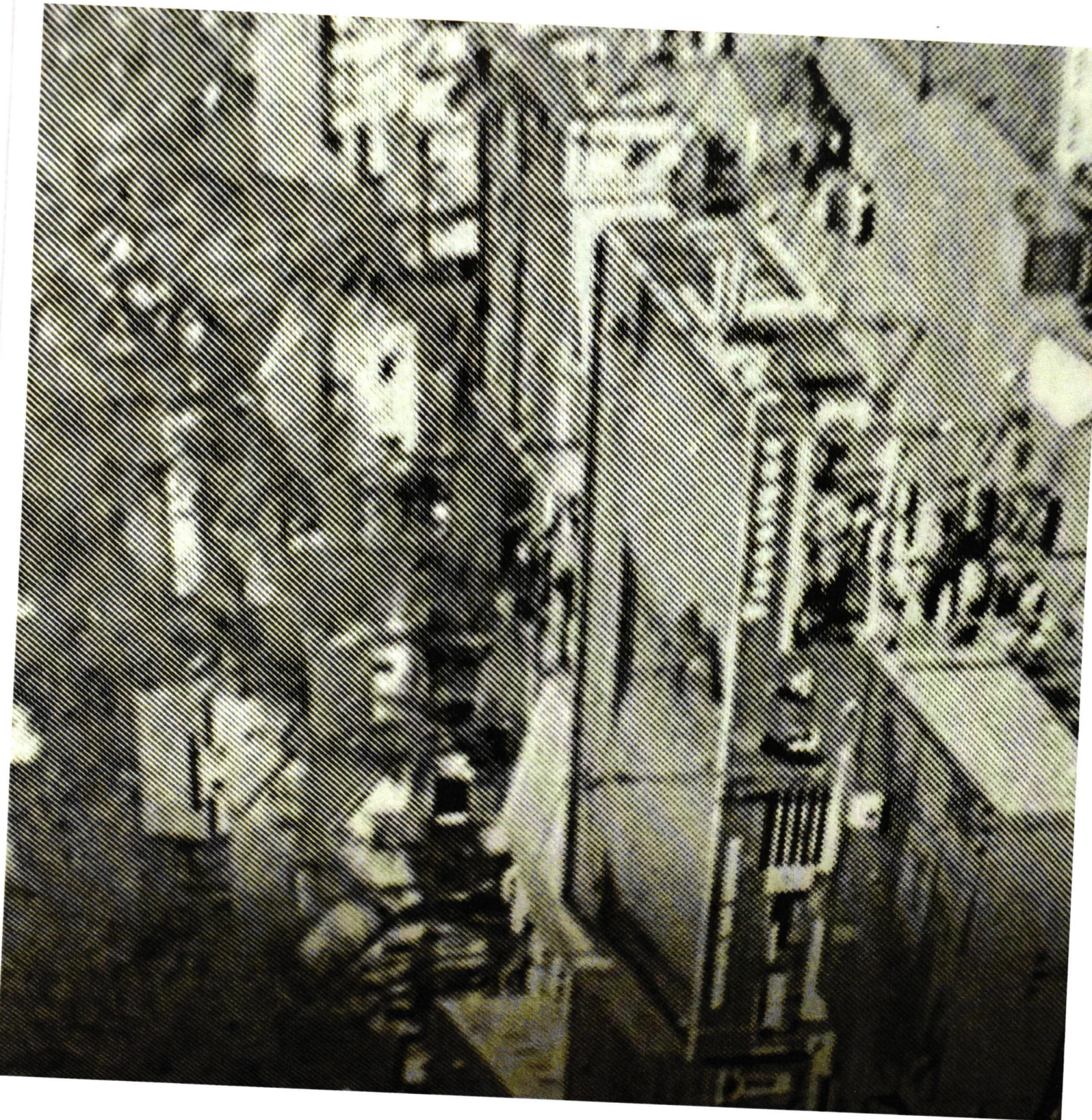
SIGN ELEVATION

Still working on A Better Photo!

1963 Minot View Looking East



Still working on a better Photo!



Proof of Ownership / Minot Assessors Card

PDF+PIN: 002+MI24.313.020.0110

Minot City, ND

Sat, 11/1/2025, 12:16 PM Page 1

301 E CENTRAL AVE, MINOT

Deed: CXL LLC

Map Area: Central Business Dis

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date:

CID#:

Tax Dist: Minot Public

Review/Date: RK, 11/04/2024

DBA:

Plat Page:

Entry Status: Sales Estimate

MLS:

Subdiv: 24-313 RAMSTADS 2ND

Urban / Commercial

Legal: Section: 24313; Twp: ; Rng: ; Block: 020; Lot: 0110; Deeded Acres: 0.344

RAMSTADS SECOND ADDITION

LOTS 10 & 11 BLOCK 2

Land														
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land				
SqFt X Rate						15,000.00	0.344			C-500				
Subtotal						15,000.00	0.344							
Grand Total						15,000.00	0.344							
Street			Utilities			Zoning			Land Use					
SqFt X Rate	Paved		City			M2/Heavy Industrial			Renaissance Zone Evac 6					
Sales				Building Permits					Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2024	
10/22/2025	\$560,000	D000	3095444						Land		\$0	\$0		
03/07/2024	\$547,500	D000	3080821						LandC	\$75,000	\$0	\$0	\$75,000	
11/30/2022	\$535,500	D000	3070408						Dwlg		\$0	\$0		
12/16/2019	\$819,250	D020	3036817						Impr	\$471,000	\$0	\$0	\$453,000	
									Total	\$546,000	\$0	\$0	\$528,000	

Precomputed Structure		Verticals						Plumbing		
								B	Ext	
Occ. Code	402	Flg & Fdtn						Toilet Room	2	
Occ. Descr.	Auto / Impl. Service	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	1910									
EFF Age/Yr	116/ 1910									
Condition	NML									
Description	Shop									
Style	C.Blk - Wood									
Stories	1									
1st Flr Wall H	18									
Base	11,652									
Basement	0									
GBA	15000									
		Horizontals						Adjustments		
		Basement								
		Roof								
		Ceiling								
		Struct. Floor								
		Floor Cover								
		Partitions								
		Framing								
		HVAC								
		Electrical								
		Sprinkler								

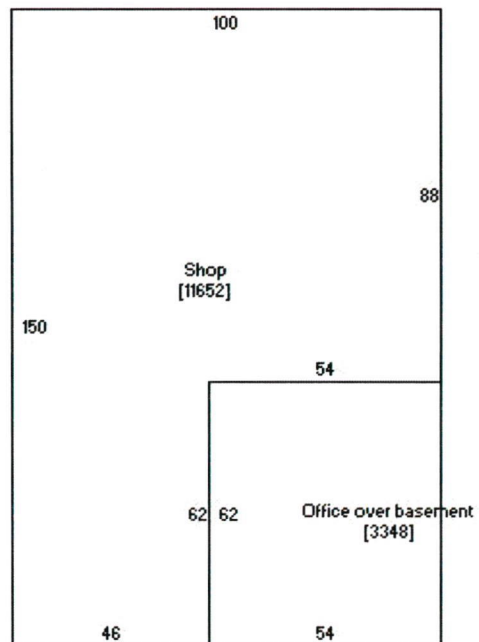
Bldg / Addn		Description	Units			Year									
1 of 2	Bldg	O 402 —Auto / Impl. Service													
	Pre	P 402 —Auto / Impl. Service	11,652												
	Plmb	Toilet Room - Base	2												
1 of 2	Ex	Door	1			1980									
		O.H. - Door - Power, 12 Ft Wide, 12 Ft High													
2 of 2	Ex	Door	1			1980									
		O.H. - Door - Power, 14 Ft Wide, 12 Ft High													

Precomputed Addition		Verticals						Plumbing		
								B	Ext	
Occ. Code	501	Fig & Fdtn								
Occ. Descr.	Office - General	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	1910									
EFF Age/Yr	116/ 1910									
Condition	NML									
Description	Office over basement									
Style	C.Blk - Wood									
Stories	1									
Base	3,348									
Basement	3,348									
Basement Parking	No									
1st Flr Inset Adj	0									
GBA	15000									
		Horizontals						Adjustments		
		Basement								
		Roof								
		Ceiling								
		Struct. Floor								
		Floor Cover								
		Partitions								
		Framing								
		HVAC								
		Electrical								
		Sprinkler								

Bldg / Addn		Description	Units				Year								
Addtn 1	Adtn	O 501 —Office - General													
	Pre	P 501 —Office - General	3,348												
		Basement Adjustment	3,348												

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2024		Appr	Urban	Comm	\$75,000	\$0	\$453,000	\$0	\$528,000
2023		Appr	Urban	Comm	\$75,000	\$0	\$424,000	\$0	\$499,000
2022		BofR	Urban	Comm	\$75,000	\$0	\$391,000	\$0	\$466,000
2021		Appr	Urban	Comm	\$75,000	\$0	\$405,000	\$0	\$480,000
2020		Appr	Urban	Comm	\$75,000	\$0	\$408,000	\$0	\$483,000
2019		Appr	Urban	Comm	\$75,000	\$0	\$408,000	\$0	\$483,000
2018		Appr	Urban	Comm	\$90,000	\$0	\$394,000	\$0	\$484,000
2017		Appr	Urban	Comm	\$75,000	\$0	\$430,000	\$0	\$505,000
2016		Appr	Urban	Comm	\$75,000	\$0	\$489,000	\$0	\$564,000
2015		Appr	Urban	Comm	\$75,000	\$0	\$489,000	\$0	\$564,000
2014		Appr	Urban	Comm	\$75,000	\$0	\$430,000	\$0	\$505,000
2013		Appr	Urban	Comm	\$71,300	\$0	\$362,900	\$0	\$434,200
2012		Appr	Urban	Comm	\$56,300	\$0	\$283,500	\$0	\$339,800
2011	Post Flood	Import	Urban	Comm	\$49,500	\$0	\$196,000	\$0	\$245,500
2011		Appr	Urban	Comm	\$49,500	\$0	\$230,700	\$0	\$280,200
2010		Appr			\$49,500	\$0	\$224,100	\$0	\$273,600
2009		Appr			\$45,000	\$0	\$218,500	\$0	\$263,500
2008	2008 Certified Values	BofR			\$45,000	\$0	\$195,800	\$0	\$240,800
2007		Import			\$45,000	\$0	\$188,800	\$0	\$233,800

2006	Import			\$30,000	\$0	\$173,600	\$0	\$203,600
2005	Import			\$30,000	\$0	\$149,800	\$0	\$179,800
2004	Import			\$30,000	\$0	\$133,200	\$0	\$163,200
2003	Import			\$30,000	\$0	\$113,600	\$0	\$143,600
2002	Import			\$30,000	\$0	\$113,600	\$0	\$143,600
2001	Import			\$30,000	\$0	\$113,200	\$0	\$143,200
2000	Import			\$30,000	\$0	\$103,800	\$0	\$133,800
1999	Import			\$30,000	\$0	\$91,200	\$0	\$121,200
1998	Import			\$30,000	\$0	\$91,200	\$0	\$121,200
1997	Import			\$30,000	\$0	\$91,200	\$0	\$121,200
1996	Import			\$30,000	\$0	\$91,200	\$0	\$121,200
1995	Import			\$30,000	\$0	\$91,200	\$0	\$121,200
1994	Import			\$30,000	\$0	\$80,200	\$0	\$110,200
1993	Import			\$30,000	\$0	\$80,000	\$0	\$110,000



Sketch 1 of 1

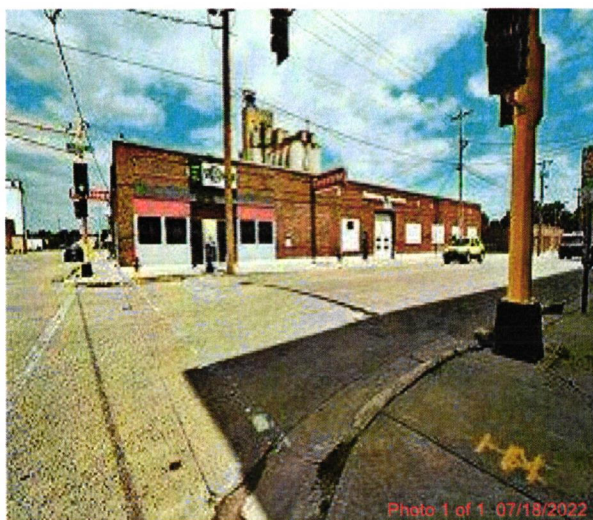


Photo 1 of 1 07/18/2022



Roof Inspection Report

Date: November 6, 2025

Client: Trilogy LLC

Property Address: Former Firestone Building, 301 E Central Ave, Minot, ND

Roof Type: EPDM (Ethylene Propylene Diene Monomer)

Inspector: Wayne Bontrager

Inspection Date: November 6, 2025

Roof Condition Summary

The EPDM roof system on the former Firestone Building at 301 E Central Ave, Minot, ND, was inspected on November 6, 2025. The following findings and assessments were recorded:

Overall Condition

The EPDM membrane is in **acceptable serviceable condition**, with an estimated **60% of useful life remaining** on the dome/apex areas and approximately **40% of useful life remaining** in the valley sections. Minor wear, surface weathering, and some aging sealant were observed—typical for a roof of this type and age. No active leaks or major structural issues were identified during the inspection.

Seam Tapes and Splices

Seam tapes and splices are **secure and well-adhered**, maintaining system integrity across all major connection points. A few areas display **minor surface sealant cracking**, but there are no signs of delamination or seam separation at this time. These areas should continue to be monitored and resealed during scheduled maintenance.

Penetration Flashings

Most roof penetrations, including vent stacks and mechanical curbs, are **properly flashed and sealed**. However, **one chimney penetration is missing a metal collar** around the pipe. This collar should be **installed and properly sealed** to prevent future water intrusion or UV degradation of the flashing. The remaining penetrations appear watertight, though some sealant is **beginning to dry and crack slightly** and should be refreshed as part of preventative maintenance.

Slope and Drainage

The roof demonstrates **adequate slope** across most areas, promoting effective water drainage. A few **minor ponding areas** were noted in low-lying valleys but are not currently causing damage. Drains appear functional, and no obstructions were observed. Continued monitoring during rain events is recommended.

Recommendations

1. **Install Chimney Collar** – Install a properly sized and sealed **metal collar** at the chimney penetration to maintain watertight integrity.
2. **Annual Maintenance** – Schedule **yearly inspections and cleaning** to monitor sealant, seams, and overall condition.
3. **Monitor Flashings** – Recheck all flashings annually and reseal any cracked areas before

deterioration worsens.

4. **Drain Maintenance** – Keep all roof drains and scuppers clear of debris to maintain proper drainage and reduce ponding.

5. **Preventive Resealing** – Apply fresh surface sealant to exposed seam and flashing areas within the next maintenance cycle.

Conclusion

Overall, the EPDM roofing system on the former Firestone Building remains in **functional and serviceable condition**. Based on the observed wear, the roof is estimated to have **approximately 8 to 12 years of remaining useful life**, assuming consistent maintenance and timely sealant renewal.

Seam tapes, splices, and most flashings are in stable condition, with the exception of the **missing chimney collar**, which should be addressed promptly. With continued upkeep, the roof should continue to perform effectively for many years.

Inspector:

Wayne Bontrager

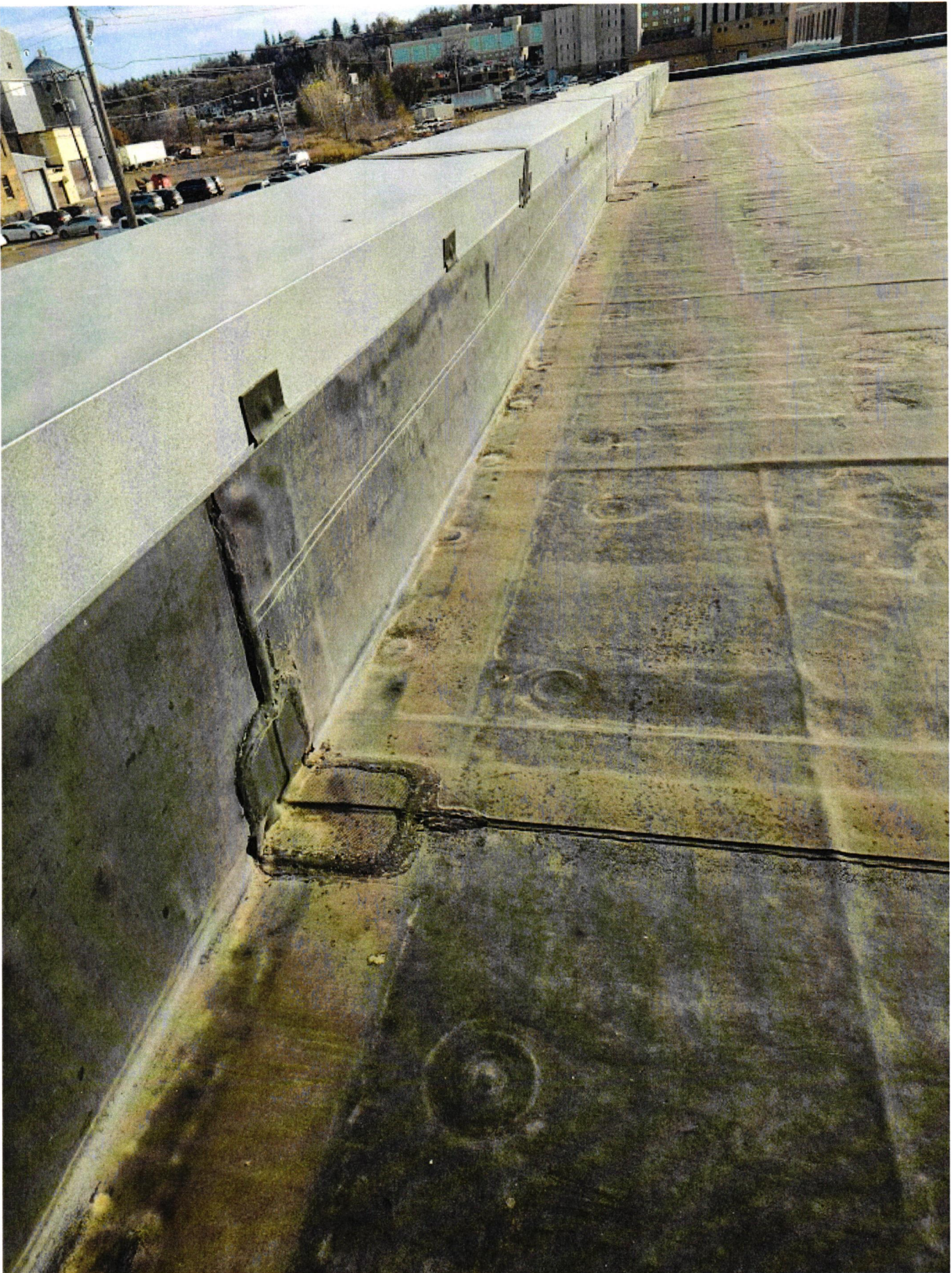
President / Owner

Flying B Construction LLC

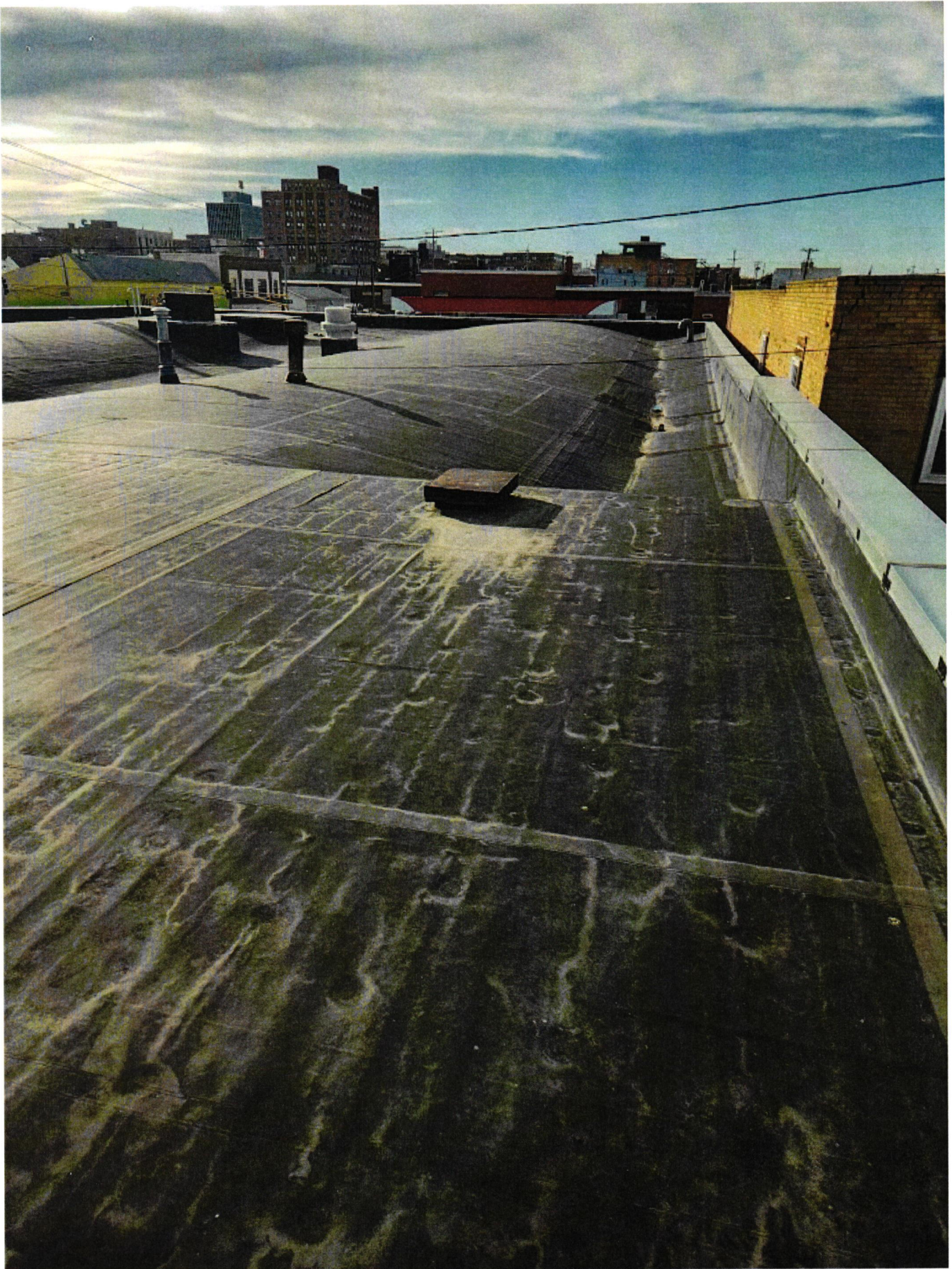
■ (701) 509-2728

■ flyingbconstruction@gmail.com

If you have any questions or require additional documentation, please don't hesitate to contact me.











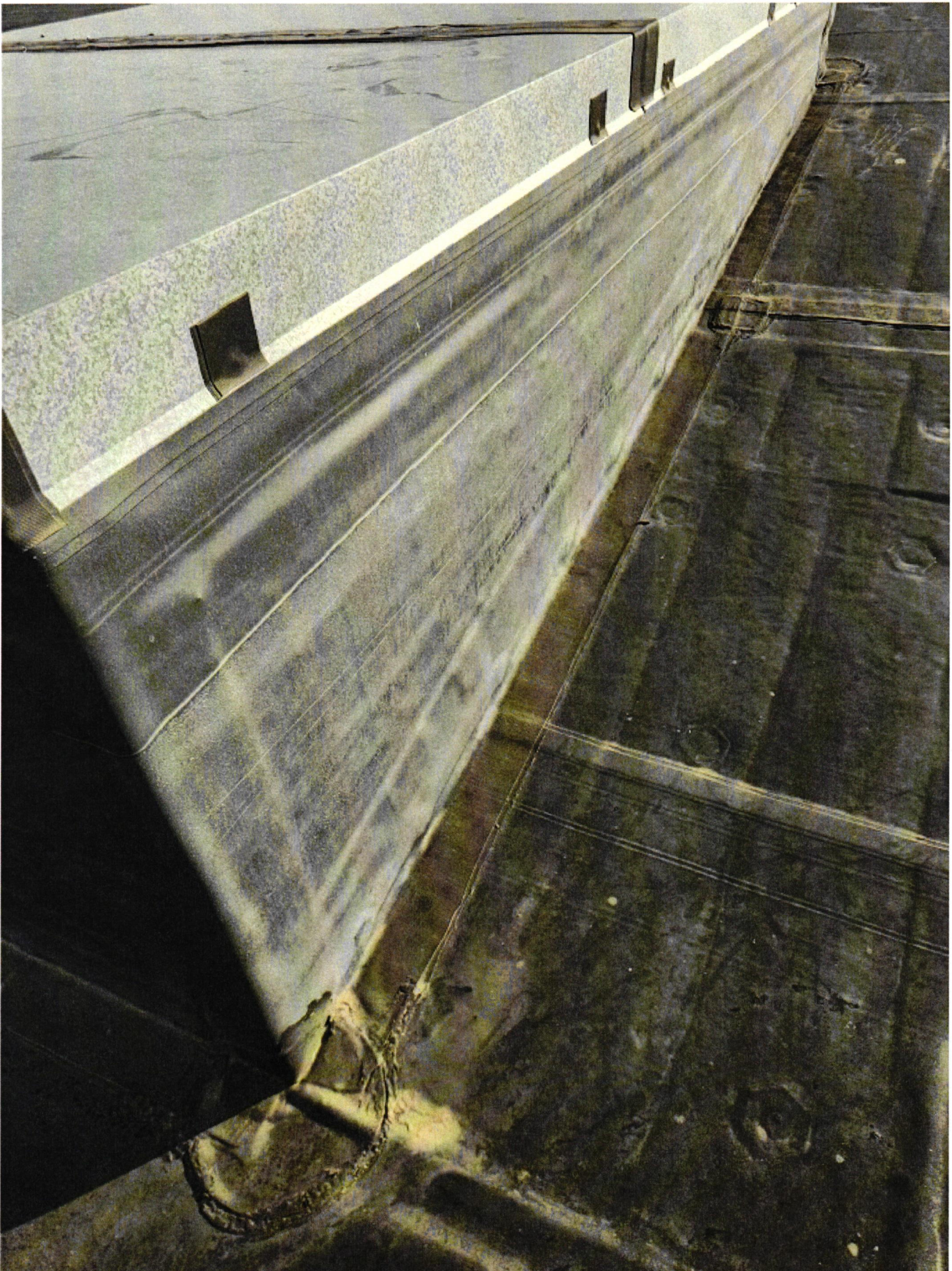


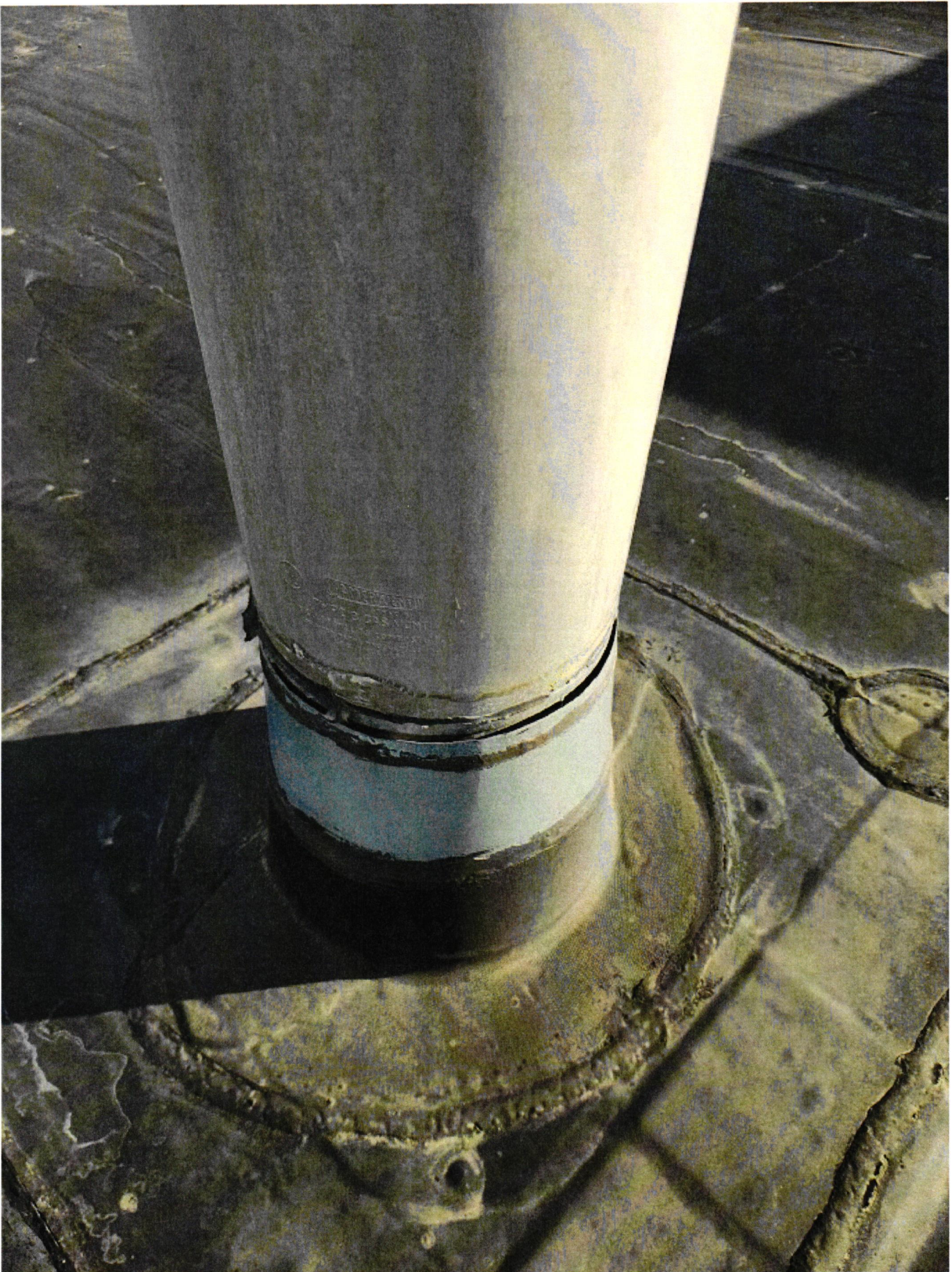


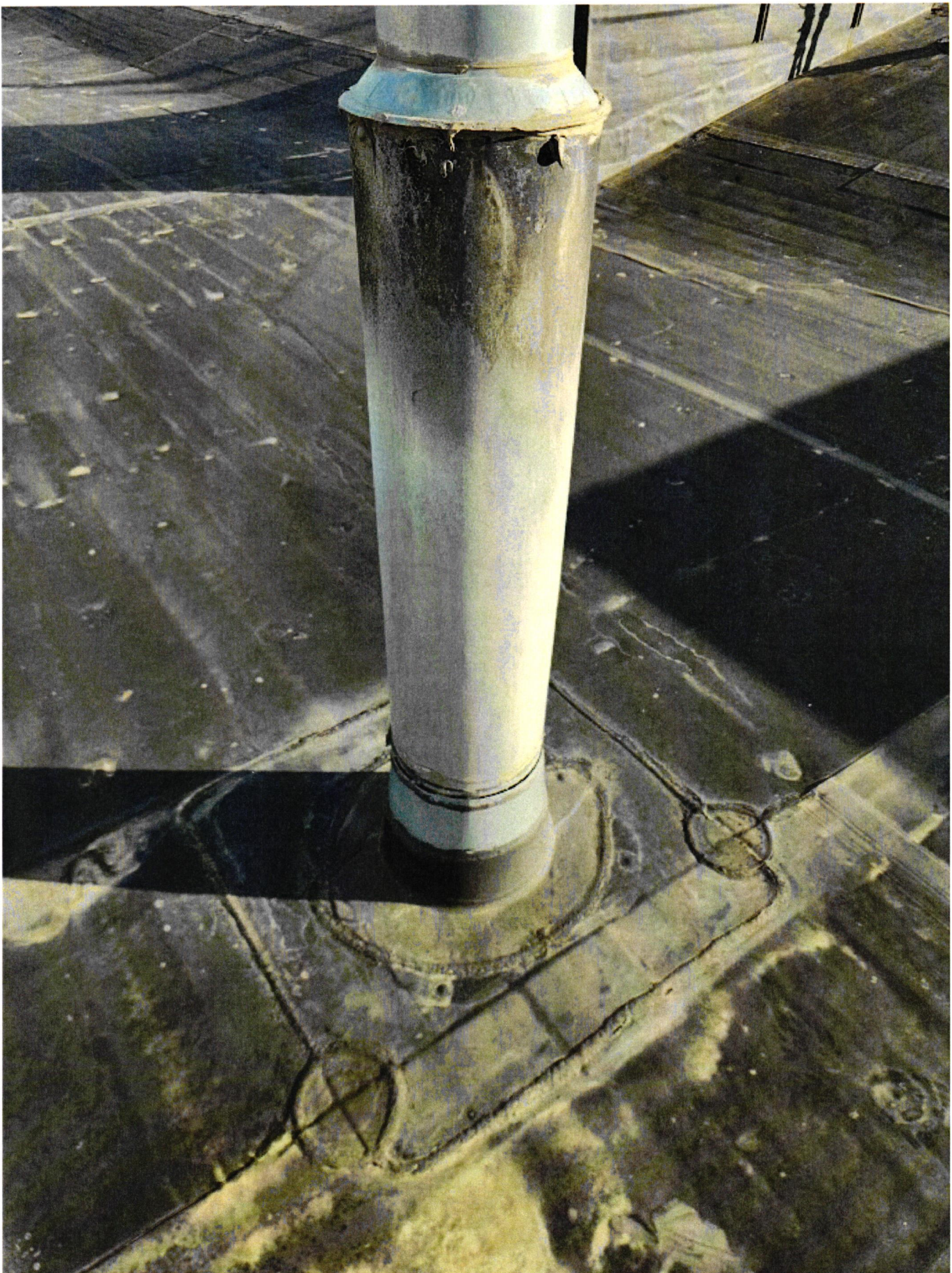




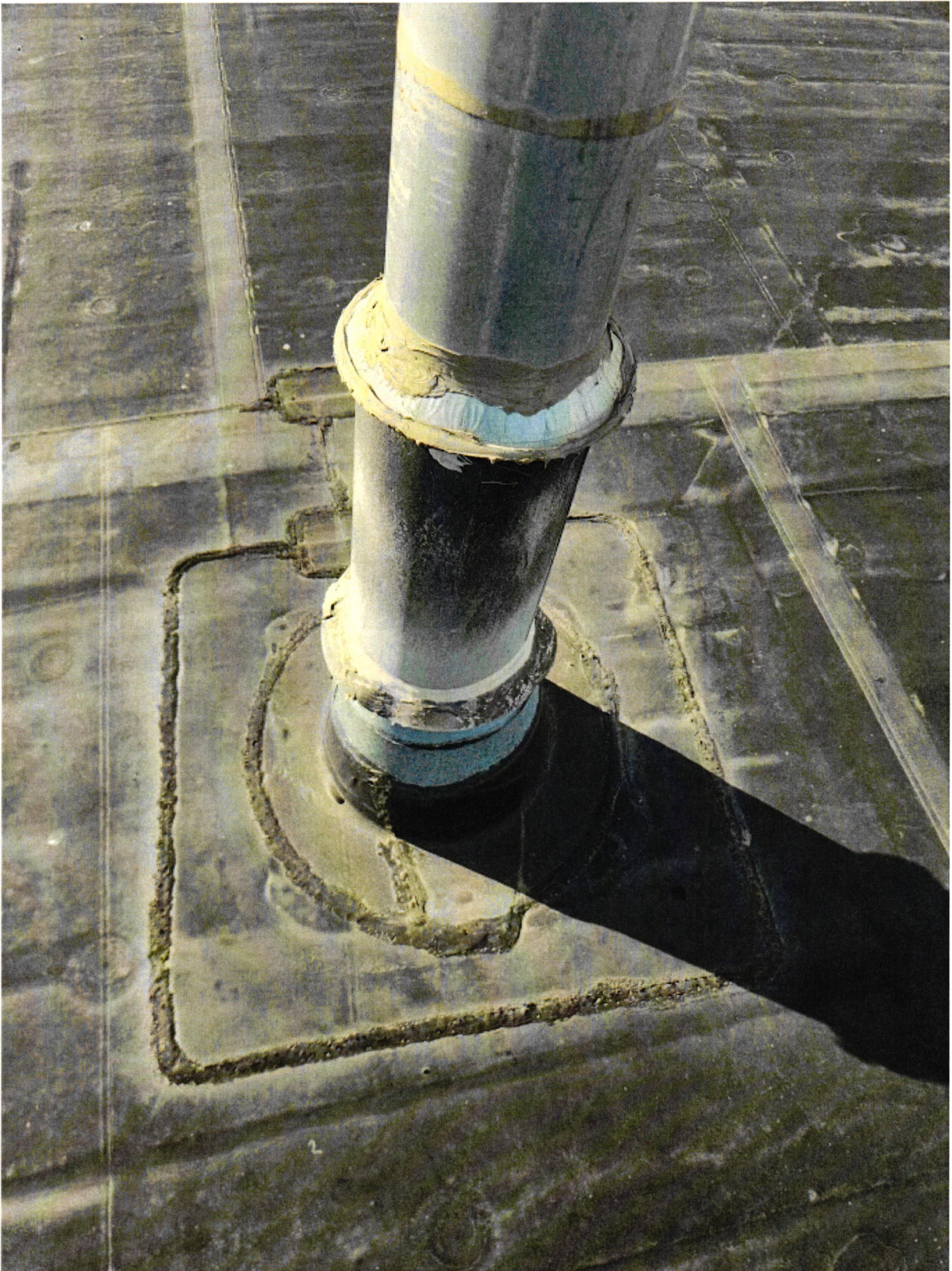




















TECTA AMERICA[®]

DAKOTAS

ROOFING & SHEET METAL SERVICES

Q U O T A T I O N

B015022

1810 North 6th Street
PO Box 12878
Grand Forks, ND 58208
Office: 701.775.5369
Fax: 701.775.2419

205 42nd Street SE, Ste. 100
Minot, ND 58702
Office: 701.838.5945
Fax: 701.838.5864

2315 7th Avenue North
Fargo, ND 58102
Office: 701.232.7330
Fax: 701.232.5298

105 7th Avenue SE
Jamestown, ND 58401
Phone: 701.252.2403
Fax: 701.775.2419

213 Riverwood Ave SE
Mandan, ND 58554
Phone: 701.663.8972

314 5th Street SE
Devils Lake, ND 58301
Office: 701.662.8137
Fax: 701.662.3190

Equal Opportunity Employer / Toll Free: 1.800.732.4246 / www.tectaamerica.com

TO

Triology LLC
Attn: Justin Ronyak
PO BOX 3100
Minot, ND 58702

DATE

8/26/2025

PROJECT

Former Pumps Building
301 Central Ave

LOCATION

Minot, ND

WE ARE PLEASED TO QUOTE ON THE FOLLOWING

Set up safety and secure work site Per OSHA standards

Area 1

- 1.Clean, prime and patch loose patch (1 EA)
- 2.Clean, prime and patch hole on deck (6 EA)
- 3.Clean, prime and coat pitch boxes with metal mastic roof coating (10 EA)
- 4.Clean, prime and wrap top of open pipe with form flashing (1 EA)
- 5.Clean prime and patch holes on parapet wall (2 EA)
- 6.Clean, prime and install a target patch over drain area (1 EA)
- 7.Clean, and seal exposed screws going through curb (6 EA)
- 8.Clean, prime and install patch on over lapping pipe boots (2 EA)
- 9.Clean and apply sealant around open stack (1 EA)
- 10.Clean, prime, install batten bar and strip in on deck (20 LF)

work to follow current manufactures specifications.

Remove all related debris and dispose of properly.

FOR THE SUM OF.....\$5,502.00

Building Permit. Some cities require a building permit be purchased for re-roofing projects. Unless specifically stated on this proposal, Tecta America Dakotas LLC has not included that cost. Expiration. This proposal expires 30 days from date hereof.

See additional conditions on reverse.

Accepted

Tecta America Dakotas LLC

By

(Authorized Signature)

By

Travis Muscha

Please sign front, initial back and return one copy. By signing, both parties agree to the Terms and Conditions on reverse.

Rev. 6 - 3/2020

TERMS AND CONDITIONS

Nature of Work. Tecta America Dakotas LLC shall furnish the labor and material to perform the work described herein or in the referenced contract documents. Tecta America Dakotas LLC does not provide engineering, consulting or architectural services. It is the Owner's responsibility to retain a licensed architect or engineer to determine proper design and code compliance. Tecta America Dakotas LLC is not responsible for structural integrity and design, including compliance with codes. If plans, specifications or other design documents have been furnished to Tecta America Dakotas LLC, Customer warrants that they are sufficient and conform to all applicable laws and building codes. Tecta America Dakotas LLC is not responsible for loss, damage or expense due to defects in plans or specifications or building code violations unless such damage results from a deviation by Tecta America Dakotas LLC from the contract documents. Customer warrants all structures to be in sound condition capable of withstanding normal roofing construction equipment and operations. Tecta America Dakotas LLC is not responsible for location of roof drains, adequacy of drainage or ponding on the roof.

1. Indemnification. To the fullest extent permitted by law, Tecta America Dakotas LLC shall indemnify and hold harmless the customer, and all of their agents, officers, directors, and employees from and against all claims, damages, and losses directly caused by Tecta America Dakotas LLC's work under this Contract provided that any such claim, damage, loss or expense is caused in whole or in part, and only to the extent from a negligent act or omission of Tecta America Dakotas LLC or anyone for whose work Tecta America Dakotas LLC is responsible under this contract. IN NO EVENT SHALL SUCH LIABILITY INCLUDE INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE, UNMITIGATED, OR CONSEQUENTIAL DAMAGES.
2. Asbestos and Toxic Materials. This proposal and contract is based upon the work to be performed by Tecta America Dakotas LLC not involving asbestos-containing or toxic materials and that such materials will not be encountered or disturbed during the course of performing the roofing work. Tecta America Dakotas LLC is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of asbestos-containing or toxic material. In the event that such materials are encountered, Tecta America Dakotas LLC shall be entitled to reasonable compensation for all additional expenses incurred as a result of the presence of asbestos-containing or toxic materials at the work site.
3. Insurance. Tecta America Dakotas LLC shall carry worker's compensation, automobile liability, commercial general liability and such other insurance as required by law. Tecta America Dakotas LLC will furnish a Certificate of Insurance, evidencing the types and amounts of its coverages, upon request. Customer shall purchase and maintain builder's risk and property insurance, upon the full value of the entire Project, including the labor, material and equipment furnished by Tecta America Dakotas LLC, covering fire, extended coverage, windstorm, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and accepted and Tecta America Dakotas LLC's equipment is removed from the premises.
4. Additional Insured. If Customer requires and Tecta America Dakotas LLC agrees to name Customer or others as an additional insured on Tecta America Dakotas LLC's liability insurance policy, Customer and Tecta America Dakotas LLC agree that the naming of Customer or other parties as an additional insured is intended to apply to claims made against the additional insured to the extent the claim is due to the negligence of Tecta America Dakotas LLC and is not intended to make the Tecta America Dakotas LLC's insurer liable for claims that are due to the fault of the additional insured.
5. Changes in the Work and Extra Work. Customer shall be entitled to order changes in the Work and the total contract price adjusted accordingly. Any penetrations through the roofing to be installed by Tecta America Dakotas LLC not shown on the plans provided to Tecta America Dakotas LLC prior to submittal of this proposal shall be considered an order for extra work. Any carpentry work required to replace rotten or missing wood or deteriorated decking shall be done on a labor and material basis as an extra unless specifically included in the Scope of Work section.
6. Availability of Site. Tecta America Dakotas LLC shall be provided with direct access to the work site for the passage of trucks and materials and direct access to the roof. Tecta America Dakotas LLC shall not be required to begin work until underlying areas are ready and acceptable to receive Tecta America Dakotas LLC's work and sufficient areas of roof deck are available and free from dirt, snow, ice, water or debris to allow continuous full operation until job completion. The expense of snow, ice, water or debris removal and any extra trips by Tecta America Dakotas LLC to the job as a result of the job not being ready for roof application after Tecta America Dakotas LLC has been notified to proceed will be charged as an extra.
7. Site Conditions. Tecta America Dakotas LLC shall not be responsible for additional costs due to the existence of utilities, wet insulation, deteriorated deck or other subsurface or latent conditions that are not disclosed in writing to Tecta America Dakotas LLC. The raising, disconnection or re-connection of any mechanical equipment on the roof that may be necessary for Tecta America Dakotas LLC to perform the roofing work shall be performed by others or treated as an extra.
8. Price Volatility. Asphalt, steel products, isocyanurate and other roofing products are sometimes subject to unusual price volatility due to conditions that are beyond the control or anticipation of Tecta America Dakotas LLC. If there is a substantial increase in these or other products between the date of this proposal and the time when the work is to be performed, the amount of this proposal/contract may be increased to reflect the additional cost to Tecta America Dakotas LLC, upon submittal of written documentation and advance notice to Customer.
9. Fumes and Emissions. Owner and Tecta America Dakotas LLC acknowledge that asphalt may be heated by Tecta America Dakotas LLC, odors and emissions from other roofing products will be released and noise will be generated as part of the roofing operations to be performed by Tecta America Dakotas LLC. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing products emit fumes, vapors and odors during the application process. Customer shall hold Tecta America Dakotas LLC harmless from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.
10. Back Charges. No back charges or claims for payment of services rendered or materials and equipment furnished by Customer to Tecta America Dakotas LLC shall be valid unless previously authorized in writing by Tecta America Dakotas LLC and unless written notice is given to Tecta America Dakotas LLC within ten (10) days of the event, act or omission which is the basis of the back charge.
11. Damages and Delays. Tecta America Dakotas LLC will not be responsible for damage done to Tecta America Dakotas LLC's work by others. Any repairing of the same by Tecta America Dakotas LLC will be charged at regular scheduled rates over and above the amount of this proposal. Tecta America Dakotas LLC shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Tecta America Dakotas LLC's time for performance under this proposal shall be extended for a time sufficient to permit completion of the Work.
12. Electrical Conduit. Tecta America Dakotas LLC's price is based upon there not being electrical conduit or other materials embedded within the roof assembly unless expressly identified on the face of this proposal. Customer will indemnify Tecta America Dakotas LLC from any personal injury, damage, claim, loss or expense resulting from the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Tecta America Dakotas LLC's personnel, and shall compensate Tecta America Dakotas LLC for additional time, labor and expense resulting from the presence of such materials.
13. Right to Stop Work. The failure of Customer to make proper payment to Tecta America Dakotas LLC when due shall entitle Tecta America Dakotas LLC, at its discretion, to suspend all work and shipments, including furnishing warranty, until full payment is made or terminate this contract. The contract sum to be paid Tecta America Dakotas LLC shall be increased by the amount of Tecta America Dakotas LLC's reasonable costs of shut-down, delay and start-up.
14. Interior Protection. Customer acknowledges that re-roofing of an existing building may cause disturbance, dust or debris to fall into the interior and possibly, if hot asphalt or pitch is used, drippage may occur depending upon deck conditions. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. Tecta America Dakotas LLC shall not be responsible for disturbance, damage, clean-up or loss to interior property that Customer did not remove or protect prior to commencement of roofing operations. Customer shall notify tenants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold Tecta America Dakotas LLC harmless from claims of tenants who were not so notified and did not provide protection.
15. Working Hours. This proposal is based upon the performance of all work during Tecta America Dakotas LLC's regular working hours. Extra charges will be made for overtime and all work performed other than during Tecta America Dakotas LLC's regular working hours, if required by Customer.
16. Warranty. Tecta America Dakotas LLC's work will be warranted by Tecta America Dakotas LLC in accordance with its standard warranty, which is made a part of this proposal and contract and incorporated by reference. A copy of Tecta America Dakotas LLC's standard warranty is attached or, if not, will be furnished upon request. Tecta America Dakotas LLC SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal by the Customer signifies his agreement that this warranty shall be and is the exclusive remedy against Tecta America Dakotas LLC for all defects in workmanship furnished by Tecta America Dakotas LLC. A manufacturer's warranty shall be furnished to Customer if a manufacturer's warranty is called for on the face of this proposal. It is expressly agreed that in the event of any defects in the materials furnished pursuant to this contract, Customer shall have recourse only against the manufacturer of such material. Tecta America Dakotas LLC's Liability is waived if Customer does not maintain the roof in accordance with the manufacturer's instructions.
17. Mold. Tecta America Dakotas LLC and Customer are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Customer will make periodic inspections for signs of water intrusion and act promptly, including notice to Tecta America Dakotas LLC if Customer believes there are roof leaks, to correct the condition. Upon receiving notice, Tecta America Dakotas LLC will make repairs promptly so that water entry through the roofing installed by Tecta America Dakotas LLC is not a source of moisture. Tecta America Dakotas LLC is not responsible for indoor air quality, mold, mildew or any alleged injury resulting therefrom. Owner shall hold harmless and indemnify Tecta America Dakotas LLC from claims due to poor indoor air quality and resulting from a failure by Owner to maintain the interior of the building in a manner to avoid growth of mold.
18. Material References. Tecta America Dakotas LLC is not responsible for the actual verification of Technical specifications of product manufacturers; i.e., R value or ASTM or UL compliance, but rather the materials used are represented as such by the material manufacturer.
19. Arbitration. If a dispute shall arise between Tecta America Dakotas LLC and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, such dispute shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. Any legal claim against Tecta America Dakotas LLC, including a claim alleging any breach of this contract or negligence by Tecta America Dakotas LLC must be initiated no later than two (2) years after Tecta America Dakotas LLC completed roof installation. Collection matters may be processed through litigation or arbitration at the discretion of the Tecta America Dakotas LLC.
20. Price Contingency. The price provided for the identified scope of work is contingent upon the final agreement of any contractual terms and conditions.
21. Work Not Included. No repairs to roof deck, installation of wood blocking or cant strips, furnishing and application of sheet metal work or roof drains and lead roof drain flashings, or other items not stated on the face of this proposal are included in this contract. Tecta America Dakotas LLC shall not be responsible for additional costs due to the existence of rotted wood blocking, wet insulation, or other subsurface or latent conditions that are not disclosed in writing to Tecta America Dakotas LLC. The raising, disconnection or re-connection of any mechanical equipment on the roof that may be necessary for Tecta America Dakotas LLC to perform the roofing work shall be performed by others or treated as an extra unless specifically included on the face of this proposal. Roof penetrations and other roof top equipment not shown on drawings that require flashing by Tecta America Dakotas LLC will be considered extra work.
22. Payment. Unless stated otherwise on the face of this proposal, payment, including monthly progress pay requests, shall be made by Customer within 30 days of receipt of invoice. All sums not paid in full when due shall earn interest at the rate of 1-1/2% per month until paid. If Customer does not make payment, Tecta America Dakotas LLC shall be entitled to recover from Customer all costs of collection incurred by Tecta America Dakotas LLC, including attorney's fees and litigation expenses. Collection matters may be processed through litigation or arbitration at the discretion of Tecta America Dakotas LLC. Failure of Customer to make proper payment to Tecta America Dakotas LLC when due shall entitle Tecta America Dakotas LLC, at its discretion, to suspend all work and shipments, including furnishing warranty, until final payment is made or terminate this contract. The contract sum to be paid to Tecta America Dakotas LLC shall be increased by the amount of Tecta America Dakotas LLC's reasonable costs of shutdown, delay and start up.
23. The parties acknowledge that the potential effects of the global outbreak of the Coronavirus (COVID-19) on the construction industry and the performance of construction projects are not yet fully known and are beyond the control of the parties. The effects of this outbreak may adversely affect the Contractor's (or Subcontractor's) labor force, the supply chain for materials, the delivery of materials and/or otherwise adversely affect the Contractor's (or Subcontractor's) performance of the work, causing delays in the prosecution and completion of the work and the project. The parties agree that delays resulting from the effects of the Coronavirus are beyond the control of the Contractor (or Subcontractor) and the Contractor (or Subcontractor) will be granted a reasonable extension of time and a potential equitable adjustment to complete its work if such delays occur.

Tecta America Dakotas LLC agrees that it and each subcontractor shall to the extent applicable by law comply with (1) the terms of the Equal Opportunity and Affirmative Action clauses, which are incorporated herein by this reference, and program requirements contained in 41 CFR §§ 60-1.4(a), 250.5(a) and 741.5(a), or their successors, concerning women, minorities, eligible veterans and individuals with a disability, (2) Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity (41 CFR § 60-4.2(d)), or its successors, (3) the EEO-1 and VETS-100 form filing requirements contained in 41 CFR §§ 60-1.7 and 61-250.5(a) or their successors, and (4) all applicable Executive Orders, laws and regulations relating to any of the above.

INITIALS _____



Tecta America Dakotas LLC
2315 7th Avenue North • Phone: 701-232-7330 701-232-
Fargo, ND 58102 • ardakotas@tectaamerica.com

INVOICE

Invoice Number: S025022325
Invoice Date: 10/23/25
Due Date: 10/23/25
Page No: 1

Remit To: 2315 7th Avenue North Fargo, ND 58102

Bill

To: Trilogy LLC
PO BOX 3100
Minot, ND 58702

Roof Repairs

Ship

To: Former Firestone Tires Buildin
301 E Central Avenue
Minot, ND 58701

Ship Via
Ship Date 10/23/25
Terms Due Upon Receipt
Job Description: Former Firestone Tires Building - Ro

Customer ID TRIL15
Customer P.O.
Salesperson Travis Muscha
Project No. 253250062

tem/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Former Firestone Tires Building - Roof Repairs	Each	1	1	5,502.00	5,502.00

Roof repairs per quotaition B015022
for \$5,502.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 5,502.00

Subtotal: 5,502.00
Invoice Discount: 0.00
Tax: 0.00
Total: 5,502.00

Payments are due on the date specified above as the Due Date. Unpaid invoices shall bear interest at the rate of 1 1/2% per month.
Customer shall be responsible for all costs of collection, including reasonable attorneys' fees incurred due to nonpayment.
We pay Sales Tax on gross amount billed, not on net of retention.

October 30, 2025

CXL, LLC
 Attn: Justin Ronyak
 P.O. Box 3100
 Minot, ND 58702

Subject: Professional Services Proposal

 Re: As Built / Demolition Floor Plan
 301 E Central Ave, Minot, ND

Dear Justin:

Thank you for utilizing the services of our firm in regard to the above referenced project. We appreciate being asked to be of service. We look forward to providing the assistance that best fits your needs. This letter will serve as an agreement for Professional Fee purposes for this work.

PROJECT DESCRIPTION

Provide As Built Floor Plan & Demolition Plan of existing building (301 E Central Ave, Minot, ND) required by the City of Minot for a Demolition Permit.

SCOPE OF SERVICES

Our State of Qualifications included a list of Services that we intend to provide, and we have broken those out for your consideration.

- 1. AS BUILT FLOOR PLAN & DEMOLITION PLAN**\$4,300**

Creating As Built Floor Plan based on the existing building layout. There will need to be as-built site measuring the existing building and drafting of existing plans. A Demolition Plan will be developed based on the Owner's design for a Demolition Permit from the City of Minot. The Code Plan/Code Study is not part of this Proposal. These drawings are not Construction Documents for bidding.

FEES AND REIMBURSABLE EXPENSES

Consultant shall be paid for these Services on a lump sum fee of **\$4,300**; plus the cost of all customary reimbursable expenses incurred in the performance of the Services. Supplemental or Additional Services may be provided if requested by Client or Consultant and approved by Client in advance of proceeding with such services. Progress-based payments for all Services shall be made based on monthly invoices from Consultant, and Client shall make payment in full thereon within thirty (30) days after presentation of invoices.

While performing the required services, Consultant and its subconsultants will incur reimbursable expenses that are not included in the fee compensation, which may include the following:

- Transportation in connection with the Project.
- Reproduction, plots, special handling and delivery of all documents.
- Other reimbursable expenses as mutually agreed to.

Expenses cost is capped at \$500.

EAPC is available to commence work immediately upon notification, and we will complete the outlined Scope of Services within a mutually agreed upon schedule unless modified in writing by Owner and Architect.

The signing of this proposal by Client and EAPC will serve as written authorization for EAPC to proceed with the services described above and the requirements contained in the Terms and Conditions found on the last page of this proposal. Charges to the project by EAPC will not precede the date of the signing of the Agreement.

Thank you for giving EAPC the opportunity to submit a proposal for this project. We are eager to be a part of your team on this project. Please do not hesitate to contact us if you have any questions or require further information.

Respectfully submitted by:



Scott Huber, AIA
Senior Architect
EAPC Architects Engineers

Approved and accepted in accordance with the General Terms and Conditions on the following pages by:

EAPC ARCHITECTS ENGINEERS

Signature: 
Name: Scott Huber
Title: Senior Architect
Date: 10.30.2025

CLIENT:

Signature: 
Name: Justin Rontak
Title: President
Date: 11-7-25

Consultant Responsibilities

STANDARD OF CARE

Consultant shall perform its services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances ("Standard of Care"). The Consultant shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. Consultant makes no warranties or guarantees, express or implied, under this Agreement or otherwise in connection with Consultant's services. Notwithstanding any other representations made elsewhere in this Agreement or in the execution of the Project, this Standard of Care shall not be modified.

CODE COMPLIANCE

Consultant shall review applicable laws, codes, and regulations and, in the provision of its Services, shall respond to such requirements imposed by the governmental authorities having jurisdiction over the Project and reasonably known to Consultant at the time services are provided. Client acknowledges that the requirements of federal, state, and local laws, rules, codes, ordinances, and regulations, including the Americans with Disabilities Act, are subject to various and possible contradictory interpretations. Consultant will use reasonable professional efforts and judgment to correctly interpret and apply such requirements. Consultant, however, cannot and does not warrant or guarantee that its services and documents will comply with all such interpretations and requirements.

COST EVALUATION

Evaluations of Client's budget for the Cost of the Work, the preliminary estimate of the Cost of the Work, and updated estimates of the Cost of the Work prepared by Consultant, represent Consultant's judgment as a design professional. It is recognized, however, that neither Consultant nor Client has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, Consultant cannot and does not warrant or represent that bids or negotiated prices will not vary from Client's budget for the Cost of the Work or from any estimate of the Cost of the Work or evaluation prepared or agreed to by Consultant.

DELIVERABLES (PER SCOPE OF SERVICES)

Consultant shall provide deliverables, including drawings, specifications, reports, and studies, as defined in the Scope of Services section.

Client Responsibilities

PROJECT SCOPE AND BUDGET

Client shall define the scope and budget of the Project and, when applicable, periodically update the Project budget, including that portion allocated for the Cost of the Work. The Project budget shall include contingencies for design development and, when required by the scope of the Project, construction of the project. Client shall not significantly increase or decrease the overall Project scope, the portion of the budget allocated for the Cost of the Work, or contingencies included in the overall budget or a portion of the budget, without the agreement of Consultant to a corresponding change in the Project scope, quality, schedule, and compensation of Consultant.

DESIGNATED CLIENT REPRESENTATIVE

Client shall identify an individual ("Designated Representative") authorized to act on its behalf with respect to the Project. Client or its Designated Representative shall render decisions and approve Consultant's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of Consultant's services and Project schedule.

TESTS, INSPECTIONS, AND REPORTS

When required by the scope of the Project, Client shall furnish tests, inspections, and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

CLIENT PROVIDED SERVICES AND INFORMATION

Client has the right to retain its own consultants and contractors ("Client's Consultants") to perform services on the Project. In addition, Client shall furnish the services of design professionals other than those designated as the responsibility of Consultant in this Agreement, or authorize Consultant to furnish them as an Additional Service, when Consultant requests such services and demonstrates that they are reasonably required by the

scope of the Project.

Consultant shall be entitled to rely on the accuracy, completeness, and timeliness of services and information furnished by Client, its Designated Representative, and Client's Consultants. Consultant shall have no responsibility for the technical content of Client's, its Designated Representative's, and Client's Consultants' services and information but shall provide prompt written notice to Client if Consultant becomes aware of any error, omission, or inconsistency in such services or information.

CONSTRUCTION CONTRACTS & RESPONSIBILITIES

When applicable to the scope of the Project, Client shall retain a qualified contractor, licensed in the jurisdiction of the Project ("Contractor"), to implement the construction of the Project ("Work") utilizing a construction contract based on AIA A201™-2017 General Conditions of the Contract for Construction. In the construction contract, Client shall require Contractor to: (1) obtain Commercial General Liability Insurance and name Client, Consultant, and Consultant's employees and subconsultants as additional insureds of that policy; and

(2) indemnify and hold harmless Client, Consultant, and Consultant's employees and subconsultants from and against any and all claims, damages, losses, and expenses ("Claims"), including but not limited to reasonable attorneys' fees and economic or consequential damages, arising in whole or in part out of any negligent act or omission of the Contractor, any subcontractor, or anyone directly or indirectly employed by any of them.

Client understands and acknowledges that: (1) Consultant has no control over, charge of, or responsibility for construction activities or jobsite safety on the Project; (2) Contractor shall coordinate, supervise, and direct all portions of the Work and shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures, jobsite safety, and security; and (3) Consultant shall not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents.

CLIENT'S REDUCTION OF SCOPE OF SERVICES

If Client elects to terminate, modify, or reduce any portion of Consultant's Services under this Agreement, Client shall indemnify and hold Consultant and its subconsultants harmless from and against damages, losses, and judgments arising from claims by Client or any third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, related to the services or activities Consultant did not provide or in which Consultant did not participate.

General Provisions

LIMITATION OF LIABILITY

The Services covered by this Agreement are of a preliminary or limited nature; therefore, neither Consultant, Consultant's subconsultants (if any), nor their agents or employees shall be jointly, severally, or individually liable to Client in excess of the compensation to be paid pursuant to this Agreement, by reason of any act or omission, in tort or contract, including breach of contract, breach of warranty, or negligence.

OWNERSHIP OF DOCUMENTS

All documents prepared or furnished by Consultant pursuant to this Agreement are instruments of Consultant's professional service, and Consultant shall retain ownership and property interest therein, including all copyrights. Upon payment in full for services rendered, Consultant grants Client a license to use instruments of Consultant's professional service for the purpose of constructing, occupying, or maintaining the Project. Reuse or modification of any such documents by Client, without Consultant's written permission, or use of documents after termination, shall be at Client's sole risk, and Client agrees to indemnify, defend, and hold Consultant harmless from all claims, damages, and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

USE OF CONSULTANT-PROVIDED INFORMATION

The information provided by Consultant is intended for the exclusive use of Client for the Scope of Services defined herein, and is not to be transmitted for the use of any other party nor used for any other project. Client agrees to defend, indemnify, and hold Consultant harmless from any claims, costs, and expenses, including attorneys' fees and costs of litigation, which result from any unauthorized or unintended use of Consultant-provided information, or transmission by Client to others of the information resulting from Consultant's Scope of Services.

MUTUAL INDEMNIFICATION

Consultant and Client each agree to indemnify the other against liability, damages, costs, and expenses including reasonable attorneys' fees and expenses recoverable under applicable law (collectively "Damages") that are caused to the other due to the negligence of the indemnifying party, but only to the extent of the indemnifying party's negligence. Neither Consultant nor Client shall be required to indemnify the other to the extent Damages arise from or are caused by the indemnified party's own negligence (whether sole, concurrent, or contributory). Neither Consultant nor Client shall have a duty to provide the other an up-front defense of any claim.

MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES

Consultant and Client waive consequential damages (such as lost profits, lost revenues, loss of use, loss of financing, and loss of reputation) for claims, disputes, or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages whether arising in contract, warranty, tort (including negligence), strict liability, or equity, or that might arise out of the parties' indemnification obligations.

DISPUTE RESOLUTION

Any claim, dispute, or other matter in question arising out of or related to this Agreement shall be subject to a meet-and-confer session as a condition precedent to mediation.

Client and Consultant shall endeavor to resolve claims, disputes, and other matters in question during the meet-and-confer session. The meet-and-confer session shall be attended by Client and Consultant or their authorized representatives who shall have the authority to bind the parties. The meet-and-confer session shall take place within thirty (30) days after a request by either party, unless the parties mutually agree otherwise. Prior to the meet-and-confer session, the parties shall exchange relevant information that will assist in resolving the claim, dispute, or controversy.

If the parties reach a mutually acceptable resolution, they shall prepare appropriate documentation memorializing the resolution. If the parties cannot reach a mutually acceptable resolution, they shall proceed to mediation as a condition precedent to binding dispute resolution. If the parties do not resolve a dispute through mediation, the parties shall mutually agree on a method of binding dispute resolution, either litigation in a court of competent jurisdiction or arbitration.

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Hourly Rate Structure – FY2025

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▪ Office Assistance -----	\$ 72.00 per hour

Mileage (follows the current federal rate) ----- \$ 0.70 per mile

Direct project costs such as printing, postage and out of town travel expenses will be assessed a 15% markup for administration. Mileage will be charged at the current federal rate at the time of invoicing. All rates are effective through December 31, 2025.

October 22, 2025

CXL, LLC
Attn: Justin Ronyak
P.O. Box 3100
Minot, ND 58702

Subject: Professional Services Proposal

Re: CXL LLC – Façade Improvements
301 E Central Ave, Minot, ND

Dear Justin:

Thank you for utilizing the services of our firm in regard to the above referenced project. We appreciate being asked to be of service. We look forward to providing the assistance that best fits your needs. This letter will serve as an agreement for Professional Fee purposes for this work.

PROJECT DESCRIPTION

The scope of this agreement shall be limited to the façade improvements and the necessary supporting services to receive approval for the Downtown Façade Improvement Program from the City of Minot. Expected work includes the demolition of elements that are not historically accurate to the building and the replacement of windows and other elements to restore the building to a “true-to-period” style of its original construction.

EAPC Architects Engineers shall provide design, construction administration, bidding support, and Façade Improvement Program application support. The timeline of the project is expected to take 4-6 weeks. The exact timeframe may vary depending on how long it takes to receive feedback from the City of Minot.

The expected delivery method shall be design-bid-build. CXL,LLC shall be responsible for soliciting the bid. EAPC shall assist in the bidding process by providing a list of potential bidders, answering bidder questions, and, when necessary, issuing clarifications or amendments to the drawings.

SCOPE OF SERVICES

Provide design, bidding drawings, and construction administration for the façade improvements, as well as provide general support completing the Downtown Façade Improvement Program application process.

1. Design & Application Support:
 - a. Review building in general to become familiar with construction methods and historical elements.
 - b. Provide design drawings for city approval showing a “true-to-period” façade design as required by the Downtown Façade Improvement Program.
 - c. Provide bidding drawings and bid support to acquire three bids from contractors as required by the Downtown Façade Improvement Program.
 - d. Provide general support in completing the downtown Façade Improvement application.
2. Construction Administration:
 - a. Attend the following meetings
 - i. Pre-construction
 - ii. (2) Construction Progress

- iii. (1) Final Completion Inspection
- b. Submittal reviews
- c. RFI responses
- d. Change Order review
- e. Pay Application review

Services not specifically noted above are not included in the fee. Such services include:

- Structural, Mechanical, and Electrical Engineering
- Environmental and/or cultural assessments
- Hazardous material surveys
- Storm Water management plans
- 3D photorealistic digital or physical models
- Code Study Plan

The above-listed services can be performed as additional services.
Any additional Structural work would be billed at a Hourly rate.

FEES AND REIMBURSABLE EXPENSES

Consultant shall be paid for these Services on a lump sum fee of **\$14,170**; plus the cost of all customary reimbursable expenses incurred in the performance of the Services. Supplemental or Additional Services may be provided if requested by Client or Consultant and approved by Client in advance of proceeding with such services. Progress-based payments for all Services shall be made based on monthly invoices from Consultant, and Client shall make payment in full thereon within thirty (30) days after presentation of invoices.

Fee Schedule: the fee shall be separated and billed according to the following phases.

Phase	Percent of Fee	Fee
Design	75%	\$10,628
Bidding	5%	\$708
Construction Administration	20%	\$2,834
Total	100%	\$14,170

While performing the required services, Consultant and its subconsultants will incur reimbursable expenses that are not included in the fee compensation, which may include the following:

- Transportation in connection with the Project.
- Reproduction, plots, special handling and delivery of all documents.
- Other reimbursable expenses as mutually agreed to.

Expenses cost is capped at \$500.

EAPC is available to commence work immediately upon notification, and we will complete the outlined Scope of Services within a mutually agreed upon schedule unless modified in writing by Owner and Architect.

The signing of this proposal by Client and EAPC will serve as written authorization for EAPC to proceed with the services described above and the requirements contained in the Terms and Conditions found on the last page of this proposal. Charges to the project by EAPC will not precede the date of the signing of the Agreement.

Thank you for giving EAPC the opportunity to submit a proposal for this project. We are eager to be a part of your team on this project. Please do not hesitate to contact us if you have any questions or require further information.

Respectfully submitted by:



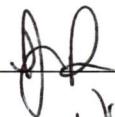
Scott Huber, AIA
Senior Architect
EAPC Architects Engineers

Approved and accepted in accordance with the General Terms and Conditions on the following pages by:

EAPC ARCHITECTS ENGINEERS

Signature: 
Name: Scott Huber
Title: Senior Architect
Date: 10.22.2025

CLIENT:

Signature: 
Name: Justin Rontak
Title: President
Date: 11-7-25

Consultant Responsibilities

STANDARD OF CARE

Consultant shall perform its services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances ("Standard of Care"). The Consultant shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. Consultant makes no warranties or guarantees, express or implied, under this Agreement or otherwise in connection with Consultant's services. Notwithstanding any other representations made elsewhere in this Agreement or in the execution of the Project, this Standard of Care shall not be modified.

CODE COMPLIANCE

Consultant shall review applicable laws, codes, and regulations and, in the provision of its Services, shall respond to such requirements imposed by the governmental authorities having jurisdiction over the Project and reasonably known to Consultant at the time services are provided. Client acknowledges that the requirements of federal, state, and local laws, rules, codes, ordinances, and regulations, including the Americans with Disabilities Act, are subject to various and possible contradictory interpretations. Consultant will use reasonable professional efforts and judgment to correctly interpret and apply such requirements. Consultant, however, cannot and does not warrant or guarantee that its services and documents will comply with all such interpretations and requirements.

COST EVALUATION

Evaluations of Client's budget for the Cost of the Work, the preliminary estimate of the Cost of the Work, and updated estimates of the Cost of the Work prepared by Consultant, represent Consultant's judgment as a design professional. It is recognized, however, that neither Consultant nor Client has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, Consultant cannot and does not warrant or represent that bids or negotiated prices will not vary from Client's budget for the Cost of the Work or from any estimate of the Cost of the Work or evaluation prepared or agreed to by Consultant.

DELIVERABLES (PER SCOPE OF SERVICES)

Consultant shall provide deliverables, including drawings, specifications, reports, and studies, as defined in the Scope of Services section.

Client Responsibilities

PROJECT SCOPE AND BUDGET

Client shall define the scope and budget of the Project and, when applicable, periodically update the Project budget, including that portion allocated for the Cost of the Work. The Project budget shall include contingencies for design development and, when required by the scope of the Project, construction of the project. Client shall not significantly increase or decrease the overall Project scope, the portion of the budget allocated for the Cost of the Work, or contingencies included in the overall budget or a portion of the budget, without the agreement of Consultant to a corresponding change in the Project scope, quality, schedule, and compensation of Consultant.

DESIGNATED CLIENT REPRESENTATIVE

Client shall identify an individual ("Designated Representative") authorized to act on its behalf with respect to the Project. Client or its Designated Representative shall render decisions and approve Consultant's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of Consultant's services and Project schedule.

TESTS, INSPECTIONS, AND REPORTS

When required by the scope of the Project, Client shall furnish tests, inspections, and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

CLIENT PROVIDED SERVICES AND INFORMATION

Client has the right to retain its own consultants and contractors ("Client's Consultants") to perform services on the Project. In addition, Client shall furnish the services of design professionals other than those designated as the responsibility of Consultant in this Agreement, or authorize Consultant to furnish them as an Additional Service, when Consultant requests such services and demonstrates that they are reasonably required by the

scope of the Project.

Consultant shall be entitled to rely on the accuracy, completeness, and timeliness of services and information furnished by Client, its Designated Representative, and Client's Consultants. Consultant shall have no responsibility for the technical content of Client's, its Designated Representative's, and Client's Consultants' services and information but shall provide prompt written notice to Client if Consultant becomes aware of any error, omission, or inconsistency in such services or information.

CONSTRUCTION CONTRACTS & RESPONSIBILITIES

When applicable to the scope of the Project, Client shall retain a qualified contractor, licensed in the jurisdiction of the Project ("Contractor"), to implement the construction of the Project ("Work") utilizing a construction contract based on AIA A201™-2017 General Conditions of the Contract for Construction. In the construction contract, Client shall require Contractor to: (1) obtain Commercial General Liability Insurance and name Client, Consultant, and Consultant's employees and subconsultants as additional insureds of that policy; and

(2) indemnify and hold harmless Client, Consultant, and Consultant's employees and subconsultants from and against any and all claims, damages, losses, and expenses ("Claims"), including but not limited to reasonable attorneys' fees and economic or consequential damages, arising in whole or in part out of any negligent act or omission of the Contractor, any subcontractor, or anyone directly or indirectly employed by any of them.

Client understands and acknowledges that: (1) Consultant has no control over, charge of, or responsibility for construction activities or jobsite safety on the Project; (2) Contractor shall coordinate, supervise, and direct all portions of the Work and shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures, jobsite safety, and security; and (3) Consultant shall not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents.

CLIENT'S REDUCTION OF SCOPE OF SERVICES

If Client elects to terminate, modify, or reduce any portion of Consultant's Services under this Agreement, Client shall indemnify and hold Consultant and its subconsultants harmless from and against damages, losses, and judgments arising from claims by Client or any third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, related to the services or activities Consultant did not provide or in which Consultant did not participate.

General Provisions

LIMITATION OF LIABILITY

The Services covered by this Agreement are of a preliminary or limited nature; therefore, neither Consultant, Consultant's subconsultants (if any), nor their agents or employees shall be jointly, severally, or individually liable to Client in excess of the compensation to be paid pursuant to this Agreement, by reason of any act or omission, in tort or contract, including breach of contract, breach of warranty, or negligence.

OWNERSHIP OF DOCUMENTS

All documents prepared or furnished by Consultant pursuant to this Agreement are instruments of Consultant's professional service, and Consultant shall retain ownership and property interest therein, including all copyrights. Upon payment in full for services rendered, Consultant grants Client a license to use instruments of Consultant's professional service for the purpose of constructing, occupying, or maintaining the Project. Reuse or modification of any such documents by Client, without Consultant's written permission, or use of documents after termination, shall be at Client's sole risk, and Client agrees to indemnify, defend, and hold Consultant harmless from all claims, damages, and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

USE OF CONSULTANT-PROVIDED INFORMATION

The information provided by Consultant is intended for the exclusive use of Client for the Scope of Services defined herein, and is not to be transmitted for the use of any other party nor used for any other project. Client agrees to defend, indemnify, and hold Consultant harmless from any claims, costs, and expenses, including attorneys' fees and costs of litigation, which result from any unauthorized or unintended use of Consultant-provided information, or transmission by Client to others of the information resulting from Consultant's Scope of Services.

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Consultant and Client each agree to indemnify the other against liability, damages, costs, and expenses including reasonable attorneys' fees and expenses recoverable under applicable law (collectively "Damages") that are caused to the other due to the negligence of the indemnifying party, but only to the extent of the indemnifying party's negligence. Neither Consultant nor Client shall be required to indemnify the other to the extent Damages arise from or are caused by the indemnified party's own negligence (whether sole, concurrent, or contributory). Neither Consultant nor Client shall have a duty to provide the other an up-front defense of any claim.

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**Construction Services**

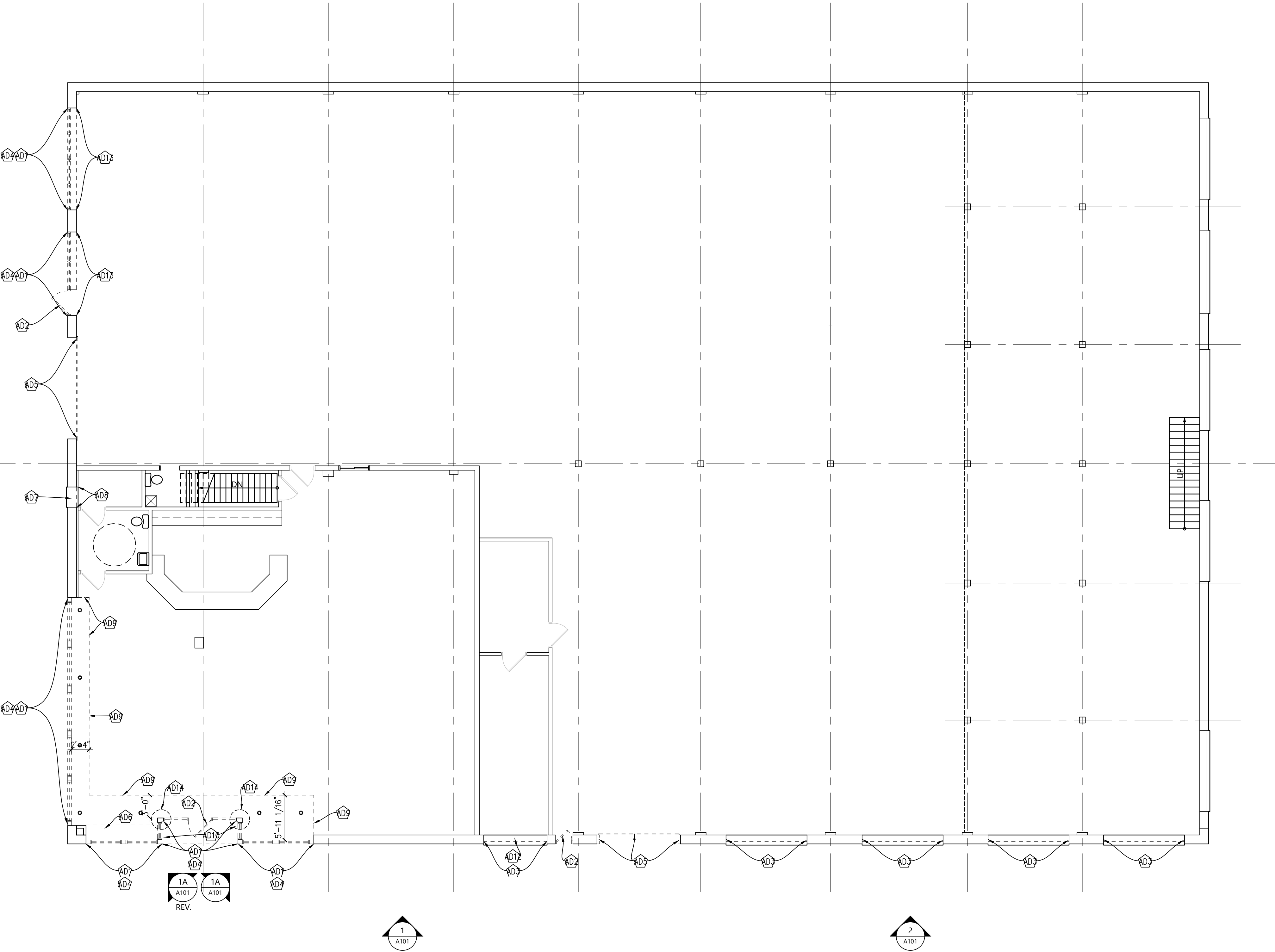
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▪ Office Assistance -----	\$ 72.00 per hour

Mileage (follows the current federal rate) ----- \$ 0.70 per mile

Direct project costs such as printing, postage and out of town travel expenses will be assessed a 15% markup for administration. Mileage will be charged at the current federal rate at the time of invoicing. All rates are effective through December 31, 2025.



1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION NOTES:

- AD1 REMOVE EXISTING ALUM. STOREFRONT UNIT AND ATTACHMENT ITEMS.
- AD2 REMOVE EXISTING DOOR, DOOR FRAME, AND DOOR HARDWARE.
- AD3 REMOVE EXISTING CMU WALL IN EXISTING WINDOW OPEN.
- AD4 REMOVE EXISTING WOOD FRAMING, EIFS INSULATION, & INTERIOR GYPSUM BOARD SHEATHING.
- AD5 REMOVE EXISTING OVERHEAD SECTIONAL DOOR, TRACK, FRAME, AND OPENER.
- AD6 REMOVE EXISTING CASEWORK AND ATTACHMENT ITEMS.
- AD7 REMOVE EXISTING WOOD FRAMING, PLYWOOD, & GYPSUM BOARD SHEATHING IN EXISTING WINDOW OPENING.
- AD8 REMOVE PORTION OF EXISTING WALL CONSTRUCTION FOR NEW WINDOW SYSTEM.
- AD9 REMOVE PORTION OF EXISTING ACT TILES AND GRIDS FOR NEW SOFFIT. RE-INSTALL EXISTING ACT CEILING & GRID SYSTEM AFTER SOFFIT CONSTRUCTION. RE-ADJUST EXISTING LIGHT FIXTURE & MECH. DIFFUSERS, AS NECESSARY.
- AD10 REMOVED EXISTING EIFS SOFFIT.
- AD11 REMOVE EXISTING WOOD FRAME & TRIM AT EXISTING OVERHEAD DOOR OPENING.
- AD12 REMOVE EXISTING WINDOW AND ATTACHMENT ITEMS.
- AD13 REMOVE & RE-INSTALL EXISTING WOOD TRIM/JAMB/CASING. PROVIDE NEW TRIM/JAMB/CASING TO MATCH EXISTING, WHERE NEEDED.
- AD14 CORNER WALL CONSTRUCTION ON EITHER SIDE OF ENTRY STOREFRONT TO REMAIN. REFER TO DETAIL 9/A401 FOR FINISH DETAIL.

DEMOLITION GENERAL NOTES

- THE CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST FOR ALL NECESSARY PERMITS, INSURANCES, TEMPORARY FACILITIES, AND OTHER RELATED COSTS REQUIRED TO CARRY OUT THE WORK. THE BID SHALL ALSO INCLUDE THE CONTRACTOR'S OVERHEAD & PROFIT.
- THE GARAGE PORTION OF THE FIRST FLOOR IS AN OCCUPIED AREA. COORDINATE WITH THE OWNER AND TENANTS TO ACCESS AREA OF WORK.
- EXISTING CONDITIONS - THE EXISTING CONDITIONS REPRESENTED ON THE DRAWING ARE BASED ON THE LIMITED EXISTING DRAWINGS & FIELD OBSERVATIONS AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL PERFORM THEIR OWN INSPECTIONS PRIOR TO BIDDING AND PROCEEDING WITH THE WORK. NOTIFY ARCHITECT OF SIGNIFICANT DISCREPANCIES.
- PROTECT WORK THAT IS TO REMAIN DURING DEMOLITION. REPAIR ANY DAMAGE THAT OCCURS DURING DEMOLITION.
- PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY THROUGHOUT CONSTRUCTION. MAINTAIN HVAC, PLUMBING, AND ELECTRICAL SERVICES IN OCCUPIED AREAS THROUGHOUT CONSTRUCTION.
- PROVIDE ALL NECESSARY MATERIALS AND ACCESSORIES TO COMPLETE INSTALLATION AND PROVIDE AND FINISHED PROJECT. MATERIALS AND ACCESSORIES MAY INCLUDE, BUT IS NOT LIMITED TO, FASTENERS, BRACKETS, BLOCKING, OR OTHER ANCHORAGE POINTS, FLASHING, SEALANTS, VAPOR & WEATHER BARRIERS, ETC.



Architecture	Engineering	Industrial
Wind Energy	Interior Design	Construction

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Name: Scott Huber
Date: 1/28/2026 Reg. No. 2261

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CLIENT

CXL, LLC

PROJECT DESCRIPTION

301 E CENTRAL AVE
FACADE
IMPROVEMENTS

CITY

MINOT

STATE

NORTH DAKOTA

ISSUE DATES

CD	FINAL	1/28/2026
MARK	DESCRIPTION	DATE

PROJECT NO: 20261320

DRAWN BY: SWH

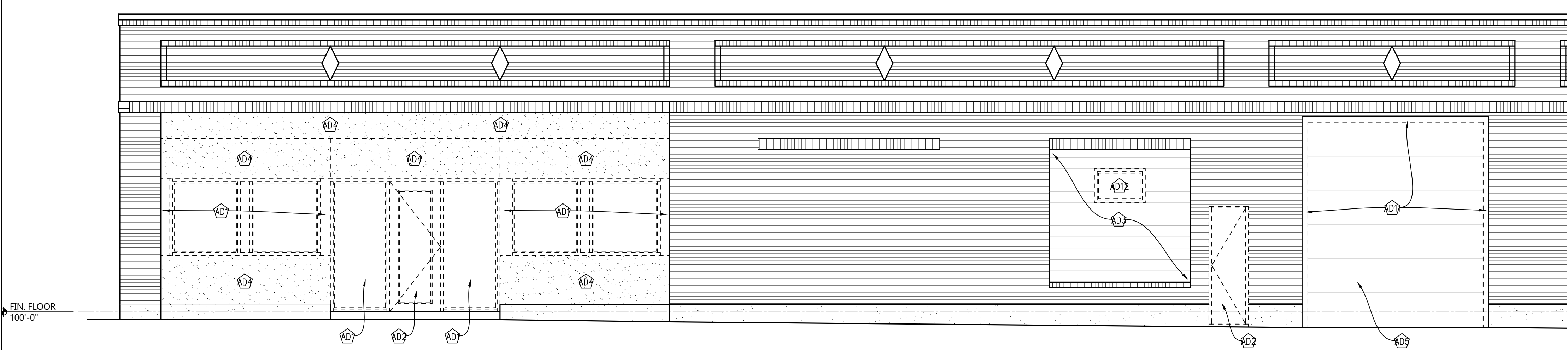
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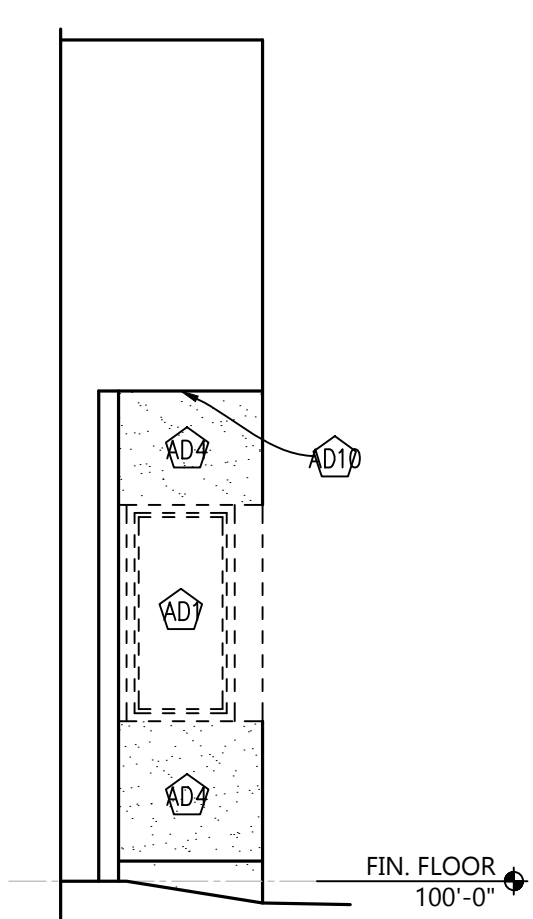
DRAWING TITLE

DEMOLITION PLAN

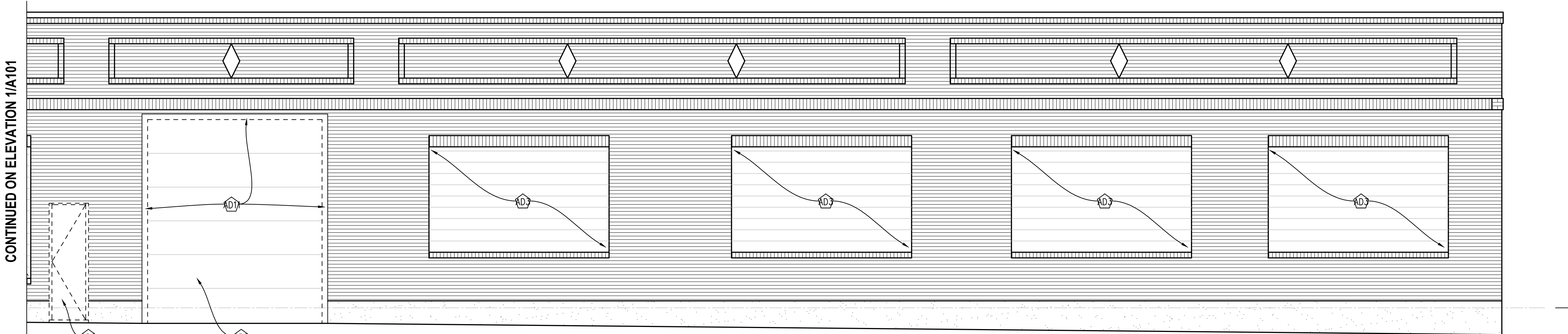
A100



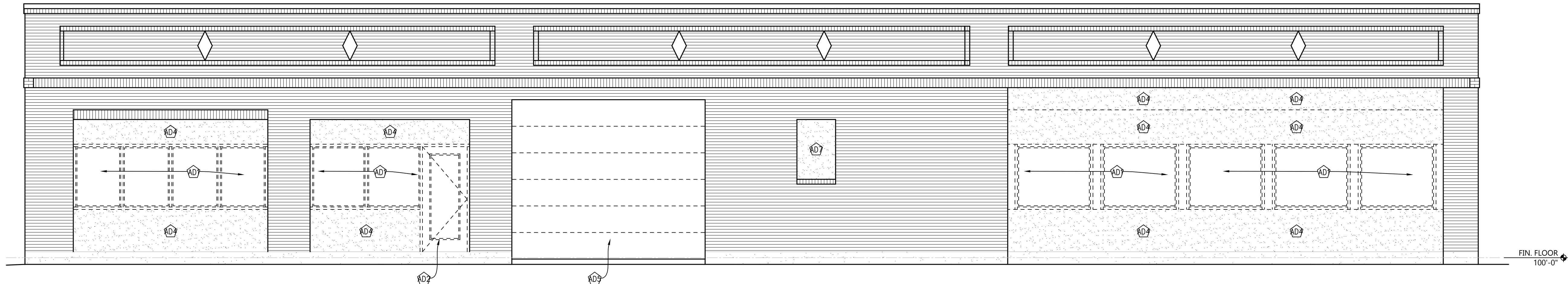
1
A101
1/4" = 1'-0"



1A
A101
1/4" = 1'-0"



2
A101
1/4" = 1'-0"



3
A101
1/4" = 1'-0"

CD	FINAL	1/28/2026
MARK	DESCRIPTION	DATE

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Williston ND	Minot ND	Norwich VT
Bemidji MN	Buenos Aires ARG	Sioux Falls SD
St. Paul MN	Fort Collins CO	Phoenix AZ

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Name: Scott Hulse

Date: 1/28/2026 Req. No. 2261

CLIENT

PROJECT DESCRIPTION

CITY	MINOT
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STATE NORTH DAKOTA

ISSUE DATES

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DRAWING TITLE

A200

- A1** NEW WINDOW SYSTEM.
- A2** NEW DOOR & FRAME.
- A3** NEW INSULATED OVERHEAD SECTIONAL DOOR
- A4** EXISTING FACE BRICK TO REMAIN.
- A5** REPAIR EXISTING SPALDING STONE PARAPET TRIM.
- A6** RE-POINT EXISTING FACE BRICK TO MATCH EXISTING MORTAR.
- A7** NEW BRAKE METAL ENCLOSURE.
- A8** NEW GYPSUM BOARD SOFFIT. SEE DETAILS 1 & 2/A401.
- A9** NEW LED DOWN LIGHT LIGHT FIXTURES IN GYPSUM BOARD SOFFIT TIED TO NEW DAYLIGHT SENSOR.
- A10** NEW PREFIN. METAL PANEL SOFFIT. SEE DETAIL 3/A401.

ROUGH CARPENTRY

1. SPECIES: ANY OF THE FOLLOWING:

1.1. HEM FIR (NORTH); NLGA

1.2. DOUGLAS FIR-LARCH; WCLIB OR WWPA.

1.3. SOUTHERN PINE OR MIXED SOUTHERN PINE; SPB.

1.4. SPRUCE-PINE-FIR; NLGA.

1.5. DOUGLAS FIR - SOUTH; WWPA.

1.6. HEM-FIR; WCLIB OR WWPA.

1.7. DOUGLAS FIR-LARCH (NORTH); NLGA.

1.8. SPRUCE-PINE-FIR (SOUTH); NELMA, WCLIB, OR WWPA.

1.9. MOISTURE CONTENT: 19 PERCENT, MAXIMUM.

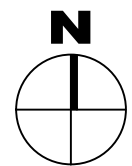
1.10. FIRE-RETARDANT-TREATED LUMBER AND PLAYWOOD BY PRESSURE PROCESS, WHERE INDICATED, PROVIDE PRODUCTS WITH A FLAME SPREAD INDEX OF 25 OR LESS WHEN TESTED ACCORDING TO ASTM E84, AND WITH NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION, WHEN THE TEST IS EXTENDED AND ADDITIONAL 20 MINUTES AND WITH THE FLAME FRONT NOT EXTENDED MORE THAN 10.5 FEET BEYOND CENTERLINE OF THE BURNERS AT ANY TIME DURING THE TEST.

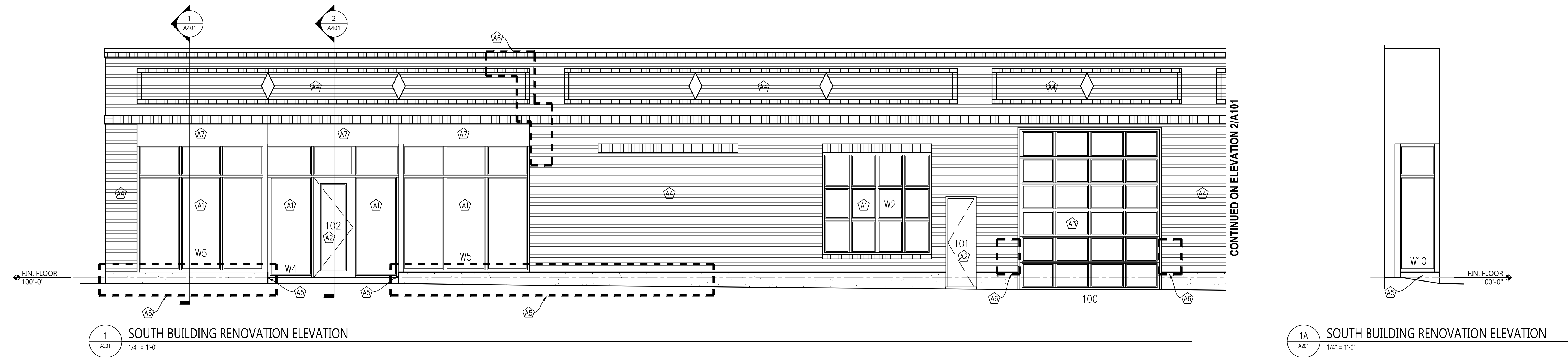
1. BASIS OF DESIGN: OLDCASTLE BUILDING ENVELOPE WITH SOLARBAN 70.
2. OVERALL THICKNESS: 1 INCH.
3. MINIMUM THICKNESS OF EACH GLASS LITE: 6 MM.
4. EXTERIOR LITE: 6MM ($\frac{1}{4}$ ") VITRO SOLARBAN 70 LOW-E #2.
5. INTERSPACE CONTENT: $\frac{1}{2}$ " (90% ARGON/10% AIR FILL).
6. INTERIOR LITE: 6 MM ($\frac{1}{4}$ ") PLIKINGTON ENERGY ADVANTAGE ON CLEAR LOW-E #4, FULLY TEMPERED FLOST GLASS.
7. WINTER NIGHTTIME U-FACTOR: 0.24 MAXIMUM.
8. VISIBLE LIGHT TRANSMITTANCE: 60%.
9. SOLAR HEAT GAIN COEFFICIENT: 0.26.

1. BASIS OF DESIGN: TUBULETE, INC. TU 24000 SERIES STOREFRONT (4-1/2" DEPTH) OR APPROVED EQUAL.
2. FRAMING MEMBERS:
 - 2.1. EXTERIOR FRAMING CONSTRUCTION: THERMALLY BROKEN.
 - 2.2. GLAZING SYSTEM: RETAINED MECHANICALLY WITH GASKETS ON FOUR SIDES.
 - 2.3. FINISH: CLEAR ANODIZED ALUMINUM.
- 2.4. FABRICATION METHOD: FIELD-FABRICATED STICK SYSTEM.
- 2.5. ALUMINUM: ALLOY AND TEMPER RECOMMENDED BY MANUFACTURER FOR TYPE OF USE AND FINISH INDICATED.
- 2.6. STEEL REINFORCEMENT: AS REQUIRED BY MANUFACTURER.
3. BACKER PLATES: MANUFACTURER'S STANDARD, CONTINUOUS BACKER PLATES FOR FRAMING MEMBERS, IF NOT INTEGRAL, WHERE FRAMING ABUTS ADJACENT CONSTRUCTION.
4. ENTRANCE DOORS: MANUFACTURER'S STANDARD GLAZED ENTRANCE DOORS FOR MANUAL SWING OPERATION.
 5. DOOR CONSTRUCTION: 1-3/4" INCH OVERALL THICKNESS WITH MIN. 0.125 INCH THICK, EXTRUDED ALUMINUM TUBULAR RAIL AND STICK MEMBERS. MECHANICALLY FASTENED CORNERS WITH REINFORCING BRACKETS THAT ARE DEEPLY PENETRATED AND FILLET WELDED OR INCORPORATE CONCEALED TIE RODS.
- 5.1. THERMAL CONSTRUCTION: HIGH PERFORMANCE PLASTIC CONNECTORS SEPARATE ALUMINUM MEMBERS EXPOSED TO THE EXTERIOR FROM MEMBERS EXPOSED TO THE INTERIOR.
 6. DOOR GLAZING: WIDE OPENING WITH MIN. 1/2" INCH NOMINAL WIDTH.
 7. GLAZING STOPS: NO GASKETS; SQUARE, SNAP-ON EXTRUDED ALUMINUM STOPS AND PREFORMED GASKETS.
 - 7.1. PROVIDE NON-REMOVABLE GLAZING STOPS ON OUTSIDE OF DOOR.
8. DOOR HARDWARE FOR ALUMINUM DOORS SHALL BE PROVIDED BY ALUMINUM DOOR SUPPLIER.
9. FINISH: CLEAR ANODIZED ALUMINUM.

1. BASIS OF DESIGN: OVERHEAD DOOR CORP., 521 SERIES
2. FRAMING MEMBERS:
 - 2.1. 204R1 CLEAR ANODIZED RAILS & STILES, EXTRUDED FROM 6063-T6 ALUMINUM
 - 2.2. ANODIZED ALUMINUM PANELS TO BE .050.
 - 2.3. HINGES AND FIXTURES TO BE GALVANIZED STEEL.
3. GLAZING: 3/4" FULL SASH INSULATED WINDOWS WITH BRONZE OR GRAY TINT.
4. FINISH: BLACK ANODIZED.
5. PROVIDE NEW 1/2 HP ELECTRIC OPERATORS.

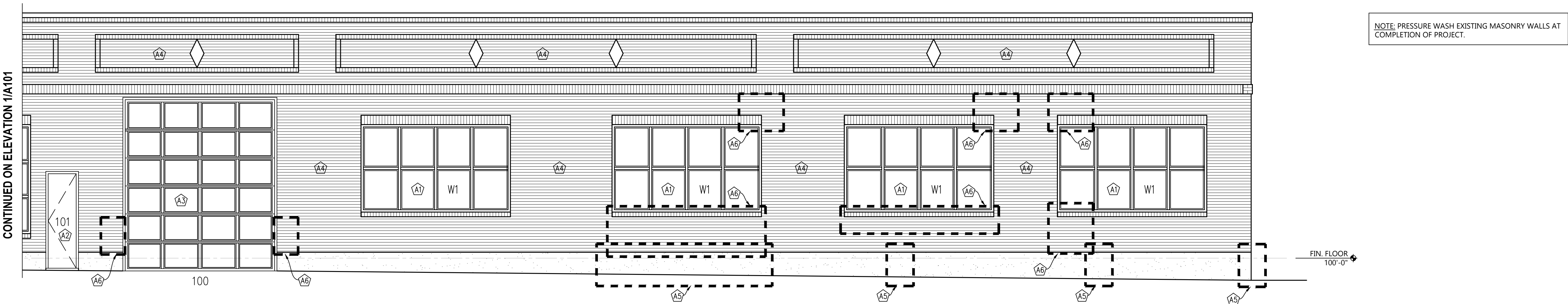
1. BASIS OF DESIGN: MBCI, L2 ARTISAN METAL SOFFIT PANEL.
2. PANEL ATTACHMENT: CONCEALED FASTENING SYSTEM.
3. COVERAGE WIDTH: 12".
4. GAUGE: 24.
5. FINISH: SMOOTH.
6. COATINGS: SIGNATURE 300 (PVDF)
7. COLOR: TO BE SELECTED FROM MANUFACTURE'S STANDARD COLORS.





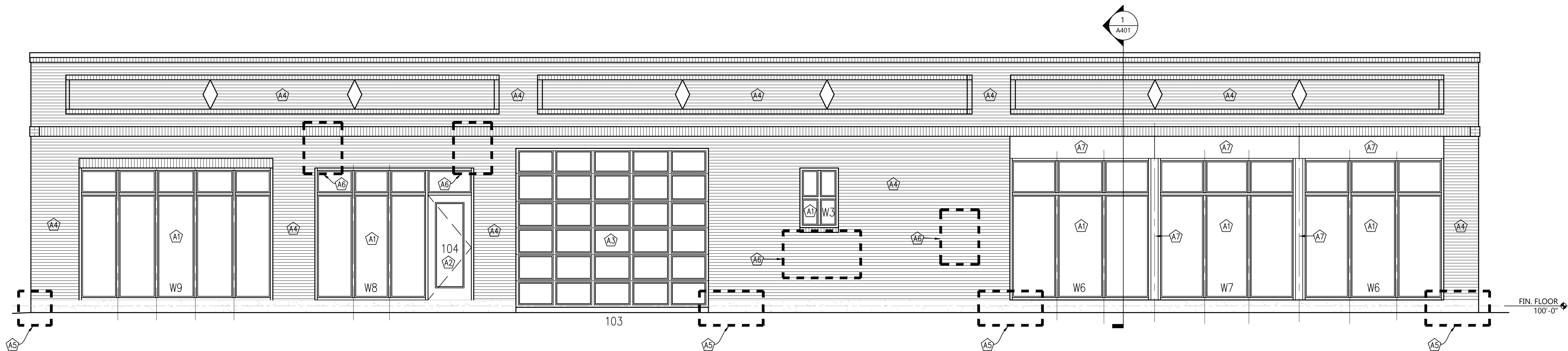
1
A201
1/4" = 1'-0"

SOUTH BUILDING RENOVATION ELEVATION



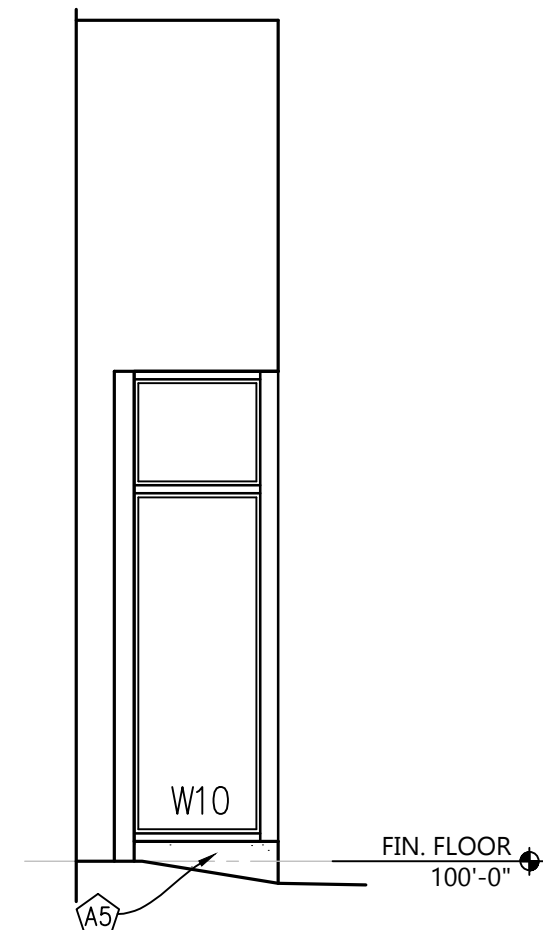
2
A201
1/4" = 1'-0"

SOUTH BUILDING RENOVATION ELEVATION



3
A201
1/4" = 1'-0"

WEST BUILDING RENOVATION ELEVATION



1A
A201
1/4" = 1'-0"

SOUTH BUILDING RENOVATION ELEVATION

NOTE: PRESSURE WASH EXISTING MASONRY WALLS AT COMPLETION OF PROJECT.



Architecture Engineering Industrial
Wind Energy Interior Design Construction

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300 3rd Avenue SW, Suite A, Minot ND 58701

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CLIENT

CXL, LLC

PROJECT DESCRIPTION

301 E CENTRAL AVE
FACADE
IMPROVEMENTS

CITY MINOT

STATE NORTH DAKOTA

ISSUE DATES

CD	FINAL	1/28/2026
MARK	DESCRIPTION	DATE

PROJECT NO: 20261320

DRAWN BY: SWH

CHECKED BY: SWH

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DRAWING TITLE

REMODELED
BUILDING
ELEVATIONS

A201

DOOR SCHEDULE											
DR #	DOOR SIZE	TYPE	DOOR			FRAME				FR (MIM)	NOTES
			MTL	GLASS	HDWE	MTL	EL	HEAD	JAMB	SILL	
100	10'-8" X 12'-2" (VIF)	OHS	STL	TEMP. INSUL.	1	—	OHS-1	-/A400	-/A400	----	3
101	2'-0" x 7'-0" (VIF)	F	INSUL. HM	—	2	HM	HM-1	7/A400	8/A400	----	1,2
102	3'-0" x 7'-8"	FG	AL	TEMP. INSUL.	4	AL	W4	-/A400	-/A400	----	4
103	13'-4" x 11'-0" (VIF)	OHS	STL	TEMP. INSUL.	1	—	OHS-2	-/A400	-/A400	----	3
104	3'-0" x 7'-0"	FG	AL	TEMP. INSUL.	3	AL	WS	-/A400	-/A400	----	—

NOTES:
1. NEW DOOR/FRAME IN EXISTING OPENING.
2. INSULATED HM DOOR & FRAME.
3. NEW INSULATED OVERHEAD SECTIONAL DOOR IN EXISTING OPENING.
4. AUTOMATIC DOOR OPERATOR.

DOOR HARDWARE:

HARDWARE GROUP 1: Doors 100 & 103
B/O No Hardware required, By Door Supplier

HARDWARE GROUP 2: Door 101
3 ea. Hinges 5B81 - 4 3/4" x 4 1/2" - 630 - NRP
1 ea. Closer 4040XP - SCUSH - ALUM
1 ea. Standalone Lock CO-100-CY-70-KP-SPA-6
1 ea. Cylinder A23151-06-626
1 ea. Drip Cap 16A - 40"
1 ea. Threshold 425E - 36"
1 ea. Weather Strip 7005A - 24"
2 ea. Weather Strip 1605A - 84"
1 ea. Sweep D698A - 24"
2 ea. Corner Pad 54CP
3 ea. Silencers SR64
Install weatherstrip before Closer & Exit Device

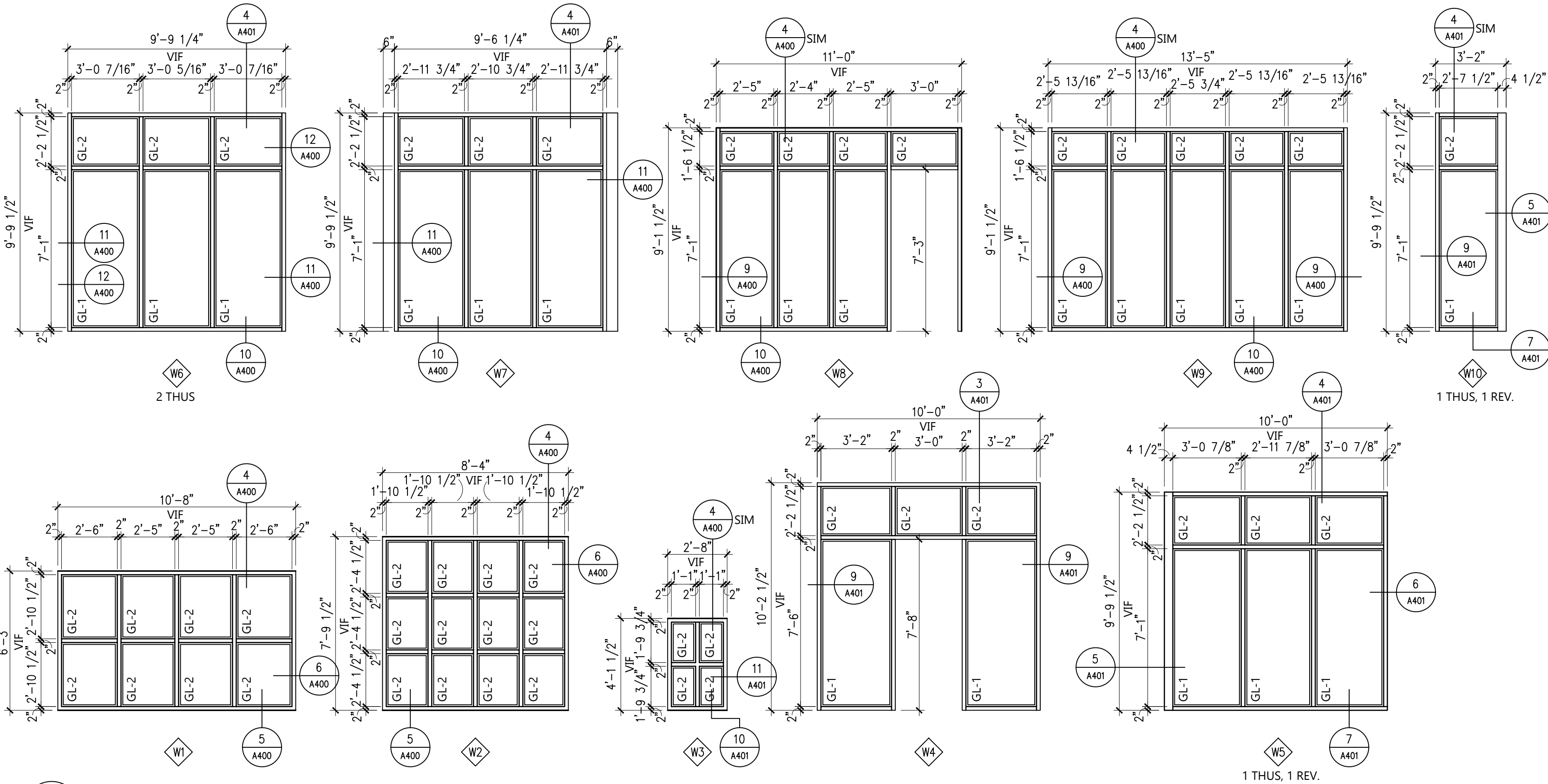
IVES
LCN
SCHALGE ELECTRONICS
FALCON
NGP
NGP
NGP
NGP
NGP
NGP
IVES

HARDWARE GROUP 4: Door 102
1 ea. Auto Operator 4642 - REG - ALUM
1 Set. Actuators 8310-3822TW or 8310-3860TW
1 ea. Drop Plate 4040XP - 18PA - ALUM
1 ea. Exit Device 99L #17 3' 626
1 ea. Rim Cylinder 951 - 626
S/O Cylinders to match Existing
B/O Continuous Hinges & Weather Strip, Sweep & Threshold BY Door Supplier

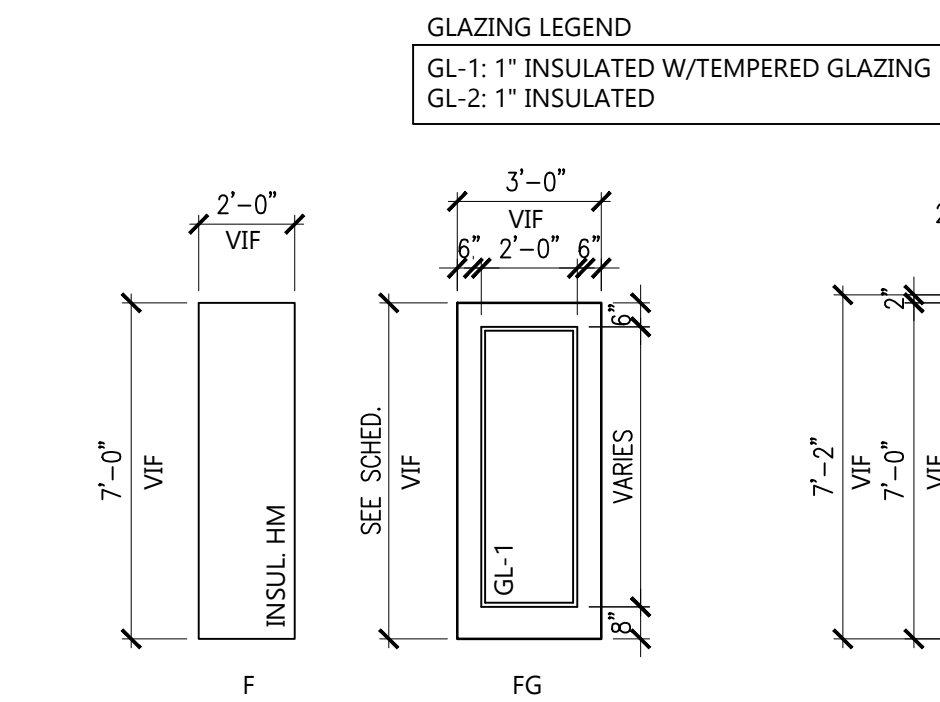
LCN
LCN
LCN
VON DUPRIN
FALCON

HARDWARE GROUP 3: Door 104
1 ea. Closer 4040XP - EDA - ALUM
1 ea. Drop Plate 4040XP - 18PA - ALUM
1 ea. OH Stop 1045 626
1 ea. Exit Device 99L #17 3' 626
1 ea. Rim Cylinder 951 - 626
B/O Cylinders to match Existing
B/O Continuous Hinges & Weather Strip, Sweep & Threshold By Door Supplier

LCN
LCN
GLYNN-JOHNSON
VON DUPRIN
FALCON

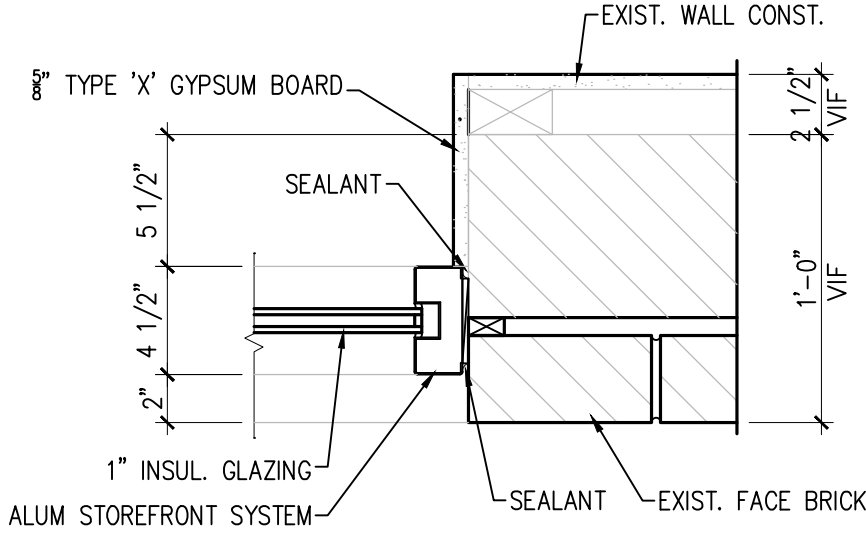


3 ALUMINUM STOREFRONT TYPES

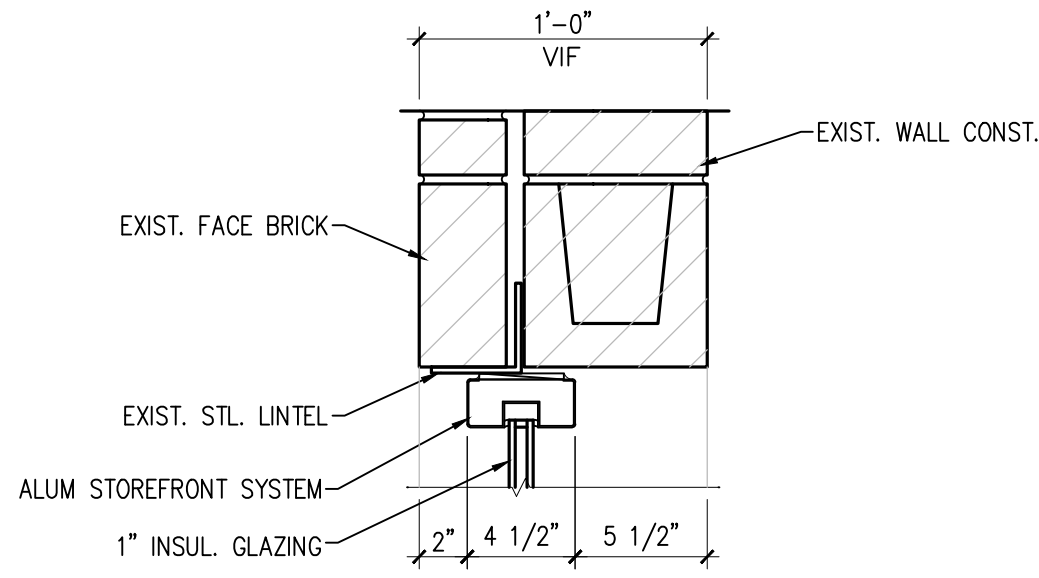


1 DOOR TYPES

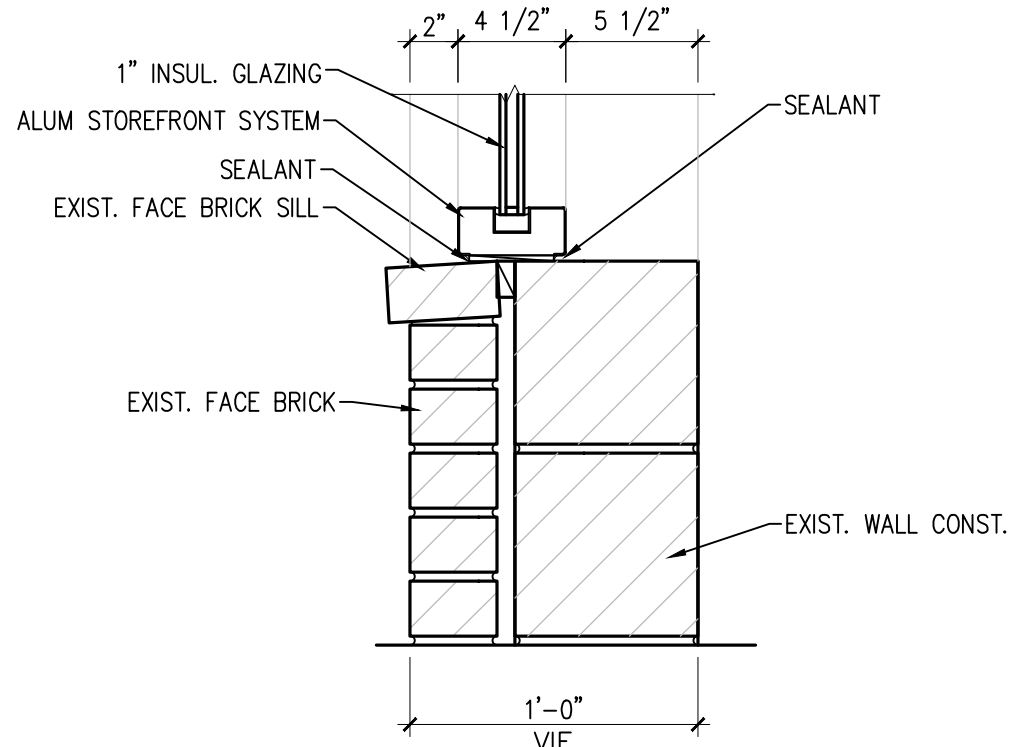
2 DOOR FRAMES



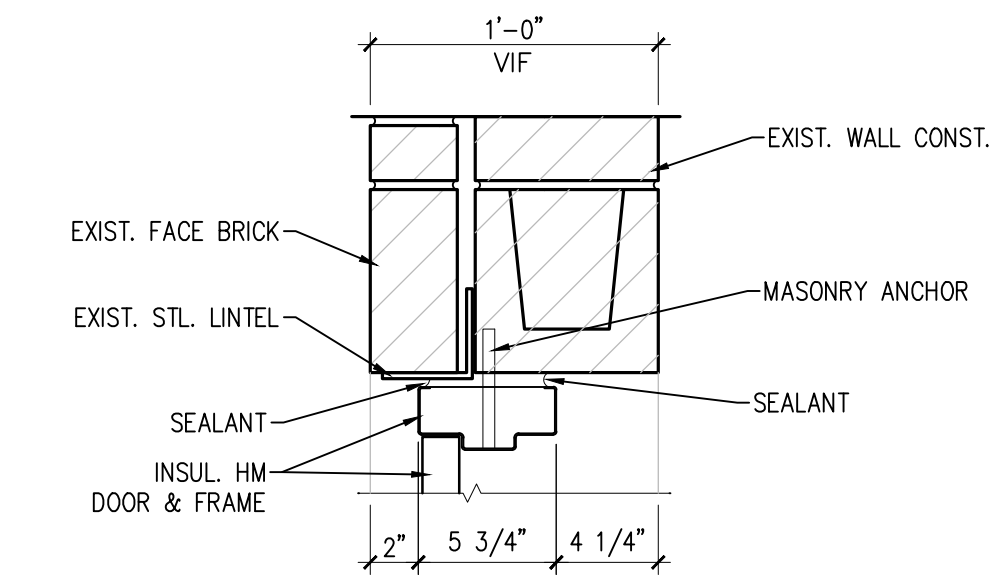
12 WINDOW JAMB DETAIL



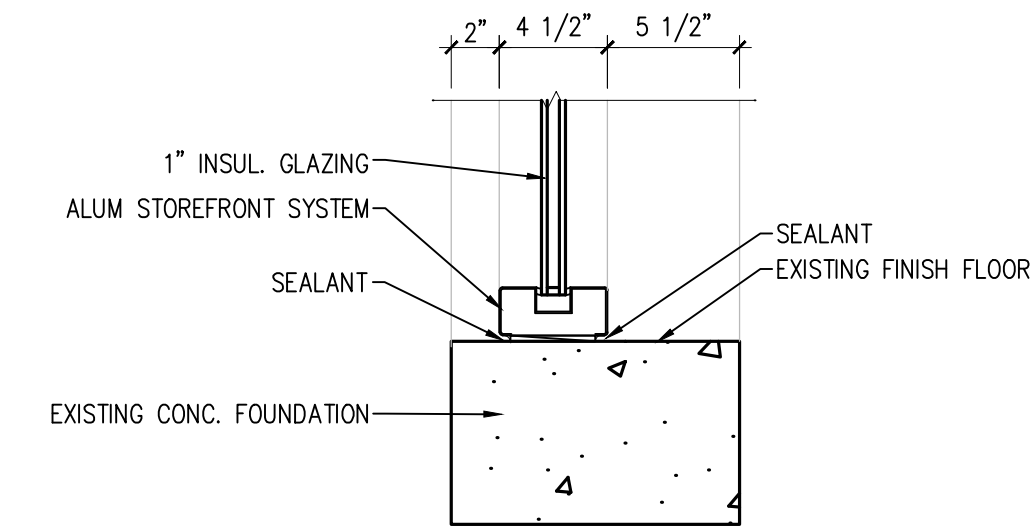
4 WINDOW HEAD DETAIL



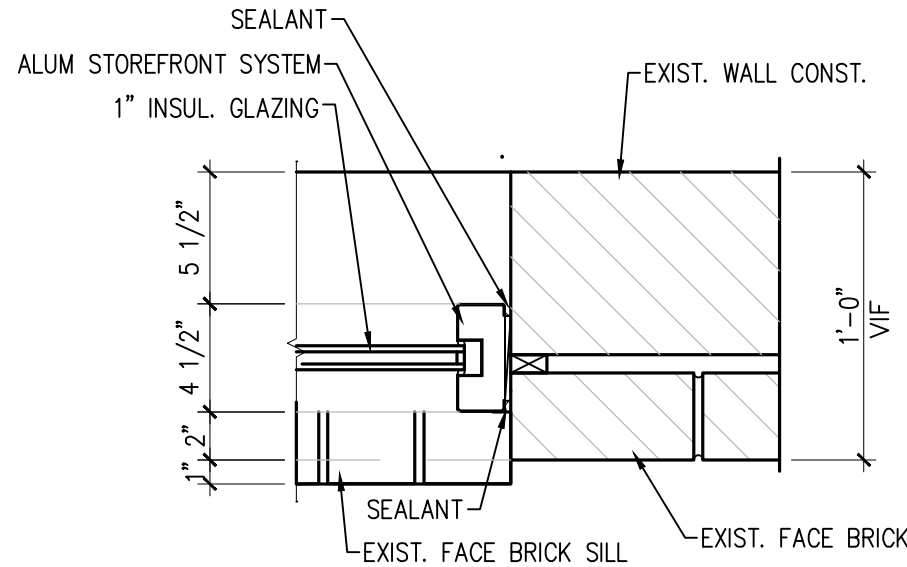
6 WINDOW SILL DETAIL



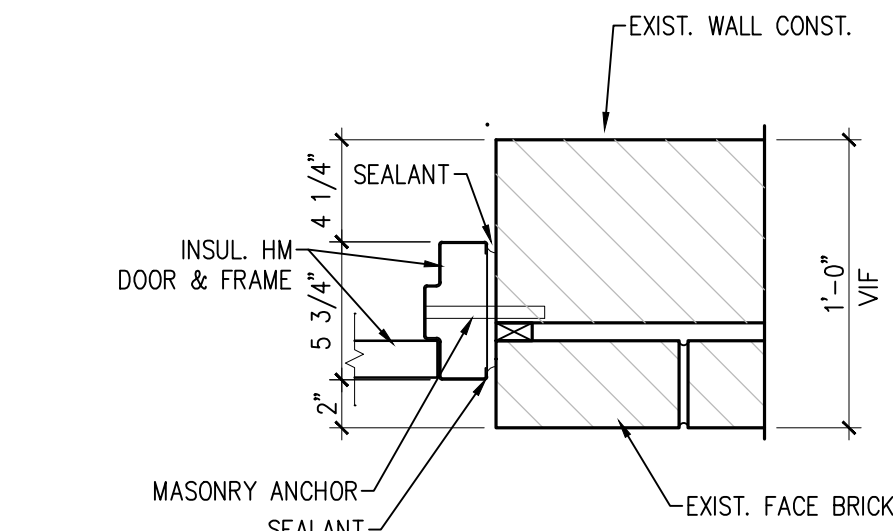
8 DOOR HEAD DETAIL



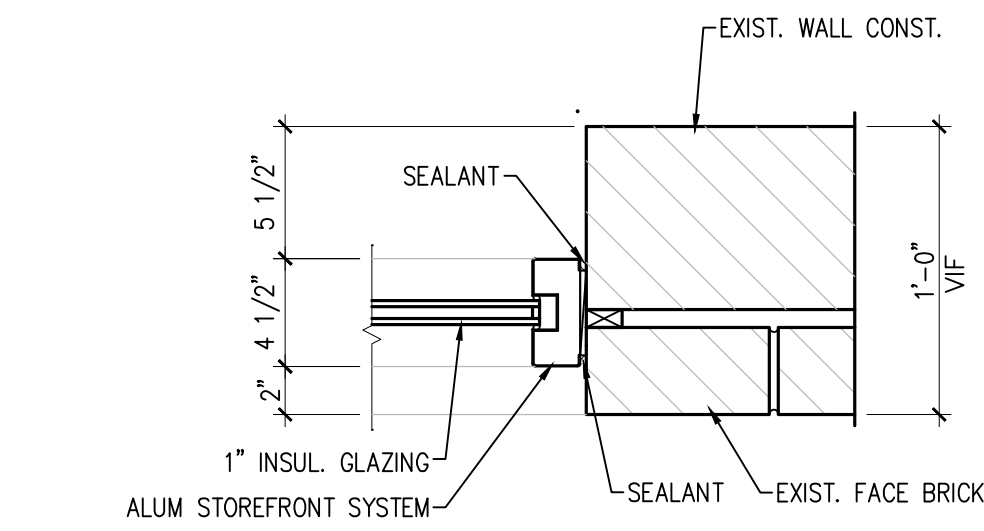
10 WINDOW SILL DETAIL



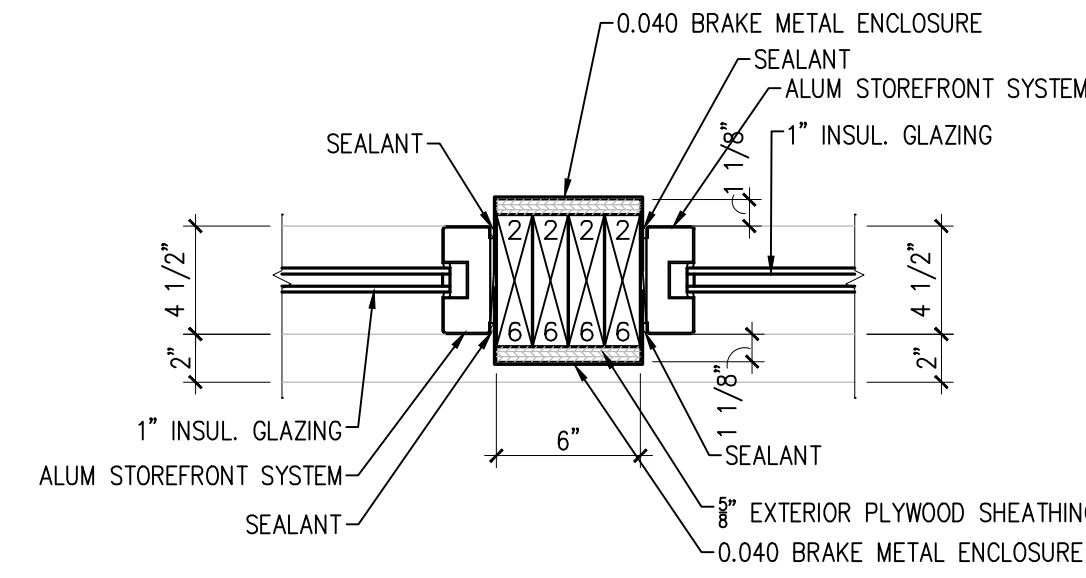
5 WINDOW JAMB DETAIL



7 DOOR JAMB DETAIL



9 WINDOW JAMB DETAIL



11 WINDOW JAMB DETAIL



Architecture	Engineering	Industrial
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CLIENT

CXL, LLC

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301 E CENTRAL AVE FACADE IMPROVEMENTS

CITY

MINOT

STATE

NORTH DAKOTA

ISSUE DATES

DD	DESIGN DEVELOPMENT	1/28/2026
MARK	DESCRIPTION	DATE

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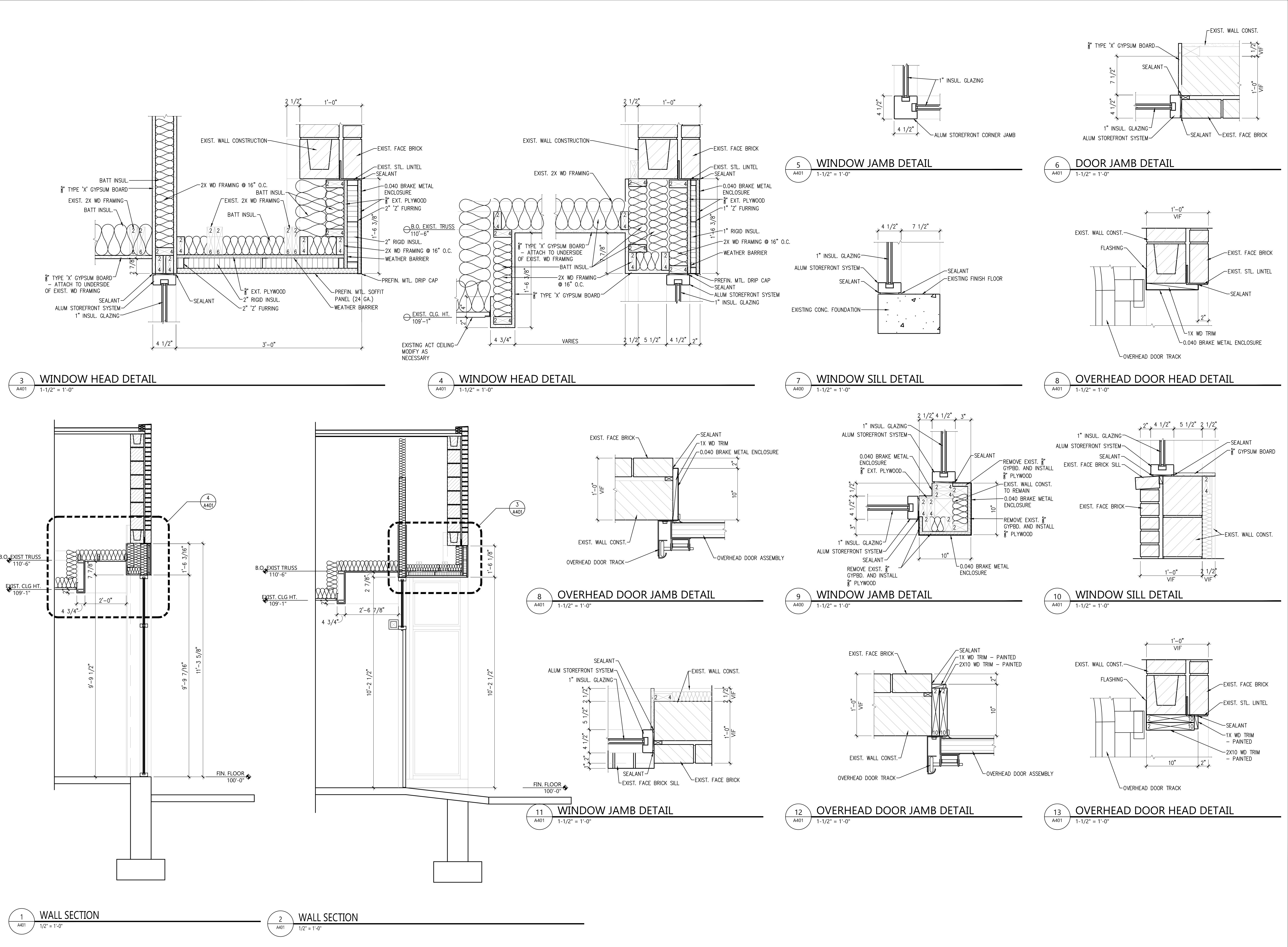
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DRAWING TITLE

WINDOW & DOOR DETAILS

A400



EAPC

Architecture

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300 3rd Avenue SW, Suite A, Minot ND 58701

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DRAWING TITLE

WINDOW & DOOR
DETAILS

A401

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