

Memorandum

REPORT TO: City Commission

FROM: Brit Fontenot, Economic Development Director

SUBJECT: Notice of Award to Hoffman's R&M Services, Inc. for the Whittier Elementary School Parking Lot Reconstruction Project

MEETING DATE: February 24, 2026

AGENDA ITEM TYPE: Administration

RECOMMENDATION: Authorize the City Manager to sign the Notice of Award to Hoffman's R&M Services, Inc. for the Whittier Elementary School Parking Lot reconstruction project, pending legal review of the contract documents.

STRATEGIC PLAN: 2.2 Infrastructure Investments: Strategically invest in infrastructure as a mechanism to encourage economic development.

BACKGROUND:

The City Commission approved the [Midtown Action Plan](#) in 2017, which charted a new direction in pairing infrastructure spending and blight remediation with proposed private investment. The intent of the Action Plan is to, “attract targeted private investment by leveraging the market potential of the Midtown District and removing barriers to redevelopment through strategic infrastructure investments and incentives.” The Annual Report and the recommended Work Plan and Budget reflect this specific strategy and approach to using private investment to propel blight remediation and urban renewal.

The Midtown Action Plan proposes targeting future development that includes the following elements:

- **Infill.** *The intent of urban renewal is to remove blight to improve an area for the entire community benefit. Remodeling of existing structures or infill of underutilized lots is the priority of this Plan. As discussed, infill development is more challenging than vacant greenfield development and warrants focused investment of staff time and resources.*
- **Increased building density.** *Increased building density increases the number of people in the District, which helps create the desired active pedestrian environment. More density of buildings grouped together in districts is especially desired to encourage pedestrians to explore adjacent buildings. Buildings that are separated by large parking area or vacant lots will impede pedestrian movement.*
- **Encourages multimodal transportation.** *New projects should provide*

amenities such as adequate bike parking or bus schedule real time monitors in lobbies. At the same time, the Urban Renewal District should invest in infrastructure projects such as bike lanes and signals or covered bus stops to make alternative transportation options visible, safe, and desirable.

- **Retail that serves surrounding residents.** *To achieve a more vibrant pedestrian-oriented environment the District must consist of uses that are a frequent destination by residents. Retail amenities that are experience based such as restaurants or ice creams shops are desired because they generate activity and are more resilient to emerging ecommerce trends. Such amenities will also attract more housing investment.*
- *Bozeman is in significant need of all types of housing, therefore it is called out as a specific use that is desired. The Midtown District zoning is intended to accommodate more dense housing projects with potential access to retail amenities nearby.*

Additionally, the Midtown Action Plan calls for building partnerships to hone in on key infrastructure improvements. Per State Law, there are only a few ways urban renewal funds can assist schools in Montana. Tax increment financing may be used to complete certain infrastructure projects, including parking lots. The engineer's estimate for the project originally came in at approximately \$361,000 for the reconstruction of the Whittier Elementary School parking lot. **After opening the bids, Hoffman's R&M Services, Inc was selected. Their bid price came in at \$160,181.80, \$200,818.20 below the engineer's estimate.**

UNRESOLVED ISSUES: None.

ALTERNATIVES: As directed by the Bozeman City Commission.

FISCAL EFFECTS: The contract value is \$160,181.80, \$200,818.20 below the engineer's estimate of \$361,000. The Midtown Urban Renewal District has available funds to complete the project.

Attachments:

[20260209_WhittierElementaryParking_NoticeOfAward.pdf](#)

Report compiled on: February 10, 2026