

Marcella Walter
Communications Coordinator
Rocky Mountain Development Council
P.O. Box 1717
Helena, MT 59624-1717
wk: 406-457-7354
cell: 406-431-7963



improving lives, strengthening communities

March 22, 2010

Big Boulder Residences Project One Step Closer to Reality

Helena MT Earlier this week, Rocky Mountain Development Council (RMDC) issued a Notice of Intent to Award a bid for construction of the Big Boulder Residences project to McAlvain Construction Inc., Boise, ID. McAlvain's low bid of \$4.861 million emerged from a pool of twelve bidders. The contractor intends to use several Montana sub-contractors on the project.

RMDC's Community Development Office anticipates issuing a Notice to Proceed within 60 days, once final insurance and bonding are in place. RMDC will also host a true groundbreaking celebration with community residents and officials at a later date.

The Big Boulder Residences project has been designed to create 36 units of affordable one and two bedroom apartments situated in two buildings on the site of the current Big Boulder apartments. Work will proceed in phases so that current residents won't need to be relocated until the new apartments are ready.

"The design and construction bid processes were very competitive," said Jeff Miller, RMDC Community Development Director. "We're pleased with McAlvain's track record and their eagerness to work in concert with Boulder. This has been such a great community effort so far; we're glad it can continue that way."

Funding for the project has come from the Montana Board of Housing Low Income Housing Tax Credit Exchange; the 2009 Tax Credit Allocation Plan funds from the American Recovery and Reinvestment Act; and the federal HOME Investment Partnership Program, administered by the Montana Department of Commerce. Permanent financing will be provided by Valley Bank of Helena.

"Dave Kirsch and Mike Dubois as well as George Ammen, and other members of the Big Boulder Housing Corporation have been tenacious and creative in helping to launch this new phase of affordable housing in Boulder," Miller noted. "We're tickled to be able to contribute to the work they started a long time ago."

RMDC anticipates that the first 32-unit building will be completed in summer 2011. Once the first phase is completed, the demolition of the existing apartments will occur. Construction on the second phase, a four-plex, a community room, garden, and play area will begin immediately following demolition.

RMDC staff are glad to answer questions about the project. For additional information, community members can contact Lynn Moon, Project Coordinator, 442-1236 ext. 104 or Jeff Miller, Project Manager, at 442-1236 ext. 101.

###