



ROTHERHAM
CONSTRUCTION

Yellowstone Airport Plaza - Building A1
Charter Development

Relevant Project Portfolio



NEW CONSTRUCTION: Commercial

PROJECT

First Interstate Bank
Bozeman, MT

DESCRIPTION

The First Interstate Bank in Bozeman, MT remains an icon in the Downtown Bozeman community. The design reflected the brick context of historic downtown with a more modern exposed steel structure and mansard roofs. This 18,730 sq. ft. building was completed in 2003.

HIGHLIGHTS

- ® **Size:** 18,730 Square Feet
- ® **Completion Date:** September 2003
- ® **Received award for Excellence in Commercial Construction in 2005**

ARCHITECT



Bechtle Architects
Scott Bechtle
4515 Valley Commons Drive, Suite 201
Bozeman, MT 59718
406.585.4161

OWNER

First Interstate Bank
2800 West Main Street
Bozeman, MT 59718
406.586.4555





NEW CONSTRUCTION: Commercial

PROJECT

Lone Peak Cinemas – KTDA Building
Big Sky, MT

DESCRIPTION

The KTDA Building in Big Sky, MT features the Lone Peak Cinemas along with additional commercial/retail space. This project incorporated advanced acoustical design to maintain comfortable sound levels for the attached future commercial and residential spaces.

HIGHLIGHTS

- Size:** 9,066 Square Feet
- Completion Date:** October 2011

ARCHITECT



Locati Architects
1001 East Main Street, Suite 202
Bozeman, MT 59715
406.587.1139

OWNER

John Romney
PO Box 160344
Big Sky, MT 59716
406.995.3930





NEW CONSTRUCTION: Commercial

PROJECT

Sherwin Williams
Miles City, MT

DESCRIPTION

The Sherwin Williams store in Miles City, MT was a new construction project, including the interior tenant improvement for Sherwin Williams. This project was a winter construction project. The building features a sales area, commercial restrooms, office and storage/tinting space. The project was completed by Rotherham Construction in May 2013.

HIGHLIGHTS

- Size:** 5000 square feet
- Completion Date:** May 2013

ARCHITECT



Atwood Architecture
1301 Division Street, Suite A
Billings, MT 59101
406.855.4261

OWNER

Roger Lothspeich
2323 South Haynes
Miles City, MT 59301





NEW CONSTRUCTION: Commercial

PROJECT

Oak Meadows Office Building
Bozeman, MT

DESCRIPTION

The Oak Meadows Office Building in Bozeman, MT was built as a 13,469 commercial shell. Rotherham Construction also completed 5 individual tenant improvements including medical, dental and office uses. In 2018 Rotherham Constructed added a 3,578 addition.

HIGHLIGHTS

- Size:** 13,469 Square Feet
- Completion Date:** September 2017

ARCHITECT



Bechtle Architects
Nick Fulton
4515 Valley Commons Drive, Suite 201
Bozeman, MT 59718
406.585.4161

OWNER

OMD, LLC
3805 Valley Commons Drive, Suite 12
Bozeman, MT 59718
406.581.0792





ROTHERHAM
CONSTRUCTION

TESTIMONIAL



Rotherham Construction's commitment to efficient project management and high quality was the linchpin to our new clinic being everything we wanted. The Rotherham team is made up of proficient, dedicated professionals whose experience shows through in every step. We would work with them again in a heartbeat.

*SM
BridgerCare*



NEW CONSTRUCTION: Commercial

PROJECT



Roxy's Market
Big Sky, MT

DESCRIPTION

Roxy's Market is the first full scale grocery store to come to the growing community of Big Sky, MT. The market has over 17,000 sq. ft. of floor space with a full-service deli, bakery, meat shop, floral shop and pharmacy.

The Roxy's Market project faced the challenges of winter construction with a November start date.

HIGHLIGHTS

-  **Size:** 17,665 Square Feet
-  **Completion Date:** October 2014

ARCHITECT



Bechtle Architects
Scott Bechtle
4515 Valley Commons Drive, Suite 201
Bozeman, MT 59718
406.585.4161

OWNER

Aspen Grocery, LLC
Mike Lawler
119 ABC Unit H
Aspen, CO 81611
970.729.3224





NEW CONSTRUCTION: Commercial

PROJECT

Saddle Peak Lodge – Bridger Bowl
Bozeman, MT

DESCRIPTION

The Saddle Peak Lodge is located at the popular ski and winter recreation area Bridger Bowl Ski Resort in Bozeman, MT. The Saddle Peak Lodge features a large-scale commercial kitchen, cafeteria, snow sports office, rental shop and a child care facility.

Rotherham Construction also completed a Phase 2 expansion of 14,317 square feet in November of 2017 plus an 8,714 square foot renovation of the original building.

HIGHLIGHTS

- Ⓡ **Size:** 39,000 Square Feet
- Ⓡ **Completion Date:** October 2004 (new addition completed in November 2017)

ARCHITECT

Overland Partners, Inc.
612 East Main, Suite A
Bozeman, MT 59715
406.585.1400

Addition:



Bechtle Architects
Scott Bechtle
4515 Valley Commons Drive, Suite 201
Bozeman, MT 59718
406.585.4161

OWNER

Bridger Bowl Inc.
Randy Elliot
15795 Bridger Canyon Drive
Bozeman, MT 59715
406.587.2111





NEW CONSTRUCTION: Commercial

PROJECT

Tractor Supply
Glendive, MT

DESCRIPTION

The Tractor Supply Store in Glendive, MT is a 19,647 square foot retail farm supply store with approximately 13.8 acres of associated site work. Rotherham Construction also installed onsite and offsite City utilities, plus septic, well and stormwater management areas. This project was completed in March of 2015.

HIGHLIGHTS

- Size:** 19,647 Square Feet
- Completion Date:** March 2015

ARCHITECT

Oxford Architecture
Glen P. Oxford
1205 Paris Avenue, Suite 205
Nashville, TN 37212
615.256.3455

OWNER

DHS Glendive, LLC
Ray Hix, Jr
805 Trione Avenue
Daphne, AL 36526
251.243.0708





NEW CONSTRUCTION: Commercial

PROJECT

Ressler Motors

Bozeman, MT

DESCRIPTION

The Ressler Motors is a car dealership complex for Chevrolet, Cadillac, Scion and Toyota located in Bozeman, MT. The project includes a 23,000 square foot full-service Collision Center and a drive through Express Lube. Total project includes the 123,000 square feet of buildings on 14.5 acres.

HIGHLIGHTS

- Size:** 123,000 Square Feet
- Completion Date:** October 2007

ARCHITECT



Darwin Lindahl Architects
4124 Quebec Ave N, Suite 106
Minneapolis, Minnesota 55427
763.560.0448

OWNER

Ressler Motors
8474 Huffine Lane
Bozeman, MT 59718
406.587.5501





I reached out to three different general contractors for a 9 plex new construction project in downtown Bozeman and had a very different experience with each firm. Unlike the others, I felt as though Rotherham cared primarily about my success from day one. The experience Phil brought to the table was essential during the design phase and the detail with which Jennifer dissected the construction process gave me full confidence in their ability to stay on time and on budget. Anyone who reaches out to Rotherham construction at any stage of their project is better for it.

*LW
Midtown, LLC*



NEW CONSTRUCTION: Commercial

PROJECT

Tractor Supply
Sidney, MT

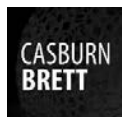
DESCRIPTION

The Tractor Supply Store in Sidney, MT is a 19,097 farm supply retail commercial space. This project features extensive site development and a wide span steel structure.

HIGHLIGHTS

- Ⓡ **Size:** 19,097 Square Feet
- Ⓡ **Completion Date:** November 2013

ARCHITECT



Casburn Brett Architecture
Courtney Brett
PO Box 1828
Daphne, AL 36526
251.207.4094

OWNER

HSC Sidney, LLC
Ron Yeager
PO Box 130
Daphne, AL 365262
251.380.8369





ROTHERHAM
CONSTRUCTION

NEW CONSTRUCTION: Hospitality

PROJECT

Village Center Hotel
Big Sky, MT

DESCRIPTION

The Village Center project is an 82,965 square foot condominium hotel with restaurant and retail space located in the Big Sky Mountain Village, just steps away from the ski slopes.

This project had challenging slope stabilization and endured the challenges of high elevation mountain construction.

HIGHLIGHTS

- Size:** 82,965 Square Feet
- Completion Date:** December 2007

ARCHITECT



CTA Group
411 East Main Street, Suite 101
Bozeman, MT 59715
406.556.7100

OWNER

Boyne USA, Inc.
1 Lone Mountain Trail
Big Sky, MT 59716
406.995.5815





NEW CONSTRUCTION: COMMERCIAL

PROJECT

Sherwin Williams
Helena, MT

DESCRIPTION

The Sherwin Williams Helena store was a new construction project, including the interior tenant improvement for Sherwin Williams. This project was a winter construction project. The building features a sales area, commercial restrooms, office and storage/tinting space.

HIGHLIGHTS

- R Contract Value:** \$766,646.42
- R Cost per Square Foot:** \$191.66
- R Size:** 4,000 square feet
- R Completion Date:** April 2015

ARCHITECT



Atwood Architecture
1301 Division Street, Suite A
Billings, MT 59101
406.855.4261

OWNER

Roger Lothspeich
2323 South Haynes
Miles City, MT 59301





ROTHERHAM
CONSTRUCTION

TESTIMONIAL



Rotherham Construction has the integrity, expertise, and planning to construct a quality project, time and time again. Their team has done an excellent job from the conceptual stage through building in the tough winter conditions to deliver the projects on-time and within budget. You couldn't ask for a better outcome from a contractor who shows respect and care in their work and relationships, day in and day out, through design until well after the building is complete.

*AG
Homeward, Inc*



NEW CONSTRUCTION: Mixed Use

PROJECT



TNG Tower
Big Sky, MT

DESCRIPTION

The TNG Tower project is a 2-level mixed-use project located in the Town Center at Big Sky, MT. It has 5,334 square feet of commercial space on the main level with 5,382 square feet of residential apartments above. Rotherham Construction also completed the Commercial Tenant Improvement for this building.

The tower element remains a focal point in the Big Sky Town Center.

HIGHLIGHTS

-  **Size:** 10,716 Square Feet
-  **Completion Date:** December 2014

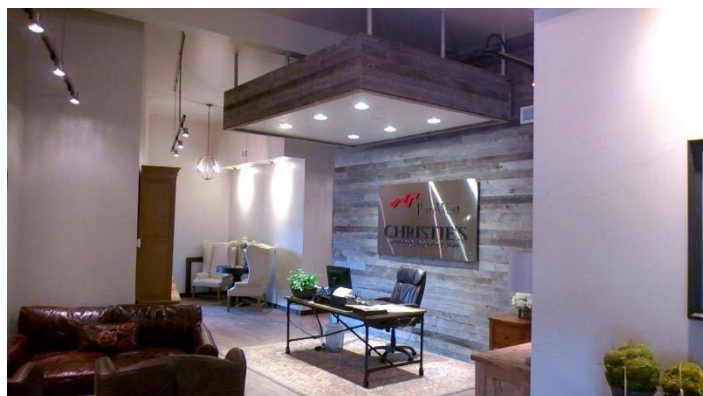
ARCHITECT



Bechtle Architects
Scott Bechtle
4515 Valley Commons Drive, Suite 201
Bozeman, MT 59718
406.585.4161

OWNER

TNG, LLC
John Romney
PO Box 160344
Big Sky, MT 59716
406.995.3930





We have worked with Rotherham Construction on a variety of projects in Big Sky (commercial, mixed use, multi-family apartments and condominiums) since 2011. We like to get the Rotherham team involved in projects from day 1 and work collaboratively with Rotherham and the design team during the initial planning process to ensure that what we design can be efficiently built and to try to foresee and avoid construction challenges down the road. During construction, we appreciate and rely on the Rotherham team's commitment to meeting the construction schedule and budget and to promptly addressing the inevitable challenges and changes that occur in these types of projects.

The Rotherham team is extremely knowledgeable, diligent and committed and we appreciate and recognize the investment that Rotherham puts into his team in terms of continuing education and training.

We have been extremely pleased with the ongoing relationship we have had with Rotherham Construction for almost 10 years now and look forward to our continued cooperation.

JR
TNG, LLC



ROTHERHAM
CONSTRUCTION

NEW CONSTRUCTION: Mixed Use

PROJECT

Building 32
Big Sky, MT

DESCRIPTION

Building 32 in Big Sky's Town Center is a mixed-use building with 4,505 square feet of commercial on the lower level and 5,074 square feet of residential apartments above.

HIGHLIGHTS

- Ⓜ **Size:** 9,579 Square Feet
- Ⓜ **Completion Date:** December 2013

ARCHITECT



Bechtle Architects
Scott Bechtle
4515 Valley Commons Drive, Suite 201
Bozeman, MT 59718
406.585.4161

OWNER

TNG, LLC
John Romney
PO Box 160344
Big Sky, MT 59716
406.995.3930





ROTHERHAM
CONSTRUCTION

NEW CONSTRUCTION: Mixed Use

PROJECT

Romney Lot E
Big Sky, MT

DESCRIPTION

The Romney Lot E mixed use building is in the Big Sky Town Center of Big Sky, MT. This project includes 5,027 square feet of main level commercial with 9,906 square feet of residential apartments on the upper levels. Rotherham Construction also completed the commercial tenant improvements for this building.

HIGHLIGHTS

- ® **Size:** 14,933 Square Feet
- ® **Completion Date:** November 2015

ARCHITECT



Bechtle Architects
Scott Bechtle
4515 Valley Commons Drive, Suite 201
Bozeman, MT 59718
406.585.4161

OWNER

TNG, LLC
John Romney
PO Box 160344
Big Sky, MT 59716
406.995.3930





TESTIMONIAL



We have had the privilege of working with Rotherham Construction for the past four years on a large commercial development in Bozeman, Montana. They offer the highest level of quality, energy, honesty, and professionalism. The experience we have had with them is beyond fantastic from start to finish and we can recommend them for all construction services. Not only is the quality of their work outstanding, but we are also treated with respect and kindness by all involved. The constant communication from their team and their willingness to go above and beyond is very reassuring. We would highly recommend Rotherham Construction.

*LT
Capitoline Properties*



NEW CONSTRUCTION: Mixed Use

PROJECT

RJS Tower
Big Sky, MT

DESCRIPTION

The RJS Building is a 18,483 square foot mixed-use two-story commercial building located in Big Sky Town Center, Big Sky, MT. Building uses have included medical, retail and office.

HIGHLIGHTS

- Size:** 18,483 Square Feet
- Completion Date:** October 2005

ARCHITECT



CTA Group
411 East Main Street, Suite 101
Bozeman, MT 59715
406.556.7100

OWNER

RJS, LLC
33 Lone Peak Drive
Big Sky, MT 59716
406.995.2022





NEW CONSTRUCTION: Hospitality

PROJECT

Mountain Inn

Big Sky, MT

DESCRIPTION

The Mountain Inn at Big Sky is a slope-side 3 level plus basement hotel, constructed in 2001. The Inn includes amenities such as an indoor pool, 4 hot tubs, a gym and a mountain-view deck. There's also a business center, a casual bar and a rustic lounge with an oversized natural stone fireplace.

HIGHLIGHTS

- R Contract Value:** \$8,514,775.56
- R Cost per Square Foot:** \$117.77
- R Size:** 72,300 Square Feet
- R Completion Date:** December 2001

ARCHITECT

Nick Salmon
Prugh & Lenon Architects
27 East Main Street
Bozeman, MT 59715
406.587.1255

OWNER

John Stewart
SEC Realty/Stewart Investment Group
429 South Black Ave
Bozeman, MT 59715





ROTHERHAM
CONSTRUCTION

NEW CONSTRUCTION: Commercial

PROJECT

Belgrade Head Start

Belgrade, MT

DESCRIPTION

The Belgrade Head Start project was constructed with a condensed schedule of just 3.5 months. The project consists of 4 classrooms, full kitchen, offices and mechanical space on a single level. The Early Learning Center was constructed to exceed all State of Montana Child Care Licensing requirements on a minimalist budget.

HIGHLIGHTS

- Size:** 5384 Square Feet
- Completion Date:** August, 2016
- 3.5 month construction schedule**

ARCHITECT



Comma-Q
Architecture

Ben Lloyd
Comma-Q Architecture
109 N Rouse Avenue, Suite 1
Bozeman, MT 59715
406.585.1112

OWNER



HRDC
BUILDING A BETTER COMMUNITY

Heather Grenier
HRDC District IX
72 S Tracy Avenue
Bozeman, MT 59715
406.587.4486

