



## MEMORANDUM

**TO:** MRA Board

**FROM:** Annette Marchesseault, PLA *ARM*  
Project Manager/Redevelopment Specialist

**DATE:** September 13, 2021

**SUBJECT:** MRL Property Structure Deconstruction – 1919 North Avenue West (URD III) – TIF Request

The building at 1919 North Avenue West, located on the property the City purchased through MRA from Montana Rail Link (MRL) in 2017, has an add-on structure referred to as the “office extension.” (See attached diagram.)

This summer the “office extension” was broken into and a fire broke out during illegal occupation. The fire was confined to the “office extension” and was extinguished before it caused exterior damage or damage to the main building. However, it left the add-on structure compromised, an attractive nuisance, and a liability to the City. The City would like to remove this fire-damaged structure immediately.

The City intends to remove all of the building on the MRL property in the near term, to facilitate full redevelopment of the site, and this structure would have been removed with the other buildings at that time. However, given that it has become an attractive nuisance and a liability, the City would like to remove it now.

Jed Dennison of ZillaState is managing this and other properties for the City, and will manage removal of the “office extension.” Jed solicited quotes from two deconstruction firms to completely remove the structure and salvage as much material as possible. Heritage Timber provided the lowest bid at \$8,900.

The Asbestos Inspection Report completed by Abatement Contractors of Missoula (ACM) during the City’s ongoing Voluntary Cleanup Plan for the MRL property detected some asbestos in the wallboard, ceiling board, and texture material, with the recommendation that the asbestos be removed by an accredited abatement contractor, prior to building removal.

ACM currently is inspecting the “office extension” to determine the impact of the fire on its recommendation for asbestos mitigation, and associated costs.

Staff is requesting that the Board consider approval of funding to deconstruct the fire-damaged “office extension” shown in the attached diagram, with the final funding amount to be presented to the Board at or before the Board meeting on 9/16. Jed Dennison will be present at the Board meeting to answer any questions.

**RECOMMENDATION:** Staff recommends that the MRA Board approve an amount up to \$\_\_\_\_\_ (with the final amount to be determined prior to Board action) and authorize ZillaState Property Management to utilize the funds, on behalf of the City, to contract for deconstruction of the fire-damaged “office extension” located at 1919 North Avenue.









***Safe, insured, experienced, timely, since 1994.***

27341 Blixit Creek Rd.

Bonner, MT 59823

**www.HeritageTimberMT.com**

406-830-3966

Dear City of Missoula and Jed Dennison,

September 2, 2021

Thank you for considering Heritage Timber, LLC for your deconstruction needs. We are a leader in industrial building deconstruction in the West, salvaging over 400 buildings since 1994, and honoring community heritage while providing affordable building materials throughout the region. We would love the opportunity to work with you in removing the building off of North Ave.

This contract bid is presented to The City of Missoula (herein referred to as "the Client") by Gary Delp of Heritage Timber, LLC (herein referred to as "the Contractor"). The scope of work covered by this contract is the removal of the 30' x 30' fire-damaged side-building (herein referred to as the "Building") off of Central Avenue in Missoula, MT.

*Please note, that even though there is some fire damage, there is still plenty of recoverable and reusable materials in this building, and that deconstruction is still a great option to keep a lot of unnecessary materials out of the landfill and in the reuse stream.*

The Contractor will dismantle and remove the Building, aiming for the highest reuse of materials possible. The Contractor will provide all labor, equipment, and materials for this project with the following conditions applying:

1. The Contractor will deconstruct the buildings and remove all of the materials from site with the following exceptions:
  - a. The Contractor will not be responsible for removing brick and block shell, or any other concrete or masonry slabs, piers or foundations;
  - b. The Contractor will not be responsible for removing any asbestos or similarly regulated hazardous material;
2. The Contractor will retain sole ownership of all salvageable material;
3. The Contractor is committed to recycling anything that cannot be reused where outlets exist, including:
  - a. Unsalvageable unpainted wood will be recycled;
  - b. Unsalvageable metals, ferrous and non-ferrous, including materials as small as nails, will be recycled;

4. The Contractor will assume full liability for its employees or anyone on site at the Contractor's request;
5. The Contractor will assume no liability for anyone on site without the Contractors knowledge or consent;
6. The Contractor will require unfettered access to the work site for the duration of this Contract;
7. The Contractor will be allowed to post banners during construction;
- 8. The Client will pull the demo permit;**
- 9. The Client will pay the Contractor a sum of \$8900 for the removal of the Building.**

If you accept our offer, we will write up a final contract together.

We hope that we get the opportunity to work with you on this project.

Sincerely,

*Gary Delp Becky Douglas*

Gary Delp and Becky Douglas  
Owners – Heritage Timber, LLC

*Deconstruction is an environmentally friendly alternative to building demolition. Materials are recycled and reused wherever possible, including wood, metals, and household items. This decreases the pressures on the forest, saves energy, conserves landfill space, and honors our country's history.*