



MEMORANDUM

TO: MRA Board

FROM: Annie Gorski, Deputy Director

DATE: June 13, 2022

SUBJECT: Proceed without Prejudice – Deconstruction of a building at 2500 Garfield Street

Board action is to recommend: *“Approve a Proceed without Prejudice for deconstruction of a building at 2500 Garfield Street with the understanding that this approval does not commit the MRA Board to future approvals, funding, or reimbursement.”*

Background

First Security Bank plans to build a new corporate office building at the corner of Garfield Street and Dearborn Avenue. They plan to deconstruct an existing building at 2500 Garfield Street to make space for the new office building, improved parking area, and drive through banking services. They are requesting approval to proceed without prejudice so that deconstruction of the building can begin in June when contractors are available. They expect to return to the MRA Board in July to request URD III funding for the deconstruction and public improvements associated with redevelopment of the site. First Security Bank of Missoula understands that an approval to proceed without prejudice does not commit the MRA Board to future approvals, funding, or reimbursement.

Attachments

Attachment 1 – Applicant letter

June 6, 2022

Annie Gorsky, Deputy Director
Missoula Redevelopment Agency
140 West Pine Street
Missoula, MT 59808

Re: First Security Bank of Missoula

Dear Ms. Gorsky,

First Security Bank of Missoula is in the process of completing the design of a new corporate office building to be located on the corner of Garfield Street and Dearborn Avenue.

Included within the project scope is the deconstruction of a vacant building, owned by First Security Bank, located at 2500 Garfield Street. The removal of this structure will accommodate construction of the new office building and allow for improved parking and drive through banking services.

We are asking for approval from the Missoula Redevelopment Agency Board to proceed without prejudice for the deconstruction of the 2500 Garfield Building prior to presenting the full scope of the project and Tax Increment Financing request planned for July 21, 2022.

Drivers for this request include:

- 1) Contractor availability - Dick Anderson Construction and Waste Less Works have the resources to start in June. In addition, application for a demolition permit has already been submitted to the city and is expected to be issued this month.
- 2) An early start provides us the additional time to take full advantage of the deconstruction and salvage opportunities associated with the property.
- 3) The property is currently vacant with utilities de-energized. Removal of the structure and clean-up of the surrounding area decreases risk of vandalism and facilitates preparation of the site for start of construction activities.

First Security Bank of Missoula understands that an approval to proceed without prejudice does not commit the MRA Board to future approvals, funding, or reimbursement.

Your consideration of this approval is greatly appreciated

Best Regards,

Kevin Wilkerson

Kevin Wilkerson
First Security Bank of Missoula Owners Representative

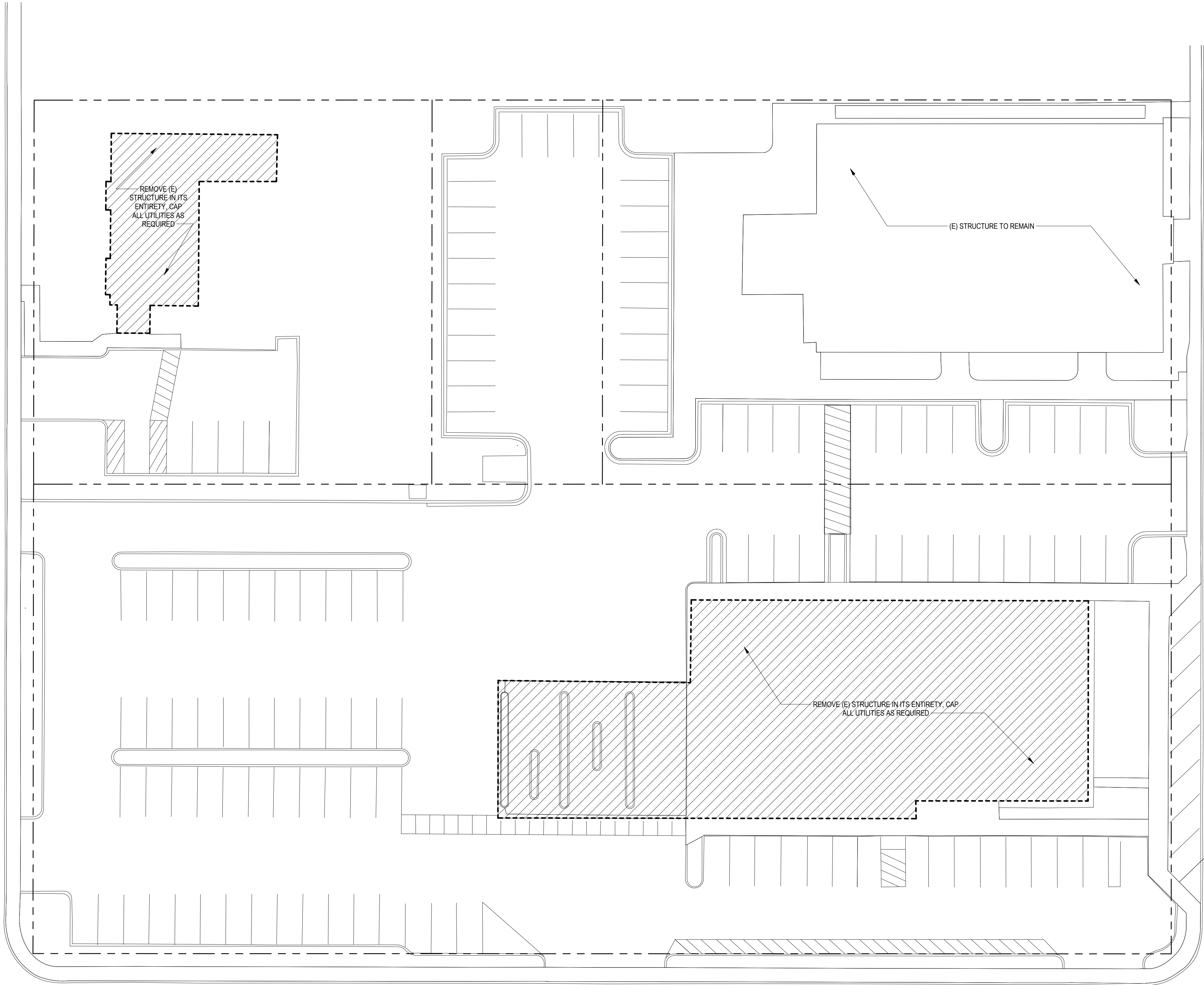
Attachments:

Drawing 1-D1.0 Site Demolition Plan
Drawing C1.1 Civil Demolition Plan

3/29/2022 6:29:03 PM

13 EXISTING SITE DEMO

1" = 20'-0"



DEMOLITION GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF/ HERSELF WITH THE SCOPE OF WORK.
2. THE DEMOLITION NOTES PROVIDE A GENERAL DESCRIPTION OF THE ITEMS AND AREAS REQUIRING REMOVAL. THE CONTRACTOR SHALL FIELD VERIFY ACTUAL QUANTITIES AND LOCATIONS OF ALL INDICATED ITEMS AS NECESSARY TO COMPLETE THE SCOPE OF WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. COORDINATE WITH OWNER FOR ANY EQUIPMENT TO BE SALVAGED. UNLESS SPECIFICALLY SCHEDULED FOR REUSE, DEMOLISHED MATERIALS SHALL BECOME THE POSSESSION OF THE CONTRACTOR AND SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
4. REMOVE MATERIALS FROM SITE AND DISPOSE OF IN A LEGAL MANNER AT NO ADDITIONAL EXPENSE TO OWNER.
5. DEBRIS FROM THE DEMOLITION SHALL NOT BE ALLOWED TO ACCUMULATE WITHIN THE BUILDING OR ON THE SITE.
6. REMOVE FROM SITE ANY CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
7. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
8. CLEAN-UP: MUST MEET GOVERNING DUST CONTROL CODES.
9. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
10. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
11. CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO ANY ADJACENT OCCUPIED BUILDING OR SITE AS POSSIBLE AND WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSSES. MAINTAIN PROTECTED EGRESS AND ACCESS AT ALL TIMES.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DUST AND CONSTRUCTION SEPARATION WALLS AS REQUIRED TO SHIELD THE PUBLIC FROM NOISE, DUST, WEATHER, AND OTHER HAZARDS THAT MAY BE EXPOSED AS A RESULT OF THE DEMOLITION WORK.
13. PERFORM CUTTING OF EXISTING CONCRETE AND MASONRY WITH SAWS AND CORE DRILLS. DO NOT USE JACK-HAMMERS EXCEPT WHERE PERMITTED BY OWNER.
14. BREAK CONCRETE AND MASONRY INTO SECTIONS LESS THAN 3 FEET IN ANY DIMENSION.
15. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE EXISTING STRUCTURAL ELEMENTS REMAIN UNDAMAGED THROUGHOUT CONSTRUCTION. UNLESS SPECIFICALLY NOTED ON DEMOLITION PLAN, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AND PROVIDE ANY SHORING, BRACING, OR TEMPORARY STRUCTURE, AND TO COORDINATE WITH STRUCTURAL ENGINEER AS REQUIRED.
16. ALL PUBLIC UTILITIES TO REMAIN IN OPERATION THROUGHOUT CONSTRUCTION. CONTRACTOR TO COORDINATE ANY TEMPORARY SERVICES REQUIRED TO MAINTAIN BUSINESS OPERATIONS.
17. SEE ENGINEERING DRAWINGS FOR DUCTWORK, DIFFUSER, PLENUM BOX, ETC. DEMOLITION AND/OR PROTECTION. COORDINATE WITH MECHANICAL ENGINEER.
18. FIRE SAFETY MUST BE MAINTAINED FOR ALL PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC. MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT THIS EQUIPMENT. IMMEDIATELY NOTIFY BUILDING SECURITY AND BUILDING MANAGER OF DAMAGED OR DISABLED SYSTEMS AND REPAIR OR REPLACE DAMAGED SYSTEMS IMMEDIATELY. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS.
19. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE OWNER BEFORE PROCEEDING. IMMEDIATELY STOP WORK IF HAZARDOUS MATERIALS ARE FOUND AND CONTACT THE OWNER'S REPRESENTATIVE.
20. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES. SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.
21. PROVIDE FOR FIRE PROOFING REPAIR AS REQUIRED AT STRUCTURAL STEEL, TO THE ORIGINAL RATING WHERE CONSTRUCTION TRADES REMOVE EXISTING FIRE PROOFING. REPAIR ANY DAMAGE OR PENETRATIONS IN RATED ASSEMBLIES TO CONFORM TO THEIR ORIGINAL LISTING REQUIREMENTS AND TO MAINTAIN FIRE PROTECTION AND SEPARATION AS ORIGINALLY DESIGNED.
22. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
24. FOR AREAS NOT IN DEMOLITION SCOPE OF WORK, PROTECT AS REQUIRED, ALL SURFACES, EQUIPMENT, FIXTURES AND HARDWARE DURING DEMOLITION AND/OR CONSTRUCTION.
25. PRIOR TO DEMOLITION, INVESTIGATE WALLS FOR CONCEALED PIPING AND INFORM OWNER/ARCHITECT OF ANY CONDITION NOT DOCUMENTED IN CONTRACT DRAWINGS. DEMO DESIGNATED WALL BASES, WALL FRAMING, BATT INSULATION AND GYPSUM BOARD. DEMO CONDUITS AND RECEPTACLES. REFERENCE ELECTRICAL DEMO PLAN FOR ADDITIONAL INFORMATION.
26. ALL EXISTING DIRECTIONAL SIGNAGE TO BE REMOVED UNLESS NOTED OTHERWISE.
27. WHERE NOTED, REMOVE FLOORING DOWN TO TOP OF CONC. SLAB, INCLUDING ADHESIVES, TRANSITION STRIPS, AND OTHER ASSOCIATED ELEMENTS, TYP., UNLESS NOTED OTHERWISE. PREPARE REMAINING SURFACES TO RECEIVE NEW FINISHES.
28. REFERENCE CIVIL DRAWINGS FOR ALL PAVING AND SITEWORK DEMOLITION.

sheet SITE DEMOLITION PLAN

project FIRST SECURITY BANK - MISSOULA OFFICE BUILDING

owner FIRST SECURITY BANK

project # 20129.10

revision date

phase
CONSTRUCTION
DOCUMENTS

issue date
03.28.2022

1-D1.0



LEGEND

- | | |
|------------------------|--|
| CURB REMOVAL HATCH | |
| ASPHALT REMOVAL HATCH | |
| CONCRETE REMOVAL HATCH | |
| REMOVE CATCH BASIN | |
| PROTECT CATCH BASIN | |
| REMOVE LIGHT POLE | |
| PROTECT LIGHT POLE | |

NOTE
CONTRACTOR TO DISPOSE OF ALL MATERIALS OFFSITE AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES REQUIREMENTS. ALL ITEMS WITHIN THE HATCHED AREA IS TO BE REMOVED UNLESS OTHERWISE STATED ON THE PLANS. SOME TOPSOIL CAN BE STOCKPILED FOR FUTURE USE. LOCATION TO BE DETERMINED. MATERIAL UNDER ASPHALT, CONCRETE AND TOPSOIL CAN BE USED IN AREAS THAT REQUIRE EMBANKMENT.



REVISION	DATE	DESCRIPTION
-	-	-

DESIGNER AW PROJ. NO. 7227
DRAWN AW DATE 3/21/22
CHECKED PD SURVEYED DJ&A, P.C.



FIRST SECURITY BANK SITE IMPROVEMENTS

DEMOLITION PLAN

SHEET	
OF	
C1.1	10