



**City of Missoula, Montana
City Council Committee Agenda Item**

Committee: Climate, Conservation and Parks
Item: Contract for Timber Frame Building Maintenance
Date: September 1, 2022
Sponsor(s): Lincoln Lake
Prepared by: David Selvage
Ward(s) Affected:
 Ward 1 Ward 4
 Ward 2 Ward 5
 Ward 3 Ward 6
 All Wards N/A

Action Required:

Approve contract with New Concept Coatings, Inc to provide for staining and recoating existing timber frame structures at Silver Park and Fort Missoula Regional Park

Recommended Motion(s):

I move the City Council: Approve a contract with New Concept Coatings, Inc in amount not to exceed \$67,025.00 and authorize the mayor to sign.

Timeline:

Committee discussion: 9/21/2022
Council action (or sets hearing): 9/26/2022
Public Hearing (if required): [Click or tap here to enter text.](#)
Final Consideration [Click or tap here to enter text.](#)
Deadline: [Click or tap here to enter text.](#)

Background and Alternatives Explored:

The City owns and maintains a number of timber frame structures throughout the park system, including five (5) shelter buildings at Silver Park and four (4) at Fort Missoula Regional Park. Weather of any kind — rain, snow, wind, and sun — will cause damage to a timber structure, anything from discoloration to deterioration and rot. Wood can dry out, or it can be damaged by mold or mildew from too much moisture. To help protect these timber frame buildings and maximize their useful life, it is necessary to clean and recoat the wood with a high-performance outdoor stain and sealant every 5 to 6 years Staining and sealing also helps resist impacts of vandalism, particularly graffiti.

Not performing staining and sealing on these structures would reduce their useful life and is likely to impact desirability for public use as well as reduce their aesthetics.

Parks & Recreation solicited quotes from 5 local painting contractors but received only one responsive quote. Most vendors contacted for a quote indicated they were booked for the year and were not taking on new work. New Coating Concepts supplied a responsive bid, but required that they have through June of 2023 to complete the work.

Financial Implications:

Funding for the proposed contract comes from two sources – Fort Missoula Regional Park’s cyclical maintenance account (\$36,225) and Park District for Silver Park (\$30,800).

Links to external websites: NA