



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

**Committee:** Housing, Redevelopment and Community Programs

**Item:** Referral – Contract for Sleepy Inn Abatement of Hazardous Building Materials

**Date:** January 5, 2023

**Sponsor(s):** Tyler Walls

**Prepared by:** Tyler Walls

**Ward(s) Affected:**

<input checked="" type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input type="checkbox"/> All Wards	<input type="checkbox"/> N/A

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**Action Required:**

To authorize the Mayor to sign and execute a contract with the selected firm for the abatement of hazardous building materials at the Sleepy Inn property that is city-owned.

**Recommended Motion(s):**

I move the City Council: to award the bid for the hazardous building materials abatement, building deconstruction, and building removal at the Sleepy Inn property to 3 Rivers Landworks at a cost not to exceed \$283,665.65 and authorize the return of bid bonds.

**Timeline:**

Committee discussion:	January 18, 2023
Council action (or sets hearing):	January 23, 2023
Public Hearing (if required):	<a href="#">Click or tap here to enter text.</a>
Final Consideration	January 23, 2023
Deadline:	January 23, 2023

**Background and Alternatives Explored:**

- The City of Missoula's Brownfields Program has partnered with the Missoula Redevelopment Agency (MRA) to procure a contractor for the abatement, deconstruction, and demolition of the Sleepy Inn building that is a city-owned property. Asbestos containing material and lead-based paint were confirmed to be present during an onsite building materials inspection in October 2022. An analysis of brownfields cleanup alternatives indicates that the abatement of hazardous building materials prior to deconstruction is considered the most cost-effective way to allow the City to meet the goal of repurposing the property into mixed-use development including street-facing commercial establishments. This joint contract is contingent upon the approval of the MRA Board of Commissioners to authorize funding for the deconstruction and demolition costs of this project.

January 13, 2023 update: The Sleepy Inn project Invitation for Bid (IFB) was published on December 11, 2022, and closed on January 6, 2023. Five

electronic bids were received and accepted. After a thorough review for completeness and accuracy, 3 Rivers Landworks was determined the lowest responsive bidder.

**Financial Implications:**

The City of Missoula's Brownfields Program administers a Revolving Loan Fund that will be funding the direct cleanup and abatement of hazardous building materials. There are no financial implications to the approved FY23 budget.

**Links to external websites:**