

# Missoula Federal Building

200 East Broadway

Constructed 1913, 1929, 1937

Listed in the National Register of Historic Places (1979)

@ 128,000 square feet

<https://www.engagemissoula.com/federal-building>



# Potential Federal Building Acquisition

- City and County acquire or it goes to auction
- Propose joint ownership with Missoula County
  - 50-50 building and cost split
- Rehabilitation costs less than or the same as alternative space solutions
  - Would house the entire County administrative center + City downtown campus except MPD
- Occupy building Sept. 2024 (projected)

# Staff Presentation 2021-06-23

- I. Federal Building information and process
- II. Urgent City space needs
- III. Federal Building due diligence
- IV. Alternative solutions to the City's space needs
- V. Council decisions
- VI. Potential funding (CAO Dale Bickell)

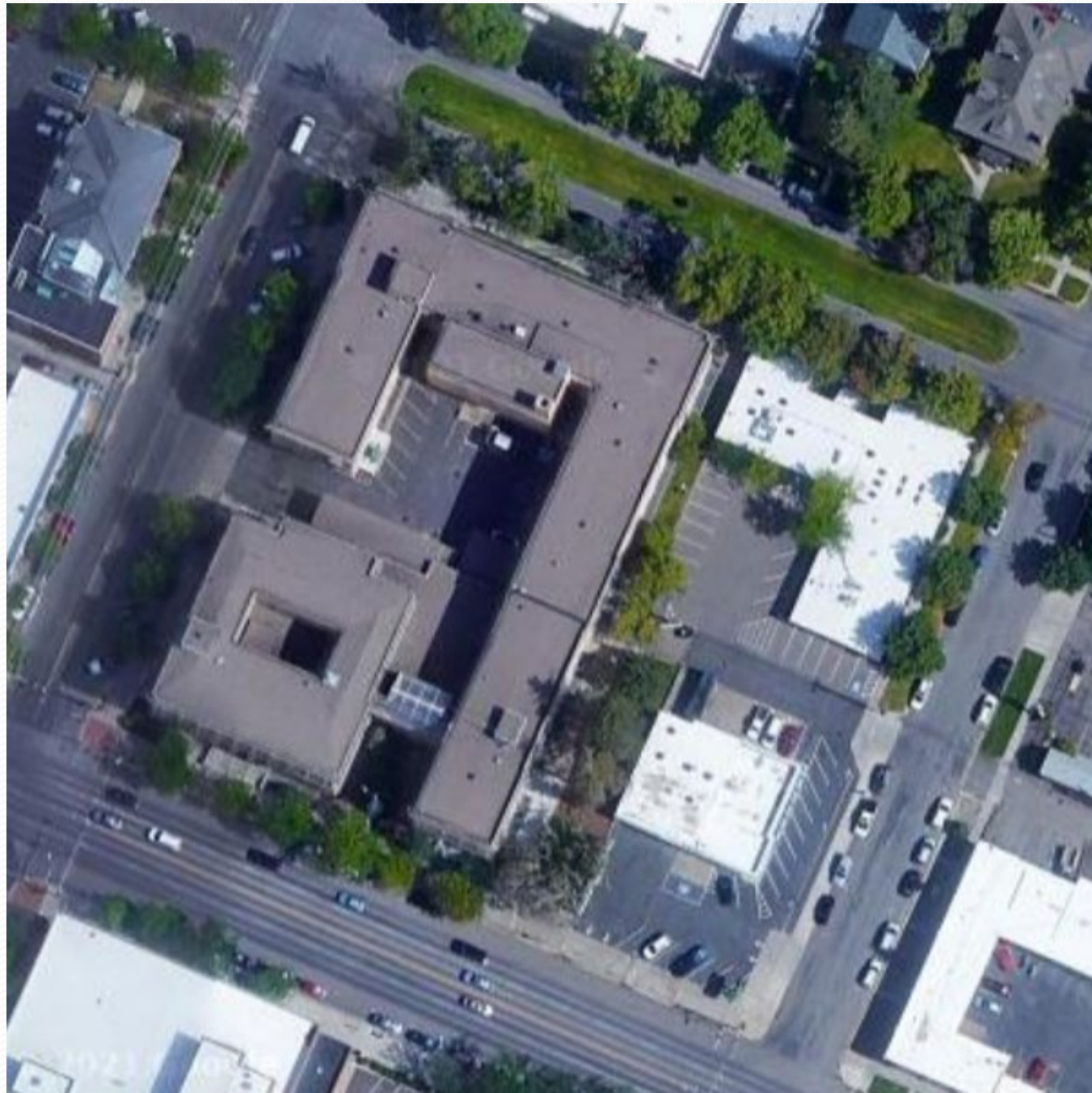
# Missoula Federal Building

- Constructed in four principle phases between 1911 and 1938
  - Italian Renaissance Revival style
  - US Dept. of the Treasury Architect James Knox Taylor
- Listed in the National Register of Historic Places (1979)
- Three stories above ground, daylit basement
- Approximately 120,000 usable square feet
- Currently hosts US Postal Service
- Largely vacant since USFS Region One moved out 2015

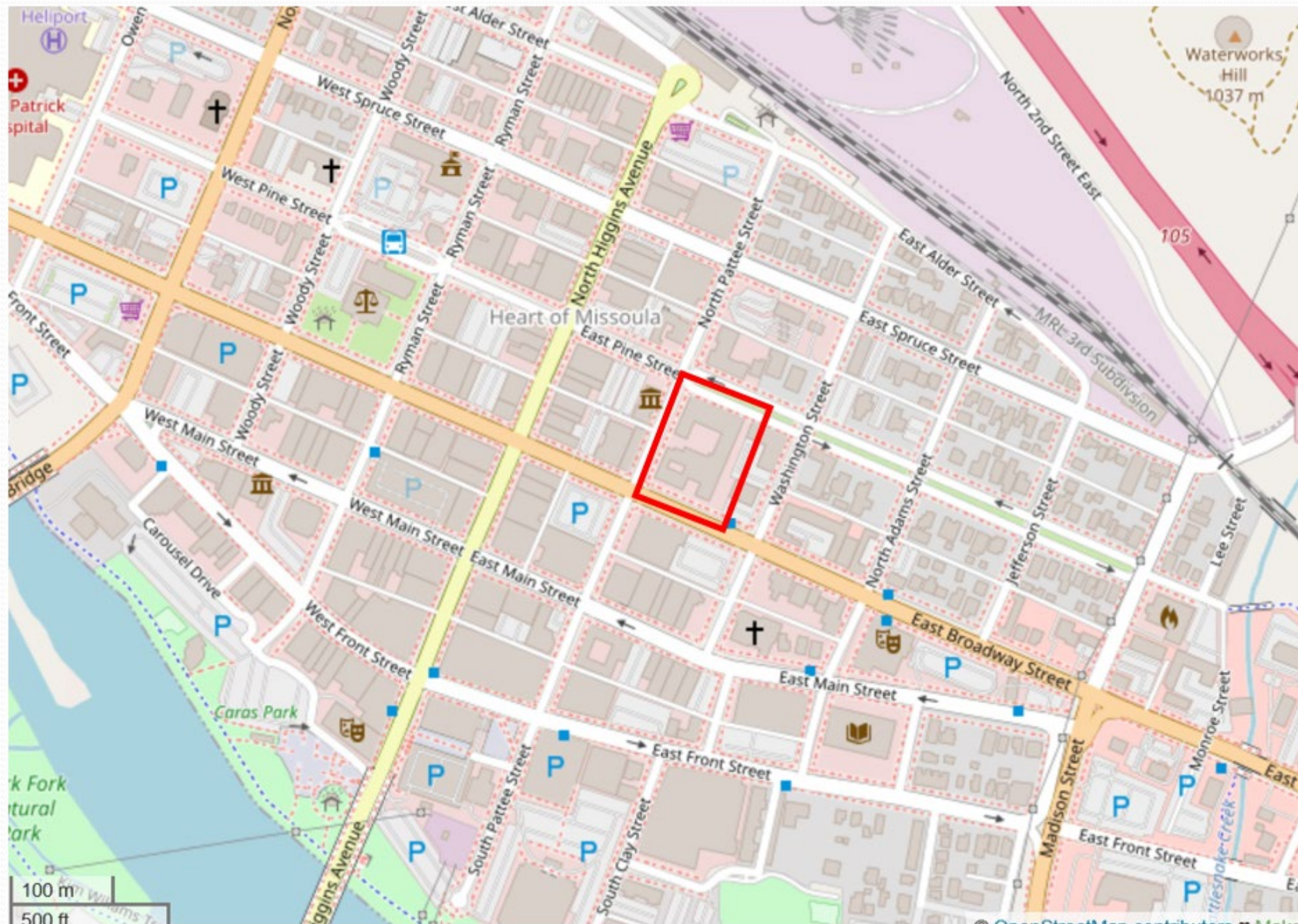












# Federal Surplus Property Disposal

- General Services Administration
  - USFS moved out 2015; unable to attract other federal tenants
  - Declared surplus July 7, 2020
  - Binary outcome: City and County acquire or public auction
- City of Missoula and Missoula County joint ownership potential
  - National Park Service (NPS) Historic Surplus Property Program
  - No cost for acquisition
  - Commit to preserve the building in perpetuity
  - Would receive title approximately September 2022

# Urgent Space Needs

- The City has worked hard to get the most out of City Hall
  - First built in 1969: population 30,000
  - Last expansion in 1989: population 43,000
  - Today: population 75,000
  - 2034: population 84,000
- 2018 Space Needs Assessment of City offices found:
  - Immediate need for an additional 30,000 square feet of City office space.
  - An immediate need at City Hall for an additional 17,000 square feet (a 50% increase in (usable) size).
- City has already spun off satellite offices, such as the Missoula Parking Commission and MRA, and pays \$180,000 annually to lease Downtown office space.
- Immediate need for one new courtroom (probably two)

# Urgent Space Needs

*“Any solution for City Hall will require a major building expansion or relocation of one more departments.”*

*– MMW (2018 Space Needs Analysis)*

Doing nothing is not an option.

# Scope of Space Needs

- Design team and staff analysis indicate the City requires 55,000 square feet for downtown offices and services (2034, exclusive of MPD, MFD, MAM).

	Usable Square Feet (approximate)
<b>Current Downtown Ownership (exclusive of MAM, MFD, Payne Block)</b>	<b>44,000</b>
City Hall	37,000
MRA/Chambers	4,500
Parking Commission	2,500
<b>Projected Need (2034) (exclusive of MAM, MFD, and MPD)</b>	<b>55,000</b>
<b>Federal Building City Allocation (approximate)</b>	<b>55,000</b>



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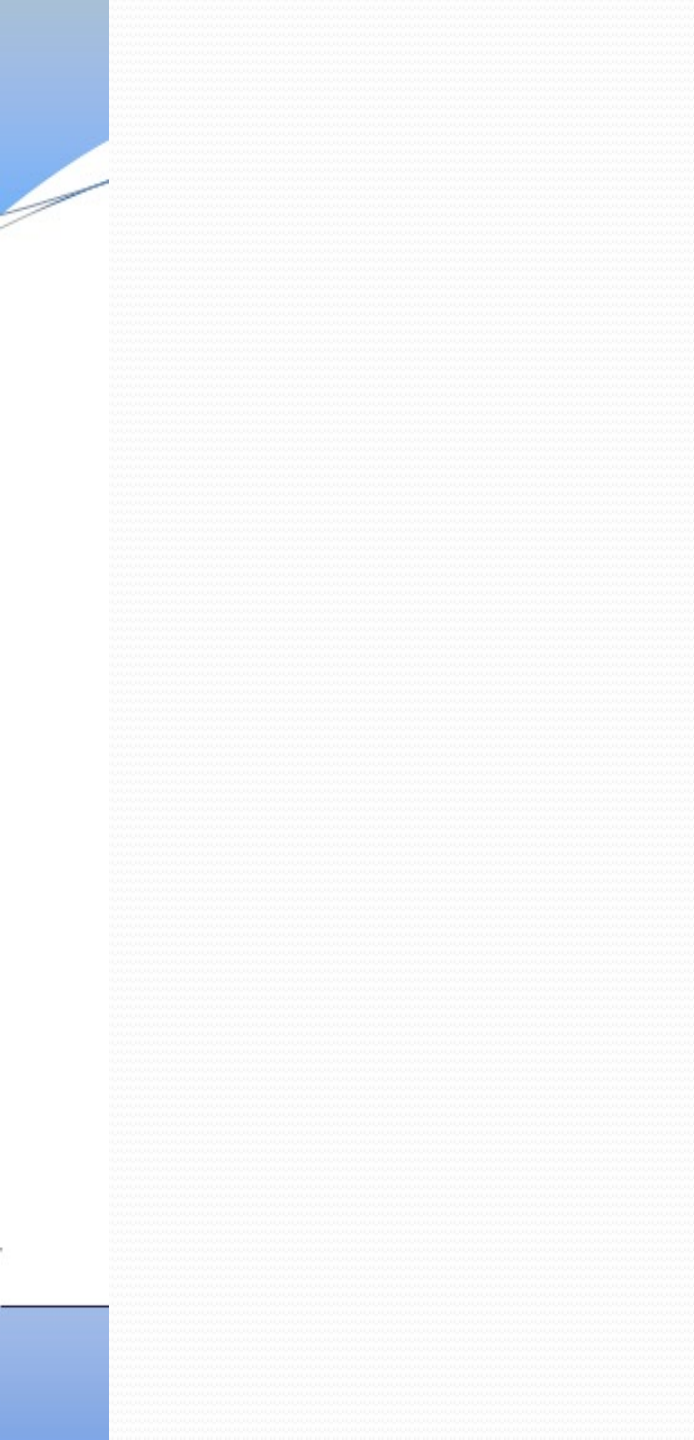




# Good Bones



























# Good Interior



































**But the Condition is Not  
Perfect**























**Photo Legend**  
**Confirmed or Assumed ACM Materials**  
**Federal Building, Post Office and Courthouse**  
**Missoula, Montana**







**And It's Not Turnkey**















# Probable Departments

- BCC and City Council hearing chamber
- City Attorney's Office
- City Central Services
- City Finance Department
- City Comm. Planning, Dev't & Innovation
- City Clerk
- City Human Resources
- City Information Technologies
- City Parking Commission
- City Public Works & Mobility
- Mayor's office
- Missoula Redevelopment Agency
- Municipal Court (x4)
- Board of County Commissioners
- County Auditor
- County Central Services
- County Communications & Projects
- County Community & Planning Services
- County Facilities Management
- County Financial Services
- County Human Resources
- County Risks & Benefits
- County Facilities Management
- County Superintendent of Schools
- County Surveyor



# Basement



# Ground Floor





# Second Floor



# Third Floor







# **Alternatives Analysis**

# Alternative Space Solutions Analysis

1. Expanded leasing + two courtrooms in City Hall
2. Renovate and expand City Hall
3. Construct a new City Hall (and County Administration Building)
4. Rehabilitate the Federal Building with Missoula County



# Alternative Space Solutions Analysis

Option	City Cost through 2034	County Cost through 2034
Ad Hoc Leasing	\$20 million	under evaluation
Renovate & Expand City Hall	\$28 million	NA
New City Hall & County Administrative Building	\$31 million	\$31 million
Rehabilitate Missoula Federal Building	\$20 million	\$20 million

# Alternative Space Solutions Analysis

Alternative	Direct Cost	Quality of Public Service	Workforce Efficiency	Preservation of Federal Building	Durability of Solution
1. Ad Hoc Leasing	\$ 20,000,000	Standard	Inadequate	Precarious	Inadequate
2. City Hall Addition & Rehabilitation	\$ 28,000,000	Standard	Adequate	Precarious	Adequate
3. New City Hall	\$ 31,000,000	High	High	Precarious	High
4. Federal Office Building Rehabilitation	\$ 20,000,000	High	High	High	High



# Acquisition FAQs

- Preservation of the Federal Building
- Continue on-street parking policy
- US Postal Service
  - Honor their process
  - Keep downtown
  - Continued discussion
- City Hall and Council Chambers/MRA
- Missoula Police Department
  - Acute space needs, under analysis

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# Council Decisions Today

- Whether to apply to NPS/GSA to obtain the building
  - Application commits us to acceptance
  - If we decline Federal Building goes to auction
- To complete MOU with Missoula County to develop single entity to jointly own the building

# Potential Financing





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