

Missoula Redevelopment Agency Deconstruction Policies and Projects

APRIL 28, 2022

ANNIE GORSKI AND ANNETTE MARCHESSEAU



Background: MRA funding and sustainability

MRA funding for public infrastructure, building demolition/deconstruction, façade improvements, code compliance, and site work.

- Funding for building removal and site clearing must address building material salvage, reuse, or recycling
- Durable, long-lasting materials encouraged in new construction (wood, metal)
- MRA funding for brownfields cleanup and hazardous material abatement
- New development must address recycling for future tenants or residents

MRA Deconstruction Policy

Deconstruction is required for all MRA-funded project, if feasible. MRA's Deconstruction Policy requires applicants to:

- Consult with a deconstruction contractor to determine feasibility
- Identify materials, quantities, and method of removal
- Provide justification, if deconstruction is not feasible

Example Project: The Mercantile Building



- Former department store
- Historic downtown building
- \$27.5 M project; new construction completed in 2019
- MRA invested \$3.62 M for deconstruction, utility improvements, upgrades to Higgins and Front Street
- Salvaged material:
 - Historic architectural elements
 - Historic Pharmacy building façade
 - Wooden beams and flooring
 - Glass block and brick
 - Incorporated into the new architecture

Example Project: Firestone Building



- Former gas station
- New Construction Completed in 2021: \$20.6 M project
- MRA invested \$1.9 M for deconstruction, utility relocation, and improvements in R/W on Pattee & Main Streets
- Approx. 1,450 ton (98) % of materials reused/recycled:
 - Concrete
 - Brick
 - Metal
 - Windows/doors

Example Project: 1900 West Broadway



- Former auto dealership and coffeeshop
- Completed in 2021
- MRA invested: \$1.1 M for deconstruction; \$73K for utility main extensions
- 2,200+/- tons (est.) of salvaged material :
 - Lumber and beams
 - Cabinets
 - Garage doors
 - Metal ducting & HVAC equipment
 - Crushed concrete / asphalt millings

THANK YOU!

ANNIE GORSKI, EMAIL: GORSKIA@CI.MISSOULA.MT.US TEL.: 552-6155

ANNETTE MARCHESSEAU, EMAIL: MARCHESSEAU@CI.MISSOULA.MT.US TEL.: 552-6158

Other Projects

- **Lee Gordon Place**

- MRA invested \$81,220 for deconstruction, site preparation, improvements in R/W
- 62+/- tons of salvaged material, including lumber, metals, and appliances

- **Stockman Bank Downtown**

- MRA invested \$1.5M for deconstruction, burying overhead utilities, and improvements in R/W on Broadway and Orange Streets