

MISSOULA COUNTY PUBLIC SCHOOLS PROPERTIES PLAN

JUNE 2026

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WGM Group, Inc.
LPW Architecture
RHD LLC
SterlingCRE Advisors
DCI Engineers
ACE Inc.

TABLE OF CONTENTS

INTRODUCTION 1

PROPERTY ASSESSMENT GUIDE 7

ADMINISTRATION BUILDING 19

COLD SPRINGS PROPERTY 39

DICKINSON BUILDING 59

DUNCAN DRIVE PROPERTY 75

FORT MISSOULA PROPERTY 87

JEFFERSON BUILDING 99

LINDA VISTA PROPERTY 115

MOUNT JUMBO BUILDING 127

PRESCOTT BUILDING 143

RATTLESNAKE PROPERTY 161

RIMEL ROAD PROPERTY 173

SEELEY-SWAN PROPERTY 185

TOOLE PARK PROPERTY 197

WHITTIER BUILDING 207

IMPLEMENTATION 223

APPENDICES

Appendix A: Public Involvement

Appendix B: Broker Opinions of Value

ACRONYMS

Air Handling Unit (AHU)
Academic Success Program (ASP)
Americans with Disabilities Act (ADA)
Broker Opinion of Value (BOV)
Career and Technical Education (CTE)
Concrete Masonry Unit (CMU)
Cross-Linked Polyethylene (PEX)
Cold-Formed Steel (CFS)
Direct Digital Control (DDC)
Gallons Per Minute (GPM)
Inch (in)
International Building Code (IBC)
Foot/Feet (ft)
Land Use Plan (LUP)
Lineal Feet (lf)
Missoula County Public Schools (MCPS)
Missoula Economic Partnership (MEP)
Montana Department of Transportation (MDT)
Packaged Terminal Air Conditioner (PTAC)
Parks, Recreation, Open Space, and Trails Plan (PROST)
Physical Education (PE)
Polychlorinated Biphenyl (PCB)
Request for Inquiry (RFI)
Request for Proposal (RFP)
Special Improvement District (SID)
Square Foot/Feet (sf)
Tax Increment Financing (TIF)
University of Montana (UM)



INTRODUCTION

INTRODUCTION

Missoula County Public Schools (MCPS) owns 14 properties that include several parcels of land and vacant or underused buildings that are currently rented to other organizations. The purpose of this plan is to determine how these properties can best serve the District's Core Purpose and meet its growing needs for the future.

The plan is guided by the project goal to ensure all properties are being used to further the Core Purpose of MCPS - to engage all students in a high-quality education that empowers, inspires and prepares each student for their future.

These properties have presented several challenges that are addressed within the plan. These challenges are stated below:

- MCPS buildings currently not in use as K-12 schools have limited to no funding available to address ongoing safety concerns and deferred maintenance.
- There is uncertainty for MCPS and non-MCPS programs, on MCPS properties not in use as K-12 schools, that are seeking stability and a long-term commitment from MCPS.
- There is uncertainty around MCPS properties, not in use as K-12 schools, that are of high interest outside of MCPS for alternative uses.
- There is uncertainty around how vacant MCPS properties should be used and if MCPS should maintain ownership of vacant properties that are not currently contributing to the MCPS Core Purpose.
- There is a belief that the public has the right to access MCPS property, and that MCPS property should be used for broader community benefit. However, there are financial and property sustainability challenges in achieving this goal.

While public school funding is complex, there is a direct correlation between enrollment and the funding the District receives. With MCPS currently experiencing a decline in enrollment, funding becomes even more limited to address unused facilities. Additional information on MCPS enrollment can be found in the next chapter, Property Assessment Guide.

The financial scenario on the next page illustrates the financial challenges of maintaining these properties over the next 15 years if no action is taken.

Currently, some properties are leased. The rental income is shown based on 2025 rates with the assumption that these rates will modestly increase over the next 15 years.

The maintenance expenses are for deferred and upcoming maintenance of the buildings. These costs are described in the financial assessment summary within each property chapter and are estimates based on the building assessment. This scenario does not take inflation into consideration. The maintenance costs are divided over the next 15 years with the assumption that not all work can or will need to be completed within this time period.

PLAN PROPERTIES
ADMINISTRATION BUILDING
COLD SPRINGS BUILDING
DICKINSON BUILDING
DUNCAN DRIVE PROPERTY
FORT MISSOULA BUILDING
JEFFERSON BUILDING
LINDA VISTA PROPERTY
MOUNT JUMBO BUILDING
PRESCOTT BUILDING
RATTLESNAKE PROPERTY
RIMEL ROAD PROPERTY
SEELEY-SWAN PROPERTY
TOOLE PARK PROPERTY
WHITTIER BUILDING

NO ACTION FINANCIAL SCENARIO

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Administration Building															
Rent Income	$17,600	$17,600	$17,600	$17,600	$20,000	$20,000	$20,000	$20,000	$20,000	$25,000	$25,000	$25,000	$25,000	$25,000	25,000
Maintenance Expenses	$0	$0	($150,000)	$0	($500,000)	$0	$0	($500,000)	$0	$0	$0	($535,000)	$0	$0	($300,000)
Cold Springs Building															
Rent Income	$135,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
Maintenance Expenses	($50,000)	($50,000)	($250,000)	($300,000)	($50,000)	($500,000)	($60,000)	($250,000)	($50,000)	($300,000)	($500,000)	($250,000)	($200,000)	($500,000)	($250,000)
Dickinson Building															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	($30,000)	($80,000)	($60,000)	($60,000)	($350,000)	($100,000)	($350,000)	($500,000)	($350,000)	($100,000)	($100,000)	($500,000)	($50,000)	($100,000)	($100,000)
Duncan Drive Property															
Rent Income	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fort Missoula Property															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Jefferson Building															
Rent Income	$50,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000
Maintenance Expenses	($60,000)	($60,000)	($60,000)	($60,000)	($200,000)	($200,000)	($50,000)	($50,000)	($50,000)	($50,000)	($300,000)	($50,000)	($250,000)	($50,000)	($50,000)
Linda Vista Property															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mount Jumbo Building															
Rent Income	$55,200	$150,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000
Maintenance Expenses	($20,000)	($30,000)	($250,000)	($50,000)	($300,000)	($50,000)	($250,000)	($50,000)	($250,000)	($300,000)	($300,000)	($300,000)	($250,000)	($300,000)	($290,000)
Prescott Building															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)
Rattlesnake Property															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rimel Road Property															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$00	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Seeley-Swan Property															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Toole Park Property															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Whittier Building															
Rent Income	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000
Maintenance Expenses	$0	$0	($5,000)	$0	$0	($5,000)	$0	$0	($5,000)	$0	$0	($5,000)	$0	$0	($5,000)
Total															
Rent/Interest	$269,801	$529,601	$559,601	$559,601	$562,001	$562,001	$562,001	$562,001	$562,001	$567,001	$567,001	$567,001	$567,001	$567,001	$567,001
Expenses	($170,000)	($230,000)	($785,000)	($480,000)	($1,410,000)	($865,000)	($720,000)	($1,360,000)	($715,000)	($760,000)	($1,210,000)	($1,615,000)	($760,000)	($960,000)	($1,005,000)
Net	$99,801	$399,402	$174,003	$253,604	($594,395)	($897,394)	($1,055,393)	($1,853,392)	($2,006,391)	($2,199,390)	($2,842,389)	($3,890,388)	($4,083,387)	($4,476,386)	($4,914,385)

PROJECT PROCESS

The project process included these four phases:

1. Define Process and Needs
2. Data Collection and Analysis
3. Plan Development
4. Implementation

The process was guided by a Planning Committee that met on a monthly basis to provide oversight and make recommendations, with public involvement integrated into each phase.



Define Process & Needs

The first step in the process involved defining the overall process. This phase was completed primarily with the Planning Committee and included identifying needs and priorities, developing a public engagement plan, and determining key stakeholders. See Appendix A for the complete public engagement plan and stakeholder summaries.

Additionally, the Planning Committee completed exercises to better understand facility needs and priorities. Discussion indicated that there are limited facility needs that are not currently being met. The needs discussed are listed below.

- Land in future growth areas
- CTE facility
- Middle school in northern Missoula
- Performing arts space
- “Dirty” school for activities using water, paint, dirt, etc.
- Arts facility
- Student housing
- Staff housing
- Seeley Lake housing
- Indoor and outdoor athletic facilities
- Robotics space
- Hellgate parking
- C.S. Porter cafeteria space
- Special education hub

Priorities were discussed by categorizing spaces based on user groups and facility types. The top priorities identified were:

- Student pre-k-12 instructional
- Student special resources
- Student physical education
- Student activities
- Student athletics
- Future uses
- Staff housing (particularly Seeley)

Within the committee, there was disagreement regarding the priority of certain facility types, including:

- Future uses
- Staff housing
- Community adult instructional
- Parking
- Event/conference space
- Community recreation



Data Collection & Analysis

The second phase focused on property assessments, stakeholder learning sessions, and a community survey to better understand community needs, priorities, and perspectives. Together, these efforts were aimed at understanding how the properties currently serve MCPS and the broader community, as well as their potential role in the future.

To better understand current use and community-serving functions, learning sessions were held with existing property users to gather input on needs, priorities, and opportunities. These sessions included representatives from:

- Lifelong Learning Center
- Agriculture/FFA/Big Sky High School
- Seeley Swan High School
- Child Start, Inc
- Garden City Harvest
- Missoula Child Care Advantage
- Missoula Football Club
- Friends of the Children
- Cancer Support Community Montana
- Missoula Robotics Club
- Studio M

Meetings were held with public entities to consider possible partnerships.

- City of Missoula
- Missoula County
- University of Montana
- City of Missoula Parks & Rec
- Missoula Redevelopment Agency

A community survey was conducted to further understand needs and priorities, gather input on the properties, and gauge overall community perspectives. The survey received 1,305 responses. The top five priorities identified were:

1. Pre-K-12 instructional
2. Student activities
3. Community adult instructional
4. Student special resources
5. Community recreation

Survey results reflected differing views on whether the properties should primarily provide broader community benefit or directly support MCPS instructional needs. There was also notable concern about the potential sale of properties.

Finally, a comprehensive property assessment was completed to assess each property's condition and future potential. This included a property-level assessment, building assessment (where applicable), and financial assessment. The assessment also incorporated a series of guiding questions to evaluate whether each property currently provides value to MCPS and whether it is anticipated to provide value in the future. See Chapter 2: Property Assessment Guide for more information on how the properties were assessed.

Plan Development



The third phase of the project was focused on developing options for each property and getting feedback on those options. Three options were developed with distinct approaches, priorities, and sub-options specific to each property.

These options were presented to the community at building tours, input sessions, and online with an accompanying survey. The options were holistic in nature to encourage feedback on an overall approach to addressing the challenges, to minimize focus on individual properties, and to ensure that the fundamental approach remained intact rather than being modified to a point where it became infeasible.

Option 1: Existing Approach would maintain the existing approach by continuing to manage properties as they currently are managed. In the short-term, there is modest financial return from property leases. In the long-term, there is no allocated funding for deferred maintenance and large improvements. This option prioritizes maintaining ownership of all 14 properties and minimizing investment in properties.

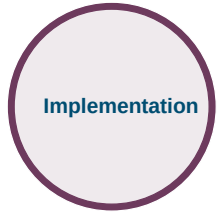
Option 2: Financial Sustainability Approach would generate income from the sale or long-term lease of properties to maintain buildings planned for long-term MCPS use, acquire property in anticipated growth areas (as available and funding allows), and start an education investment fund where annual returns can be used for ongoing needs rather than just once. This option prioritizes maintaining buildings and properties likely to be utilized in the long-term and a long-term financial plan to address maintenance needs.

Option 3: Education and Community Investment Approach would invest in improvements to MCPS properties to provide MCPS and community-desired facilities and amenities. This would be funded through the sale or long-term lease of properties along with additional community investment. With additional community investment, this option would allow for expansion of MCPS and community resources. This option prioritizes education resource and community resources.

Community participation was extensive and shaped the direction of this phase of work. More than 200 community members took part in building tours and facilitated input sessions, and over 870 people responded to the public survey. A majority of survey respondents (54%) expressed a preference for Option 2: Financial Sustainability Approach.

Feedback consistently emphasized the need for more indoor, publicly accessible spaces that serve community and neighborhood uses.

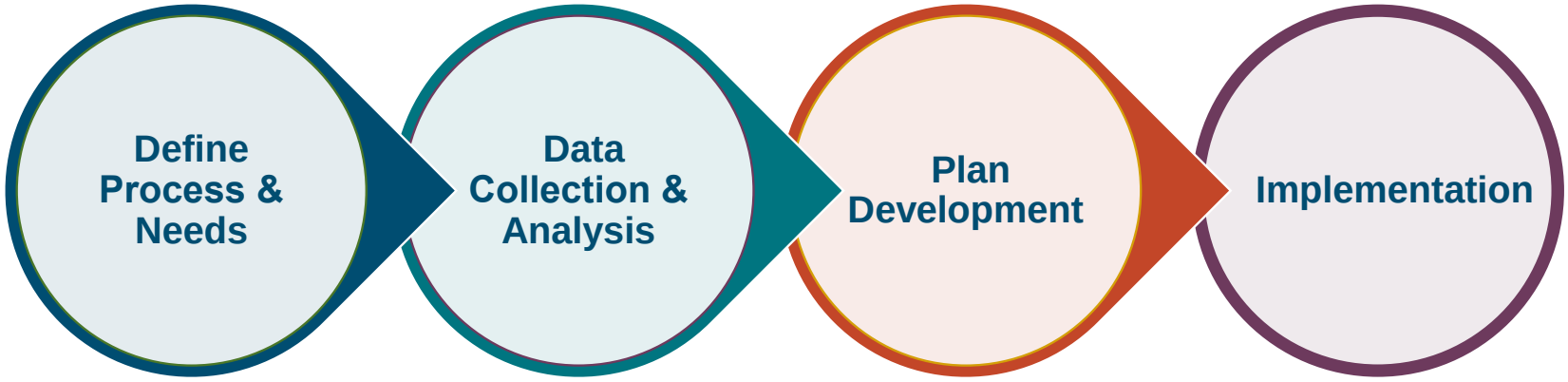
Respondents also expressed a strong sense of community ownership of the properties, along with a clear desire to retain access to existing green spaces and parks. At the same time, community input reflected a real tension: while many believe public land should remain permanently accessible to the public, there is also broad recognition that maintaining these properties is costly and that increasing taxes is not a preferred solution.



Implementation

The final phase includes recommendations for the properties and implementation steps. Recommendations were developed generally following Option 2: Financial Sustainability Approach with some modifications and refinement based on community feedback and Planning Committee discussion. Recommendations took into consideration likely financial implications to ensure that funding is available to address maintenance needs for the long-term and for desirable land acquisitions.

Implementation steps were developed to provide guidance in implementing this plan and set expectations for MCPS and the public for future processes for upcoming actions.





PROPERTY ASSESSMENT GUIDE

PROPERTY ASSESSMENT GUIDE

PROPERTY ASSESSMENT PURPOSE

Each property was analyzed by the consultant team of WGM Group, LPW Architecture, DCI Engineers, and ACE to better understand the potential and condition of the property. Based on the findings of the property assessment, including a property assessment, building assessment (if applicable), and financial assessment, options for each property were determined.

The assessment for each property begins with a summary of the key factors used as the basis for determining recommendations for the property. The summary is organized in a series of questions aimed at understanding if the property is currently providing value to MCPS and if it is anticipated to provide value to MCPS in the future.

Value for MCPS is based on the following:

- Meeting the MCPS Core Purpose and aligning with MCPS priorities
  - The MCPS Core Purpose is to engage all students in a high quality education that empowers, inspires and prepares each student for their future
  - Pre-K-12 instructional space was identified as the top priority
- Providing a facility that can serve as a future school based on size, location, and building condition in a financially responsible manner
- Potential for meeting an identified MCPS need or anticipated future need

RATING SYSTEM

A rating system was developed for the project to provide an easy to understand visual cue. The intent is to provide a quick assessment as either positive, neutral, or negative. The rating system is used throughout the project for the property assessment and to evaluate options for the property.

A detailed description of the rating system and associated criteria is included on the following pages.



Positive



Neutral



Negative

Each question included in the property assessment, building assessment, and financial assessment is explained in the following pages along with information on how the rating system was used for that question.

PROPERTY ASSESSMENT GUIDE

The property assessment summary includes six questions for each property. The intent of the questions is to determine if the property is an appropriate space for MCPS instructional facilities.

1. Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?
2. Is the property the optimum size for standard classroom instruction?
3. Is the property located where a need for instructional space is anticipated?
4. Does the property provide or have the potential to support alternative instructional space?
5. Is there an identified need that could be accommodated on this property?
6. Does the site have appropriate access and connectivity?

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Value and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the site have appropriate access and connectivity?
ASSESSMENT						
NOTES						

PROPERTY ASSESSMENT: Purpose & Priority

1 Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?

The MCPS Core Purpose is to engage all students in a high quality education that empowers, inspires and prepares each student for their future as stated in the Missoula County Public Schools Strategic Plan that was updated June 21, 2022.

MCPS priorities for facility space were categorized based on user groups and types of spaces. Refer to Appendix A for a full list of categories considered.

Pre-K-12 instructional space was identified as the top priority.



Property is currently used for MCPS pre-K-12 instructional space



Property is used for MCPS pre-K-12 alternative instructional space such as an activity space



Property is not currently used for MCPS pre-K-12 instructional space

PROPERTY ASSESSMENT: Size

2 Is the property the optimum size for standard classroom instruction?

The Association for Learning Environments provides recommendations for school property sizes. The property needs to accommodate drop-off and pick-up, buses, playground and activities, parking, and site access.

One larger school of approximately 300-400 students is more cost effective than two smaller schools of 150-200 students each. One larger school requires approximately half the administrative and custodial positions as two smaller schools. There are reduced maintenance and utility costs associated with one building rather than two buildings. The State allows a larger ratio of students to administration, but it becomes difficult to manage for a single position.

While it is possible to operate a school on a property that is smaller than the optimum size, current guidelines were utilized for this assessment.



Ideal size needed for future school



Minimum size needed for future school



Too small for future school

RECOMMENDED SCHOOL SIZES			
	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
OPTIMUM POPULATION	400-500 Students	500-600 Students	1,100-1,300 Students
MINIMUM LOT SIZE	8-9 aces	15-17 acres	30-35 acres

PROPERTY ASSESSMENT: Location

3 Is the property located where a need for instructional space is anticipated?

The property locations were evaluated to determine if the properties are located in areas where growth is planned based on City and County land use plans. If a property is located in an area where growth is anticipated, population will likely increase in that area so additional instructional space may be needed.

The capacity of MCPS schools was taken into consideration. Below are the capacities, 2025 enrollment, and forecast 2032-33 enrollment for MCPS schools from the January 2023 Missoula County Public Schools, MT Demographic Study Report. MCPS schools are currently under capacity and are forecast to remain under capacity through 2033. This does not take into consideration schools that are not currently in operation. Seeley-Swan High School is excluded to better illustrate the Missoula area high school capacity. Seeley-Swan High School is not expected to have capacity issues unless there is major community growth.

MCPS SCHOOL CAPACITY (Students)			
	ELEMENTARY SCHOOLS	MIDDLE SCHOOLS	HIGH SCHOOLS
CAPACITY	4,460	1,928	4,192
2025 ENROLLMENT	3,236	1,738	3,606
FORECAST 2032-33 ENROLLMENT*	3,640	1,737	4,097

Note that the forecast enrollments in the demographics study for 2025 do not necessarily align with current enrollment. For example, the elementary enrollment forecast for 2025-26 is 3,530 students and the current enrollment is 3,236.

**Missoula County Public Schools, MT Demographic Study Report: January 2023*

MCPS Elementary School Capacity includes: Chief Charlo, Franklin, Hawthorne, Jeannette Rankin, Lewis and Clark, Lowell, Paxon, Rattlesnake, and Russell Elementary Schools.

MCPS Middle School Capacity includes: C.S. Porter, Meadow Hill, and Washington Middle Schools.

MCPS High School Capacity includes: Big Sky, Hellgate, and Sentinel High Schools.



Property located in area with anticipated high residential growth



Property located in area with some anticipated residential growth

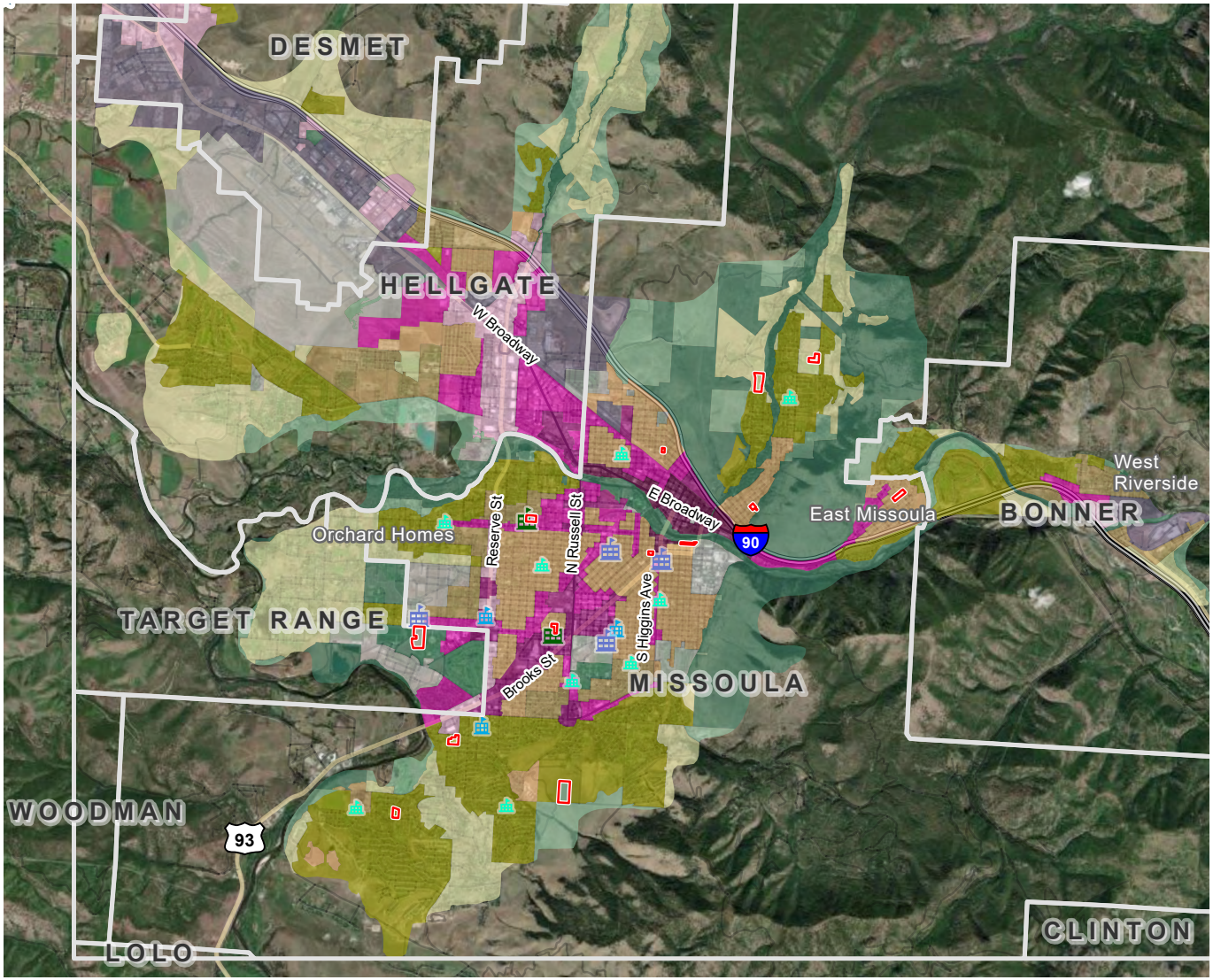


Property located in area with anticipated low residential growth

PROPERTY ASSESSMENT: Location

Missoula is generally planning for growth along the Brooks Street corridor in Midtown Missoula; in the North Reserve area; to the west along Mullan Road; and along the Broadway corridor including Downtown and the Northside areas. The area shown in the map below in the orange and pink shades indicate where a higher residential density is planned with the yellows indicating lower residential density.

Growth projections for Missoula are included in the Our Missoula 2045 Land Use Plan. The current population for the LUP area is 93,926 people with a projection of 128,346 people by 2045. The LUP area extends beyond the MCPS District, so some of the projected growth is planned to be accommodated by other school districts.



PROPERTY ASSESSMENT: Alternative Instruction

4 Does the property provide or have the potential to support alternative instructional space?

In addition to traditional classroom space, alternative instructional space can be a valuable asset to MCPS in helping students meet educational goals. Alternative instructional space can take many different forms so it is difficult to evaluate how a property could be used for alternative instructional space. In general, alternative instructional spaces will be used as an overall MCPS resource rather than specific to one school or neighborhood. A few examples of alternative instructional space include a performance center, career and technical education, Robotics Club, Boxing Club, and the Ag Center.

Key considerations for determining the property's potential to support alternative instructional space include a central location, adequate access and connectivity, size of the property to accommodate a range of uses, and the ability to accommodate parking needs.



Property is currently used as an alternative instructional space or has a high capacity to support an alternative instructional space in the future



Property has some capacity to support an alternative instructional space in the future



Property has limited capacity to support an alternative instructional space in the future

PROPERTY ASSESSMENT: Identified Need

5 Is there an identified MCPS need that could be accommodated on this property?

MCPS facility and space needs were identified by the project planning committee and through the community survey. It is anticipated that needs will evolve in the future so having flexibility will be important to react to ever-changing needs.

The following facility needs have been identified by the Planning Committee and community as current MCPS needs:

- Career and Technical Education (CTE)
- Performing arts space
- Future school sites to accommodate long-term growth (Northside and Midtown)
- Sensory learning pre-K-5 building (education space designed for paint, mud, etc.)
- Tenants: non-profits, daycare
- Seeley Lake: housing
- Activity space: robotics
- Conference space
- Athletic space: tennis, baseball, swimming pool
- Community athletic fields
- Hellgate High School parking
- C.S. Porter cafeteria
- Special education hub
- Building rentals for conference
- Community costume/props storage
- Community indoor recreation space (avoid heat and smoke)
- Cultural centers
- Outdoor and environmental learning
- Special education services
- Mental health and wellness programs
- Food distribution or kitchen hubs
- Event space



Property has the capacity to accommodate an identified MCPS need



Property has some capacity to accommodate an identified MCPS need



Property has limited capacity to accommodate an identified MCPS need

PROPERTY ASSESSMENT: Access & Connectivity

6 Does the property have appropriate access and connectivity?

Site access and connectivity were evaluated for ease of accessing the property for all modes of transportation. For the property to function as a school, school buses need to be able to access the site for drop-off and pick up. The bike lane and sidewalk network was considered for accessing the site for bicyclists and pedestrians. Proximity to bus stops was considered.

Since some MCPS facilities are utilized by the entire community rather than the local neighborhood, consideration was given to the location of the property within the community. For example, a property centrally located near an arterial street within Missoula has better site access and connectivity than a property located in the Upper Rattlesnake.



Good



Satisfactory



Limited

BUILDING ASSESSMENT

The building assessment summary includes six questions. The intent of the questions is to determine if the condition of the building and deferred maintenance needed would limit the use of the building. Deferred maintenance is the postponement of necessary repairs and maintenance activities to save costs or due to limited resources. Additional detail on the items included in the building evaluations can be found within the individual property assessments.

1. What is the overall building condition?
2. What is the capacity of the building to be used as a school?
3. What is the structural building condition?
4. What is the mechanical system condition?
5. What is the plumbing system condition?
6. What is the electrical system condition?

BUILDING ASSESSMENT						
	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical system condition?	What is the plumbing system condition?	What is the electrical system condition?
ASSESSMENT						
NOTES						

FINANCIAL ASSESSMENT

The financial assessment summary includes seven questions that aimed to determine the sort- and long-term financial viability for use of the building by MCPS.

1. What is the value of the property?
2. What are the minimum costs to reopen the building as a school?
3. What are the minimum costs to renovate the building for another use?
4. Has there been recent investment in the building?
5. Is there deferred maintenance? (Deferred maintenance is the postponement of necessary repairs and maintenance activities to save costs or due to limited resources.)
6. Does the property generate income?
7. Does the income support long-term maintenance of the building?

FINANCIAL ASSESSMENT							
	What is the value of the property?	What are the minimum costs to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT							
NOTES							



ADMINISTRATION BUILDING

ADMINISTRATION BUILDING

The property assessment begins with a summary of the property, building, and financial assessments. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT						
NOTES	The property is used by the MCPS Robotics Club.	The property is smaller than the recommended size for a school.	The property is centrally located in an area where some residential growth is planned.	The property is used by the MCPS Robotics Club, but the cost of renovating the building for continued use will be difficult to overcome.	None have been identified.	The property is centrally located with good access and bike, pedestrian, and transit connectivity.

BUILDING ASSESSMENT						
	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical building condition?	What is the plumbing building condition?	What is the electrical building condition?
ASSESSMENT						
NOTES	Overall in good condition, but it needs some work. Warehouse in poor condition.	Building is not suitable for traditional education.	Generally good.	Major upgrades needed.	Major upgrades needed.	Upgrades needed.

FINANCIAL ASSESSMENT							
	What is the value of the property?*	What are the minimum costs to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	$2 million to $3 million	Unknown. Significant investment would be required.	Assuming a complete renovation, it would cost at least $15 million.	Old boiler from Lowell was moved to this building in 2015.	Structural: $150,000 (1-3 years) and $480,000* (3-5 years) Building: $1 million fenestration, exterior cladding, passenger elevator, abatement Mechanical and Electrical: $355,000 boiler Total = $1,985,000	$17,600/ year	No
NOTES	*Based on BOV provided by SterlingCRE Advisors.	Building is not suitable for traditional education. Renovation for primary education is not recommended.	Renovation costs can vary widely based on the intended new use. Complete renovation cost would assume change of occupancy and reconfiguration of most interior spaces and systems. The site poses significant challenges with parking. The limited area for parking may limit possible future uses.		Most systems are at the end of their useful life. *Destructive investigation and assessment required to determine extents of upgrades. Upgrades estimated at ~$30 sf.	Missoula Youth Football	

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2200-21-4-06-01-0000
PROPERTY ADDRESS	215 S 6th Street 59801
PROPERTY AREA	1.9 acres and 0.5 acres
EXISTING STRUCTURES	Former school and administration building
EXISTING USES	Robotics Club and Missoula Youth Football storage
ADJACENT USES	Residential and First Presbyterian Church
EXISTING LEASES	Missoula Youth Football
ADDITIONAL PROPERTY INFORMATION	Property was closed as a school in 1954. In 1968, an addition was added and the print shop was remodeled. The building was vacated in 2020 when administration moved to the MCPS property on South Avenue.
NUMBER OF PARCELS	2
ENVIRONMENTAL SITE ASSESSMENT	Phase I Environmental Site Assessment completed in June 2021. Identified REC: Oil-stained floor drain in basement garage. Potential RECs: Former maintenance and paint shop which can generate waste solvents, fuels, and oils. Unknown historical storage and management practices for the heating oil. Items that may warrant further study: Additional floor drains and sumps connected to sewer, asbestos-containing building materials, lead-based pain, and/or PCB-containing fluorescent light ballasts.

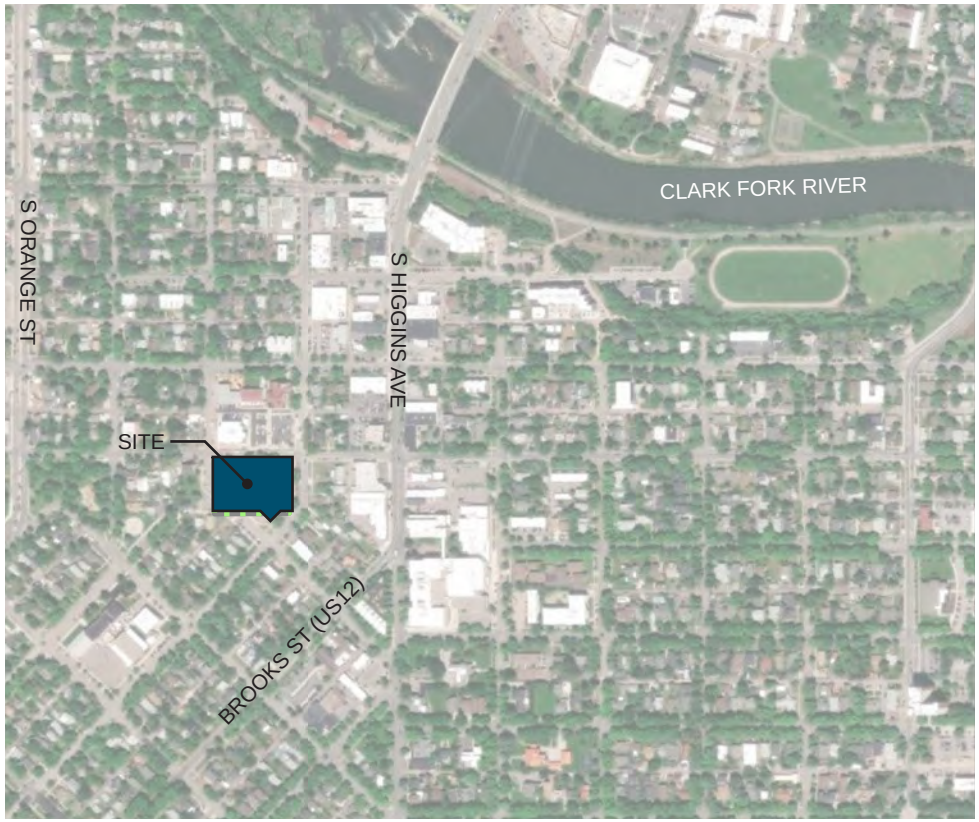


FIGURE 1.1: LOCATION MAP

Phase II Environmental Assessment for Building Materials Inspection was completed in August 2021.

Asbestos, lead-based paint, lead in surface soil, and PCB oils and mercury in ballasts and thermostats were identified on the site.

Abatement for the asbestos, disposal of universal waste, and cleanup of lead-contaminated soil was estimated to cost $109,422.

REGULATORY ASSESSMENT	
JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Urban Residential High. These are Missoula's most complete, compact, walkable neighborhoods. They are designed for people to live, play, and connect closely with nearby amenities. Typical parcel size is 5,400 sf.
ZONING	The property is zoned Urban Residential 3 (U-R3). Development patterns in this district are typically compact and multimodal. Street and block patterns provide high connectivity in rectangular grids. Buildings typically have small and varied setbacks.



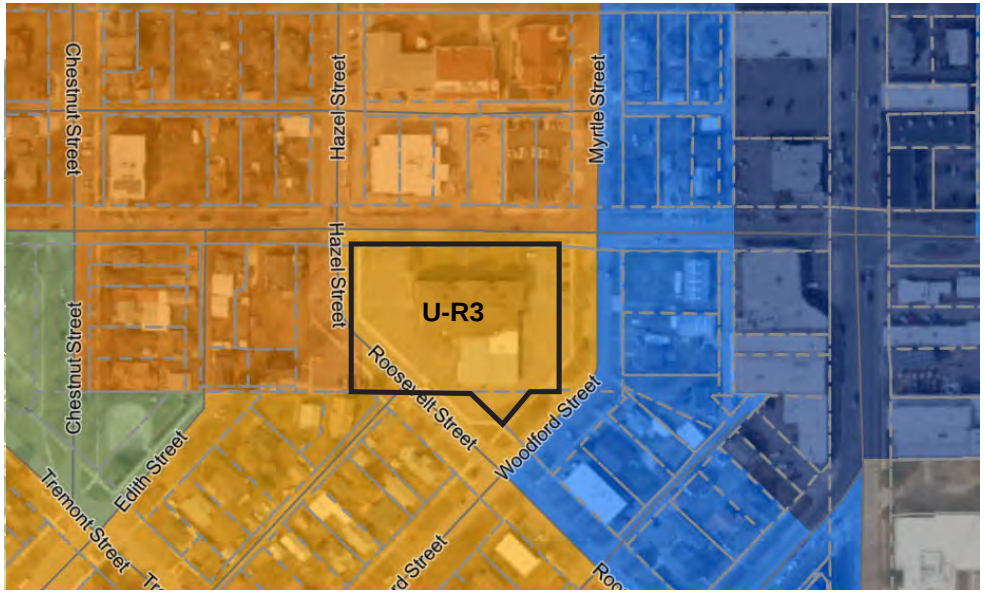


FIGURE 1.2: CITY ZONING MAP



FIGURE 1.3: LAND USE PLAN MAP

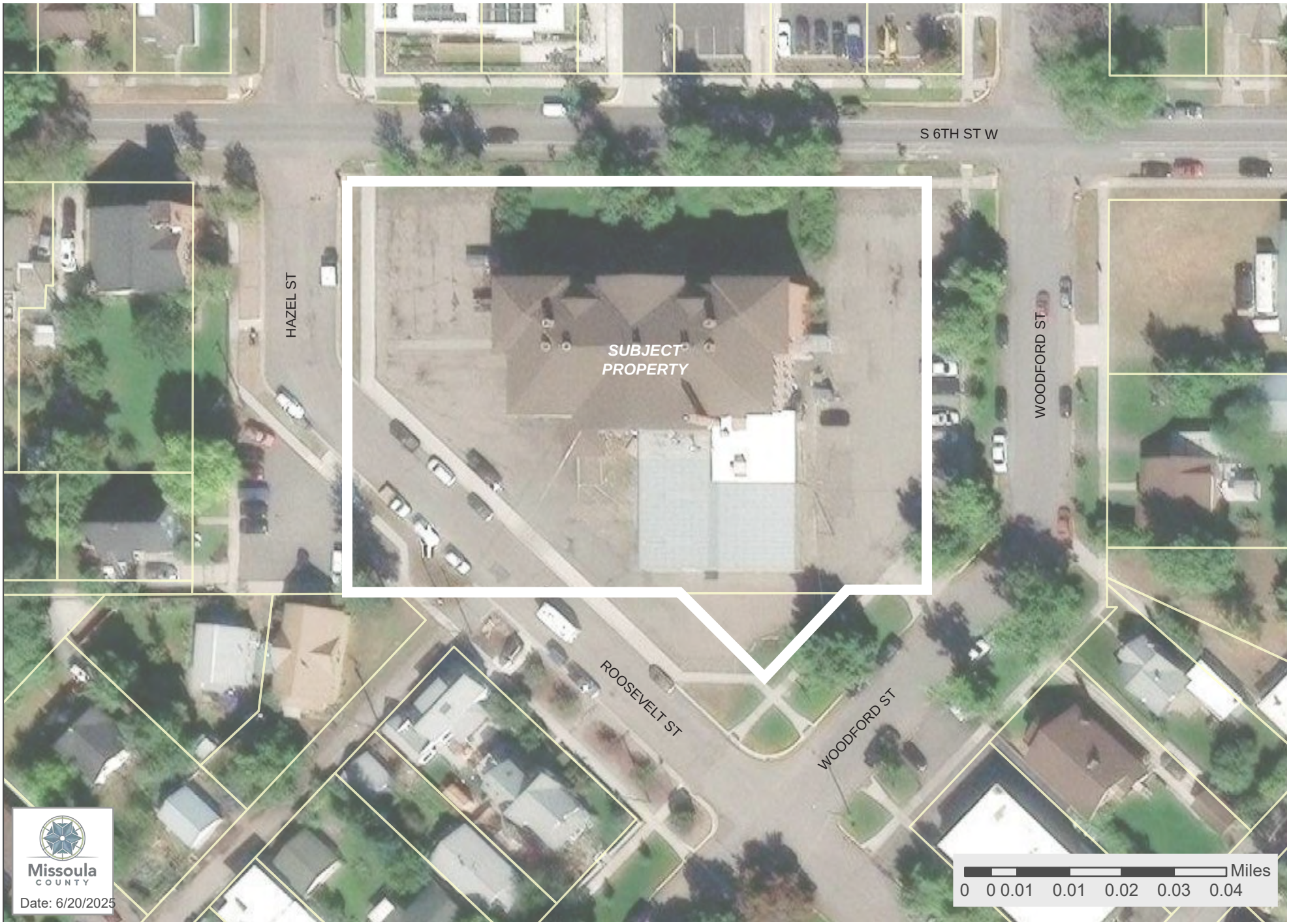


FIGURE 1.4: SITE MAP

TRANSPORTATION ASSESSMENT

ADJACENT STREETS	The property fronts on 6th Street which is a minor arterial. The property is one block away from Higgins Avenue which is a principal arterial.
ACCESS	The property has two vehicular driveways: one along Roosevelt Street and one along Woodford Street.
TRANSIT	Two bus stops along 6th Street directly in front of the building.
BIKE AND PEDESTRIAN AMENITIES	All streets surrounding property have sidewalks, S 6th Street has separated bike lane on road, property has bicycle parking.
PARKING	On-street parking along Roosevelt Street and Woodford Street, approximately 75 off-street parking spaces including three ADA parking spaces.
PLANNED PROJECTS	• Myrtle/Woodford neighborhood greenway (installs traffic calming and wayfinding treatments) • Tremont Street/Chestnut Street neighborhood greenway (installs traffic calming and wayfinding treatments) • Higgins Avenue multimodal improvements (reconfigures Higgins Avenue to meet complete streets policy and objectives)

UTILITY ASSESSMENT

SEWER	Appears sewer service connected to property from Roosevelt Street (records not found).
WATER	Water mains surrounding site, within 6th Street W (14-in diameter), Myrtle Street (6-in diameter), and Woodford Street (6-in diameter). 2-in water service tapped off 6th Street.
STORMWATER	City owned dry wells are located in Myrtle Street and Woodford Street. Privately owned dry wells along south 6th Street.



FIGURE 1.5: PUBLIC UTILITY MAP

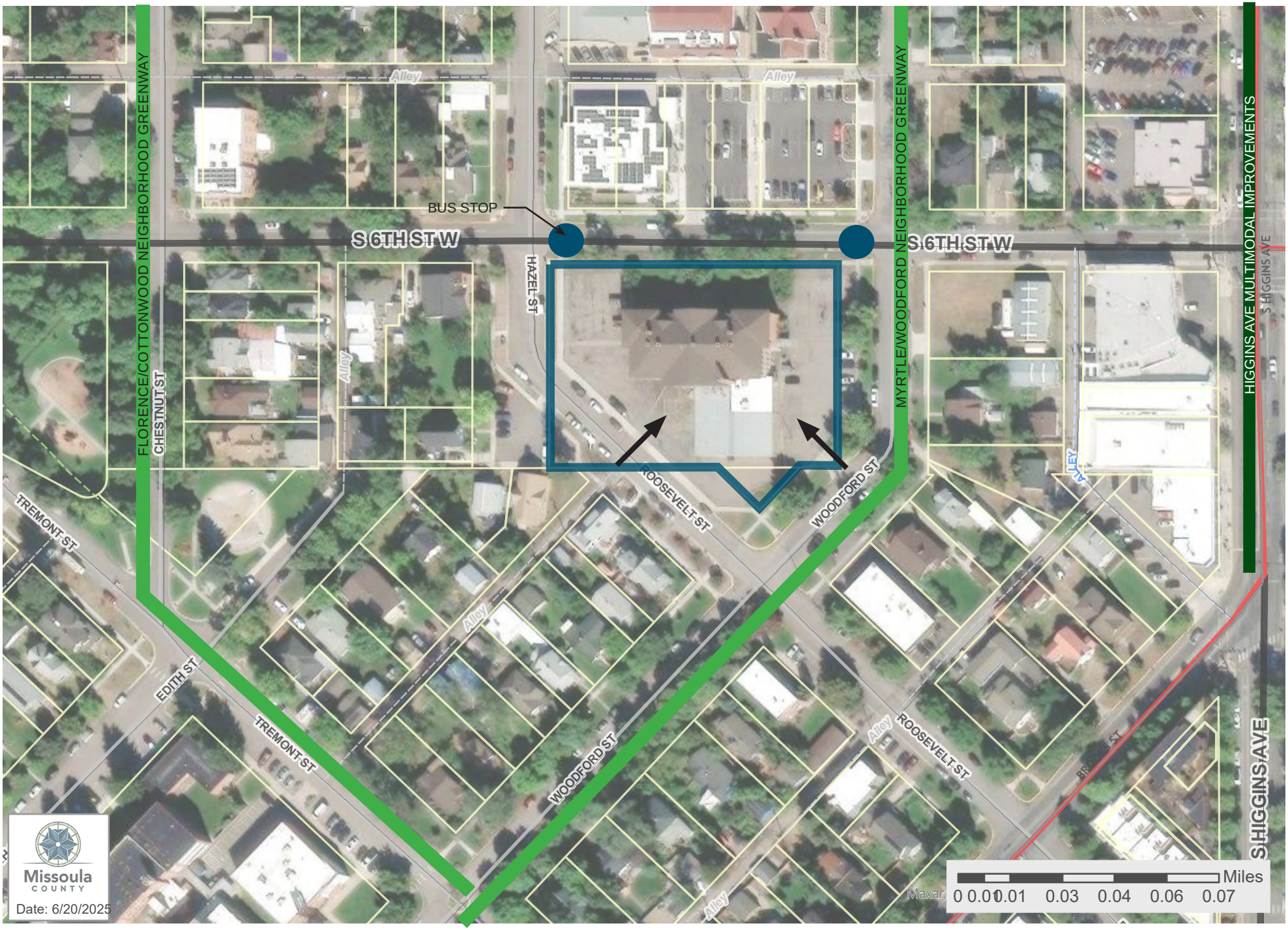


FIGURE 1.6: TRANSPORTATION CONNECTIVITY & PLANNED TRANSPORTATION PROJECTS

BUILDING ASSESSMENT	
SIZE	Three levels 9,000 sf/level | Warehouse 6,070 sf
YEAR BUILT	Unknown
ADDITIONS	Warehouse, year built unknown
PHYSICAL CONDITION	Building overall condition shows no major signs of deterioration. Warehouse section is in poor condition. Roof and exterior cladding are in good condition. Fascias and exterior wood need maintenance.
DEFICIENCIES	Facility lacks an accessible entry and has no passenger elevator. There are no restrooms on the third level.
FUNCTIONALITY	Building currently houses the Robotics Club, MCPS Maintenance, and athletic storage.
LIMITATIONS	Inadequate egress from the basement and third floors. Building does not meeting current exiting requirements.





BUILDING STRUCTURAL ASSESSMENT	
YEAR BUILT	Unknown
ADDITIONS	Metal building addition
AREA	Unknown
OVERALL PHYSICAL CONDITION	Generally Good
VISUAL DEFICIENCIES	Interior: 1. Stone foundation mortar washed out likely due to poor drainage (Photos 8, 10, 13, 16) - DCI suggests these foundation walls are regrouted as soon as possible. 2. Checking in wood floor joists (Photo 11) 3. Wood post and beam reinforcement in basement/boiler room does not have proper bases, column caps. Bases and caps should be added. (Photo 12, 13, 14, 15, 17, 18). DCI suggests that column bases and caps are added as soon as possible. 4. Water damage in upper storage room (Photo 21) Exterior: 1. Cracking in second floor windows in brick at north east and north west corners (Photo 1) 2. Diagonal crack below third floor roof window in brick (Photos 3 and 9) 3. Foundation missing some stone at base (Photo 8) 4. Damaged roof eaves (Photo 2) 5. Moldy brick (Photo 20) 6. Slack chimney tie rods (previously installed to help with seismic loading) DCI recommends that these rods are tightened as soon as possible. (Photo 5)

BUILDING STRUCTURAL ASSESSMENT	
STRUCTURAL SYSTEM	Original building: Stone foundations with brick exterior, wood floors, likely wood roof, large brick chimney with installed steel seismic bracing Metal building: Custom I beam moment frames, z-girt roof, and tension only steel rod braced frames
STRUCTURAL SYSTEM DEFICIENCIES AND/ OR UNKNOWNS	Likely seismic/lateral limitations



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 10



PHOTO 9

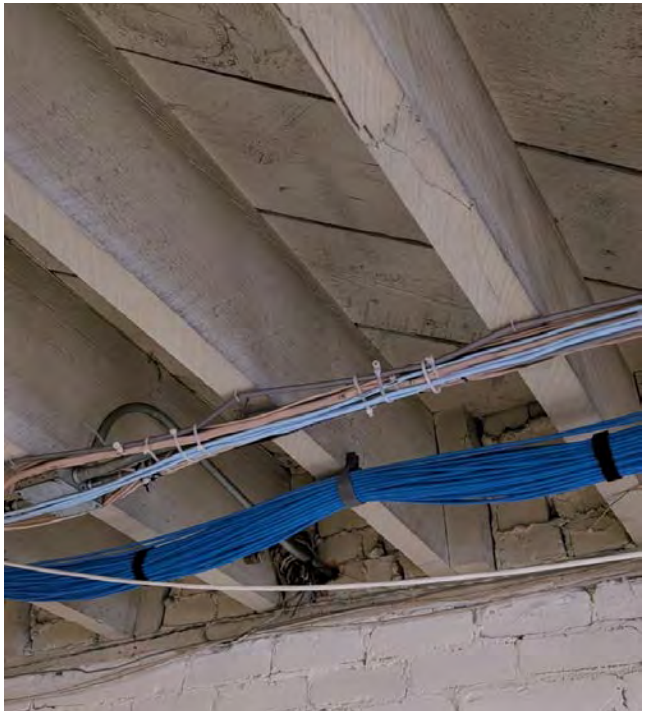


PHOTO 11

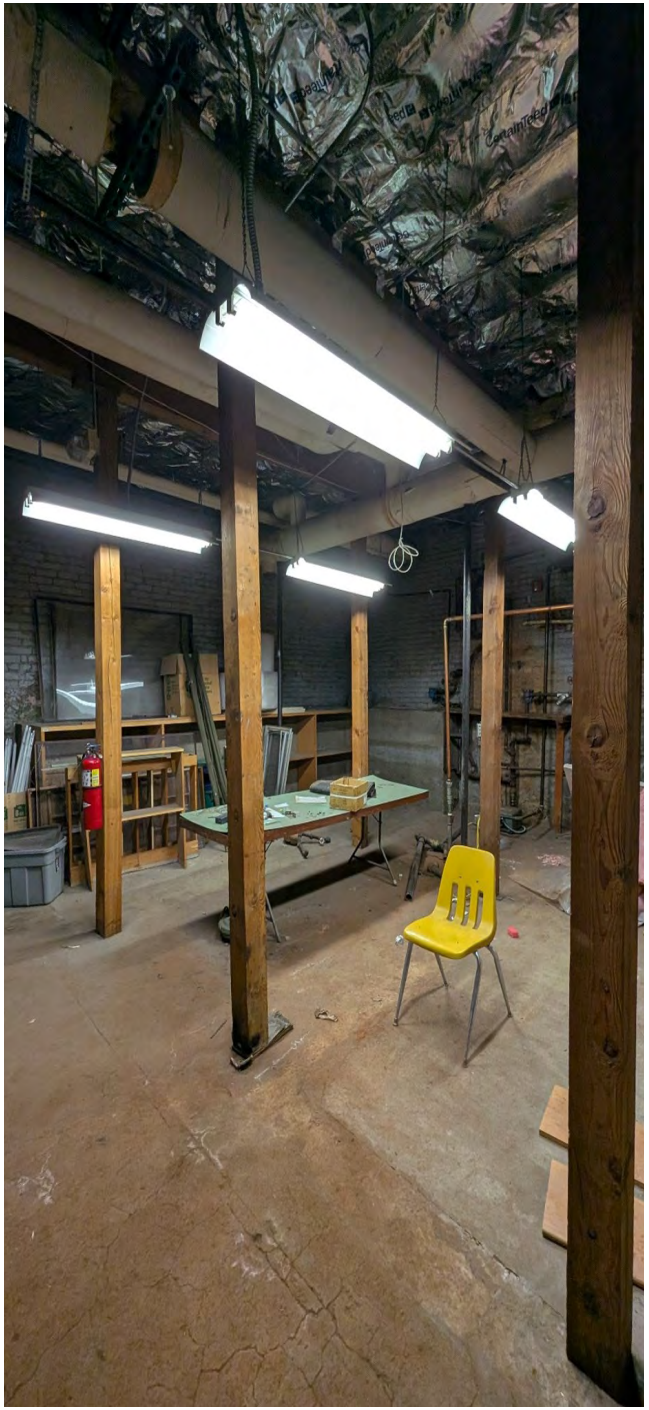


PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19



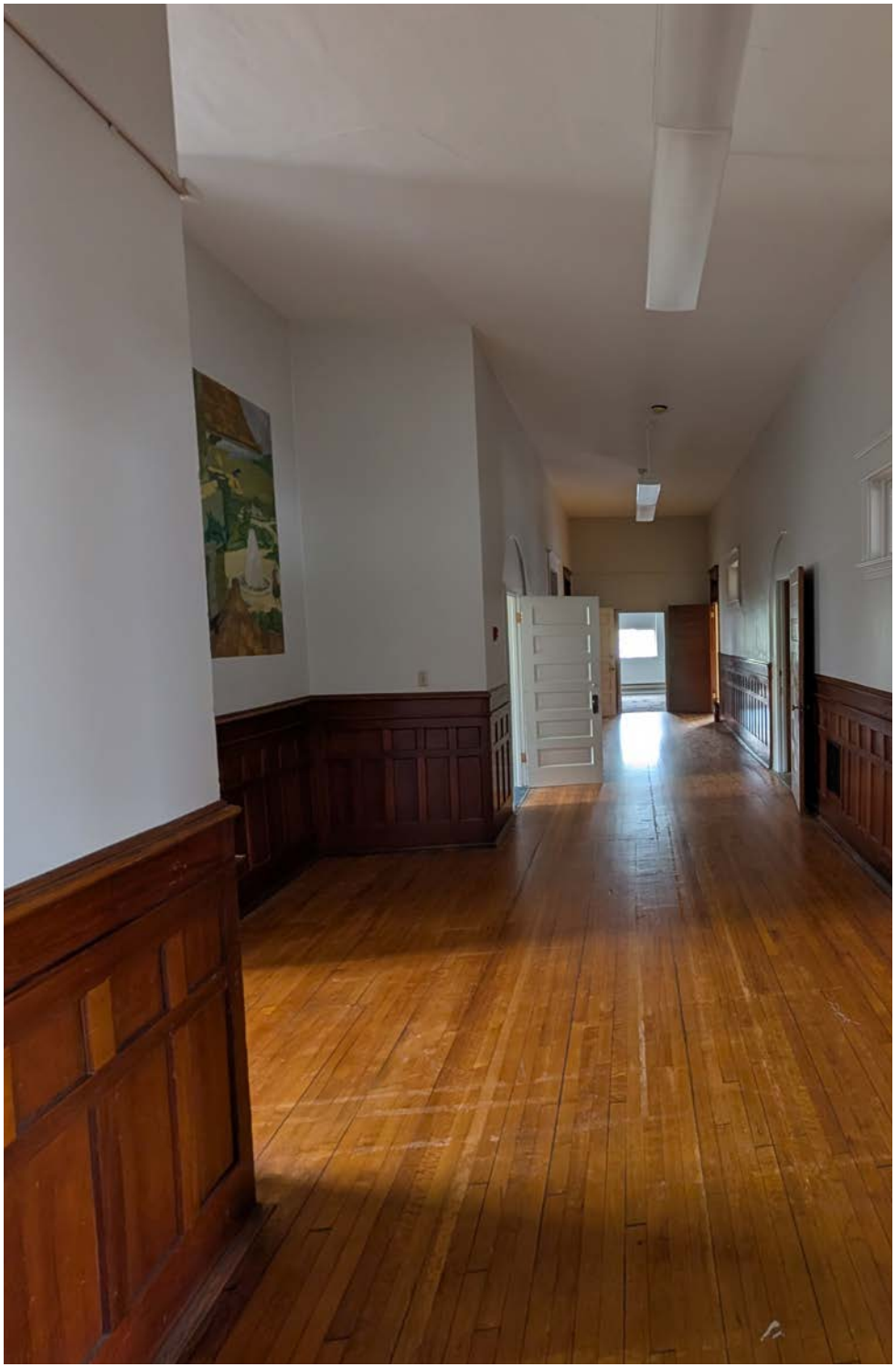
PHOTO 20



PHOTO 21

MEP ASSESSMENT	
MECHANICAL SYSTEM	Main heating system is steam and heating hot water paired with fan coil units, radiators, and unit heaters (terminal units). Boiler is in fair condition but due to age should be replaced along with the pumps and majority of the piping and terminal units. Minimal cooling is provided through PTACs and all are recommended for replacement. Minimal ventilation air is provided.
PLUMBING SYSTEM	Storage type gas fired water heaters, approximately 80% efficient are in good condition but are close to the end of their useful life. Domestic water piping varies in material and age. Majority of the piping should be replaced with new copper piping.
FIRE SPRINKLER	None in main building. Annex/shop portion is sprinkled.
ELECTRICAL POWER SYSTEM	Service appeared to be upgraded with addition project. Most panels appear to be near their expected life of 30-50 years. They appeared to be adequate for the current use. Old wiring appears to have been replaced with surface mounted wiring in conduit. Appeared adequate for current use. Older wiring my be concealed and should be replaced.
ELECTRICAL LIGHTING SYSTEM	Mostly outdated fluorescent type but in working condition. Lighting controls systems do not meet current Energy Code but are in working condition.

MEP ASSESSMENT	
COMMUNICATIONS SYSTEMS	Communications system, including voice and data appeared present and functional.
SAFETY AND SECURITY SYSTEMS	Fire alarm system is older but coverage appeared adequate and system appeared functional. Should be considered for an upgrade due to limited life expectancy of these systems. This same, or very similar, type system was present in all of buildings that we evaluated. Intrusion detection system was present and appeared to be functional. Limited video surveillance.





ADMINISTRATION BUILDING

The Administration Building is a historic building that is centrally located, but with limited potential for educational use and deferred maintenance that will be difficult for MCPS to overcome financially. The property is not fully utilized and there has not been recent investment in the building.

Key Considerations

Regulations

The property line and right-of-way are out of alignment which may affect future development.

Environmental

An Environmental Site Assessment was completed for the property. Mitigation of environmental issues will need to be addressed.

Historic Building

Historic buildings have unique character and aesthetic appeal, but they are expensive to renovate and need updates to meet current codes. Members of the community are interested in seeing the building preserved and restored.

Current Uses

The MCPS Robotics Club currently utilizes the building and needs a space for continued operation of the club.

Adjacent Uses

Due to the property's location, the property could be used for parking to help address parking needs at Hellgate High School and other neighborhood needs.

City/County/UM Interest

The City recognizes the potential of this property for community partners.
There is interest from the Parking Commission related to parking.

Other MCPS Uses Considered

Activity Space

Continuing to utilize the building for MCPS activities was considered, but it was determined to be financially infeasible in the long-term.

Housing

Utilizing the building for housing was considered. It was determined to be financially infeasible for MCPS to renovate the building for housing and outside of the MCPS Core Purpose to manage housing.

However, if the property is sold or leased, it has the potential to provide infill housing or be renovated to contribute to the community's housing need.

Options Evaluated

1. Lease to non-profits and use for MCPS activity space
2. Long-term lease or sale for non-MCPS use
3. Long-term lease or sale for non-MCPS use utilizing a proposal to find a use aligned with MCPS and the community

RECOMMENDATION

LONG-TERM LEASE OR SALE

The recommendation for the Administration Building is a long-term lease or sale to maximize financial return for MCPS.

The broker opinion of value is $2,000,000 to $3,000,000 with a suggested list price of $3,630,000. The estimated marketing time to secure a tenant or buyer is 18 to 24 months. See Appendix B for more information.

IMPLEMENTATION CONSIDERATIONS

Prior to listing the property, MCPS should coordinate with the City of Missoula's Brownfields Program. The City of Missoula has funding that can be used in environmental cleanup. This work can either be completed prior to sale/lease or after the sale/lease and should be discussed with the City of Missoula.

Current users and lessees should be considered prior to listing the property. A new location will need to be determined for the Robotics Club and existing leases will need to be terminated. The Robotics Club has unique needs, including size of space and proximity to schoolsa that should be considered.

The recommendation includes the option for a long-term lease or sale. This will provide flexibility in attracting potential buyers or tenants. There are pros and cons to a long-term lease and sale. Benefits of a long-term lease, likely 10 years or longer, are listed below:

- The developer does not have to factor the land cost into the project and reduces their holding costs associated with the land.
- The term of the lease can be flexible; longer leases help with the cash flow of the project, or shorter leases with options to buy the property.
- It provides a potential revenue stream for the owner of the property (MCPS).
- Management of the property is the responsibility of the developer who builds the building, not the owner of the land.
- Leases are inherently more flexible.
- Land stays in public ownership.
- Income from the lease is ongoing rather than a lump sum payment
- There may be more income over the long-term

Alternatively, the challenges of land leases are listed below:

- Long-term leases are uncommon in Missoula so there are limited examples of how a long-term lease could work in the area.
- A long-term lease holds up the property and may be difficult to reclaim for MCPS use.
- Depending on how the property was developed, it can be harder to sell a property in the future.
- In the case of MCPS, there would need to be some understanding if the covenants that are associated with the property (e.g. no tobacco or alcohol on premises) run with the land itself or just the building.
- The most active market utilizing long-term leases is the quick service restaurant market, but long-term leases can be used for residential.
- Towards the end of the lease, properties often don't get maintained.

The benefits of a sale are that a larger payment can be invested into other properties; there is a reduction of liabilities; it resolves speculation about the property; and MCPS is no longer responsible for managing the property.

ALTERNATIVE CONSIDERATIONS

If there are challenges with executing the recommendation for this property, completing market analysis should be considered along with the option of demolishing the building to increase marketability of the property. Parking was identified as a potential use of the property that could be considered if a sale or long-term lease if difficult to execute.



COLD SPRINGS BUILDING

COLD SPRINGS BUILDING

The property assessment begins with a summary of the property, building, and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

A structural issue was discovered in the portion of the building occupied by Missoula Child Care Advantage in November 2025 after the building assessment was completed. Due to this issue, Missoula Child Care Advantage was relocated and the portion of the building with structural issues will be demolished.

PROPERTY ASSESSMENT

	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT						
NOTES	Non-profits and MCPS Boxing Club uses the building.	Lot size is 6.75 acres which is slightly below the optimum elementary school size of 7-8 acres.	Located on the edge of anticipated growth area.	Property not centrally located. Current configuration does not support a use that needs a lot of parking.	Property size, property location, and building condition are limiting, but the property could be reconfigured for another use.	Site access for school drop off and pick up is difficult. Parking is limited with the current site configuration. Bike and pedestrian connectivity is limited. The site is located near an arterial street.

BUILDING ASSESSMENT						
	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical system condition?	What is the plumbing system condition?	What is the electrical system condition?
ASSESSMENT						
NOTES	Many upgrades needed including interior finishes, fixtures, doors, and windows.	Limitations are site access, classroom site, restrooms, and lacks adequate serving kitchen.	Generally, in good condition, except 1989 addition.	Several upgrades needed.	In working condition, but upgrades needed.	In working condition, but upgrades needed.

FINANCIAL ASSESSMENT

	What is the value of the property?	What are the minimum costs to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	N/A	Minimal cost with no improvements. To properly equip the building for education it is recommended some investments be made. Recommended improvements would cost at least $5.5 million.	Assuming the gym space remains “as is”, renovating the remaining portions of the building would cost at least $12 million.	~$500,000	Structural: $30,000 (1-3 years) and $150,000* (3-5 years) Building: $2.8M roofing, fenestration, exterior cladding, abatement Mechanical and Electrical: $680,000 boiler, HVAC Total = $3,560,000	~$135,000/year	No
NOTES	The value of the property has not been evaluated at this time.	Recommended improvements include: roofing, fenestration, exterior cladding, some MEP systems.	Renovation costs can vary widely based on the intended new use. Complete renovation cost would assume change of occupancy and reconfiguration of most interior spaces and systems.	A grant was used to renovate the daycare spaces in 2024.	*Destructive investigation and assessment required to determine extents of upgrades. Upgrades estimated at $3/sf.	Studio M, Cancer Support Missoula, Missoula Child Care Advantage	The non-profits that lease space in the building do not have the financial means to take on major building repairs and upgrades.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2092-01-1-13-01-0000
PROPERTY ADDRESS	2625 Briggs Street
PROPERTY AREA	6.75 acres
EXISTING STRUCTURES	Former elementary school closed in 2018
EXISTING USES	Current leases with community non-profits and MCPS Boxing Club
ADJACENT USES	Commercial and residential uses
EXISTING LEASES	Studio M, Montana Cancer Center, Missoula Child Care Advantage
ADDITIONAL PROPERTY INFORMATION	Additions in 1958, 1962, 1966, 1974, 1989
NUMBER OF PARCELS	1

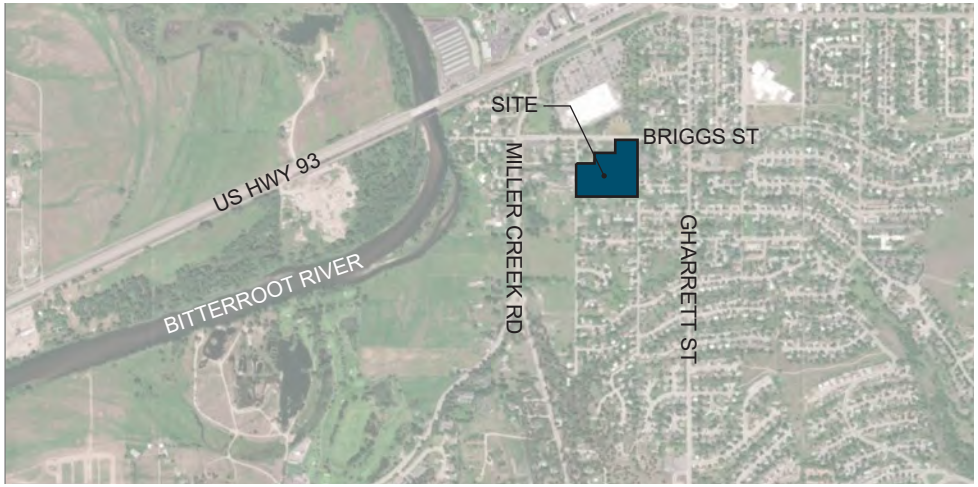
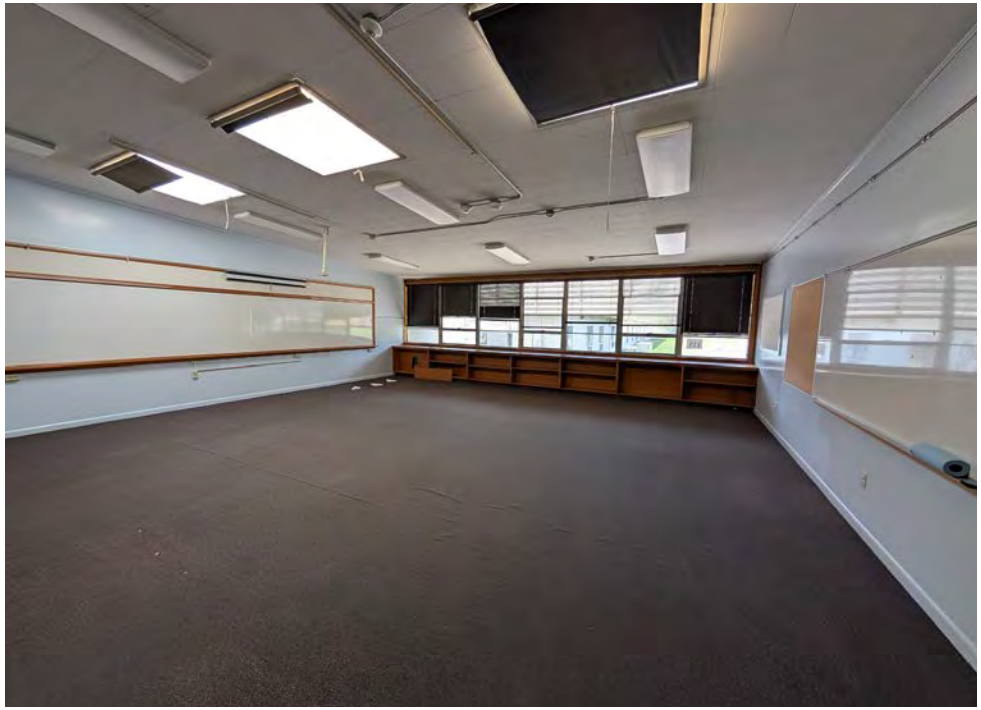


FIGURE 2.1: LOCATION MAP



REGULATORY ASSESSMENT	
JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Limited Urban Residential. These quieter neighborhoods are located on the outskirts of the city core that have more limited transit options. Typically 3-4 units/parcel.
ZONING	The property is zoned Limited Urban Residential 1 (LU-R1). Development patterns in this district are likely car dependent. Street and block patterns provide limited connectivity and often include large blocks. Buildings typically have medium to large setbacks.



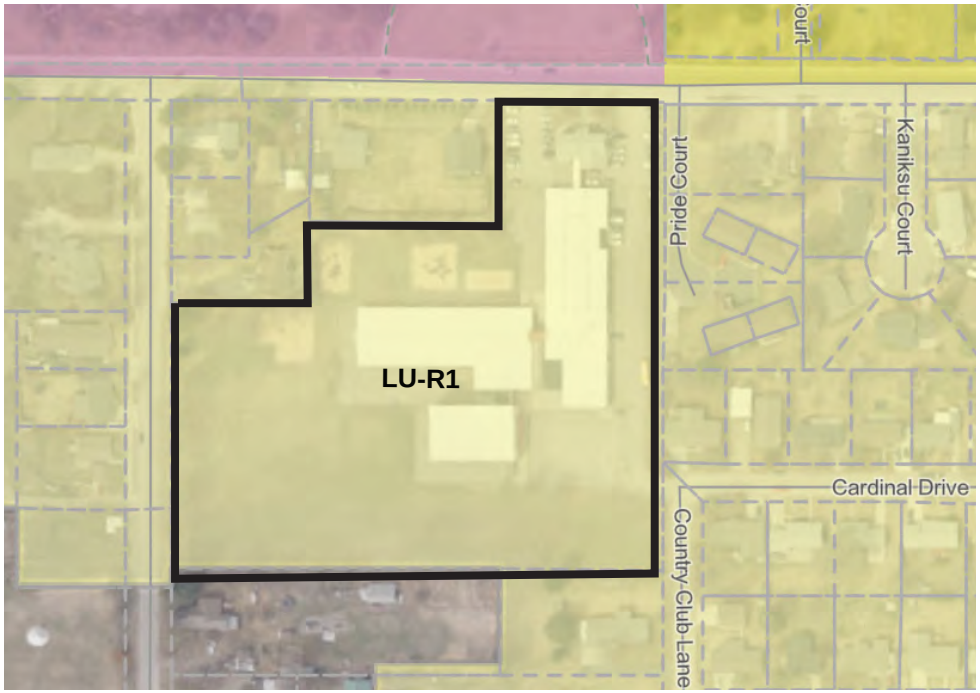


FIGURE 2.2: CITY ZONING MAP

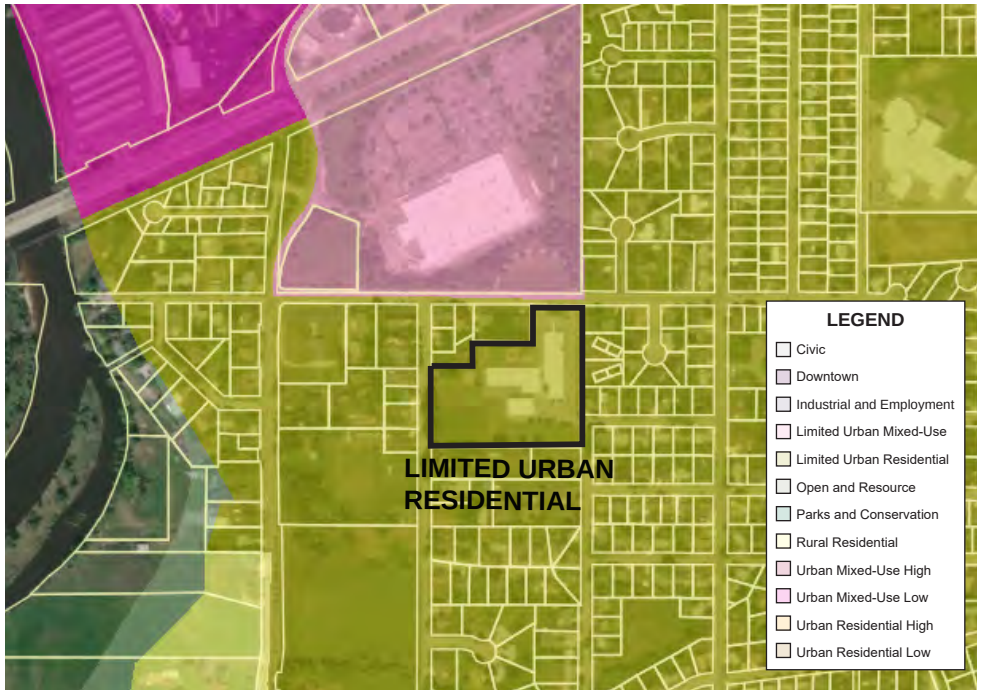


FIGURE 2.3: LAND USE PLAN MAP



FIGURE 2.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Primary access from Briggs Street along the northern property boundary, secondary access from Cardinal Drive at southeast corner of property.
TRAFFIC VOLUME	2023 Annual Average Daily Traffic Volume = 3,120 vehicles on Briggs Street.
TRANSIT	Bus stop at Gharrett Street and Briggs Street approximately one block east of property.
BIKE AND PEDESTRIAN AMENITIES	Sidewalks along Briggs Street, limited bike lanes and sidewalks in area.
PARKING	Street parking along Briggs Street, approximately 55 off-street parking spaces.

UTILITY ASSESSMENT	
SEWER	Existing mains in Briggs Street, Pride Court, and Cardinal Drive, appears to be a City Main connection already to property.
WATER	Existing mains in Orchard Street, Briggs Street, and Cardinal Drive, 2-in non-lead water service to property.
STORMWATER	Existing City main through property connecting Cardinal Drive to Orchard Street near southern property line, storm dry well along property line near Briggs Street.
POWER	Overhead power lines along Briggs Street and Orchard Street



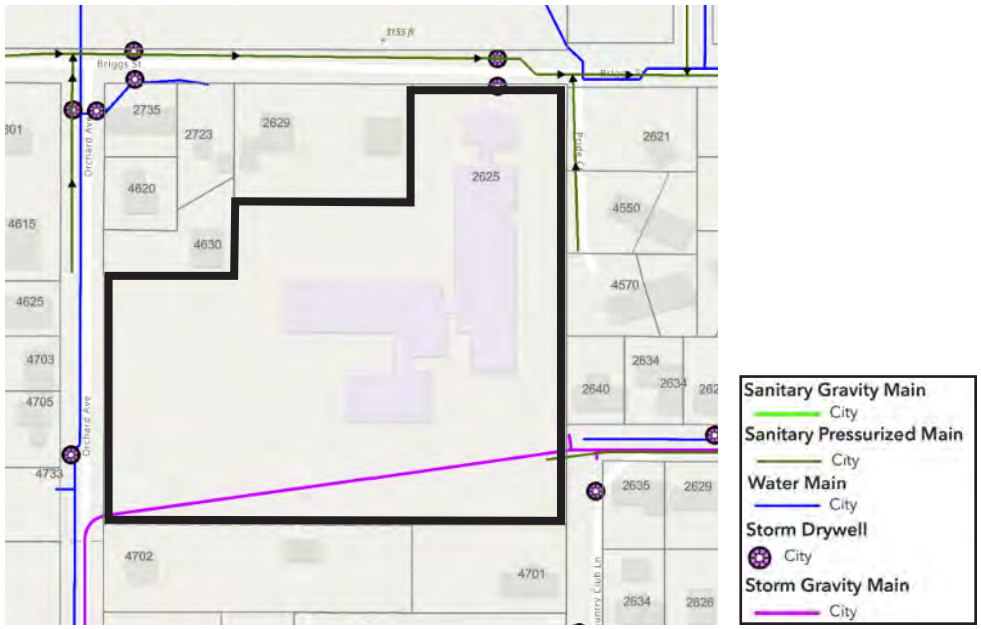


FIGURE 2.5: PUBLIC UTILITIES MAP

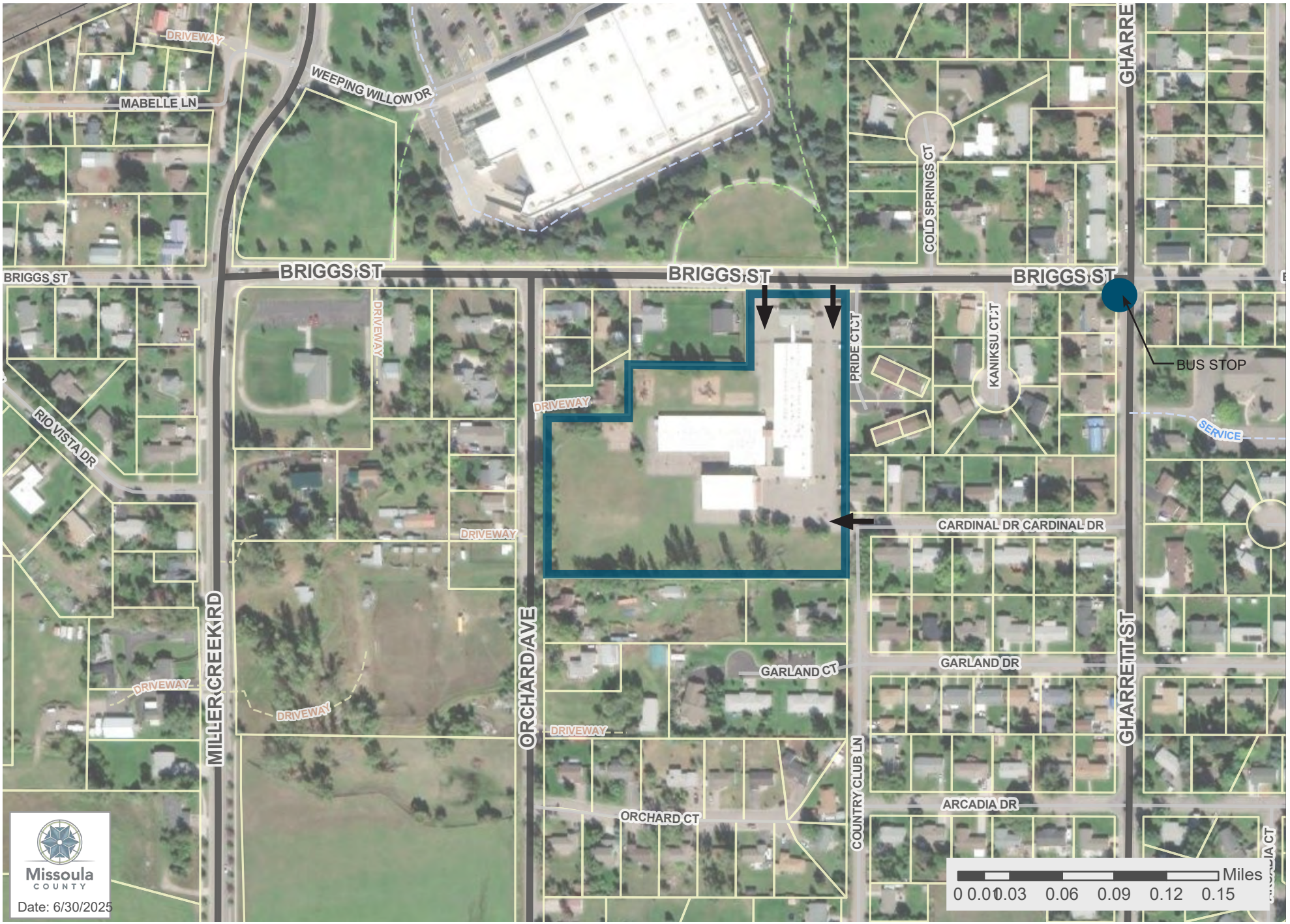


FIGURE 2.6: TRANSPORTATION MAP

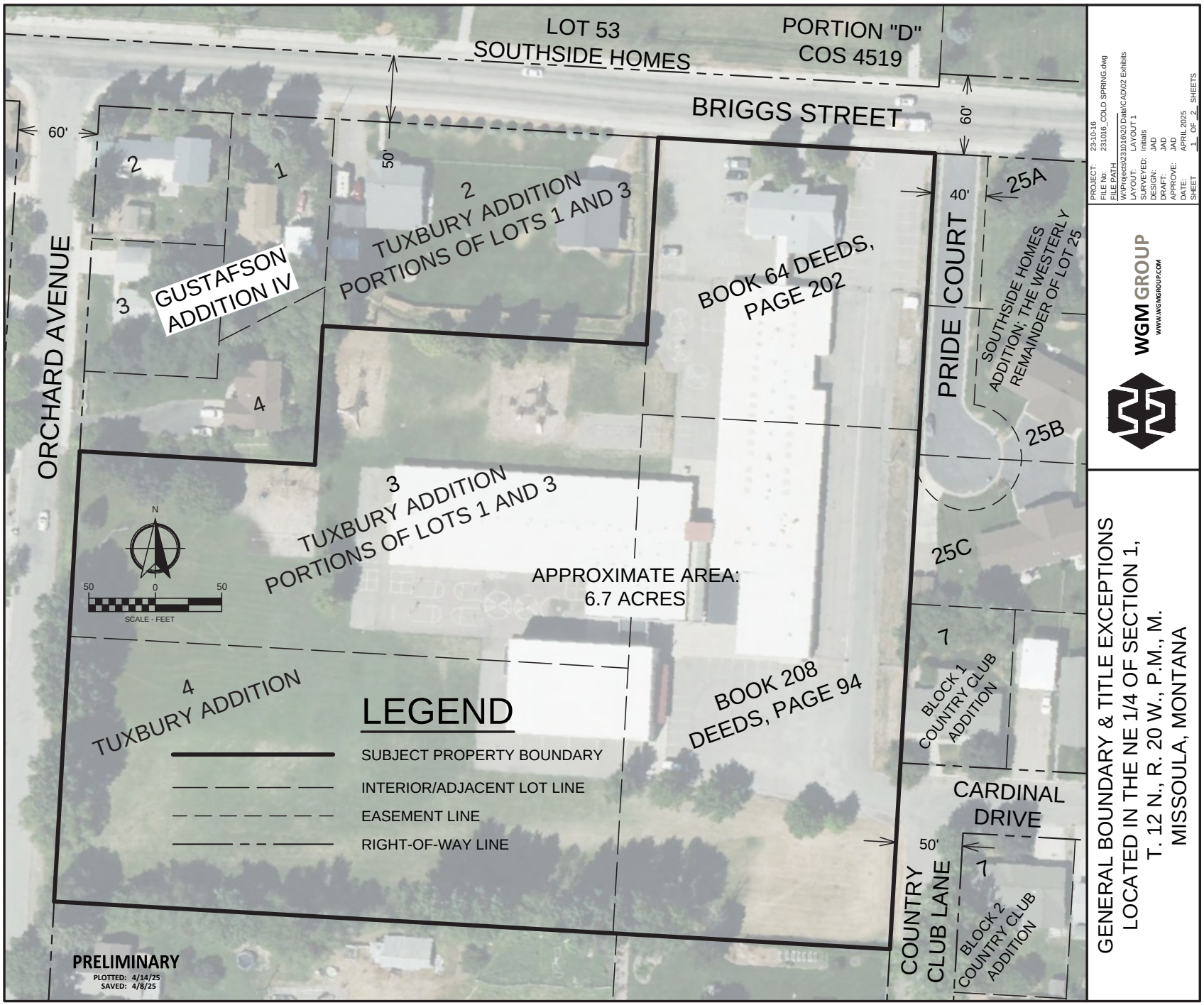


FIGURE 2.7: TITLE EXCEPTIONS MAP

SUBDIVISION GUARANTEE NO. 08020718
EXCEPTIONS*****

[1], AND [7] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[2] A RESERVED RIGHT-OF-WAY FOR ANY DITCH OR DITCHES AS NOW CONSTRUCTED THROUGH THE SUBJECT PROPERTY PER BOOK 53 DEEDS, PAGE 469. NO FIELD INSPECTION HAS BEEN COMPLETED FOR EXISTING DITCHES AT THIS TIME, SUBJECT PROPERTY PLOTTED HEREON.

[3] A RESERVED RIGHT-OF-WAY FOR ANY DITCH OR DITCHES AS NOW CONSTRUCTED THROUGH THE SUBJECT PROPERTY PER BOOK 52 DEEDS, PAGE 616. NO FIELD INSPECTION HAS BEEN COMPLETED FOR EXISTING DITCHES AT THIS TIME, SUBJECT PROPERTY PLOTTED HEREON.

[4] RESERVED RIGHT-OF-WAY FOR AN IRRIGATION DITCH PER BOOK 64 DEEDS, PAGE 202 RUNNING ALONG THE EAST SIDE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 64 DEEDS, PAGE 202. NO FIELD INSPECTION HAS BEEN COMPLETED FOR EXISTING DITCHES AT THIS TIME, APPROXIMATE BOUNDARY OF BOOK 64 DEEDS, PAGE 202 PLOTTED HEREON.

[5] RESERVED RIGHT-OF-WAY FOR AN IRRIGATION DITCH PER BOOK 208 DEEDS, PAGE 94 RUNNING ALONG THE EAST SIDE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 208 DEEDS, PAGE 94. NO FIELD INSPECTION HAS BEEN COMPLETED FOR EXISTING DITCHES AT THIS TIME, APPROXIMATE BOUNDARY OF BOOK 208 DEEDS, PAGE 94 PLOTTED HEREON.

[6] EASEMENTS DISCLOSED ON THE PLAT OF TUXBURY ADDITION PORTIONS OF LOTS 1 AND 3. NO EASEMENTS DISCLOSED.

OWNERS

BOARD OF TRUSTEES OF SCHOOL DISTRICT NO. 1, AS TO PORTION 'B'; BOARD OF TRUSTEES OF SCHOOL DISTRICT NUMBER FIVE (5), AS TO LOT 3 AND A PORTION OF LOT 4; SCHOOL DISTRICT #5, AS TO A PORTION OF LOT 4; SCHOOL DISTRICT NO. 5, AS TO PORTION OF LOTS 29 AND 30; AND SCHOOL DISTRICT NUMBER 5, AS TO A PORTION OF LOT 29

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF SUBDIVISION GUARANTEE NO. 08020718, DATED MARCH 27, 2025, ISSUED THROUGH THE OFFICE OF FLYING S TITLE AND ESCROW OF MONTANA, INC.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN CITY OF MISSOULA, MONTANA.

PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/8/25

PROJECT: 23-10-16
FILE No: 231016_COLD SPRING.dwg
FILE PATH W:\Projects\23\10\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 2
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

WGM GROUP
WWW.WGMGROUP.COM

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NE 1/4 OF SECTION 1,
T.12 N., R. 20 W., P.M., M.
MISSOULA, MONTANA

BUILDING ASSESSMENT	
SIZE	48,725 sf
YEAR BUILT	Schoolhouse: Unknown Unit 1: 1958 Unit 2: 1961 Unit 3: 1966 Unit 4: 1975 Unit 5: 1989
ADDITIONS	4 additions; see above
PHYSICAL CONDITIONS	Schoolhouse: ⚠ Units 1-5: ✕ Gym: ⚠
FUNCTIONALITY	School lacks a defined entry and public facing main entry. Existing classrooms are not adequately sized for modern instruction. Facility lacks adequate restrooms for young students.
DEFICIENCIES	
ROOF	Unknown
FENESTRATION	Exterior windows and doors are old and do on meet current energy codes.

BUILDING ASSESSMENT	
ACCESS CONTROL	Facility is equipped with access control system.
EXTERIOR CLADDING	✕ Most cladding is in Poor condition. Original Schoolhouse and Gym cladding are satisfactory
INT. FINISHES	✕ Poor
FIXTURES	✕ Poor
LIMITATIONS	Site access, classroom size, restrooms, lacks adequate serving kitchen.
FACILITY AMENITIES	⚠ ✕ Lacks serving kitchen, poor site access, and school layout reduces safety for students and staff.

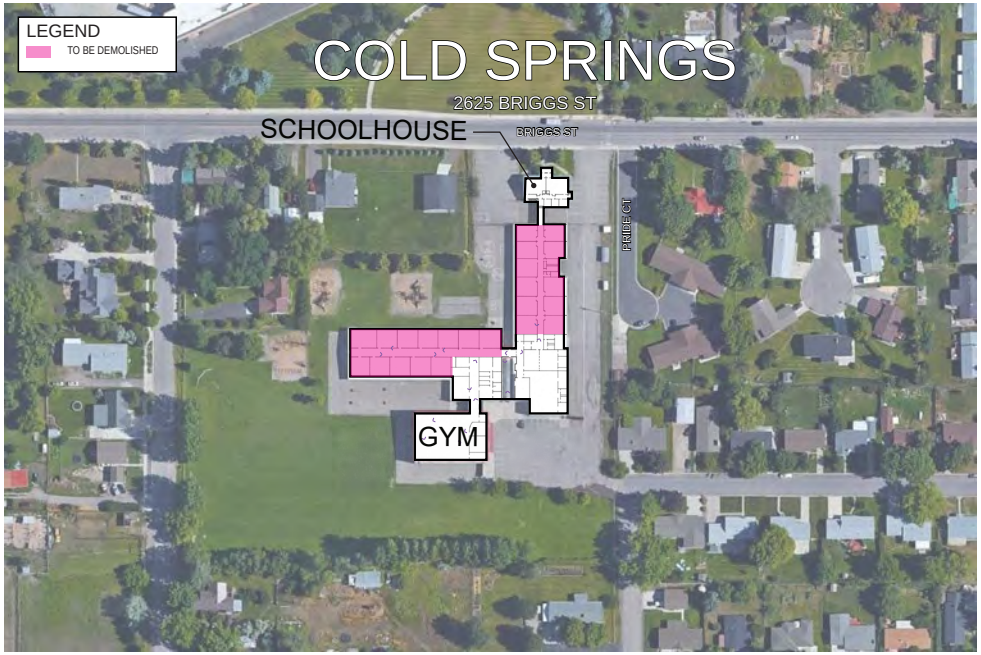


FIGURE 2.8: BUILDING CONDITION

With several additions over the years, the building condition varies throughout the structure. The west wing shown in pink will be demolished due to structural issues discovered after the building assessment was completed. The north wing shown in pink may need to be demolished in the future do the condition of that portion of the building.

BUILDING STRUCTURAL ASSESSMENT					
YEAR BUILT	Unknown	1958	1961	1966	1973
ADDITIONS	Original	First	Second	Third	Fourth
AREA	2,200 sf	4,900 sf	8,200 sf	4,800 sf	3,150 sf
OVERALL PHYSICAL CONDITION	Generally Good	Generally Good	Generally Good	Generally Good	Generally Good
VISUAL DEFICIENCIES	1. Cracking in brick/ mortar on north side of building (Photos 3 and 4) 2. Cracking at south east corner with spalling (Photos 1 and 2)	Exterior paint failing, cracked exterior slab on grade.	1. Damaged roof fascia (Photo 5) 2. Exterior paint failing, cracked exterior slab on grade	1. Spalled corner at center alcove (Photos 6 and 7) 2. Exterior paint failing, cracked exterior slab on grade	Exterior paint failing, cracked exterior slab on grade.
STRUCTURAL SYSTEM	Two with brick above grade, ~10-in thick concrete basement walls, possible interior wood bearing walls, wood framed roof.	Unreinforced CMU Wall with Dimensional Wood Roof Joists.	CMU with wood roof, likely.	CMU with wood roof, likely.	Reinforced CMU walls with wood truss joists, TJIs.
STRUCTURAL SYSTEM DEFICIENCIES AND/ OR UNKNOWNS	Possible seismic/lateral limitations.	Possible seismic/ lateral limitations.	Possible seismic/ lateral limitations assuming CMU walls are unreinforced.	Possible seismic/ lateral limitations assuming CMU walls are unreinforced.	Diaphragm connection likely not adequate.

BUILDING STRUCTURAL ASSESSMENT		
YEAR BUILT	1989 (1981?)	1989
ADDITIONS	5th - 1	5th - 2
AREA	18,050 sf	7,900 sf
OVERALL PHYSICAL CONDITION	Generally rough condition	Generally good
VISUAL DEFICIENCIES	1. Sagging interior ceilings (Photo 8) 2. Hairline cracking in CMU with missing mortar from joints and CMU/ Mortar loose in other locations (Photos 9 and 10)	1. Spalled CMU columns at entry canopy (Photo 11) 2. Temperature and shrinkage cracking in CMU
STRUCTURAL SYSTEM	Modular buildings of unknown construction (wood likely) on cast-in-place foundations (unknown sizing) suspected that the modular buildings were originally in use in Colstrip, MT.	Partial height reinforced CMU walls with CFS walls above with light gauge metal bracing, steel bar joists (long spanning), steel columns, and steel girders supporting joists, conc over metal deck mezzanine.
STRUCTURAL SYSTEM DEFICIENCIES OR UNKNOWNS	Unknown detailing	Lateral system may need upgrading.



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7

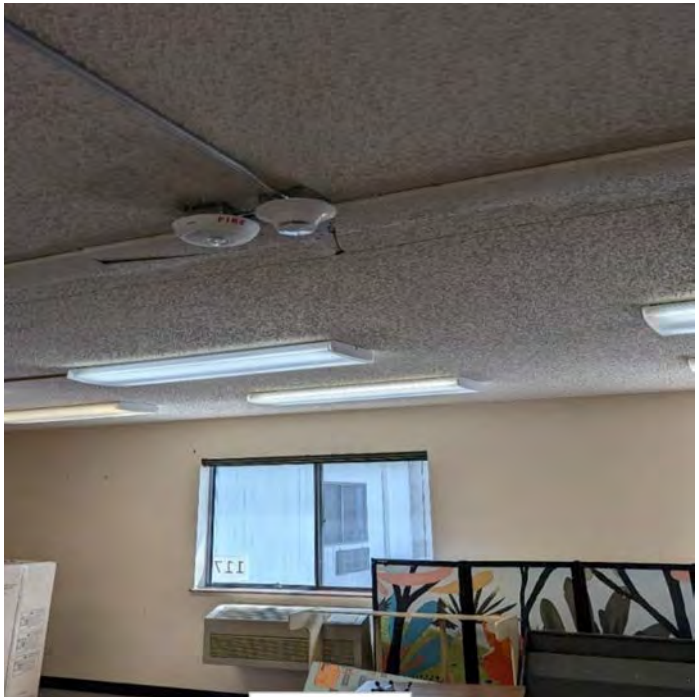


PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11

MEP ASSESSMENT	
MECHANICAL SYSTEM	Multiple mechanical systems throughout main school building. Indoor gas fired AHU serving gym in good condition, no cooling. Hot water heating unit ventilators, radiators, and boiler system and associated piping serving one wing are in fair/poor condition should be replaced due to age. PTACs serving other wing in moderate condition but should be replaced due to age. System in original building in poor condition and should be replaced. Pneumatic temperature controls should be replaced w/ electronic DDC system. Some of the heating system and zone pumps are within useful life and in fair/good condition. Ventilation air is provided through approximately half of the building.
PLUMBING SYSTEM	All domestic water heaters are gas fire storage type, approximately 80% efficient or less. Units serving gym and remainder of main school are in moderate condition but should be replaced due to age, 25-35 years. Water heater in original building within useful life and in good condition. Any domestic water piping that is currently not copper or PEX should be replaced. Assume most fixtures are original and should be replaced.
FIRE SPRINKLER	None

MEP ASSESSMENT	
ELECTRICAL POWER SYSTEM	The panels appear to be near their expected life of 30-50 years. They appeared to be adequate for the current use but should plan for replacement. All wiring appeared to be modern type and adequate for current use.
ELECTRICAL LIGHTING SYSTEM	Mostly outdated fluorescent type but in working condition. Lighting controls systems do not meet current Energy Code but are in working condition.
COMMUNICATIONS SYSTEMS	Communications system, including voice and data appeared present and functional. Clock and bell system was present and appeared functional. Operational condition was not verified.
SAFETY AND SECURITY SYSTEMS	Fire alarm system is older but coverage appeared adequate and system appeared functional. Should be considered for an upgrade due to limited life expectancy of these systems. This same, or very similar, type system was present in all of buildings that we evaluated, except Old Administration. Intrusion detection system was present and appeared to be functional.
CODE REVIEW	Facility lacks automatic fire sprinkler system in accordance with the requirements of IBC.


COLD
SPRING
SCHOOL



COLD SPRINGS BUILDING

The Cold Springs Building is in a location that is unlikely to be used for a future school, especially when considering other nearby MCPS properties and areas planned for residential growth. The building condition varies as there have been several additions. Renovating the portions of the building in poor condition is not financially prudent.

Key Considerations

Renovation Expenses
The expenses of renovating the building for a school or another use are not justified for MCPS when a school is not anticipated to be needed in this location.

Timeline
The tenants and recent investment in the building need to be taken into consideration when determining the timeline for implementation.

Building Issue
A structural issue was discovered in the portion of the building occupied by Missoula Child Care Advantage in November 2025 after the building assessment was completed. Due to this issue, Missoula Child Care Advantage was relocated and the portion of the building with structural issues will be demolished.

Public Concern
The neighborhood values the Cold Springs building that supports non-profits and other businesses and the surrounding open space and playground.

Recreation Area
The open space and playground is not located in a PROST Priority Parkland Investment Area.

City/County/UM Interest

Opportunity for community gym space.

Other MCPS Uses Considered

Elementary School
This property is not suitable for a future elementary school because of the property location and expenses to renovate the building.

Housing
The site has the potential for infill housing to contribute to the community's housing need.

Options Evaluated

1. Lease to non-profits and use for MCPS activity space. Maintain space for non-profits in the near term, but create a multi-year transition plan to another location.
2. Long-term land lease or sale for non-MCPS uses utilizing a proposal process to find a use aligned with MCPS and the community.

RECOMMENDATION

MAINTAIN OWNERSHIP AND MAXIMIZE LEASES

The recommendation for the Cold Springs Building is maintain ownership of the property and maximize leases of the property. Three-year leases are recommended to provide stability for tenants.

IMPLEMENTATION CONSIDERATIONS

For the properties where MCPS maintains ownership, the goal is to maximize utilization and leased space of the building. This will benefit the longevity of the building and offset maintenance costs. Tasks associated with leasing the building include evaluating lease rates so rates are aligned with the market, addressing staffing needs to provide adequate day-to-day maintenance service for tenants, and determining a long-term maintenance strategy to address deferred maintenance. See the Implementation chapter for additional details of these tasks.



DICKINSON BUILDING

DICKINSON BUILDING

The property assessment begins with a summary of the property, building, and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the site have appropriate access and connectivity?
ASSESSMENT						
NOTES	Houses the Lifelong Learning Center (adult education) and ASP.	Lot size is 5.74 acres which is below the optimum middle school size of 10 acres.	Centrally located and within an area where residential growth is planned.	Property has the potential to be reconfigured for another use.	Property size, property location, and connectivity are conducive to many uses.	The access for the site is okay if the site were to be used as a school. The current site circulation is poor, but there's opportunity for improvement. The central location has good pedestrian, bike, and transit connectivity.

BUILDING ASSESSMENT						
	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical building condition?	What is the plumbing building condition?	What is the electrical building condition?
ASSESSMENT						 
NOTES	Building in good condition and well maintained.		No issues identified.	Major upgrades are needed.	Fair condition. Fixtures should be replaced.	Power system need upgrades.

FINANCIAL ASSESSMENT

	What is the value of the property?	What are the minimum costs to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	N/A	$4.5 million	A complete renovation would cost at least $11 million.	The Lifelong Learning Center has made improvements to many areas of the building. Most improvements have focused on interior finishes.	Structural: $15,000 (1-3 years) and $15,000* (3-5 years) Building: $2.8M roofing, fenestration, exterior cladding, abatement Mechanical and Electrical: $655,000 boiler, HVAC Total = $3,485,000	No	No
NOTES	The value of the property has not been evaluated at this time.	Mechanical and electrical systems would need updating. Roofing needs replaced. Restroom upgrades for ADA accessibility are recommended. Exterior fenestration should be replaced.	Renovation costs can vary widely based on the intended new use. Complete renovation cost would assume change of occupancy and reconfiguration of most interior spaces and systems.	Some of the investments made with Adult Education funds include: updated electrical to accommodate classroom needs; updated network, phone and PA system; plumbing repair; updated some lighting; asbestos removal: carpet and laminate flooring; repaired and refinished gym and fitness room floor; paint in most of the building interior spaces; classroom remodels to multi-use spaces; exhaust fans for multiple rooms; security system and cameras; installation of Wifi; AC units in most rooms; remodeled front office; parking lot drainage; ADA parking upgrades; expanded parking lot.	*Destructive investigation and assessment required to determine extents of upgrades. Upgrades estimated at $3/sf.	The Lifelong Learning Center does not lease the building from MCPS. While the program generates income, that income stays within the program and the building and property do not generate income.	Montana Code 20-9-502 determines the annual amount a district can budget as the school's major maintenance amount. A prorated amount to spend on the building based on MCPS's entitlement would be less than $1,000/year. MCPS can permissive levy the costs of maintenance and other obligations for operations as well as use building reserve or general fund dollars.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2200-20-3-29-05-0000
PROPERTY ADDRESS	310 S Curtis Street 59801
PROPERTY AREA	5.74 acres
EXISTING STRUCTURES	Former elementary school
EXISTING USES	Lifelong Learning Center (adult education)
ADJACENT USES	Residential to north and west, commercial to the south, vacant to the east
ADDITIONAL PROPERTY INFORMATION	Additions in 1966, Closed as an elementary school in 1999. Opened as Adult Ed in 2000
NUMBER OF PARCELS	1



FIGURE 3.1: LOCATION MAP



REGULATORY ASSESSMENT	
JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Place Type is Urban Mixed-Use Low. These areas have an urban residential feel, interspersed with a mix of commercial and cottage industrial uses. Typical parcel size is 6,000-8,000 sf.
ZONING	The property is zoned Urban Mixed-Use - Neighborhood 1 (U-MU1). This district supports compact, walkable, and transit-supportive development with low to high intensities of housing, employment, and commercial services.



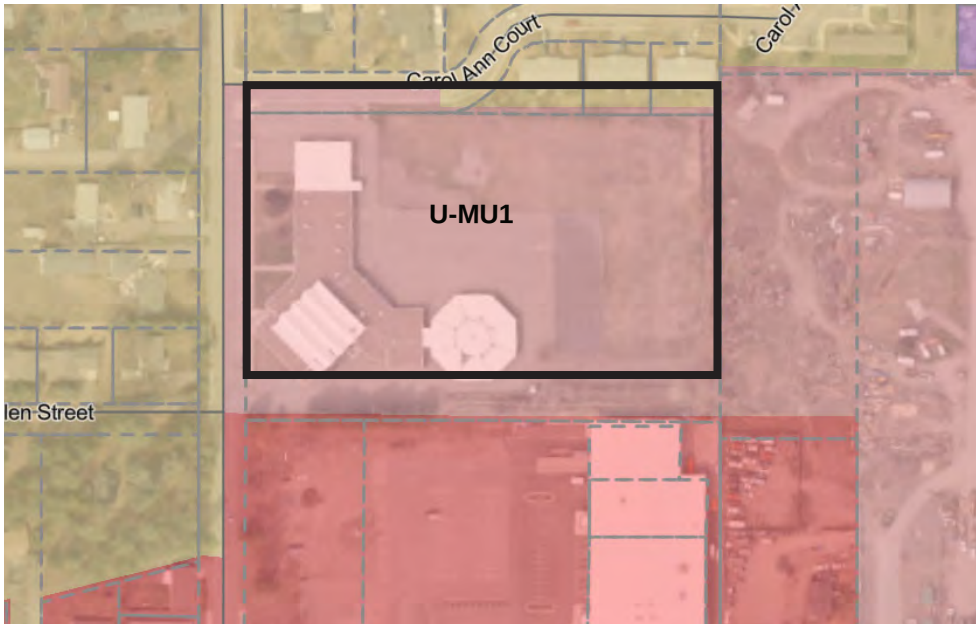


FIGURE 3.2: CITY ZONING MAP

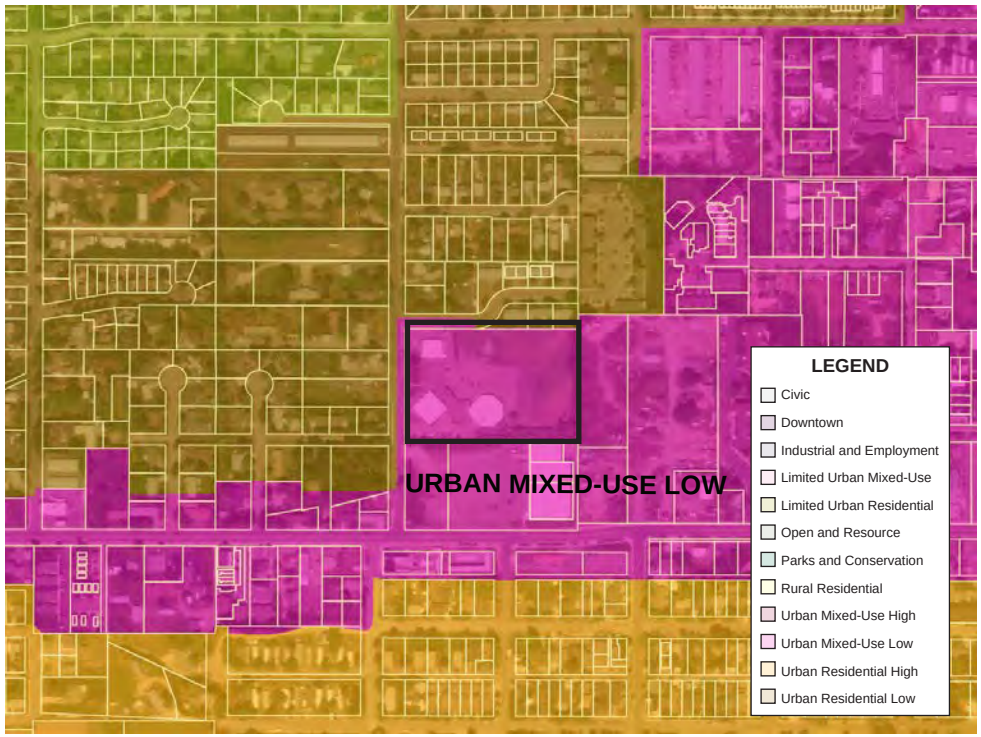


FIGURE 3.3: LAND USE PLAN MAP



FIGURE 3.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Two access points on S Curtis Street
ACCESS CONTROL / PERMITS	MDT Route, access not controlled
TRAFFIC VOLUME	2023 Annual Average Daily Traffic = 13,945 vehicles on 3rd Street.
TRANSIT	Bus stop located on 3rd Street about a half block from property.
BIKE AND PEDESTRIAN AMENITIES	Sidewalks along S Curtis Street and Carol Ann Court, bike lanes on 3rd Street.
PARKING	Approximately 140 parking spaces and and 24 angled parking spaces along S Curtis Street.
PLANNED PROJECTS	• Curtis Street complete street • Johnson Street shared-use path connection • Johnson Street extension and complete street • Schilling neighborhood greenway

UTILITY ASSESSMENT	
SEWER	Existing City sewer mains in Carol Ann Court and S Curtis Street. Capacity and planned updates not reviewed.
WATER	Existing City mains in Carol Ann Court and S Curtis Street. Non-lead water service to property. Capacity and planned updates not reviewed.
STORMWATER	Appears there are two dry wells on property. There is City storm drywalls to north of site along Carol Ann Court.
POWER	Overhead power lines along S Curtis Street.
IRRIGATION DITCHES	Irrigation ditch located along eastern and southern property lines.

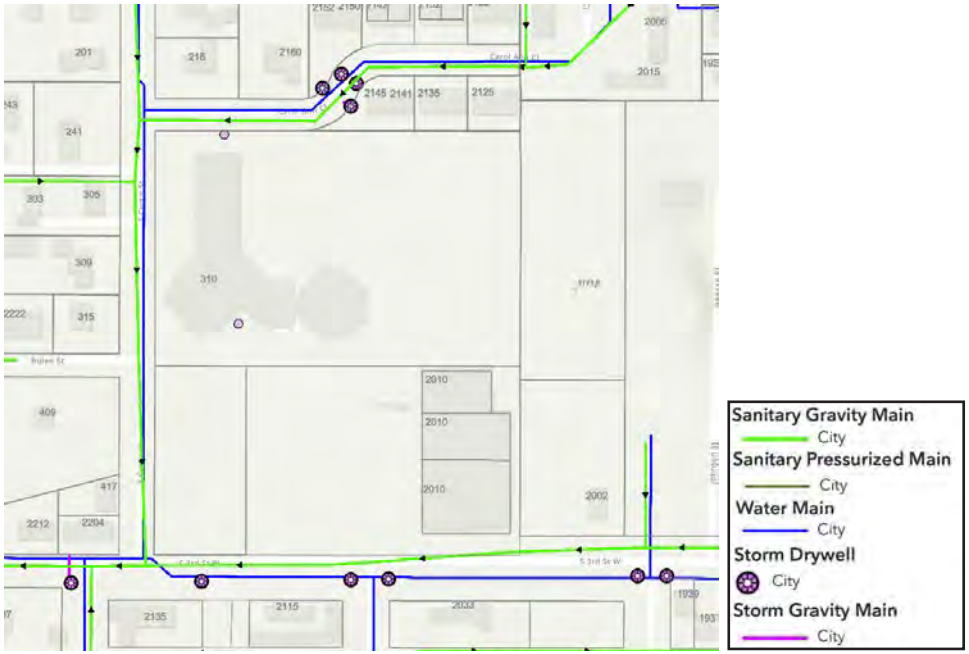


FIGURE 3.5: PUBLIC UTILITIES MAP

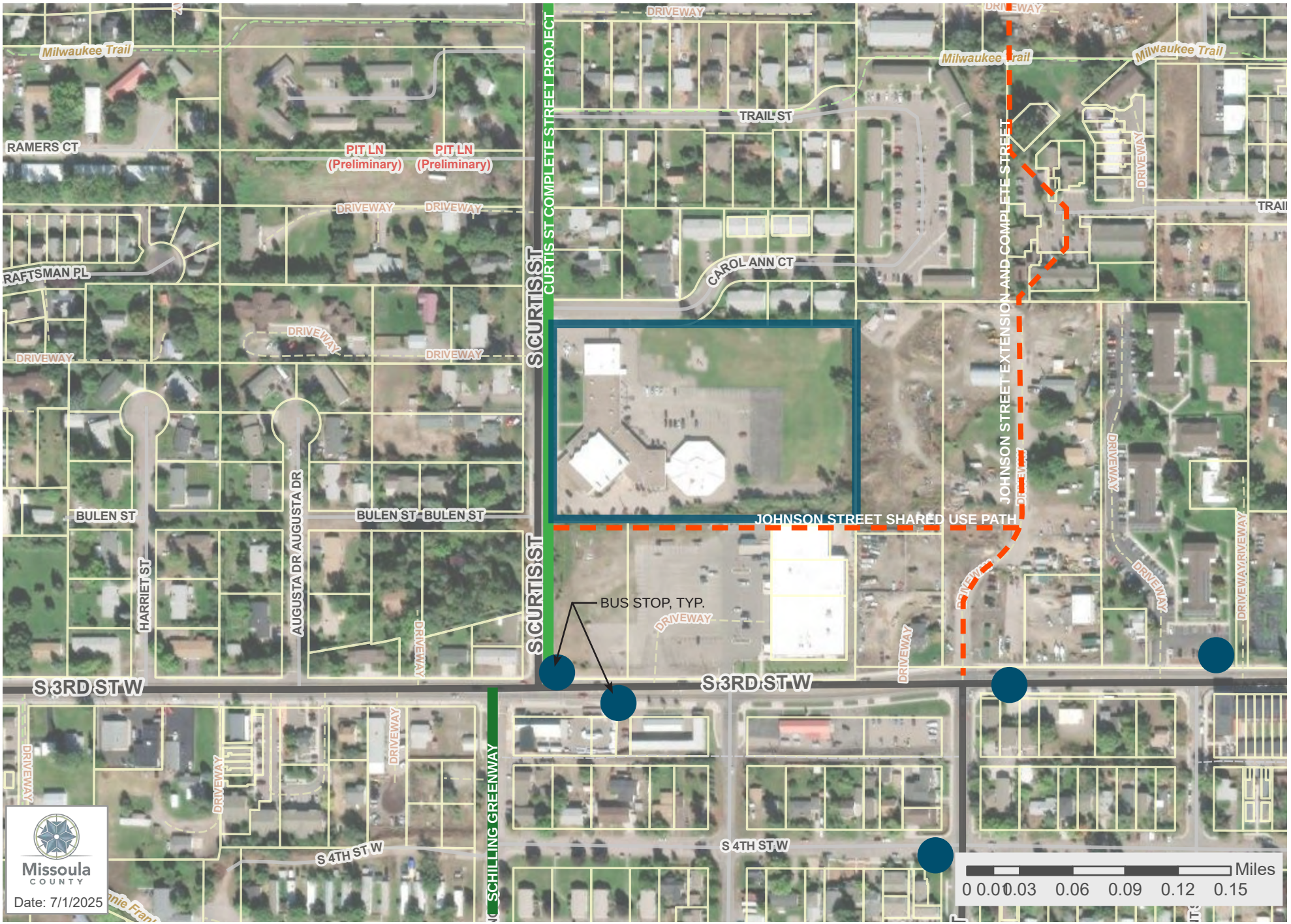


FIGURE 3.6: TRANSPORTATION CONNECTIVITY & PLANNED TRANSPORTATION PROJECTS

BUILDING ASSESSMENT	
SIZE	43,800 sf
YEAR BUILT	Original School: 1960
ADDITIONS	Addition 1: 1966
PHYSICAL CONDITION	Overall school is in good condition. The school and systems have been well maintained.
FUNCTIONALITY	The Lifelong Learning Center currently operates in the facility. All spaces are occupied by this organization.
LIMITATIONS	Parking is limited and vehicular traffic flows are not ideally laid out for a school. Parking location and capacity limit functionality of this site.





BUILDING STRUCTURAL ASSESSMENT		
YEAR BUILT	1960	1966
ADDITIONS	Original	First and second (opposite ends of the building)
AREA	28,800 sf	4,600 sf, 9,650 sf
OVERALL PHYSICAL CONDITION	Generally Good	Generally Good
VISUAL DEFICIENCIES	None noted at interior of building Exterior damage: 1. Some poor drainage near the entrance 2. Missing/damaged mortar in exterior bricks (Photos 3, 7, and 8) 3. Moldy, discolored brick (Photos 1, 2, 4, and 5) 4. Damaged roof fascia (Photo 6)	
STRUCTURAL SYSTEM	Cast in Place foundation with exterior precast columns, interior steel pipe columns, long span glulam beam with dimensional lumber joist roof. Unreinforced single wythe brick wall lateral system. Gym - Folded plate wood roof.	Cast in Place foundation with exterior precast columns, interior HSS steel columns, brick wall lateral system, glulam beams with wood structural panels (sim to folded plate roof).
STRUCTURAL SYSTEM DEFICIENCIES AND UNKNOWNS	Lateral system, folded plate wood roof.	Lateral system, roof system.



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 8



PHOTO 6



PHOTO 7

MEP ASSESSMENT	
MECHANICAL SYSTEM	Combination of packaged Roof Top Units, unit ventilators, split systems, and heating hot water boiler system. Hot water heating system (boilers, pumps, piping, etc.) is in fair/poor condition and should be replaced due to age. All roof top units are in fair/poor condition, utilizing old phased out R-22 refrigerant and should be replaced due to age and condition. Split systems range in age and condition. Some are only a few years old and are in good condition. Any that are older than 15 years should be replaced. Ventilation air is provided through approximately 65% of the building.
PLUMBING SYSTEM	Storage type gas fired water heaters are and fair condition but are beyond their useful life and should be replaced. Domestic water piping appears to all be copper and fair condition. Assume most fixtures are original and should be replaced.
FIRE SPRINKLER	None
CODE REVIEW	The facility as adequate exiting but lacks a code-approved automatic fire sprinkler system.

MEP ASSESSMENT	
ELECTRICAL POWER SYSTEM	The panels appear to be original to the 1960's construction. These should all be replaced because they are well past their 30-50 year expected life. The utility owned transformers are located in a vault in the basement. This type of installation was common when the building was constructed but these should be replaced with a pad mounted unit outside the building. All wiring appeared to be modern type and adequate for current use. Materials and installation appear to be high quality.
ELECTRICAL LIGHTING SYSTEM	Mostly outdated fluorescent type but in working condition. Some new LED type fixtures. Lighting controls systems do not meet current Energy Code but are in working condition.
COMMUNICATIONS SYSTEMS	Communications system, including voice and data appeared present and functional. Clock and bell system was present but condition unknown. It looks old. This same, or very similar, type system type was present in all of the buildings that we evaluated, except Old Administration.
SAFETY AND SECURITY SYSTEMS	Fire alarm system is older but coverage appeared adequate and system appeared functional. Should be considered for an upgrade due to limited life expectancy of these systems. This same, or very similar, type system was present in all of buildings that we evaluated. Intrusion detection system was present and appeared to be functional.


Dial 9



DICKINSON BUILDING

The Dickinson Building is centrally located with the potential for the site to be redeveloped to accommodate a multi-story building with improved site circulation. This property provides flexibility for MCPS to meet future needs.

Key Considerations

Location

The central location of this property makes it ideal for an alternative instructional space that could be used by the entire community.

Investment

While there is deferred maintenance, both the Lifelong Learning Center and MCPS have invested in the property and the Lifelong Learning Center is a popular community amenity.

Recreation Area

The open space and playground is located in a PROST Priority Parkland Investment Area and park area is needed in the neighborhood.

City/County/UM Interest

Opportunity for collaboration and partnership in programming.

Other MCPS Uses Considered

Middle School

The three MCPS middle schools are located in the central and southern portions of the community and there is a desire for a middle school to be located in a more northern location. Acquiring a property located in or near the Northside neighborhood for a future middle school would be more effective as this property is still centrally located within the community. Additionally, the property is below the optimum size for a middle school.

Options Evaluated

1 Maintain building for adult education program.

RECOMMENDATION

MAINTAIN OWNERSHIP FOR USE BY ADULT EDUCATION PROGRAM

The recommendation for the Dickinson Building is to maintain MCPS ownership and for continued utilization of the building for the Lifelong Learning Center.

IMPLEMENTATION CONSIDERATIONS

A long-term maintenance schedule should be determined to address deferred maintenance and keep the building in good condition. The redevelopment potential of this site with a multi-story building and reorganized parking and circulation should be kept in mind as investments in deferred maintenance are made.

This property has the potential to fulfill future MCPS community priorities as they develop and become more clear.



DUNCAN DRIVE PROPERTY

DUNCAN DRIVE PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT						
NOTES	There is a partnership with Garden City Harvest to provide agricultural education to MCPS students.	The property is large enough to support a school.	The property is located in an area with low planned residential growth so additional instructional space is not anticipated to be needed in this location.	The property is large enough to support an alternative instructional space, but the location may not be ideal because it is not centrally located.	None have been identified.	The property has good access, but it has limited bike, pedestrian, and transit connectivity. It is located on the northern edge of the community limiting access to the entire community.

FINANCIAL ASSESSMENT				
	What is the value of the property?*	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	$3.68 million to $4.25 million	No	No	$1/year
NOTES	*Based on BOV provided by SterlingCRE Advisors.	Garden City Harvest has made ongoing investment into the property to maintain a working farm.		The property is leased to the City of Missoula and sub-leased to Garden City Harvest.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2200-11-3-05-17-0000
PROPERTY ADDRESS	3010 Duncan Drive 59802
PROPERTY AREA	13 acres
EXISTING STRUCTURES	1 straw bale barn, 1 greenhouse, 2 hoop houses, chicken coop, pig pen, orchard, parking lot, play area.
EXISTING USES	PEAS Farm/Garden City Harvest, soccer field
ADJACENT USES	Residential to north, south, east, and west; open space to the east.
EXISTING LEASES	Currently leased to the City of Missoula for 40 years. January 01, 2015-December 31, 2054 for $1.00 per year.
ADDITIONAL PROPERTY INFORMATION	City of Missoula sub-leases property to PEAS Farm.
NUMBER OF PARCELS	1



FIGURE 4.1: LOCATION MAP



REGULATORY ASSESSMENT	
JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Rural Residential. Rural, pastoral neighborhoods that are primarily residential with some remaining working and agricultural lands located on the outskirts of the City, often near areas of environmental constraints or hazards. A typical parcel would allow up to 2 units.
ZONING	The property is zoned Rural Residential (R-R1). Development patterns in this district are predominantly car dependent. Parcels often have multiple structures that typically have large setbacks from public roads.



FIGURE 4.2: CITY ZONING MAP



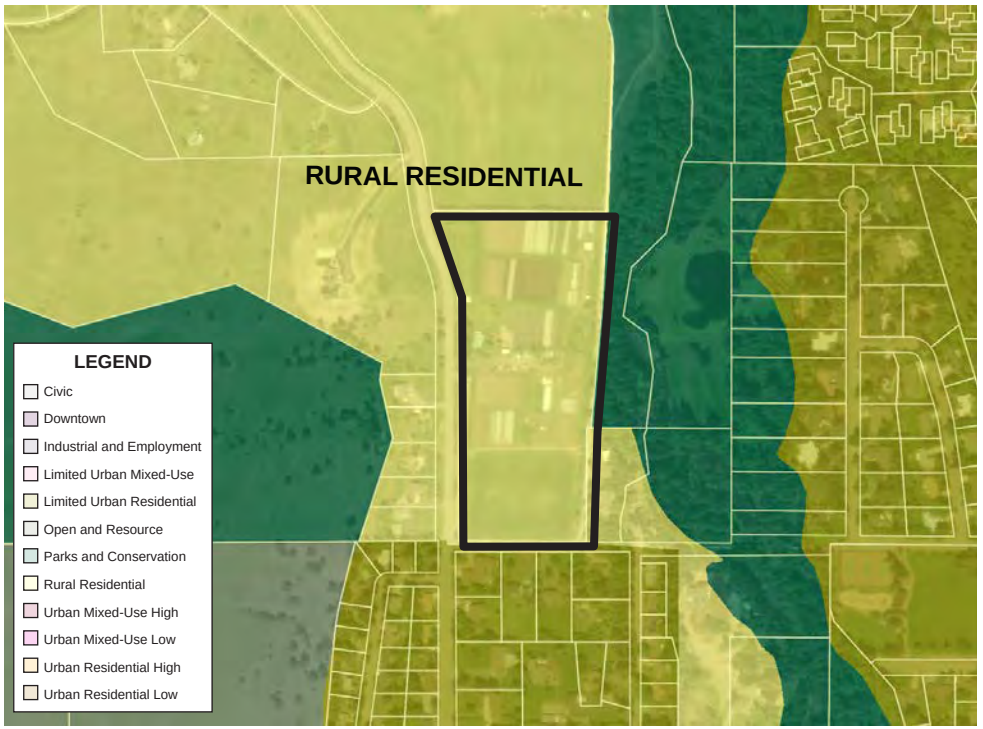


FIGURE 4.3: LAND USE PLAN MAP



FIGURE 4.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Accessed off driveway from Duncan Drive, a 2-lane asphalt major collector.
ACCESS CONTROL / PERMITS	This is not an MDT route.
TRANSIT	Bus stop at Rattlesnake Drive and Cummins Way, about 0.5 miles away.
BIKE AND PEDESTRIAN AMENITIES	There are no sidewalks or bike lanes near the property.
PARKING	Approximately 35 spaces in paved parking lot, adjacent to the soccer fields.
PLANNED PROJECTS	• Rattlesnake Drive complete street (create complete street with bicycle, pedestrian, transit, and streetscape improvements) • Mountain View Drive multimodal improvements (create safe and accessible route across bridge to Rattlesnake Elementary School)



UTILITY ASSESSMENT	
SEWER	Existing City main within Duncan Drive
WATER	Existing City mains within Duncan Drive, Mountain View Drive, and crossing property.
STORMWATER	Storm dry well in adjacent property to east. Appears there is currently no storm management on property.
POWER	Overhead power lines along Duncan Drive.

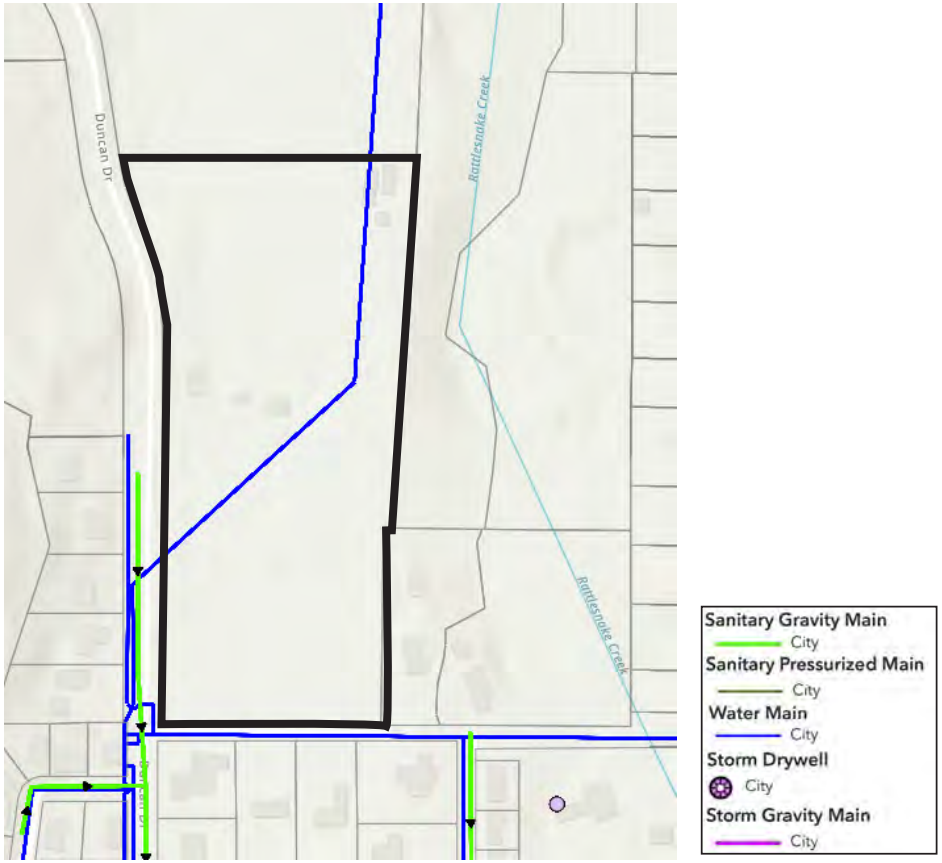


FIGURE 4.5: PUBLIC UTILITIES MAP



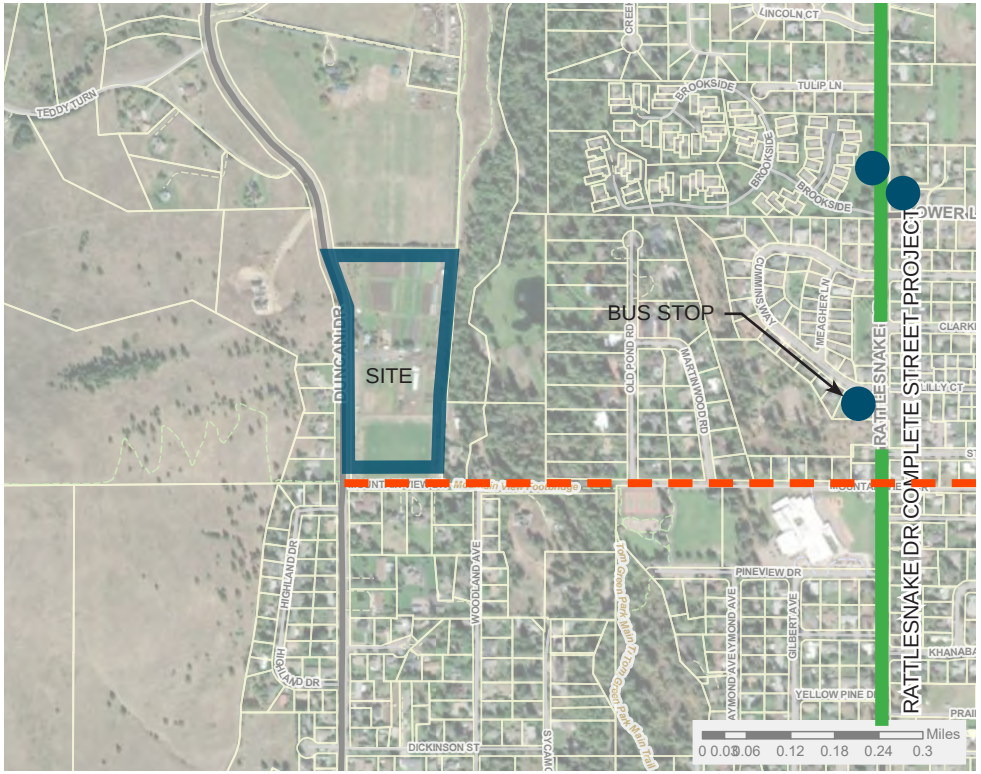


FIGURE 4.6: TRANSPORTATION MAP



DUNCAN DRIVE PROPERTY

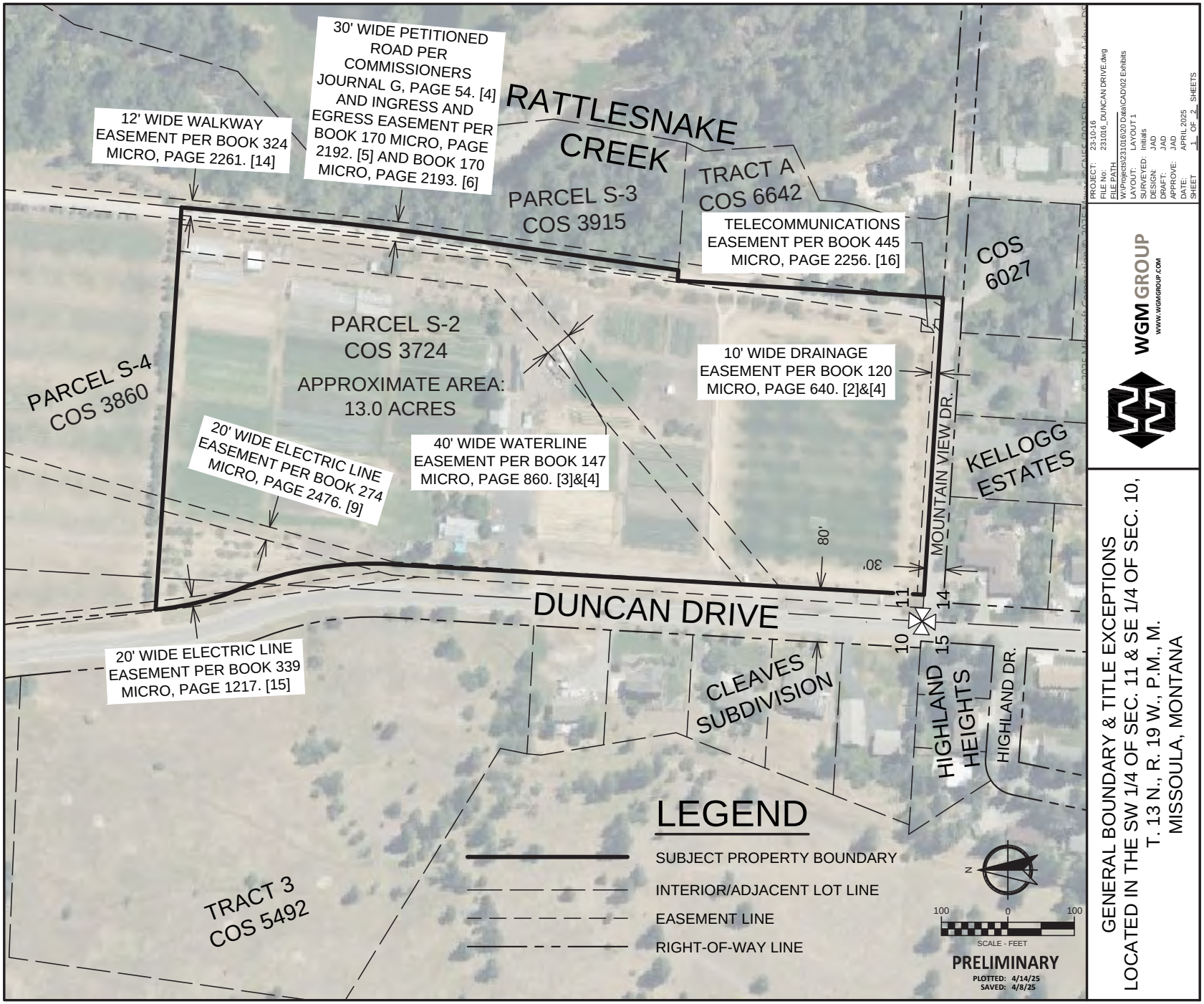


FIGURE 4.7: TITLE EXCEPTIONS MAP

SUBIDIVISION GUARANTEE NO. 08020710
EXCEPTIONS*****

[1], [8], [10]-[13] AND [17] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[2] A 10' WIDE DRAINAGE EASEMENT GRANTED TO MISSOULA COUNTY PER BOOK 120 MICRO, PAGE 640. PLOTTED HEREON.

[3] A 40' WIDE WATERLINE EASEMENT GRANTED TO MOUNTAIN WATER COMPANY PER BOOK 147 MICRO, PAGE 860. PLOTTED HEREON.

[4] EASEMENTS AS SHOWN ON CERTIFICATE OF SURVEY NO. 3012 AND 3553 AND 3724. 10' WIDE DRAINAGE EASEMENT; 40' WIDE WATERLINE EASEMENT; AND 30' WIDE PETITIONED ROAD PLOTTED HEREON.

[5] INGRESS AND EGRESS EASEMENT GRANTED TO PETERS PER BOOK 170 MICRO, PAGE 2192. PLOTTED HEREON.

[6] INGRESS AND EGRESS EASEMENT GRANTED TO ASHMORE PER BOOK 170 MICRO, PAGE 2193. PLOTTED HEREON.

[7] INGRESS AND EGRESS EASEMENT GRANTED TO MOUNTAIN WATER COMPANY OVER EXISTING ROAD AND TRAILS WITHIN THE W1/2 OF SECTION 11 LYING WESTERLY OF RATTLESNAKE CREEK PER BOOK BOOK 177 MICRO, PAGE 2534. BLANKET IN NATURE, NOT PLOTTED HEREON.

[9] A 20' WIDE ELECTRICAL LINE EASEMENT GRANTED TO THE MONTANA POWER COMPANY PER BOOK 274 MICRO, PAGE 2476. PLOTTED HEREON.

[14] A 12' WIDE WALKWAY EASEMENT GRANTED TO THE CITY OF MISSOULA PER BOOK 324 MICRO, PAGE 2261. PLOTTED HEREON.

[15] A 15' WIDE OVERHEAD ELECTRIC LINE EASEMENT GRANTED TO THE MONTANA POWER COMPANY PER BOOK 339 MICRO, PAGE 1217. PLOTTED HEREON.

[16] A TELECOMMUNICATIONS FACILITIES EASEMENT GRANTED TO US WEST COMMUNICATIONS PER BOOK 445 MICRO, PAGE 2256. PLOTTED HEREON.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF SUBDIVISION GUARANTEE NO. 08020710, DATED MARCH 27, 2025, ISSUED THROUGH THE OFFICE OF FLYING S TITLE AND ESCROW OF MONTANA, INC.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN CITY OF MISSOULA, MONTANA.

OWNER

MISSOULA ELEMENTARY SCHOOL
DISTRICT NO. 1, MISSOULA COUNTY

PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/8/25

PROJECT: 23-10-16
FILE No: 231016_DUNCAN DRIVE.dwg
FILE PATH W:\Projects\23\016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 2
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

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GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE SW 1/4 OF SEC. 11 & SE1/4 OF SEC. 10
T.13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

DUNCAN DRIVE PROPERTY

The Duncan Drive Property is located on the northern edge of the community in an area with low planned residential growth, so it is unlikely to ever be used for a MCPS school.

Key Considerations

Location

The location of the property does not align with future MCPS needs.

Ownership

Explore ownership opportunities with Garden City Harvest, the City of Missoula, and/or Missoula County while allowing for continued use of the space by Garden City Harvest. This could include splitting the property into two lots to allow for two owners. Potential funding resources include donations, grants, trades (lands/services through interlocal agreements), a Park District, a SID, an Open Space Bond, or other funding yet to be identified).

City/County/UM Interest

Explore ownership opportunities that fit the community needs.

Other MCPS Uses Considered

None were identified.

Options Evaluated

1 Maintain current lease with Garden City Harvest PEAS Farm and soccer field uses.

2 Explore ownership opportunities with Garden City Harvest, the City, the University, and the County while preserving continued use of the space by Garden City Harvest.

RECOMMENDATION

EXPLORE OWNERSHIP OPPORTUNITIES WITH GARDEN CITY HARVEST, THE CITY, THE UNIVERSITY, AND THE COUNTY WHILE PRESERVING CONTINUED USE OF THE SPACE BY GARDEN CITY HARVEST.

The broker opinion of value is 3,680,000 to $4,250,000 with a suggested list price of $4,500,000. The estimated marketing time to secure a tenant or buyer is 12 to 15 months. See Appendix B for more information.

IMPLEMENTATION CONSIDERATIONS

The first priority is to sell or trade the property to Garden City Harvest, the City, the County, or the University of Montana while maintaining the existing uses on the site. The property could be part of a larger deal, including additional properties, that would allow MCPS to obtain another property in a location that is a better fit for MCPS's needs. Missoula County Open Space Funds may be a possible funding option.

As an alternative, if an agreement cannot be reached for a sale or trade, the second priority is to renegotiate the lease to provide more value for MCPS.

The property is one parcel, but there is a possibility that an agriculture exemption could be used to split the property into two parcels to align with the two existing land uses. This would allow for two separate owners for the two uses.

See the Implementation chapter for additional details on forming a working group to negotiate a sale or land trade.



FORT MISSOULA PROPERTY

FORT MISSOULA PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

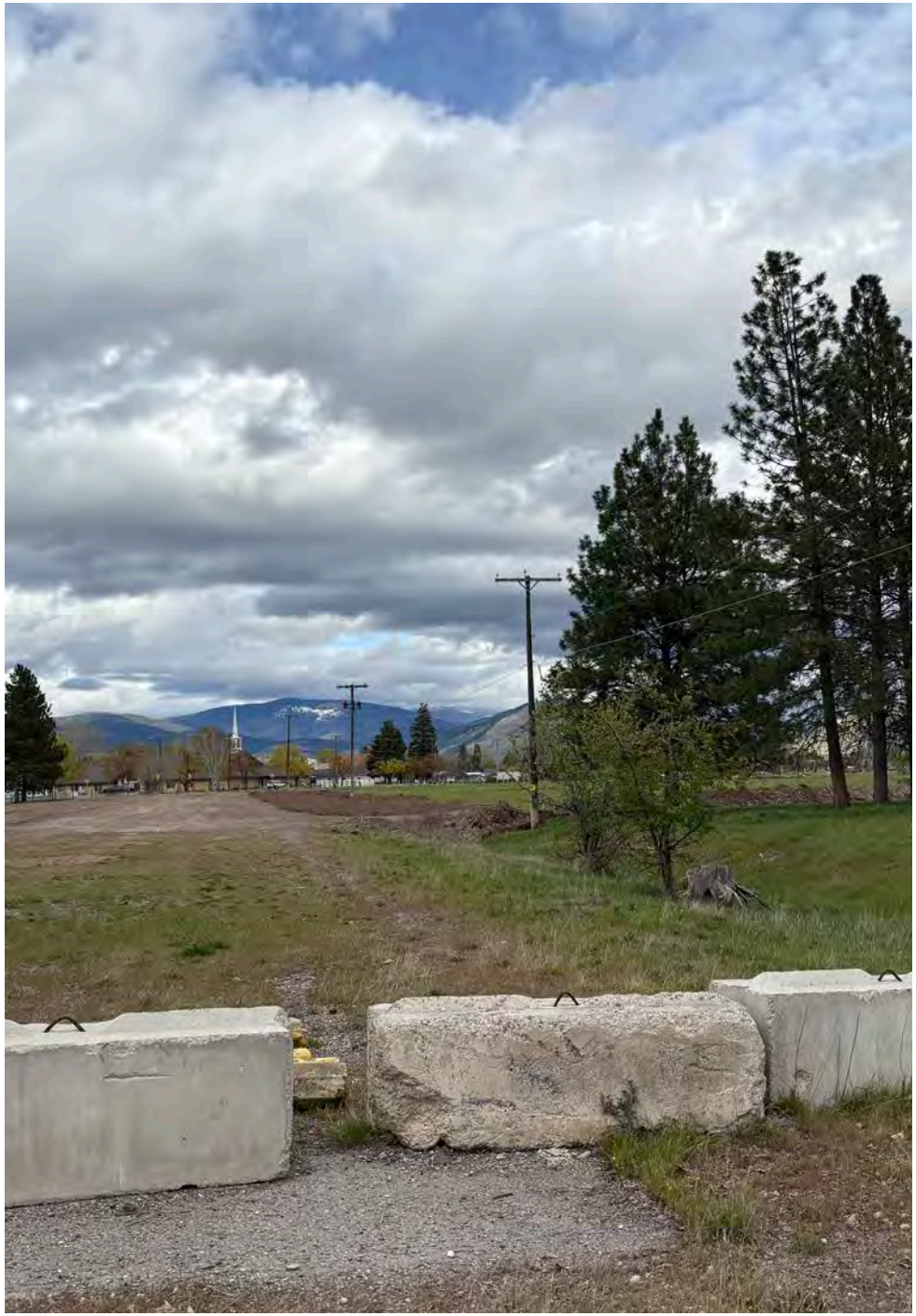
PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT						
NOTES	The property is used by the MCPS School Farm.	The property is large enough to support a school.	The property is located near several schools and in an area where limited residential growth is anticipated.	The property is used by the MCPS School Farm.	None have been identified.	The property only has one access point and has a bike path along the northern boundary of the property.

FINANCIAL ASSESSMENT				
	What is the value of the property?	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	N/A	Yes	No	Yes
NOTES	The value of the property has not been evaluated at this time.	Guardsman Lane was recently removed so more of the property can be used for agricultural purposes.		The property is used by the MCPS School Farm and generates revenue that supports the program.

PROPERTY INFORMATION	
PROPERTY LOCATION GEOCODE	04-2200-31-2-55-03-0000
PROPERTY ADDRESS	On South Avenue
PROPERTY AREA	20 acres
ADJACENT USES	Fort Missoula Park, Post Cemetery, Big Sky High School
ADDITIONAL PROPERTY INFORMATION	Used by MCPS School Farm to graze livestock. Irrigated with water rights. Within Fort Missoula Historical zone. Fenced.
NUMBER OF PARCELS	1



FIGURE 5.1: LOCATION MAP



PHYSICAL ASSESSMENT	
TOPOGRAPHY	0-2% slopes
SOILS	The entire site is comprised of Gransdale loam. According to the NRCS Soil Survey, this soil complex has the rating of “not limited” to development for structures, though it has the rating of “somewhat limited” for trails and picnic areas due to dust.
CULTURAL / HISTORIC	Located in the Fort Missoula Historic District. Property adjacent to Post Cemetery.

REGULATORY ASSESSMENT	
JURISDICTION	Missoula County
GROWTH POLICY	2019 Missoula Land Use Element
LAND USE DESIGNATION/PLACE TYPE	Open, Resource, and Recreation. These lands include open lands, wildlife habitat, agriculture, range and timber lands and recreation areas. Intended for publicly-owned lands; development is limited.
ZONING	County RO (Resource and Open Land). Permitted land uses are limited to undeveloped open space, agriculture, silviculture, and passive recreation. Buildings, utilities, and impervious surfaces are limited. Only one principal use permitted per lot.
OVERLAY ZONE	1993 Fort Missoula Plan
EASEMENTS	Two road easements. See Figure 9.7 - Title Exemptions Map.

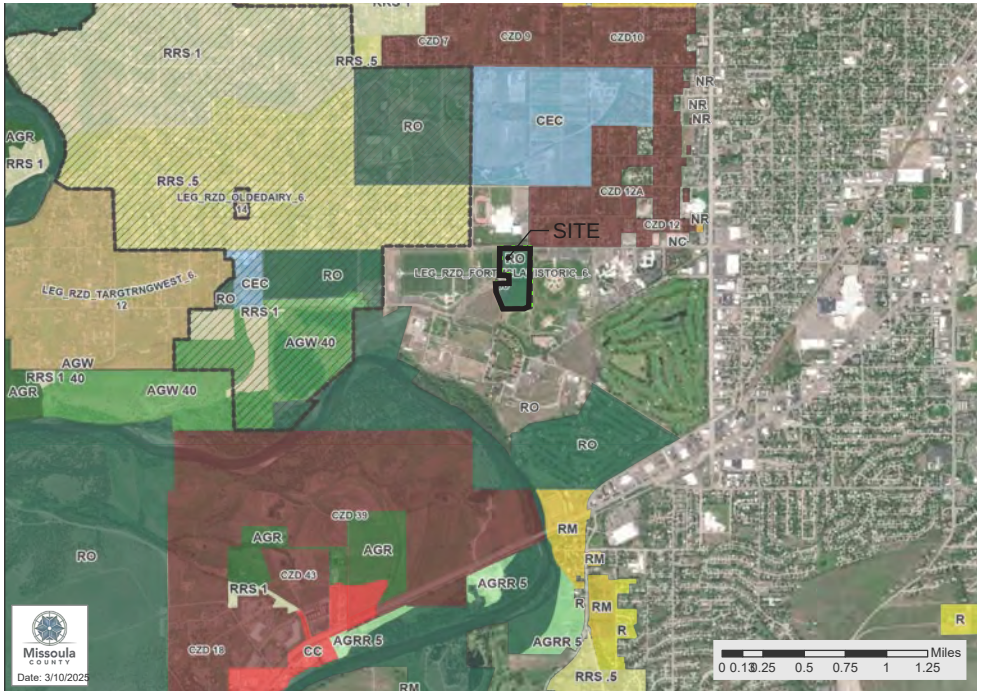


FIGURE 5.2: ZONING MAP

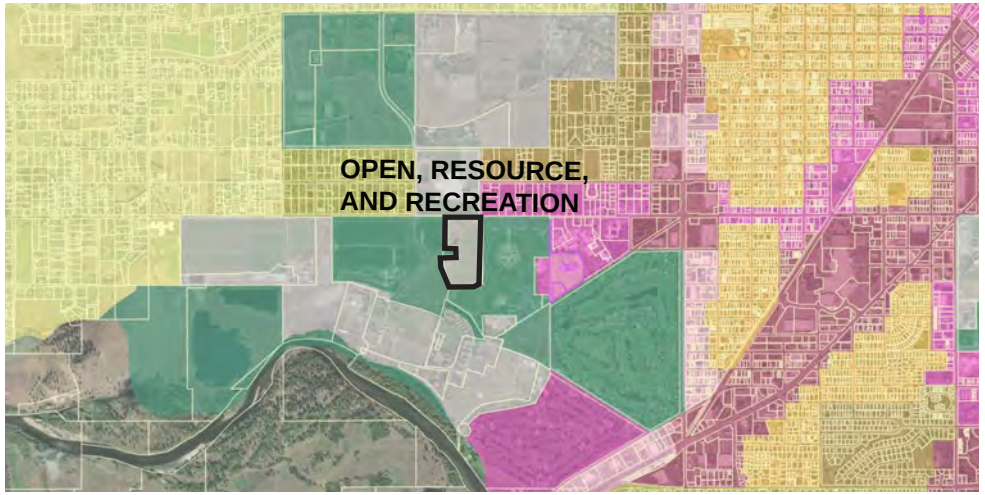


FIGURE 5.3: LAND USE PLAN MAP



FIGURE 5.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Access is driveway off of South Avenue to the north
TRANSIT	Bus stop across street at South Avenue and 31st Avenue
BIKE AND PEDESTRIAN AMENITIES	There is a shared-use-path that runs along South Avenue along the northern boundary of property.
PLANNED PROJECTS	• South Avenue complete street and shared-use path project (create complete street with bicycle, pedestrian, transit, and streetscape improvements) • South Avenue safety and infrastructure improvements project (from Suzanne Court to 36th Avenue)



UTILITY ASSESSMENT	
SEWER	Existing City mains within South Avenue (north of site). There are currently no planned updates.
WATER	Existing City mains north, south and west around border of property. There are currently no planned updates. Water services to site and non-lead material.
STORMWATER	Appears to be no current stormwater facilities on-site

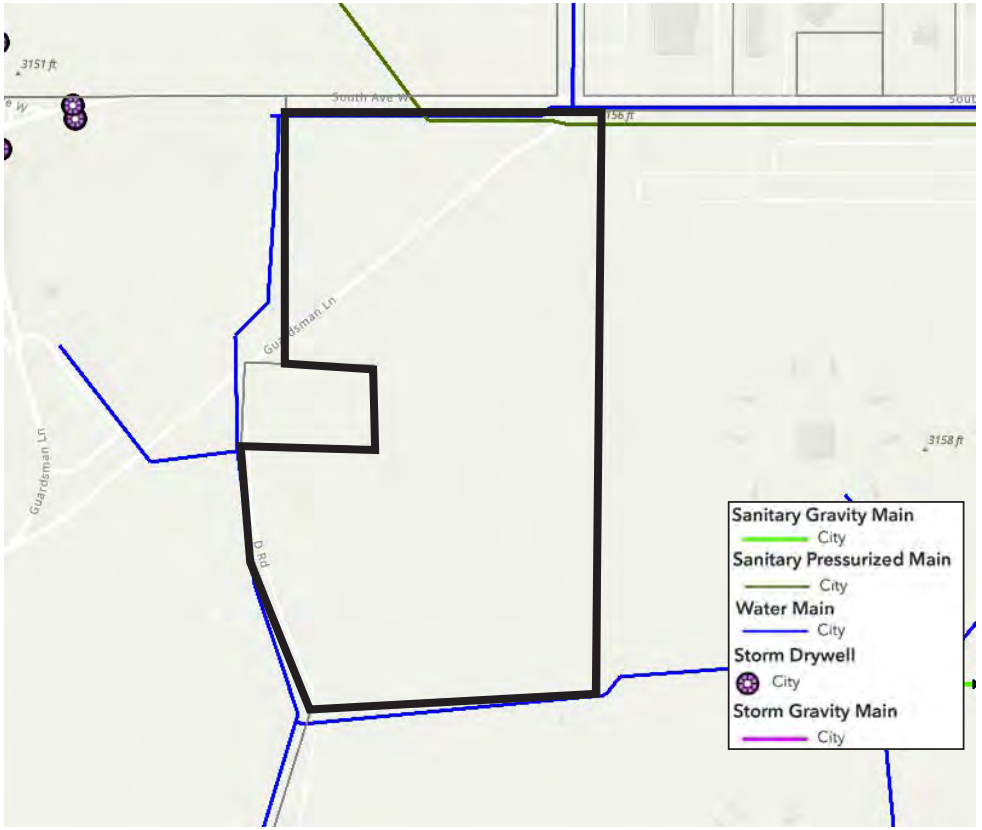


FIGURE 5.5: PUBLIC UTILITIES MAP

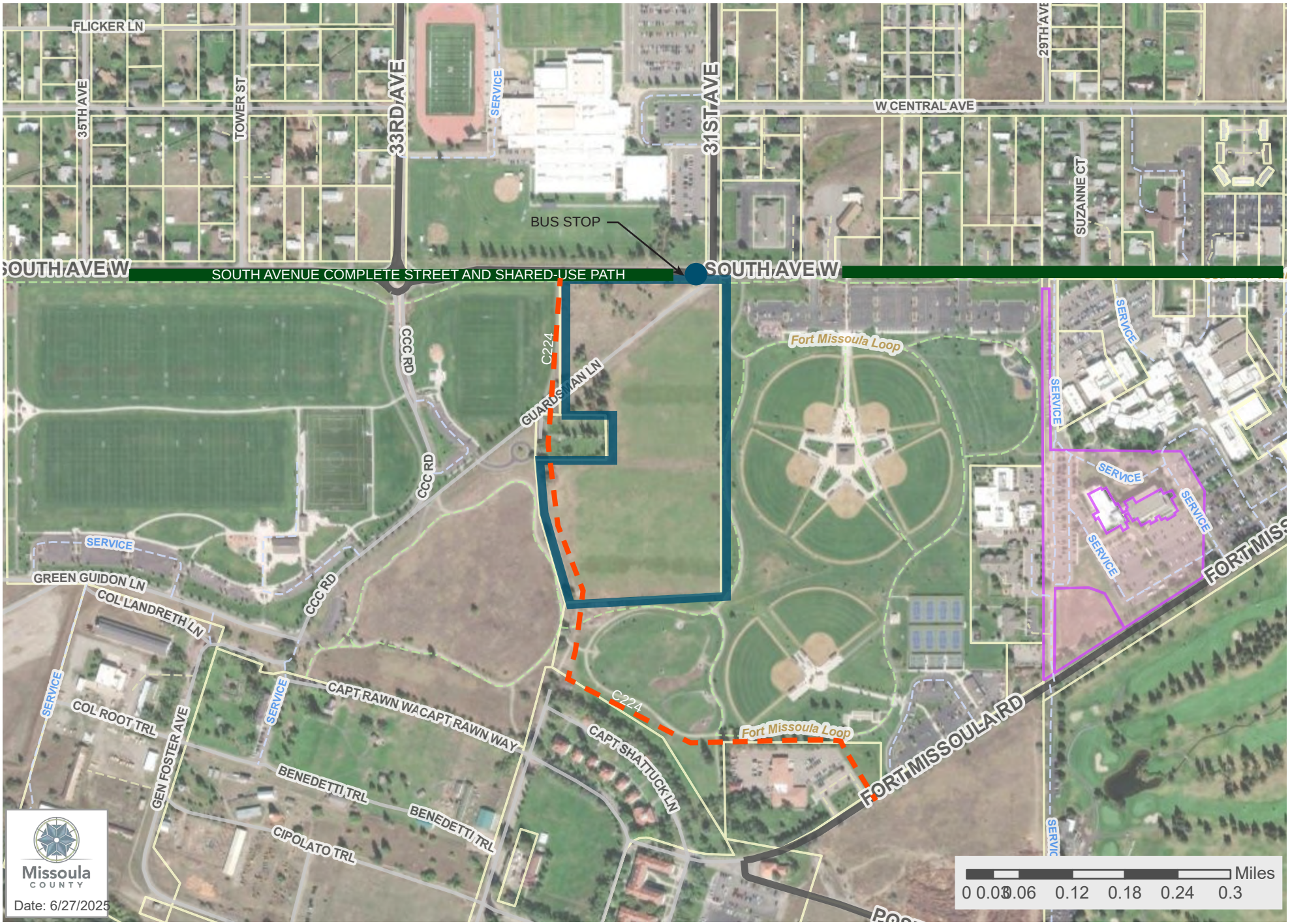


FIGURE 5.6: TRANSPORTATION CONNECTIVITY & PLANNED TRANSPORTATION PROJECTS

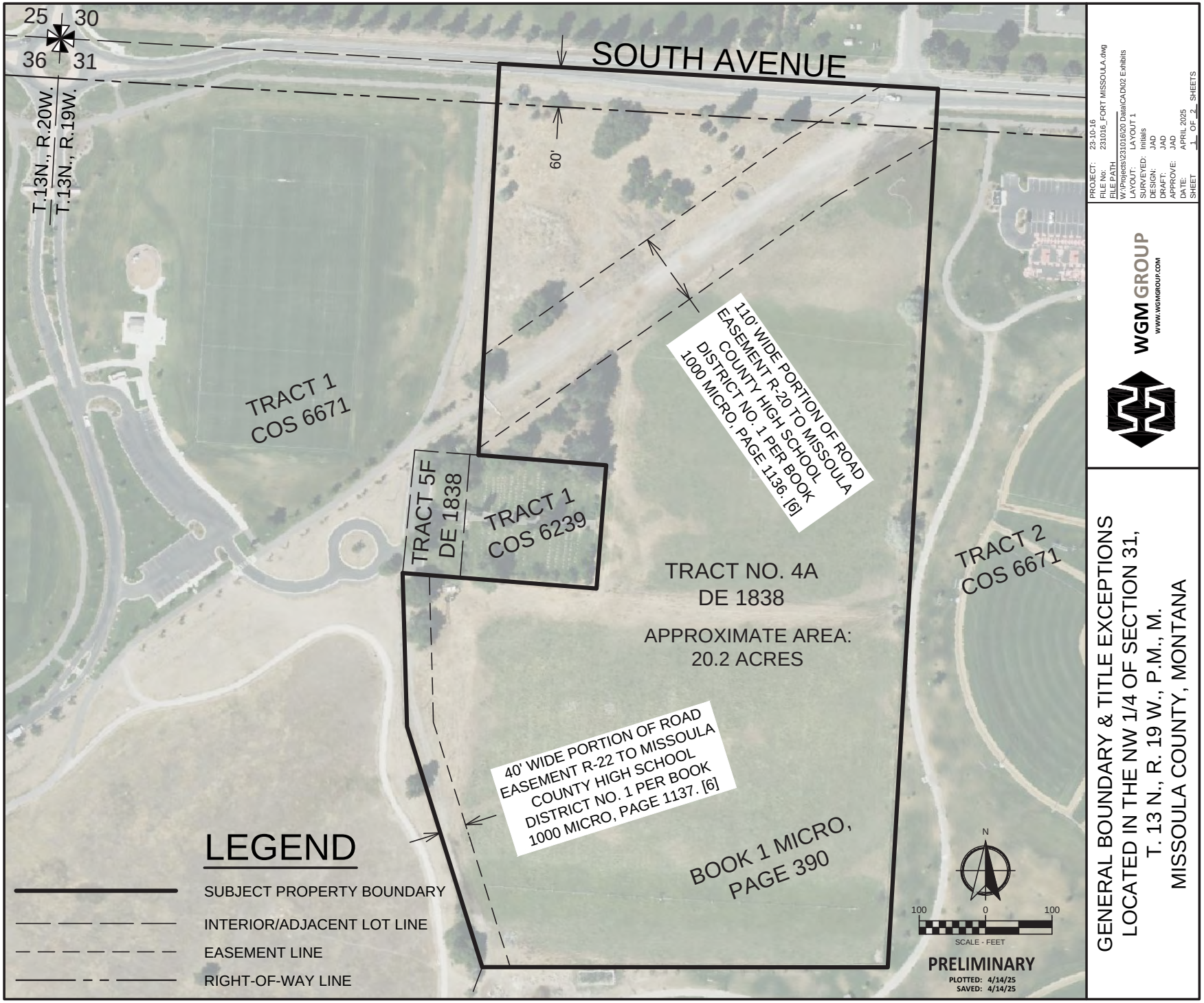


FIGURE 5.7: TITLE EXCEPTIONS MAP

SUBIDIVISION GUARANTEE NO. 08020709
EXCEPTIONS*****

[1], AND [7] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[2] ELECTRIC TRANSMISSION SYSTEM AND TELEPHONE SYSTEM EASEMENT GRANTED TO THE MONTANA POWER COMPANY PER BOOK 151 DEEDS, PAGE 493. BLANKET IN NATURE, NOT PLOTTED HEREON.

[3] ELECTRIC TRANSMISSION SYSTEM AND TELEPHONE SYSTEM EASEMENT GRANTED TO THE MONTANA POWER COMPANY PER BOOK 156 DEEDS, PAGE 298. BLANKET IN NATURE, NOT PLOTTED HEREON.

[4] EASEMENTS DISCLOSED BY DEED EXHIBIT NO. 1838. NO EASEMENTS DISCLOSED.

[5] COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS RESERVATIONS AND EASEMENTS CONTAINED IN BOOK 1 MICRO, PAGE 390. NO EASEMENTS DISCLOSED.

[6] 110' WIDE PORTION OF EXISTING ROAD EASEMENT R-20 QUITCLAIMED TO MISSOULA COUNTY HIGH SCHOOL DISTRICT NO. 1 PER BOOK 1000 MICRO, PAGE 1136. PLOTTED HEREON. 40' WIDE PORTION OF EXISTING ROAD EASEMENT R-22 QUITCLAIMED TO MISSOULA COUNTY HIGH SCHOOL NO. 1 PER BOOK 1000 MICRO, PAGE 1137. PLOTTED HEREON.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF SUBDIVISION GUARANTEE NO. 08020709, DATED MARCH 27, 2025, ISSUED THROUGH THE OFFICE OF FLYING S TITLE AND ESCROW OF MONTANA, INC.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN MISSOULA COUNTY, MONTANA.

OWNER

HIGH SCHOOL DISTRICT NO. 1,
MISSOULA COUNTY

PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/14/25

PROJECT: 23-10-16
FILE No: 231016_FORT MISSOULA.dwg
FILE PATH W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 2
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

WGM GROUP
www.wgmgroup.com

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NW 1/4 OF SECTION 31,
T.13 N., R. 19 W., P.M., M.
MISSOULA COUNTY, MONTANA

FORT MISSOULA PROPERTY

The Fort Missoula Property is used to meet the MCPS Core Purpose, but is an inholding within a regional park. This property is inappropriate for development, except for recreational use and public use.

Key Considerations

Adjacent Land Use

The adjacent land use provides an opportunity for the property to be utilized for recreational uses.

Ag Land

The property provides agriculture education in an urban setting that is conveniently located across the street from Big Sky High School. The program and property is used as an outdoor classroom and highly valued by those involved with the program.

As part of this project, a comparable piece of property was not able to be identified.

City/County/UM Interest

Potential for land trades with City, County, and/or UM.

Other MCPS Uses Considered



Recreation Area

The adjacent parkland could be extended onto the property for either MCPS or community use.

Options Evaluated

1 Maintain property as MCPS School Farm.

2 Explore opportunity to acquire land that would provide improved amenities to meet MCPS School Farm goals in coordination with creating opportunities for a more consistent land use pattern and recreational uses at Fort Missoula.

RECOMMENDATION

MAINTAIN OWNERSHIP FOR USE BY MCPS SCHOOL FARM
The recommendation for the Fort Missoula Property is to maintain ownership for use by MCPS School Farm.

IMPLEMENTATION CONSIDERATIONS

None.



JEFFERSON BUILDING

JEFFERSON BUILDING

The property assessment begins with a summary of the property, building, and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT						
NOTES	The school is currently not used by MCPS, but the property also includes the central kitchen and maintenance shop which are important to the operation of MCPS.	The property is smaller than the recommended size for a school.	The property is located in an area planned for high residential growth.	The property's size, access, and location can support an alternative instructional space.	The property has some capacity to accommodate an identified MCPS need.	The property has several access points and good pedestrian, bike, and transit connectivity.

BUILDING ASSESSMENT						
	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical building condition?	What is the plumbing building condition?	What is the electrical building condition?
ASSESSMENT	✓	✓	✓	✓	✓	!
NOTES	Generally good	The functionality of the building is good.	Generally good	Steam boiler and most floor mounted unit ventilators replaced in last 3-4 years. Limited upgrades needed.	Recent upgrades have been made on the domestic water piping and water heater. The water service and backflow preventor are in fair condition.	Some upgrades needed, but generally in fair to good condition.

FINANCIAL ASSESSMENT							
	What is the value of the property?	What are the costs associated with renovating the building to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	N/A	Minimal. Building is in satisfactory condition overall. Modular classrooms are new.	Not recommended.	Building was remodeled two times in the last 10 years.	Structural: $15,000 (1-3 years) and $80,000* (3-5 years) Building: $1,275,000 roofing, fenestration (excluding gym addition), exterior cladding MEP: $171,000 Total = $1,541,000	No tenants occupy the building at this time.	No
NOTES	The value of the property has not been evaluated at this time.	Recommend Improvements: replace, roofing, fenestration and exterior egress stair on north side.	Building is properly equipped for education. Renovating to another use is not recommended	Remodels improved main entry and provided ADA accessibility.	*Destructive investigation and assessment required to determine extents of upgrades. Upgrades estimated at $3/sf.		

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2200-29-4-04-11-0000
PROPERTY ADDRESS	1700 South Avenue W 59801
PROPERTY AREA	5.11 AC
DATE PROPERTY ACQUIRED BY MCPS	1947
EXISTING STRUCTURES	Former elementary school, central kitchen, maintenance shop
EXISTING USES	School building was occupied during 2024-2025 school year by a charter school and preschool. Uses for the 2025-2026 school year are undetermined.
ADJACENT USES	Residential uses surrounds the property with the exception of the buildings along South Avenue west and south of the property, which are commercial.
EXISTING LEASES	No
ADDITIONAL PROPERTY INFORMATION	Located in Urban Renewal District II and eligible for TIF funds
NUMBER OF PARCELS	1





FIGURE 6.1 -LOCATION MAP

REGULATORY ASSESSMENT

JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE TYPE	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Urban Residential High and Urban Mixed-Use High. Missoula's most complete, compact, walkable neighborhoods. They are designed for people to live, play, and connect closely with nearby amenities, whether by foot, bike, or car. Typical parcel size is 5,400 sf. Along South Avenue, additional commercial uses and density are supported.
ZONING	The property is zoned Urban Residential 3 (U-R3). Development patterns in this district are typically compact and multimodal. Street and block patterns provide high connectivity in rectangular grids. Buildings typically have small and varied setbacks.



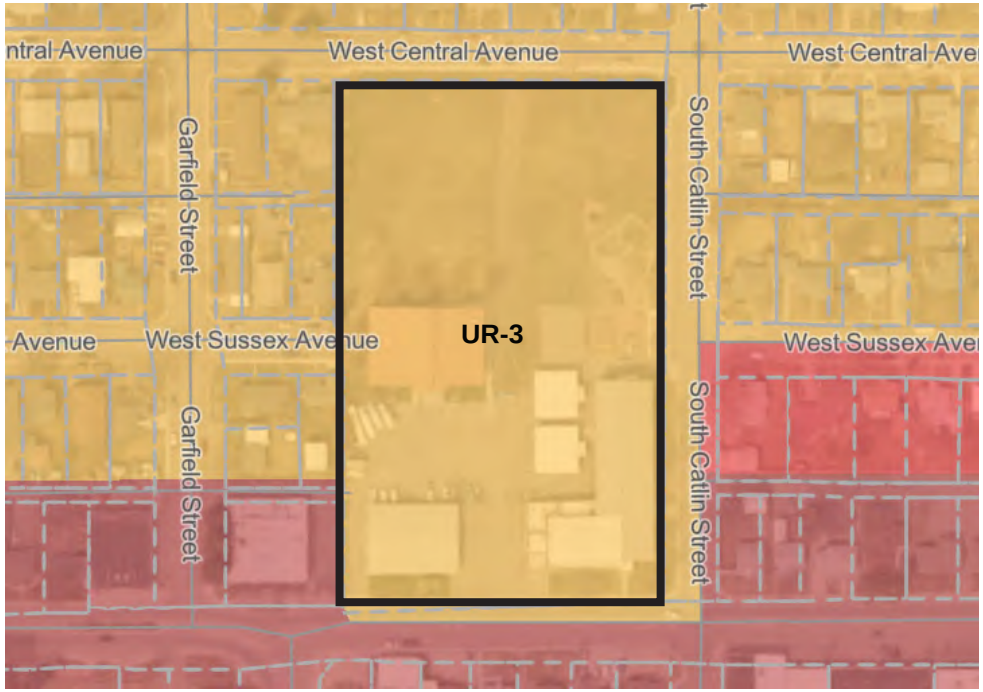


FIGURE 6.2 - ZONING MAP

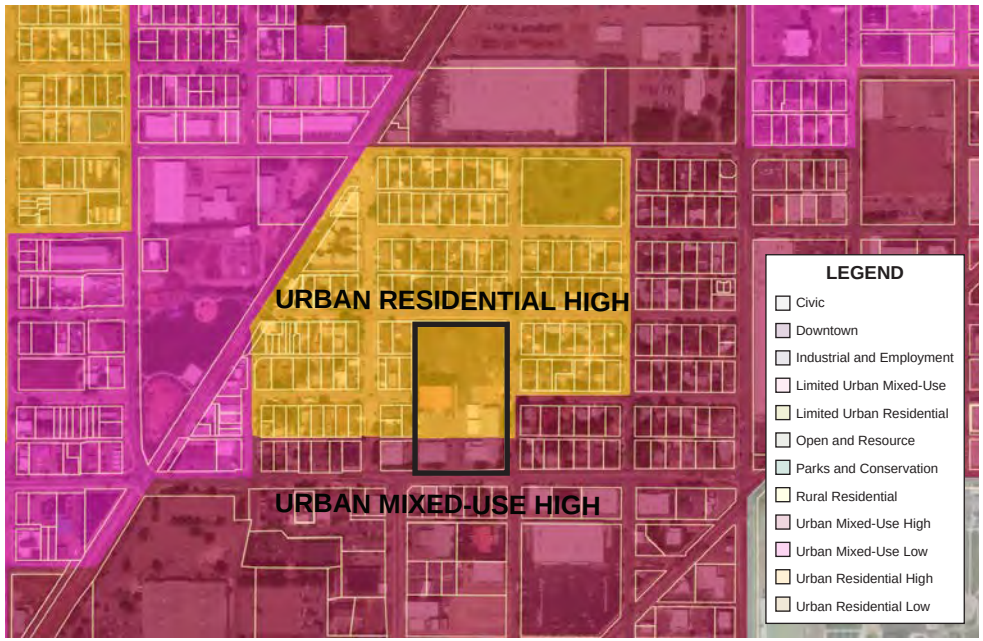


FIGURE 6.3 - PLACE TYPE MAP



FIGURE 6.4 - SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	The main driveway access is off of South Avenue W. A secondary access is an alley off of S Garfield Street to the west. There is a traffic signal at S Garfield Street and South Avenue W.
ACCESS CONTROL / PERMITS	South Avenue W is not an MDT Route. South Avenue W is a Minor Arterial Road.
TRANSIT	There is a bus stop at the southeast corner of property
BIKE AND PEDESTRIAN AMENITIES	There are sidewalks and a designated bike lane on South Avenue W. There are sidewalks along the eastern boundary (S Catlin Street) and northern boundary (Central Avenue). The Bitterroot Branch multi-use trail is 2 blocks away to the west.
PARKING	There are approximately 50 spaces.
PLANNED PROJECTS	None

UTILITY ASSESSMENT	
SEWER	Existing City mains crossing property at alleys. City manholes are on property. No current utility planned updates.
WATER	Existing City mains within W Central Avenue. and South Avenue W. Three fire hydrants near facility and non-lead water service material. No current utility planned updates.
STORMWATER	Existing dry wells near and within property. Dry wells located along north and south property lines. City-owned dry wells within S Catlin Street.

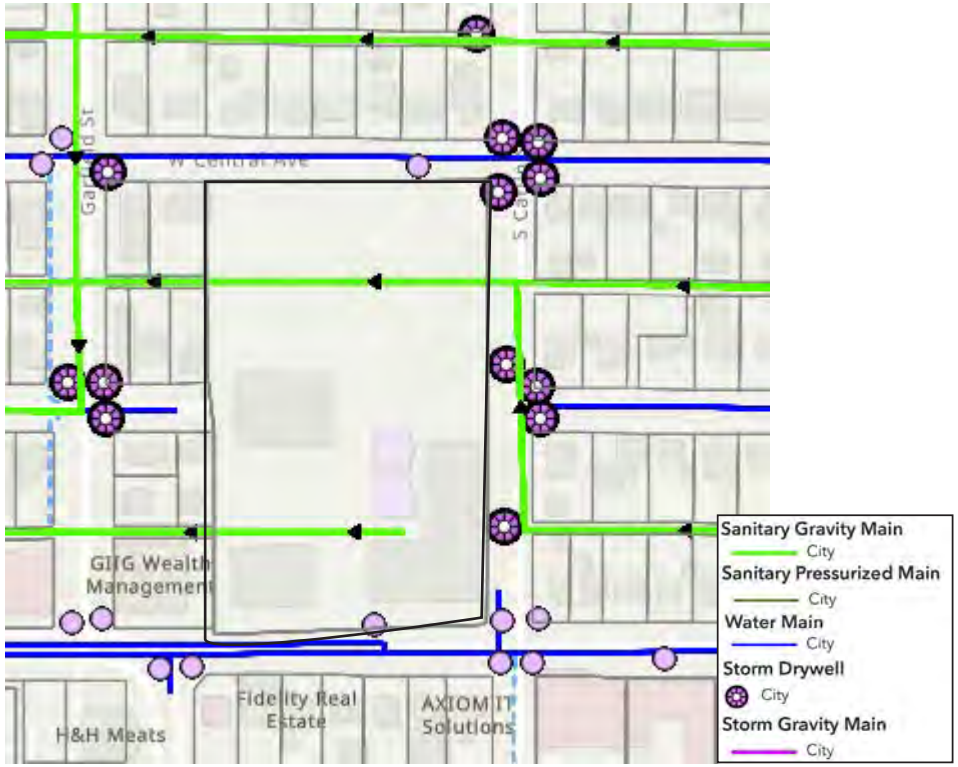


FIGURE 6.5 - PUBLIC UTILITY MAP





FIGURE 7.6 - TRANSPORTATION MAP

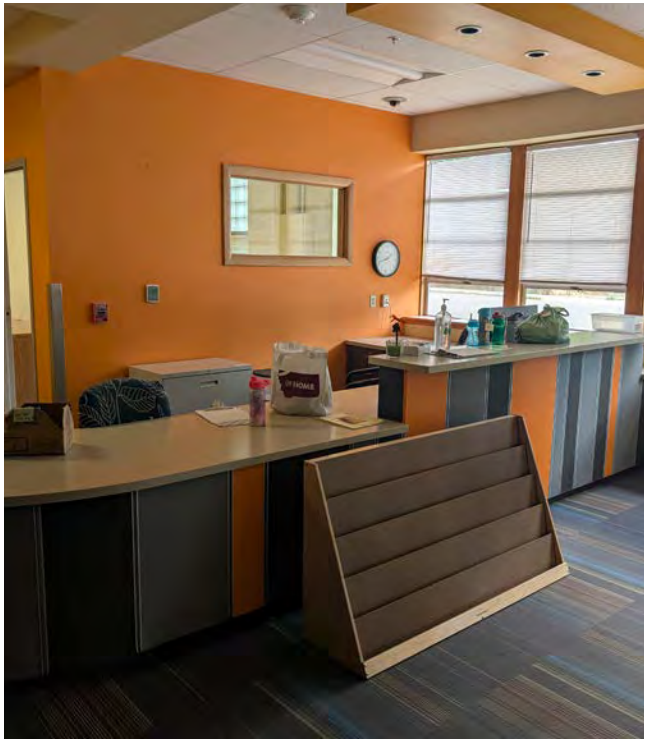


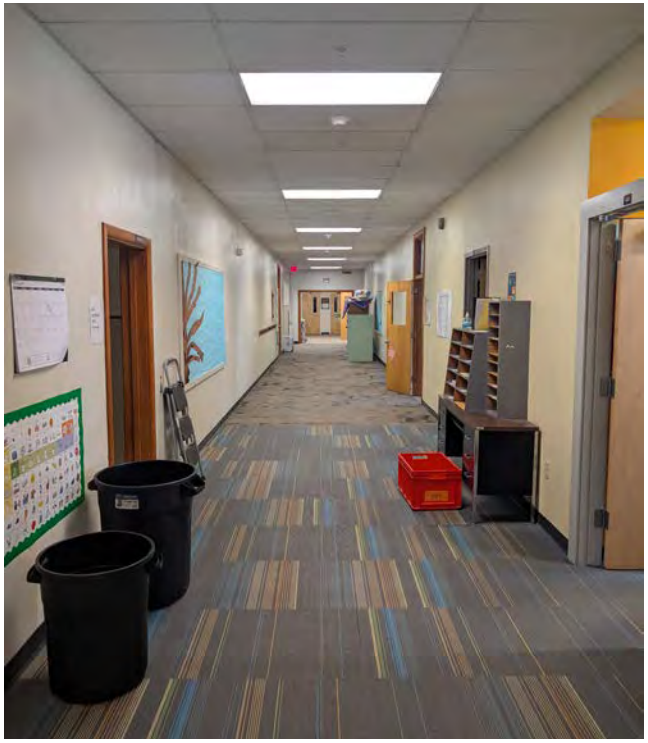
BUILDING ASSESSMENT	
SIZE	Main Level: 19,200 sf, Second Floor: 12,000 sf, (2) modular units at 2,700 sf each
ADDITIONS	Front Entry and Elevator remodel in 2017
OVERALL PHYSICAL CONDITION	Building condition is good, exterior cladding, wood fascias and soffits need repainting. Single pane steel windows need replacement.
FUNCTIONALITY	Building functionality is good.
DEFICIENCIES	Egress from north classrooms need upgrading.
ROOF	Steel roofing needs replaced.
EXTERIOR CLADDING	Masonry is in good condition. Soffits and fascias need painting.
INT. FINISHES	Interior finishes are recently replaced
LIMITATIONS	None



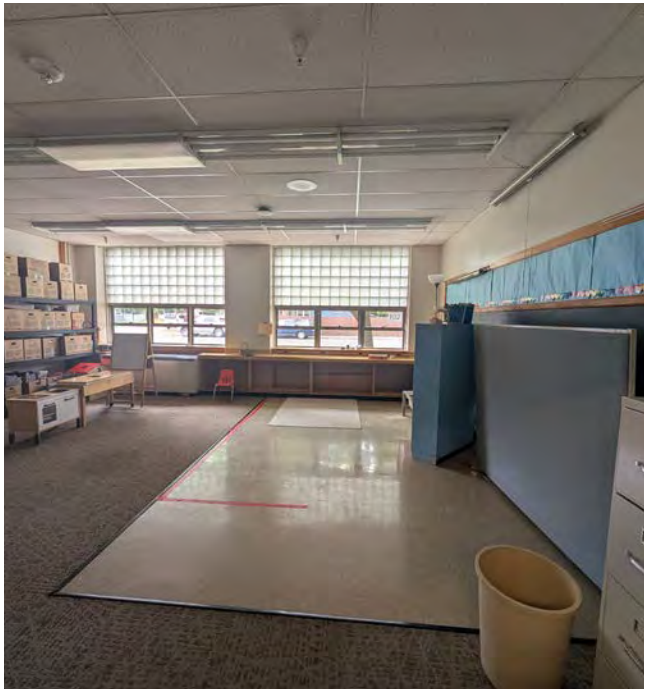




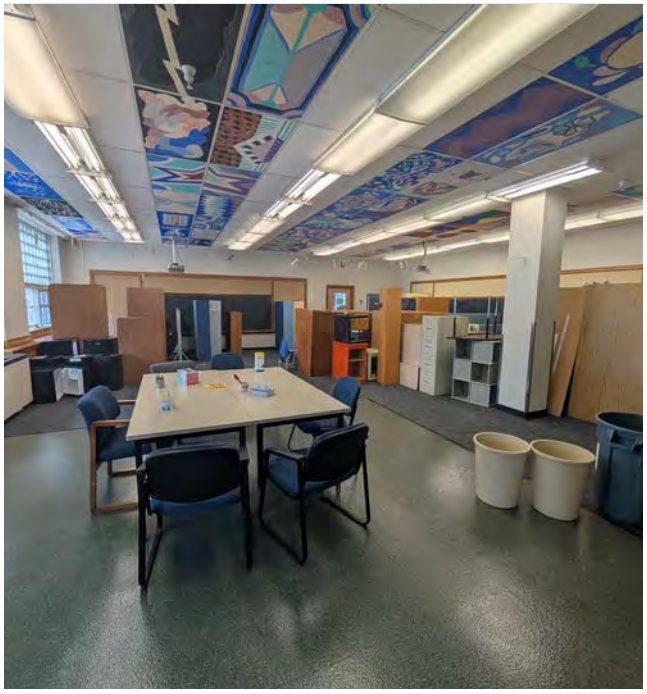












BUILDING STRUCTURAL ASSESSMENT	
YEAR BUILT	Unknown
ADDITIONS	None
AREA	~11,000 sf (per level, 2 levels); ~4100 sf gym
OVERALL PHYSICAL CONDITION	Generally Good
VISUAL DEFICIENCIES	There was some minor cracking noted in the exterior There was some minor cracking noted in the exterior brick walls at the backside of the building facing the parking lot (Photo 1, 2, 4).



PHOTO 1

STRUCTURAL SYSTEM	Structural system in the gymnasium was noted to be masonry bearing/shear walls with concrete columns assumed to support steel trusses above (Photo 3). The gymnasium floor is framed with wood joists over a crawlspace. The main building has slab on grade with conventional concrete foundations. The exterior wall has concrete wall piers spaces at roughly 12 ft (Photo 5) with interior concrete columns spaced at roughly 24 ft on center at each side of the corridor. The first elevated floor is concrete beams framing into the concrete columns at the corridor. The concrete beams parallel to the corrdidor support concrete joists at 3 ft on center that span to the exterior concrete wall piers and spandrels between. The roof is supported by steel columns that stack with the concrete columns below with steel I beams parallel to the corridor and steel joists that span outward to the exterior walls at 30 in oc. Several openings were added within the interior existing brick walls at the entry vestibule. These openings were reinforced with steel c-channels.
STRUCTURAL SYSTEM DEFICIENCIES AND/ OR UNKNOWNS	The lateral system at the front of the building requires investigation as the concrete wall piers are generally <3 ft in length.
CODE REVIEW	IEBC and IBC



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

MEP ASSESSMENT	
MECHANICAL SYSTEM	Heating plant is a steam boiler that was replaced approximately 3 years ago and in good shape. The majority of the spaces are heated and ventilated through floor mounted unit ventilators of which approximately 85% were replaced approximately 4 years ago. The remaining existing unit ventilators should be replaced due to age. The AHU serving the gym that provides heating and ventilation appears to be original. While due to age it is recommended to be replaced it also lends itself well to just replacing components as they fail, i.e. supply fan.
PLUMBING SYSTEM	Existing 2 in domestic water service and backflow preventor are in fair condition. Domestic water piping was replaced last year. Existing storage tank type gas water heater was replaced approximately three years ago and is in good shape. Plumbing fixtures seem to be more modern and could use new trim (flush valves and faucets) but only as they fail.
FIRE SPRINKLER	Building is sprinkled.
ELECTRICAL POWER SYSTEM	Power distribution system, including the electrical service, was upgraded in 2020. Some old panels remain that should be replaced.

MEP ASSESSMENT	
ELECTRICAL LIGHTING SYSTEM	Lighting systems appeared functional but most were older. Some were missing lenses. Most fixtures were mostly older and should be replaced. Exit and emergency lighting systems were mixed condition with some older units that did not appear functional. Some were newer and in good condition.
COMMUNICATIONS SYSTEMS	Communications system appeared to be functional and adequate for K-12 school use. Audio enhancement system appears functional.
SAFETY AND SECURITY SYSTEMS	Safety and security system appeared to have been updated. Fire alarm system appeared to have voice evacuation features and is adequate for K-12 use. Lockdown system was recently installed or upgraded. Access control system appeared functional and up to date. Video surveillance system appeared functional and up to date. Intrusion detection system appeared functional.
CODE REVIEW	Building contains a fire sprinkler system, egress from north classrooms need to be upgraded.

JEFFERSON BUILDING

The Jefferson Building is centrally located and in good condition. Maintaining flexibility on this property to respond to community growth and needs is important.

Key Considerations

Location

The central location of this property makes it ideal for an alternative instructional space that could be used by the entire community.

TIF District

This property is the only property included in this project that is within a TIF District. A TIF District has funding available for community improvements.

Recreation Area

The open space and playground is located in a PROST Priority Parkland Investment Area and park area is needed in the neighborhood.

City/County/UM Interest

Opportunity for indoor programming space for adult and youth athletics, arts and culture programming, out of school programming, and neighborhood community center. Field space could fill gap for parks services in neighborhood.

Other MCPS Uses Considered

Elementary School

If needed, this property is suitable for a future elementary school.

Options Evaluated

1 Lease to non-profits & use for MCPS activity space. Maintain MCPS ownership for long-term flexibility.

2 Invest in property to meet MCPS and community needs

RECOMMENDATION

MAINTAIN OWNERSHIP. USE FOR MCPS USES OR LEASE.
The recommendation for the Jefferson Building is the continued use of the building as needed for MCPS uses. If an MCPS use cannot be identified, then the building should be leased.

IMPLEMENTATION CONSIDERATIONS

For the properties where MCPS maintains ownership, the goal is to maximize utilization and leased space of the building. This will benefit the longevity of the building and offset maintenance costs. Tasks associated with leasing the building include evaluating lease rates so rates are aligned with the market, addressing staffing needs to provide adequate day-to-day maintenance service for tenants, and determining a long-term maintenance strategy to address deferred maintenance. See the Implementation chapter for additional details on these tasks.



LINDA VISTA PROPERTY

LINDA VISTA PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT						
NOTES	The property is not used by MCPS.	The property is smaller than the recommended size for a school.	The property is located in an area with limited anticipated growth.	The size, location, and site access are challenges for using the site for an alternative instructional space.	None have been identified.	There is only one access point for the property and limited bike and pedestrian amenities.

FINANCIAL ASSESSMENT				
	What is the value of the property?*	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	$1.2 million to $1.525 million	No	No	No
NOTES	*Based on BOV provided by SterlingCRE Advisors.	The property is undeveloped.	The property is undeveloped so does not have any maintenance.	There are no leases on the property.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2092-12-1-10-01-0000
PROPERTY ADDRESS	No physical address. Property is adjacent to Paul Lane and Linda Vista Boulevard.
PROPERTY AREA	5 acres
EXISTING USES	Undeveloped property, used as a neighborhood park with no improvements
ADJACENT LAND USES	Residential, City park, and undeveloped land
NUMBER OF PARCELS	1



FIGURE 7.1: LOCATION MAP



PHYSICAL ASSESSMENT	
TOPOGRAPHY	4-10% slopes. Moderate slopes that should not constrain development. The site generally slopes down from the SE corner to the NW corner.
SOILS	Approximately 80% of the site is Minesinger-Bigarm complex, a relatively stable soil profile. About 20% of the property is Grassvalley silty clay loam, with higher variability in shrink-swell properties. This soil complex is oriented towards the NW corner. These soil profiles have the rating of 'somewhat limited' to development according to the NRCS.
CULTURAL / HISTORIC	Unfenced, with electrical boxes and infrastructure near road. Many paths run through the property.

REGULATORY ASSESSMENT	
JURISDICTION	Missoula County
GROWTH POLICY/ LAND USE PLAN	Missoula County Growth Policy 2019
LAND USE DESIGNATION/PLACE TYPE	Residential (2019 Missoula Area Land Use Element). Land use is primarily residential. Secondary uses may include small-scale commercial in limited locations.
ZONING	County R - Residential. A maximum of 6 homes/acre are allowed.



FIGURE 7.2: ZONING MAP

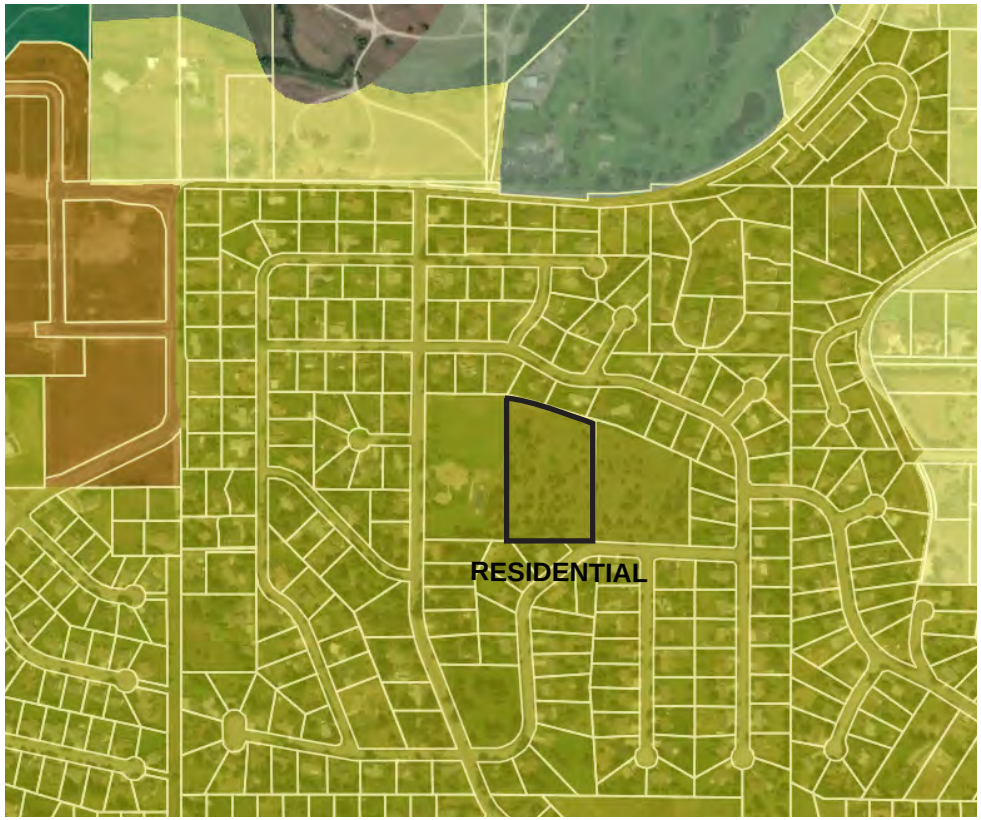


FIGURE 7.3: LAND USE PLAN MAP



FIGURE 7.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	The only access is from Paul Lane, a residential street.
ACCESS CONTROL / PERMITS	This is not an MDT route.
TRANSIT	Transit is not available at this location. The nearest bus stops are at Gharrett Street and Southhills Drive. on Mountain Line Route 12, and Walmart Supercenter on Mountain Line Route 7. Both stops are 2 miles away.
BIKE AND PEDESTRIAN AMENITIES	There are no sidewalks or bike lanes on Paul Lane.
PLANNED PROJECTS	None

UTILITY ASSESSMENT	
SEWER	Existing City mains within Eldora Lane (8-in PVC), Linda Vista Boulevard (12-in PVC), and Paul Lane (6-in PVC). Does not appear to be a service to site. There do not appear to be any utility updates planned for this site.
WATER	Existing City mains within Eldora Lane (6-in PVC), Linda Vista Boulevard (8-in PVC), and along south border of property. There do not appear to be any current utility updates planned.
STORMWATER	There are no existing stormwater facilities on-site.
ELECTRIC	There are electrical pedestals along Paul Lane.

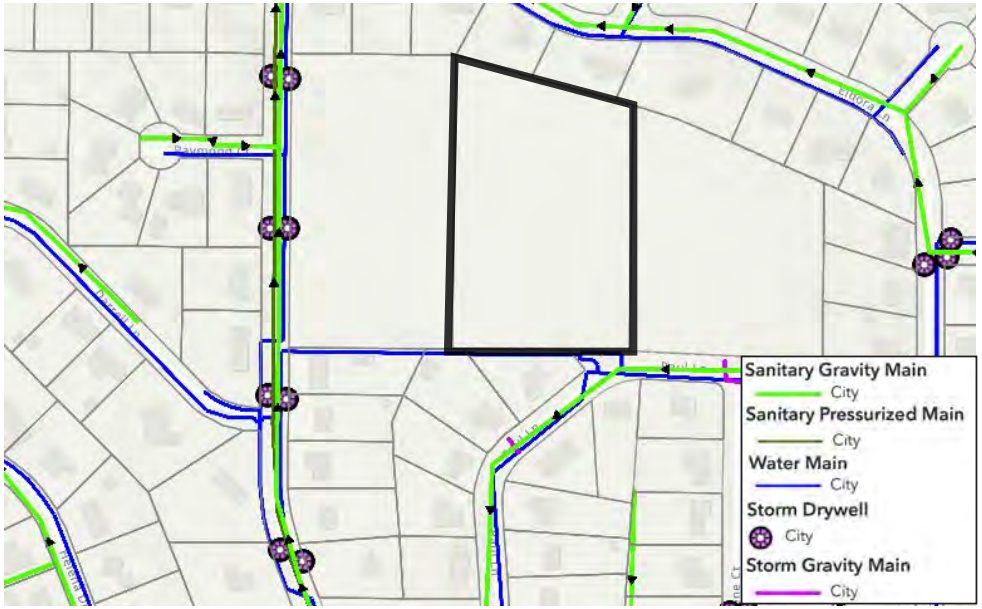


FIGURE 7.5: PUBLIC UTILITY MAP











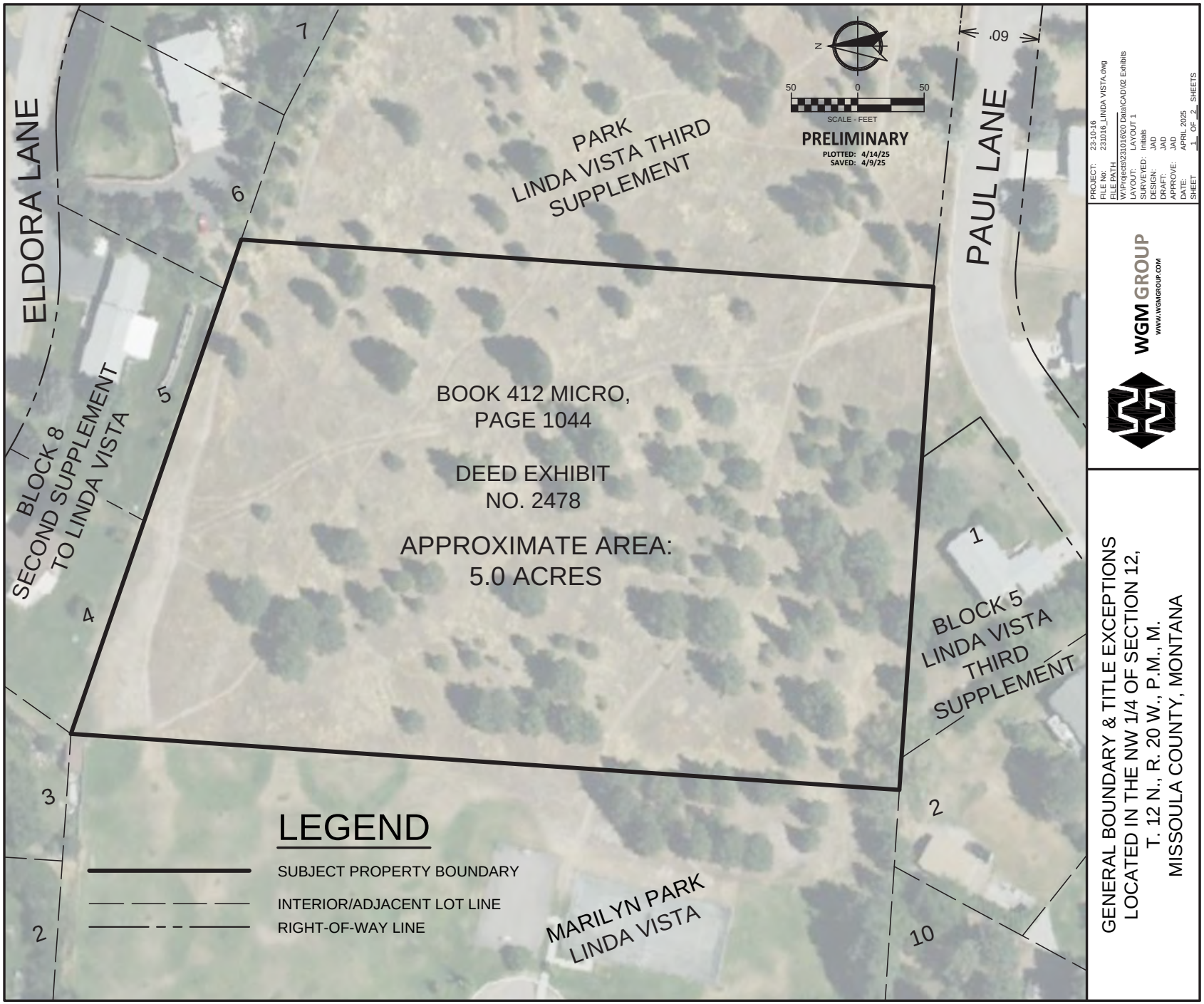


FIGURE 7.6: TITLE EXCEPTIONS MAP

TITLE COMMITMENT NO. 11346
EXCEPTIONS*****

[1]-[11] AND [14] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[12] ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS DISCLOSED BY DEED EXHIBIT NO. 2478. NO EASEMENTS DISCLOSED.

[13] RESERVED TIMBER AND MINERAL RIGHTS CONTAINED IN DECREE OF DISTRIBUTION IN BOOK 8 OF ORDER AND DECREE, PAGE 284. SUBJECT PROPERTY PLOTTED HEREON.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF TITLE COMMITMENT NO. 11346 WITH A COMMITMENT DATE OF APRIL 7, 2025, ISSUED BY STEWART TITLE GUARANTY COMPANY.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN CITY OF MISSOULA, MONTANA.

OWNER

MISSOULA COUNTY
SCHOOL DISTRICT #1

PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/9/25

PROJECT: 23-10-16
FILE No: 231016_LINDA VISTA.dwg
FILE PATH W:\Projects\23\10\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

WGM GROUP
WWW.WGMGROUP.COM

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NW 1/4 OF SECTION 12,
T. 12 N., R. 20 W., P.M., M.
MISSOULA COUNTY, MONTANA

LINDA VISTA PROPERTY

The Linda Vista Property is unlikely to ever be used by MCPS for a school because of its size, location, and limited access. The property has potential for residential development or could be an addition to the existing adjacent park.

Key Considerations

Location

The location and size of the property does not align with future MCPS needs.

Recreation Area

The property could potentially be a regional or community park, but the property is not located in a PROST Priority Parkland Investment Area.

Public Concern

The neighborhood values the open space that this property provides.

City/County/UM Interest

Potential for land trade with City or County.

Other MCPS Uses Considered

None were identified.

Options Evaluated

1 Maintain ownership of property and use as an undeveloped park.

2 Explore sale or trade to the City.

RECOMMENDATION

EXPLORE SALE OR TRADE TO THE CITY

The recommendation for the Linda Vista Property is to explore a sale or trade to the City. The sale or trade could be used to acquire property in the northern area of Missoula.

The broker opinion of value is $1,200,000 to $1,525,000 with a suggested list price of $1,815,000. The estimated marketing time to secure a tenant or buyer is 12 to 15 months. See Appendix B for more information.

IMPLEMENTATION CONSIDERATIONS

The goal for this property is to either sell the property to the City or trade the property with another City property that's a better fit for MCPS's needs. The property could be part of a larger deal, including additional properties.

ALTERNATIVE CONSIDERATIONS

If there are challenges with executing the recommendation for this property, selling this property on the open market should be considered.

See the Implementation chapter for additional details on forming a working group to negotiate a sale or land trade.



MOUNT JUMBO BUILDING

MOUNT JUMBO BUILDING

The property assessment begins with a summary of the property, building, and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT						
NOTES	The property is not utilized by MCPS.	The property is smaller than the recommended size for a school, but there is a County-owner park adjacent to the MCPS property providing additional outdoor space.	The property is located in an area where some residential growth is planned.	The property's size can support an alternative instructional space, but the size has connectivity challenges and is not centrally located.	None have been identified.	The property has good access, but limited bike, pedestrian, and transit connectivity.

BUILDING ASSESSMENT						
	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical building condition?	What is the plumbing building condition?	What is the electrical building condition?
ASSESSMENT						
NOTES	Overall building condition is satisfactory.	Building is properly equipped for education.	No major issues.	Upgrades needed.	Generally in good condition.	Upgrades anticipated in near future as equipment is nearing its life expectancy.

FINANCIAL ASSESSMENT							
	What is the value of the property?	What are the minimum costs to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	N/A	Minimal: generally, building is in satisfactory condition	Not recommended.	No major investments.	Structural: $20,000 (1-3 years) and $170,000* (3-5 years) Building: $2,450,000 roofing, fenestration, exterior cladding, Mechanical and Electrical: $350,000 Total = $2,990,000	$55,200/ year	No
NOTES	The value of the property has not been evaluated at this time.	Recommended improvements: roofing, some fenestration, various mechanical components	Building is properly equipped for education. Renovating to another use is not recommended		*Destructive investigation and assessment required to determine extents of upgrades. Upgrades estimated at ~$5/sf.	Friends of the Children. Missoula Police	

PROPERTY INFORMATION	
PROPERTY LOCATION GEOCODE	04-2200-24-1-25-01-0000
PROPERTY ADDRESS	735 Michigan Avenue 59802
PROPERTY AREA	5.07 acres
EXISTING STRUCTURES AND USES	Former elementary school building closed in 2004. Approximately 1.5 acres of grass fields.
ADJACENT USES	Residential; East Missoula Lions Park
EXISTING LEASES	Friends of the Children, Missoula Police Department
NUMBER OF PARCELS	1



FIGURE 6.1: LOCATION MAP



REGULATORY ASSESSMENT	
JURISDICTION	Missoula County
GROWTH POLICY/ LAND USE PLAN	Missoula County Growth Policy 2019
LAND USE DESIGNATION/PLACE TYPE	Residential (2019 Missoula Area Land Use Element). Land use is primarily residential. Secondary uses may include small-scale commercial in limited locations.
ZONING	County R (Residential), allows a maximum of 6 homes/acre.



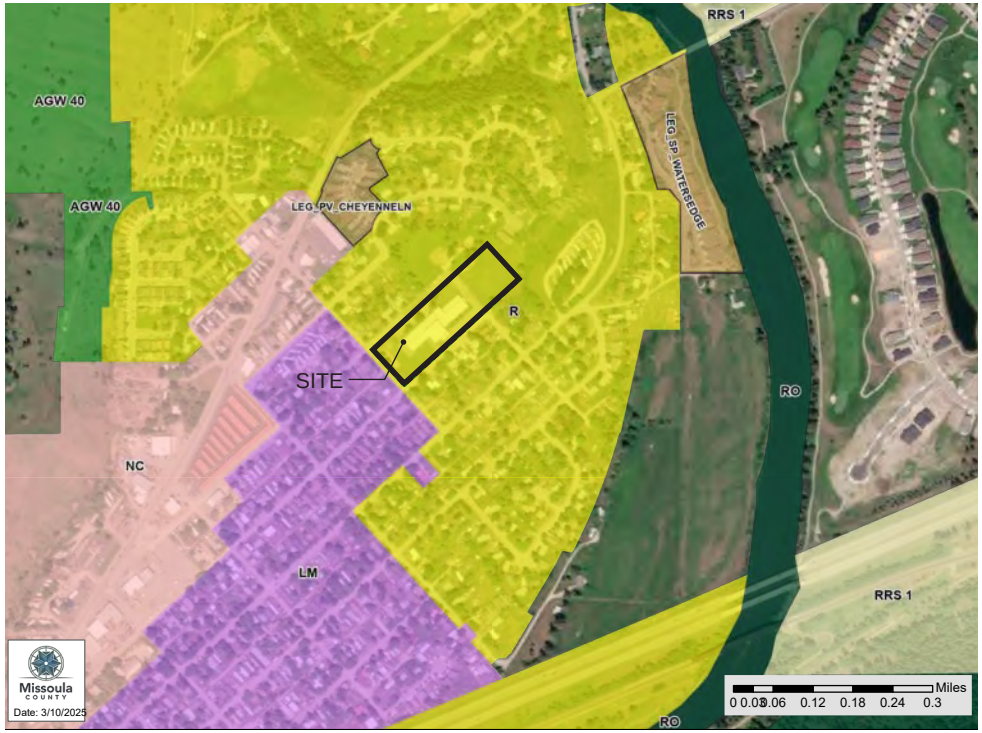


FIGURE 6.2: ZONING MAP

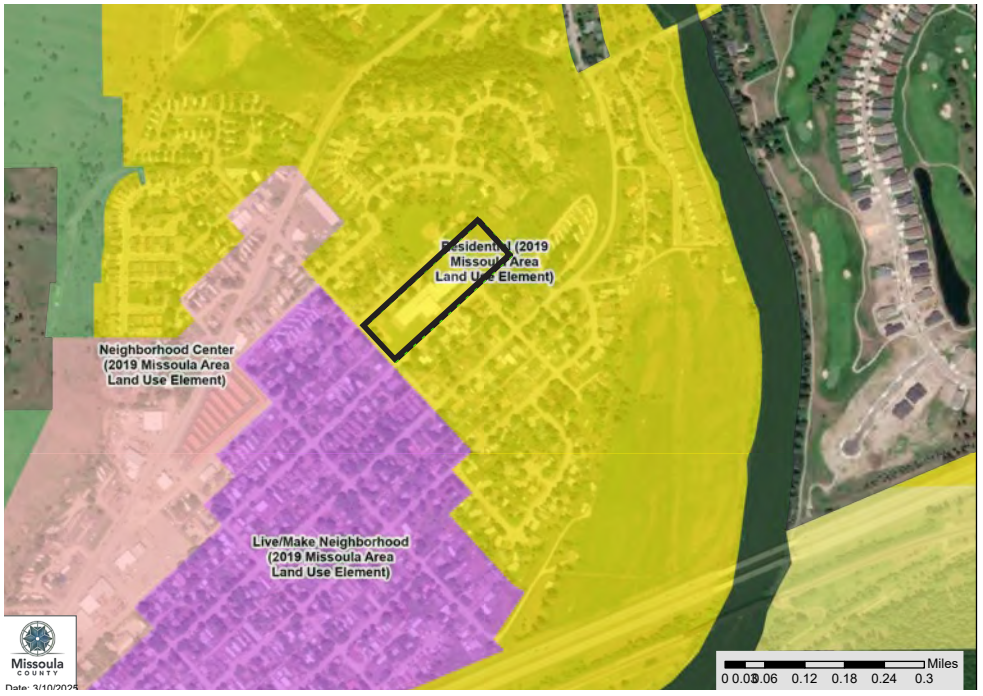


FIGURE 6.3: LAND USE PLAN MAP

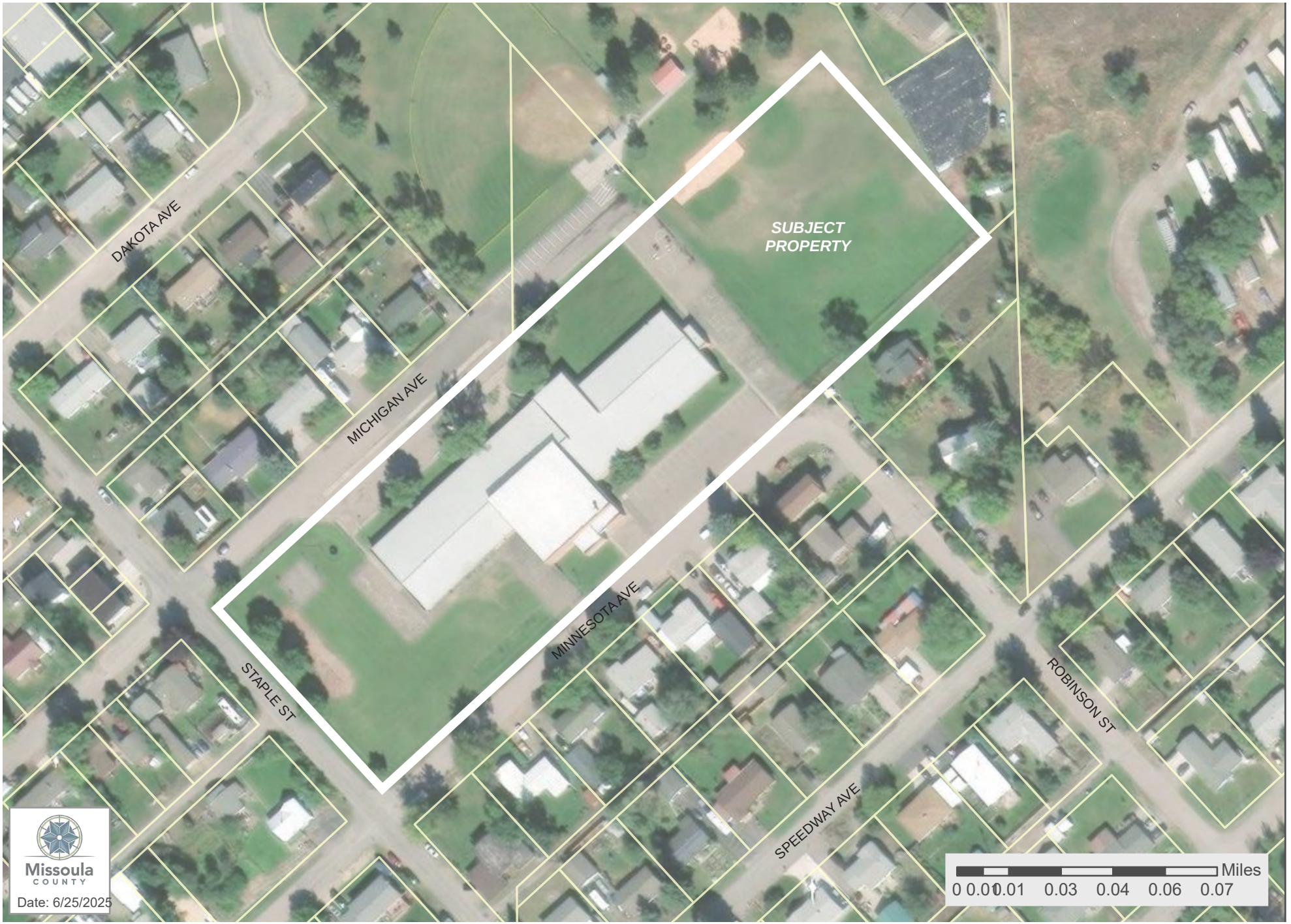


FIGURE 6.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Two driveways and parking lots exist on Michigan Avenue and Minnesota Avenue, and a driveway connects the two through the property. Highway 200 is two blocks away.
TRANSIT	Bus stop at southwest corner of the property
BIKE AND PEDESTRIAN AMENITIES	No nearby bike lanes and limited sidewalks in neighborhood
PARKING	Approximately 30 off-street parking spaces and on-street parking along Minnesota Avenue, Michigan Avenue, and Staple Street
PLANNED PROJECTS	Complete street improvements with pedestrian, bicycle, and streetscape planned for Highway 200

UTILITY ASSESSMENT	
SEWER	East Missoula Sewer service
WATER	Existing mains nearby (in Michigan Avenue and Staple Street) non-lead water service
STORMWATER	Existing dry wells along Michigan Avenue and Minnesota Avenue, and there appear to be sumps located on property.





FIGURE 6.5: PUBLIC UTILITY MAP

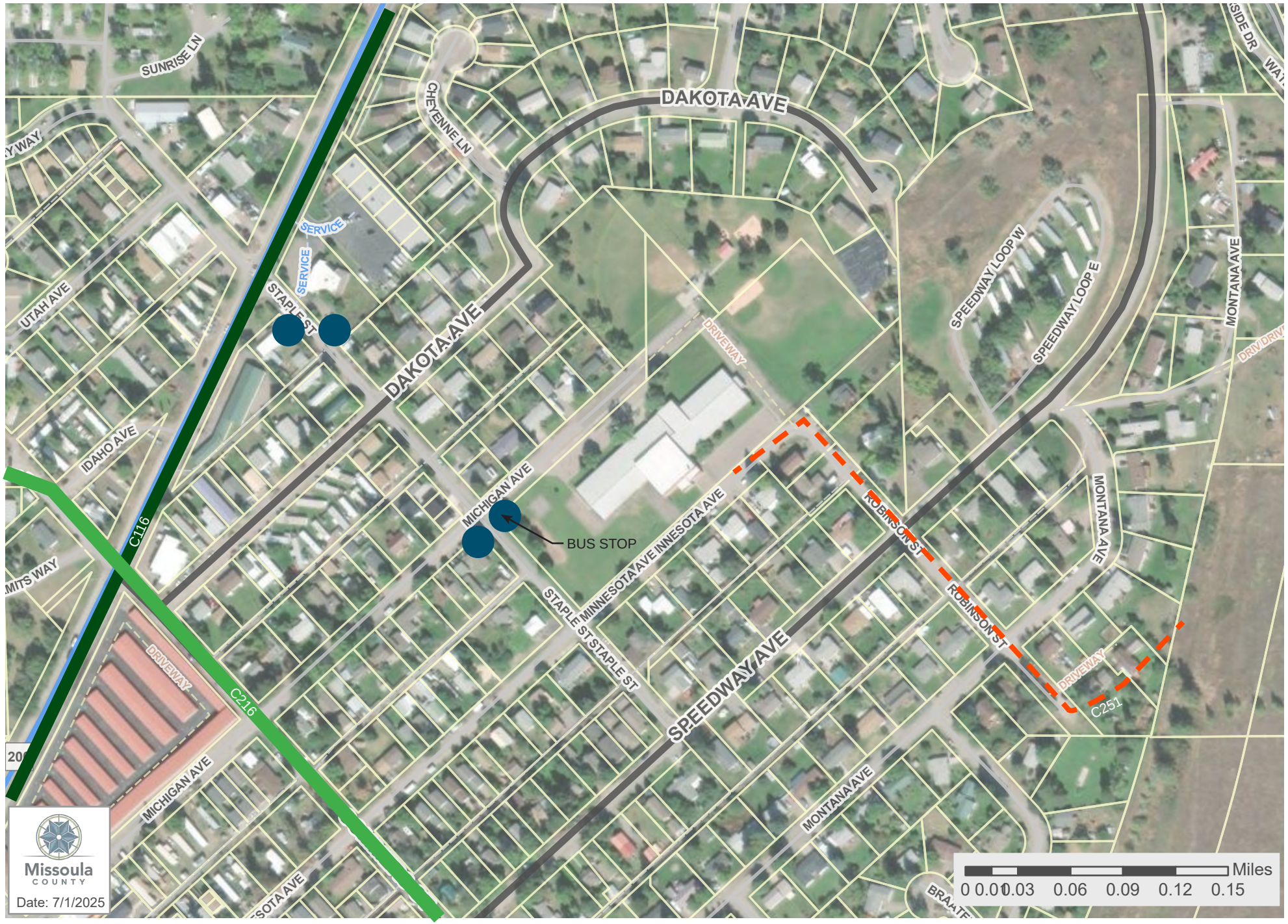
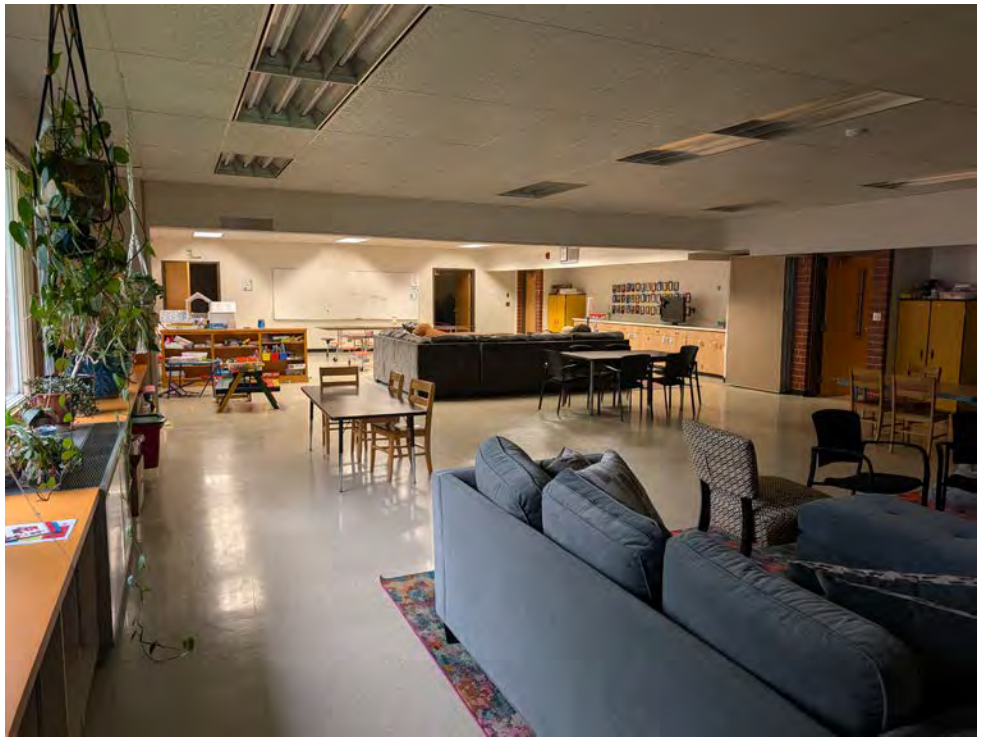
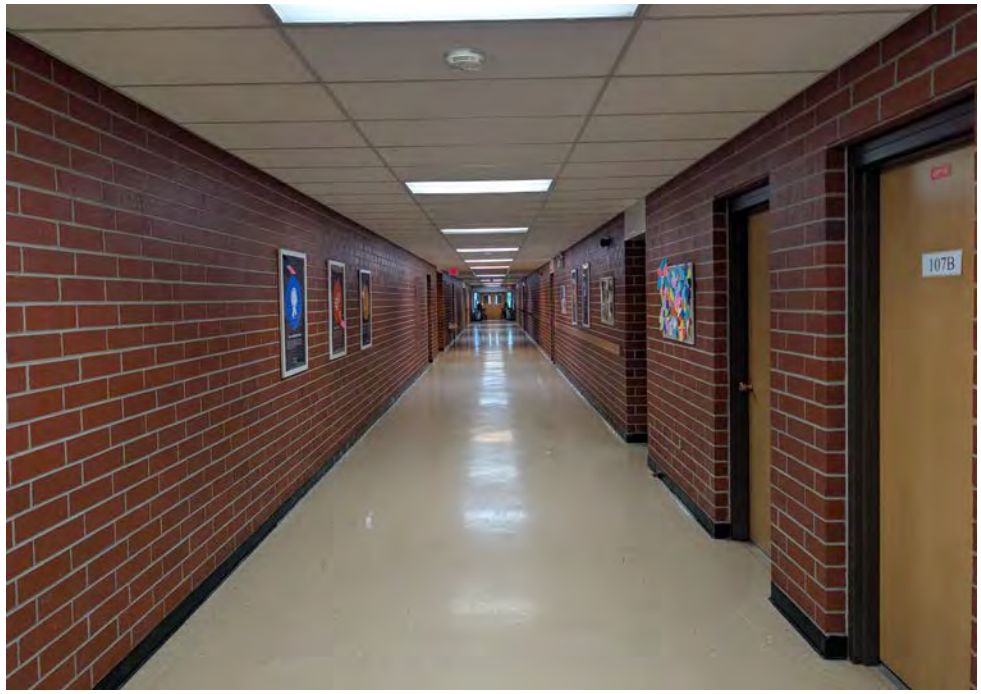


FIGURE 6.6: TRANSPORTATION MAP

BUILDING ASSESSMENT	
SIZE	39,800 sf
YEAR BUILT	1978
ADDITIONS	None
PHYSICAL CONDITION	Building overall condition is satisfactory. Exterior masonry is in good condition. Building soffits and fascias require maintenance. Fenestration is satisfactory.
DEFICIENCIES	None. Roof is nearing the end of useful lifespan.
FUNCTIONALITY	Building has the potential to function as a school. No major issues prevent primary function.
FACILITY AMENITIES	Building contains all necessary programmatic spaces for a primary school.







BUILDING STRUCTURAL ASSESSMENT	
YEAR BUILT	1978
SIZE	None
ADDITIONS	Unknown
PHYSICAL CONDITION	Generally Good
DEFICIENCIES	1. Poor exterior drainage without backgrade, cracking in drywall over various windows 2. Further investigation, possibly destructive, could be required to determine if the lateral system is adequate in the direction parallel to the length of the building. The existing drawings do not indicate lateral elements (with proper detailing) for the direction parallel to the length of the building, besides a small length of the CMU gym wall. MCPS should consider this item a high priority.
STRUCTURAL SYSTEM	Concrete foundations, steel pipe columns, steel beams with steel “J” purlins, CMU walls (likely reinforced, but reinforcement not known) at gymnasium with steel tubes within CMU wall supporting steel beam, “J” purlin roof, concrete joists, slab at elevated locker rooms, steel braced frames in north west to south west direction (perpendicular to length of the building)
STRUCTURAL SYSTEM DEFICIENCIES AND/ OR UNKNOWNS	Lateral system in both directions appears to have seismic limitations, braced frames appear to have insufficient detailing, lateral system is not apparent parallel to the length of the building as the architectural building sections don’t indicate the brick bearing walls extend to the roof







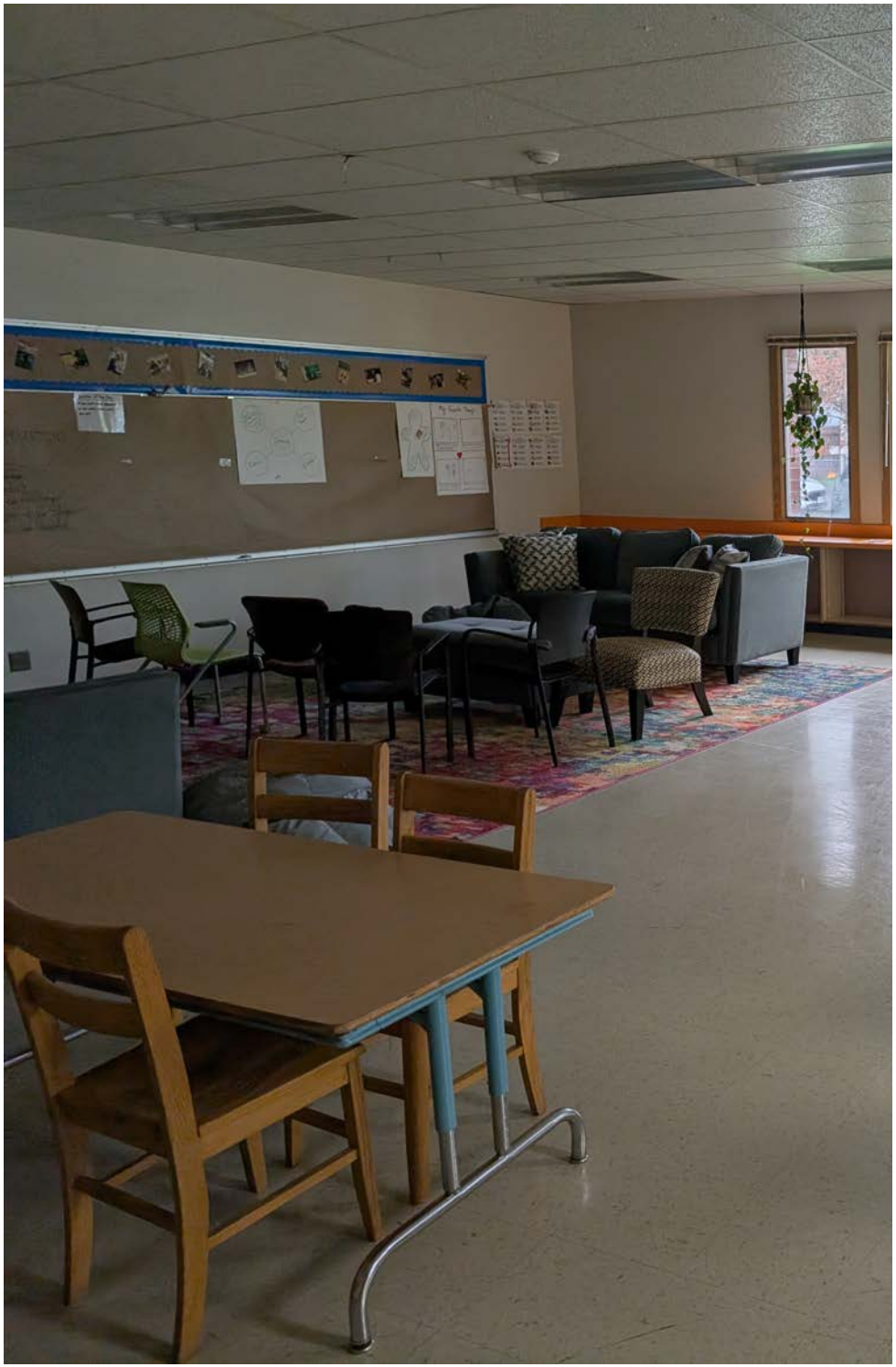


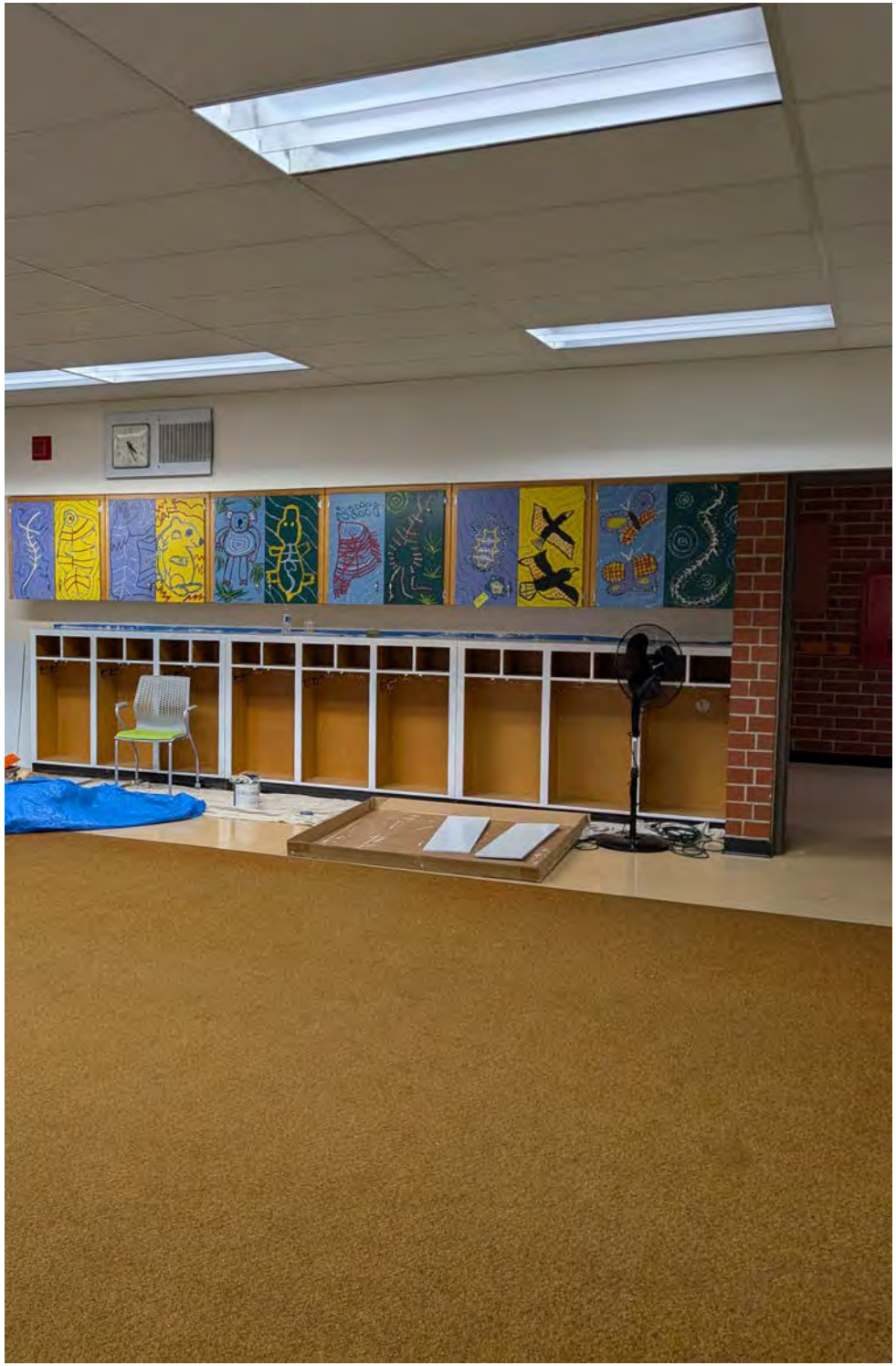




MEP ASSESSMENT	
MECHANICAL SYSTEM	Heating hot water boiler is in fair condition but near its useful life of around 30 years. The associated hydronic pumps are in poor condition and need replacement The unit ventilators, air handlers, and cabinet unit heaters are in fair condition. Ventilation throughout the building seems sufficient. No cooling.
PLUMBING SYSTEM	Storage type gas fired water heater is in fair condition but are beyond their useful life and should be considered for replacement. Domestic water piping appears to all be copper and fair condition. Assume most fixtures are original and should be considered for replacement.
FIRE SPRINKLER	None.
ELECTRICAL POWER SYSTEM	Panels and transformers are older but high quality and well maintained. All wiring appeared to be modern type and adequate for current use. Materials and installation appear to be high quality and well maintained. These systems have very long functional lives when well maintained but all of the equipment has an expected life of 30-50 years. This building is approaching the higher end of the expected life and the power distribution equipment should be considered for replacement as part of any extensive renovations.

MEP ASSESSMENT	
ELECTRICAL LIGHTING SYSTEM	Outdated fluorescent type but in good condition. Lighting controls systems do not meet current Energy Code but are in good working condition.
COMMUNICATIONS SYSTEMS	Communications system, including voice and data appeared present and functional. Clock and bell system was present but condition unknown. It looks old. This same, or very similar, type system type was present in all of the buildings that we evaluated, except Old Administration.
SAFETY AND SECURITY SYSTEMS	Fire alarm system is older but coverage appeared adequate and system appeared functional. Should be considered for an upgrade due to limited life expectancy of these systems. This same, or very similar, type system was present in all of the buildings that we evaluated. Intrusion detection system was present and appeared to be functional.





MOUNT JUMBO BUILDING

The Mount Jumbo Building is in good condition in a location where a school may be needed in the future. Maintaining flexibility on this property to respond to community growth is important.

Key Considerations



Location

The location of this property along with the condition of the building makes it important to MCPS in maintaining flexibility for the future.

City/County/UM Interest

None identified.

Other MCPS Uses Considered



K-8 School

The building could be used as a K-8 school which would help fill the gap of a Northside middle school.

Options Evaluated

1 Maintain building for non-profits and MCPS ownership for long-term flexibility.

2 Explore consolidating with adjacent County property through a land trade or purchase. Hold for future use and invest in building as an MCPS amenity or a future school depending on needs.

RECOMMENDATION

MAINTAIN OWNERSHIP AND MAXIMIZE LEASES

The recommendation for the Mount Jumbo Building is to maintain ownership of the property and maximize leases of the property. Three-year leases are recommended to provide stability for tenants..

IMPLEMENTATION CONSIDERATIONS

For the properties where MCPS maintains ownership, the goal is to maximize utilization and leased space of the building. This will benefit the longevity of the building and offset maintenance costs. Tasks associated with leasing the building include evaluation lease rates so rates are aligned with the market, addressing staffing needs to provide adequate day-to-day maintenance service for tenants, and determine a long-term maintenance strategy to address deferred maintenance. See the Implementation chapter for additional details.



PRESCOTT BUILDING

PRESCOTT BUILDING

The property assessment begins with a summary of the property, building, and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT	✕	✕	✕	!	✕	!
NOTES	The property is not used by MCPS.	The property is smaller than the recommended size for a school.	Property located in area with anticipated low residential growth.	The property is not centrally located which may limit using the property for a community-wide use. The costs of renovating the building will be difficult to overcome.	None have been identified.	The property has good access and decent bike, pedestrian, and transit connectivity within the neighborhood. Accessing the Rattlesnake neighborhood could be limiting for the larger community.

BUILDING ASSESSMENT						
	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical building condition?	What is the plumbing building condition?	What is the electrical building condition?
ASSESSMENT	✗	✗	✓	✗	✗	✗
NOTES	The exterior is in satisfactory condition, but most interior components need replacement.	The building is not suitable for traditional education.	Generally good	Major upgrades needed.	Major upgrades needed.	Major upgrades needed.

FINANCIAL ASSESSMENT							
	What is the value of the property?*	What are the costs associated with renovating the building to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	$2.1 million to $2.615 million	Unknown. Significant investment would be required.	$9 million minimum investment required for a complete renovation to another use.	No	Most systems have failed.	No	No
NOTES	*Based on BOV provided by SterlingCRE Advisors.	Building is not suitable for traditional education. Renovation for primary education is not recommended.	Assumes complete renovation and change of occupancy. Costs would vary based on intended use.		Building will require significant investment to re-open.		

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2200-23-2-04-01-0000
PROPERTY ADDRESS	1100 Harrison Street 59802
PROPERTY AREA	2.4 acres
EXISTING STRUCTURES	Former K-5 school closed in 2004
ADJACENT USES	Residential, City Open Space (Mount Jumbo)
ADDITIONAL PROPERTY INFORMATION	The “L” Trailhead to Mount Jumbo off of Taylor Street is part of the property.
NUMBER OF PARCELS/LOTS	5 lots plus 2 lots connecting to Mount Jumbo

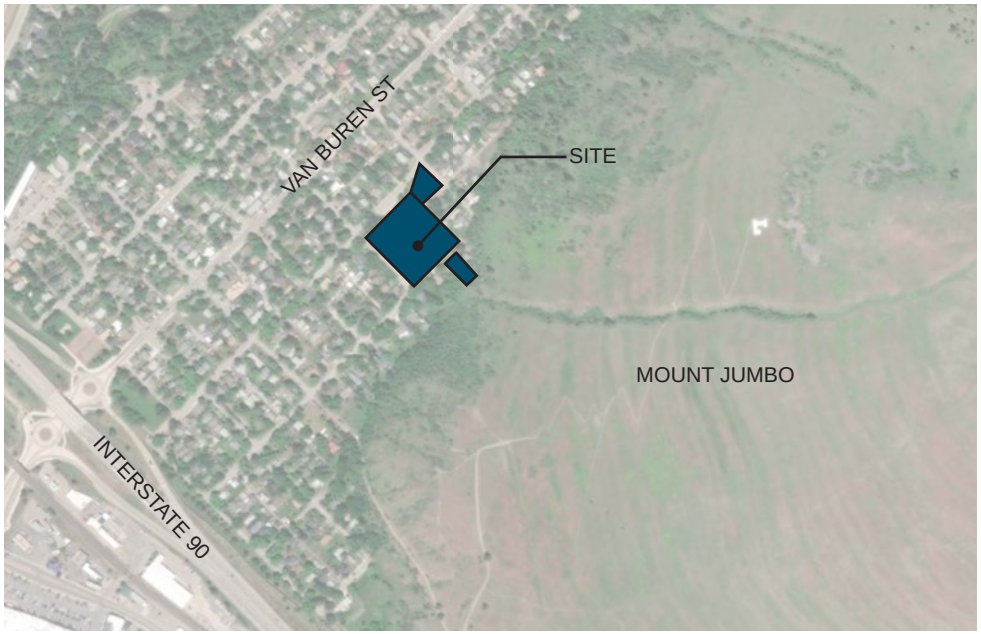


FIGURE 9.1: LOCATION MAP



REGULATORY ASSESSMENT	
JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Urban Residential High. These are Missoula's most complete, compact, walkable neighborhoods. They are designed for people to live, play, and connect closely with nearby amenities. Typical parcel size is 5,400 sf.
ZONING	The property is zoned Urban Residential 2 (U-R2). Development patterns in this district are typically compact and multimodal. Street and block patterns provide high connectivity in rectangular grids. Buildings typically have small and varied setbacks.



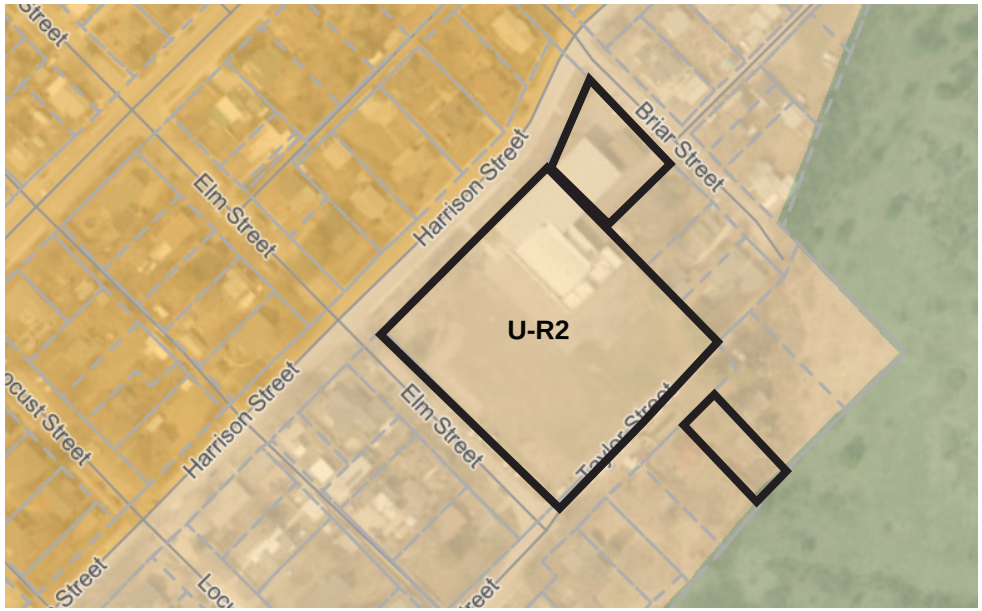


FIGURE 9.2: ZONING MAP

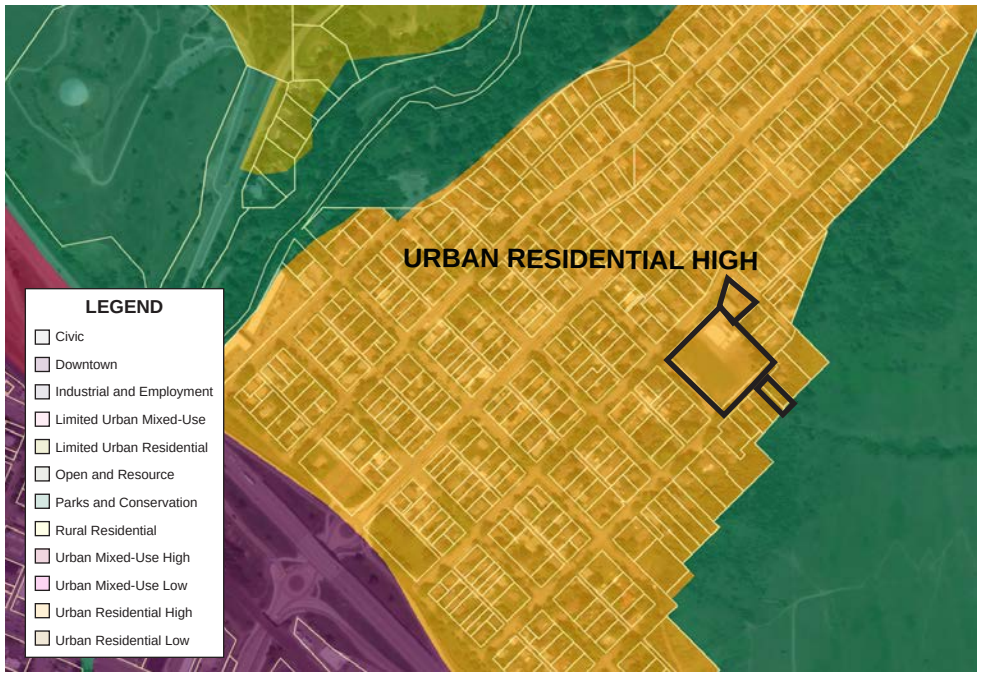


FIGURE 9.3: LAND USE MAP



FIGURE 9.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ADJACENT STREETS	The property fronts on Harrison Street. The property is one block away from Van Buren Street which is a minor arterial.
ACCESS	The property is accessible from the northeast via Briar Street.
TRANSIT	Bus stop located at N Van Buren Street and Locust Street, which is about two blocks away.
BIKE AND PEDESTRIAN AMENITIES	Bicycle parking area near Briar Street. Sidewalk along property line and Harrison Street.
PARKING	15 off-street designated parking spaces off of Briar Street. Approximately 20 on-street parking spaces exist along the property boundary on Harrison Street and approximately 20 spaces along the fence on Elm Street.
PLANNED PROJECTS	None

UTILITY ASSESSMENT	
SEWER	Existing City mains within Briar Street, Taylor Street, and Harrison Street. Existing 6 in sch. 40 PVC service connection from Harrison Street. There are no planned utility updates.
WATER	Existing City mains within Briar Street, Taylor Street, and Harrison Street. There appears to be a water service that is a non-lead material. There are no planned utility updates.
STORMWATER	There is a roadside ditch along Harrison Street but no current manholes or dry wells.



FIGURE 9.5 - PUBLIC UTILITIES MAP



FIGURE 9.6 - TRANSPORTATION MAP

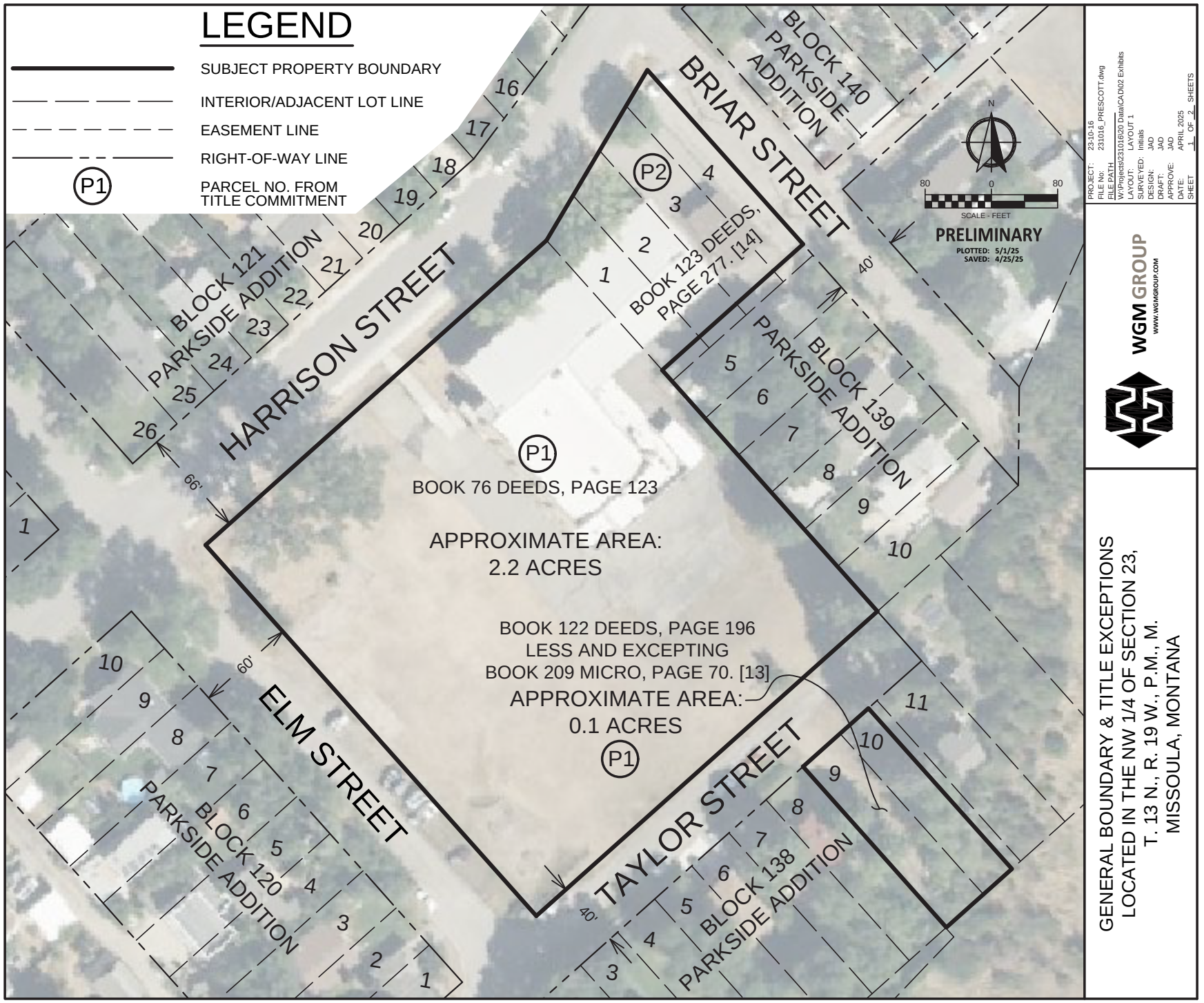


FIGURE 9.7 - TITLE EXCEPTIONS MAP

TITLE COMMITMENT NO. 11374
SCHEDULE B PART II EXCEPTIONS*****

[1]-[12] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[13] RESTRICTIONS AND REVERSIONS CONTAINED IN BOOK 122 DEEDS, PAGE 196. LOTS 9 AND 10 OF BLOCK 138 OF PARKSIDE ADDITION WERE SOLD TO SCHOOL DISTRICT NUMBER ONE FOR PLAY-GROUND PURPOSES ONLY, AND IN THE EVENT SAID LOTS ARE NOT USED FOR THE PURPOSE INTENDED, THEY ARE TO REVERT BACK TO MISSOULA COUNTY. SAID LOTS 9 AND 10 ARE PLOTTED HEREON.

[14] CONDITIONS RESTRICTIONS CONTAINED IN BOOK 123 DEEDS, PAGE 277. IF LOTS NUMBERS 1, 2, 3 AND 4, LESS THE SOUTHERLY 9 FEET OF EACH SAID LOT ALL BEING IN BLOCK 139 OF PARKSIDE ADDITION ARE USED FOR THE PLAYING OF BASEBALL, THAT A SUITABLE BACK-STOP WILL BE ERECTED IN THE REAR OF LOTS 1 AND 2, FACING IN A NORTHERLY DIRECTION IN SUCH A MANNER AS TO PREVENT THE DIRECT BATTING OF BALLS TOWARD ANY BUILDING NOT SITUATE OR HEREAFTER SITUATE UPON LOTS 5 AND 6, ADJOINING. SAID LOTS 1, 2 , 3, AND 4 LESS THE SOUTHERLY 9 FEET OF EACH LOT ARE PLOTTED HEREON.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF TITLE COMMITMENT NO.11374 , WITH A COMMITMENT DATE OF APRIL 23, 2025, ISSUED THROUGH STEWART TITLE GUARANTY COMPANY.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN THE CITY OF MISSOULA, MONTANA.

OWNERS

SCHOOL DISTRICT NUMBER ONE OF MISSOULA COUNTY, AS TO PARCEL 1

PRESCOTT PARENT AND TEACHERS ASSOCIATION, AS TO PARCEL 2

PRELIMINARY
PLOTTED: 5/1/25
SAVED: 4/25/25

PROJECT: 23-10-16
FILE No: 231016_PRESCOTT.dwg
FILE PATH W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

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GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NW 1/4 OF SECTION 23,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

BUILDING ASSESSMENT	
SIZE	Level 1: 16,500 sf | Level 2: 8,600
YEAR BUILT	1893
ADDITIONS	None
PHYSICAL CONDITION	Building exterior satisfactory, brickwork cladding and trims are in acceptable condition. Building roof is due for replacement. Interior conditions are failing. Most interior components require replacement
DEFICIENCIES	Building lacks a passenger elevator, exiting from building does not meet current building code requirements. All exterior fenestration is past it's useful lifespan.
FUNCTIONALITY	Building does not have adequate space for a modern grade-school. It lacks enough classroom and support spaces to properly function as an elementary. Site lacks proper drop off and bus lanes.







BUILDING STRUCTURAL ASSESSMENT	
YEAR BUILT	1893; vacant from 2018-2019
SIZE	Addition in 1949, gym addition
AREA	Unknown
PHYSICAL CONDITION	Generally good
VISUAL DEFICIENCIES	1. Cracking in CMU wall of gymnasium (Photo 8) 2. Cracked CMU wall at south corner (Photo 9) 3. Poor exterior drainage 4. Cracked interior plaster walls (Photos 1, 3, 5, and 6) 5. Leaky ceiling tiles. (Photo 2) 6. Exposed steel column in second floor classroom (Photo 7)
STRUCTURAL SYSTEM	Metal pan concrete joists, concrete columns and beams, steel/concrete columns up to custom steel joists roof
STRUCTURAL SYSTEM DEFICIENCIES AND/ OR UNKNOWNS	Possible seismic/lateral limitations



PHOTO 1



PHOTO 2

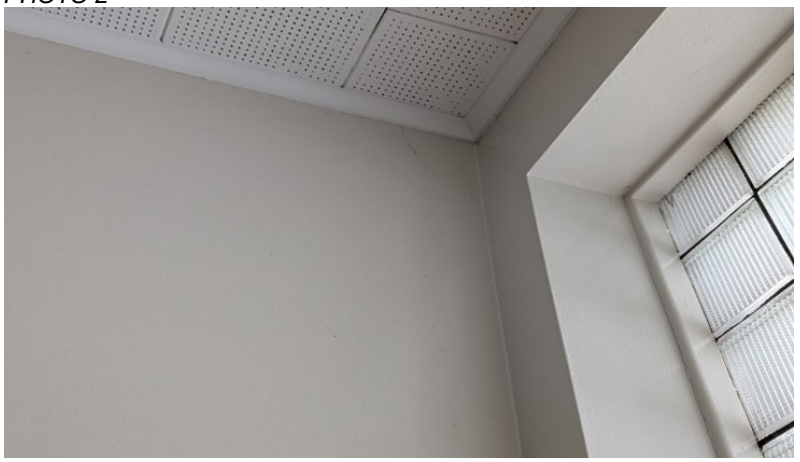


PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



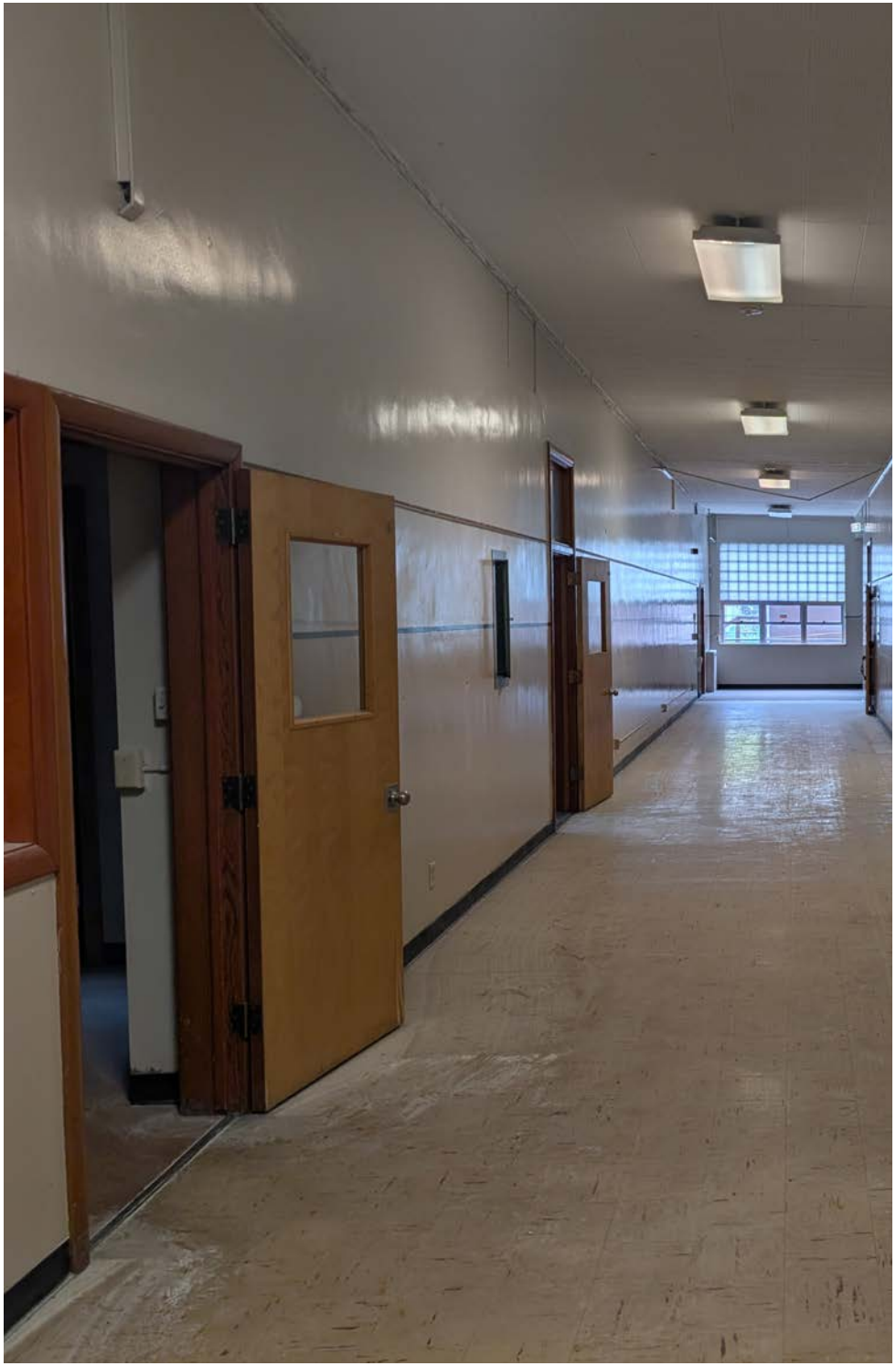
PHOTO 8



PHOTO 9

MEP ASSESSMENT	
MECHANICAL SYSTEM	Existing steam boiler and associated piping infrastructure is in poor condition and should be replaced due to age. Existing radiators, unit heaters, gym AHU are in poor condition and are beyond their useful life and should be replaced. Minimal ventilation air is provided through the building.
PLUMBING SYSTEM	Domestic water heater is a gas fired storage type, approximately 80% efficient or less and should be replaced due to age. Any domestic water piping that is currently not copper or PEX should be replaced. Assume most fixtures are original and should be replaced. Domestic water main has been disconnected from water meter and capped.
FIRE SPRINKLER	None
ELECTRICAL POWER SYSTEM	Well past expected useful life. Entire system from service to outlets should be replaced. Most panels are very old should be replaced. It is assumed that the entire power wiring system is old and needs to be replaced.

MEP ASSESSMENT	
ELECTRICAL LIGHTING SYSTEM	Outdated fluorescent type. Most were operational but should be replaced. Most fixtures appeared to be operational, but some were not working. Some fixtures appeared to be in poor or marginal condition. Gym has newer T-5 type but this is still an outdated system. Lighting controls systems do not meet current Code and would need upgrade.
COMMUNICATIONS SYSTEMS	Some communication wiring is still in place. Some has been damaged. Communication system would need to be upgraded for the building to be functional. Clock and bell system was present but condition unknown. It looks old. This same, or very similar, system type was present in all of the buildings that we evaluated, except Old Administration.
SAFETY AND SECURITY SYSTEMS	Fire alarm system is older but coverage appeared adequate and system appeared functional. This same system, of very similar, type was present in all the buildings that we evaluated. Should be upgraded if building is occupied. Intrusion detection system was recently added to deter trespassing/vandalism. Appeared to be functional.





PRESCOTT BUILDING

The Prescott Building is a historic building with limited potential for educational use because the property is too small for a modern school, is not located in an area where schools are anticipated to be needed, and the building layout doesn't function as needed to support a modern school curriculum.

Key Considerations

Location
The location and size of the property does not align with future MCPS needs.

Recreation Area
The open space and playground is not located in a PROST Priority Parkland Investment Area.

Historic Building
Historic buildings have unique character and aesthetic appeal, but they are expensive to renovate and need updates to meet current codes. If the property is sold or leased, it has the potential to provide infill housing or meet another community need.

Public Concern
The neighborhood values the Prescott building and the surrounding open space, playground, sledding hill, and Mount Jumbo trail connection.

Ownership
Potential funding resources for the park include donations, grants, trades (lands/services through interlocal agreements), a Park District, a SID, an Open Space Bond, or other funding yet to be identified.

City/County/UM Interest

Opportunity to maintain trail access to Mount Jumbo. There's potential for an alternate funding source for the park, but a funding source has not been identified.

Other MCPS Uses Considered

Elementary School
This property is not suitable for a future elementary school because of the property location and size, expenses to renovate the building, and the building layout.

City Park
The neighborhood has an equitable amount of parkland, so the City acquiring additional property for parkland may not be justified.

Community Center
There have been many suggestions for the building to be a community center. This was not shown as an option because a funding source was unable to be identified. The building is unsuitable for a City community center due to age, condition, and location.

Options Evaluated

1. Demolish building and retain ownership of property.
2. Long-term lease or sale for non-MCPS use. Maintain Mount Jumbo trail connection
3. Long-term lease or sale for non-MCPS use utilizing a proposal process to find a use aligned with MCPS and the community. Maintain Mount Jumbo trail connection. Explore Maintaining playground as a neighborhood park.

RECOMMENDATION

LONG-TERM LEASE OR SALE

The recommendation for the Prescott Building is a long-term lease or sale utilizing a proposal process to meet the needs of the District and align, when possible, with community goals.

The broker opinion of value is $2,100,000 to $2,615,000 with a suggested list price of $2,750,000. The estimated marketing time to secure a tenant or buyer is 9 to 12 months. See Appendix B for more information.

IMPLEMENTATION CONSIDERATIONS

The Lower Rattlesnake Neighborhood is invested in the future of this property and should be involved in the implementation process. Goals expressed by the neighborhood for this property and for potential inclusion in the proposal are listed below:

- Keep the building without expanding the existing building footprint
- Keep the green space including the sledding hill for public use and in public ownership
- Keep the Mount Jumbo trailhead access
- Provide an indoor meeting space for public use
- Provide housing with a preference for housing for MCPS employees and/or aging adults
- Keep mature cottonwood and pine trees
- Limit density and building height

There is a deed restriction on the trailhead portion of the property that if there is a change in use, the property ownership will revert back to Missoula County.

If the proposal process is not successful, demolishing the building to minimize maintenance should be considered.



RATTLESNAKE PROPERTY

RATTLESNAKE PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT						
NOTES	The property is currently unused. The portion of the property used for soccer fields is not included in the project.	The undeveloped portion of the property is less than the optimum size for a new school. However, the overall size of the property, including the soccer fields, could accommodate many uses.	The property is located in an area with low planned residential growth so additional instructional space is not anticipated to be needed in this location.	The location and size of the undeveloped portion of the property are likely not ideal for alternative instructional space.	None have been identified.	Access to the undeveloped portion of the property needs further study based on the proposed use. There is limited bike, pedestrian and transit connectivity at this location. It is located on the northern edge of the community limiting access to the entire community.

FINANCIAL ASSESSMENT				
	What is the value of the property?*	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	$1.25 million to $1.5 million	No	No	No
NOTES	*Based on BOV provided by SterlingCRE Advisors.		The property is undeveloped so has no maintenance needs.	There are no leases on the property.

PROPERTY INFORMATION	
PROPERTY LOCATION GEOCODE	04-2200-11-4-22-01-0000
PROPERTY ADDRESS	No Physical Address (1500 Lower Lincoln Hills Drive)
PROPERTY AREA	16 acres, ~5.3 acres that does not include soccer field and parking improvements
EXISTING USES	Hellgate High School Soccer Fields
ADJACENT USES	Residential
ADDITIONAL PROPERTY INFORMATION	Only the undeveloped property north of the soccer fields is included in this study.
NUMBER OF PARCELS	2





FIGURE 10.1: LOCATION MAP

REGULATORY ASSESSMENT	
JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Rural Residential. Rural, pastoral neighborhoods that are primarily residential with some remaining working and agricultural lands located on the outskirts of the City, often near areas of environmental constraints or hazards. A typical parcel would allow up to 2 units.
ZONING	The property is zoned Rural Residential (R-R1). Development patterns in this district are predominantly car dependent. Parcels often have multiple structures that typically have large setbacks from public roads.

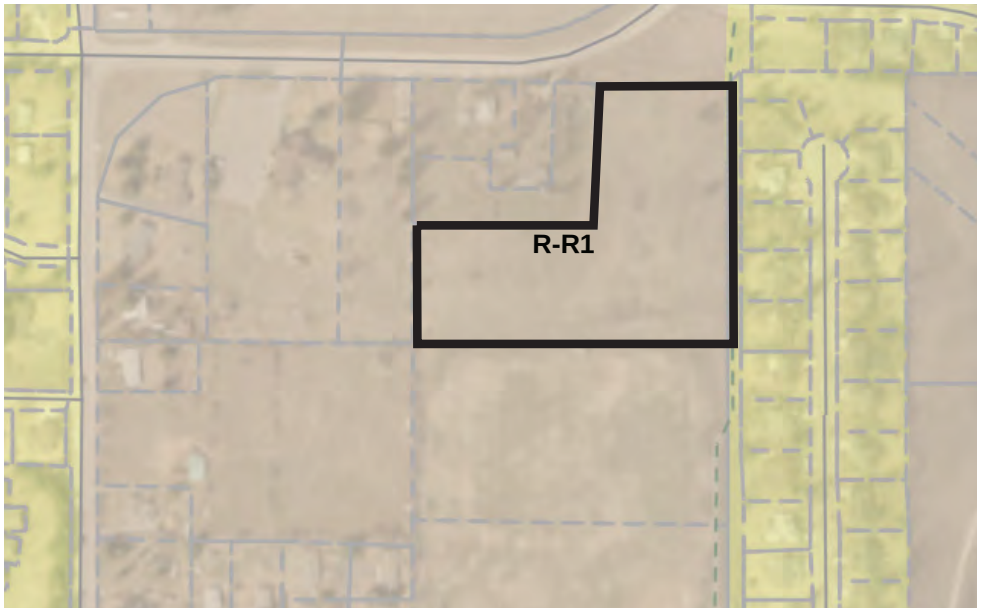


FIGURE 10.2: CITY ZONING MAP



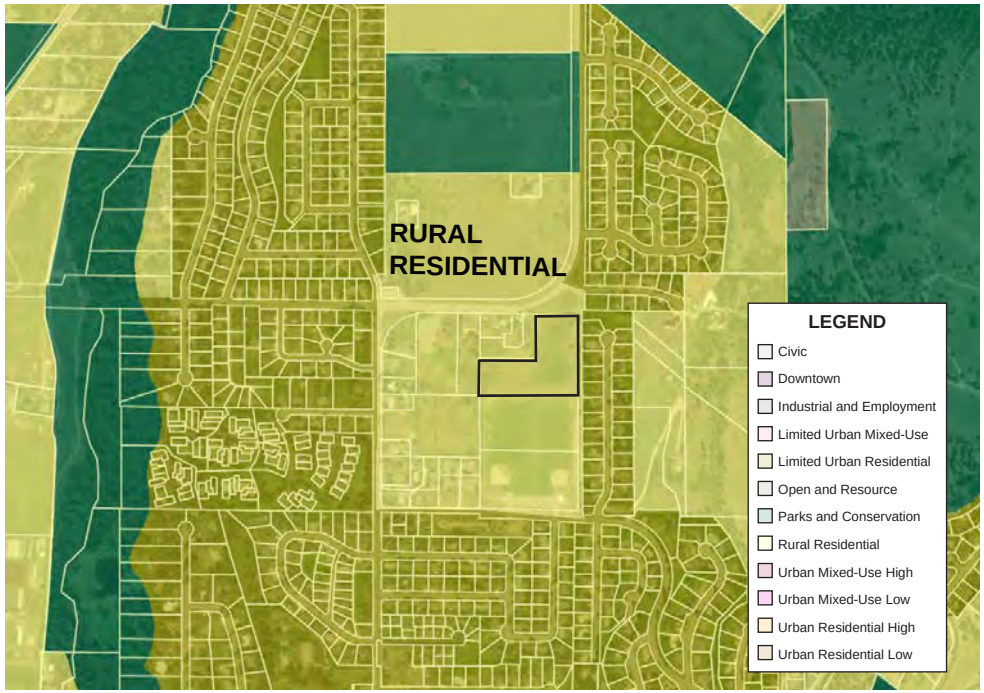


FIGURE 10.3 - LAND USE PLAN MAP



FIGURE 10.4 - SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	The undeveloped portion of the property does not have existing access. Future access would be provided off Rattlesnake Drive or Rattlesnake Court based on sight distances, trip generation, and project density. Access will need to be reviewed with the City in more detail to ensure feasibility.
TRANSIT	Transit is not available at this location. The closest stop is a quarter mile away at the intersection of Rattlesnake Drive and Lincoln Hills Drive.
BIKE AND PEDESTRIAN AMENITIES	There are no sidewalks or bike lanes on the property or adjacent to the property. There is a dirt trail that runs along the eastern edge of the property.
PLANNED PROJECTS	• Lincoln Hills Drive bicycle and pedestrian improvements (construct complete street with bicycle, pedestrian, and streetscape improvements) • Rattlesnake Drive complete street (create complete street with bicycle, pedestrian, transit, and streetscape improvements) • Rattlesnake Drive bicycle and pedestrian facilities (construct shared use path along Rattlesnake Drive)

UTILITY ASSESSMENT	
SEWER	Existing City main in Apple House Lane. Does not appear to currently be any services to property. Currently no planned updates for utilities. There are an existing restroom facilities. A main extension will be needed to support development of the property.
WATER	Existing City mains in Apple House Lane and Lower Lincoln Hills Drive. Does not appear to currently be any services to property. Currently no planned updates for utilities. There are an existing restroom facilities. A main extension will be needed to support development of the property.
STORMWATER	Appears to be a roadside ditches along Lower Lincoln Hills Drive and Rattlesnake Drive. Does not appear to be any existing manholes or drywells within the property.

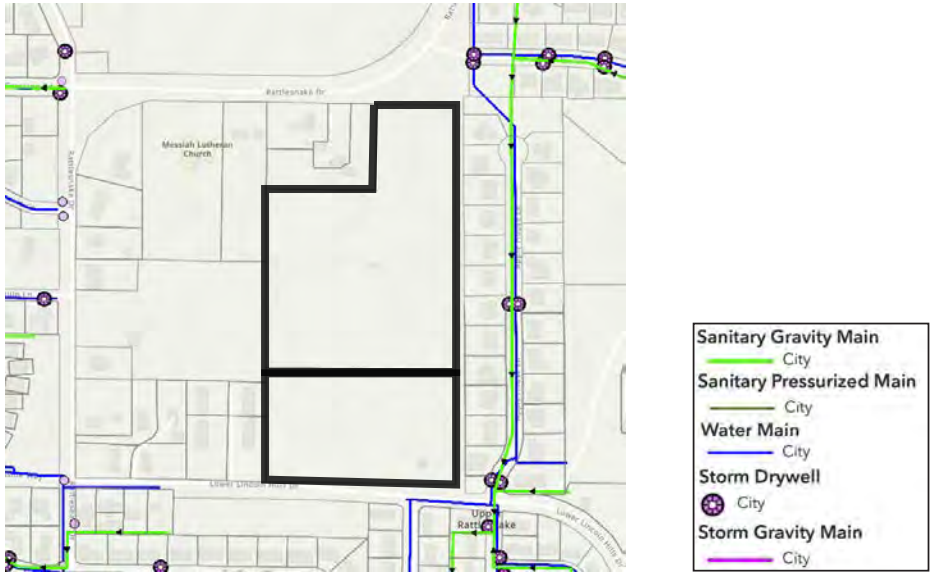


FIGURE 10.5: PUBLIC UTILITY MAP





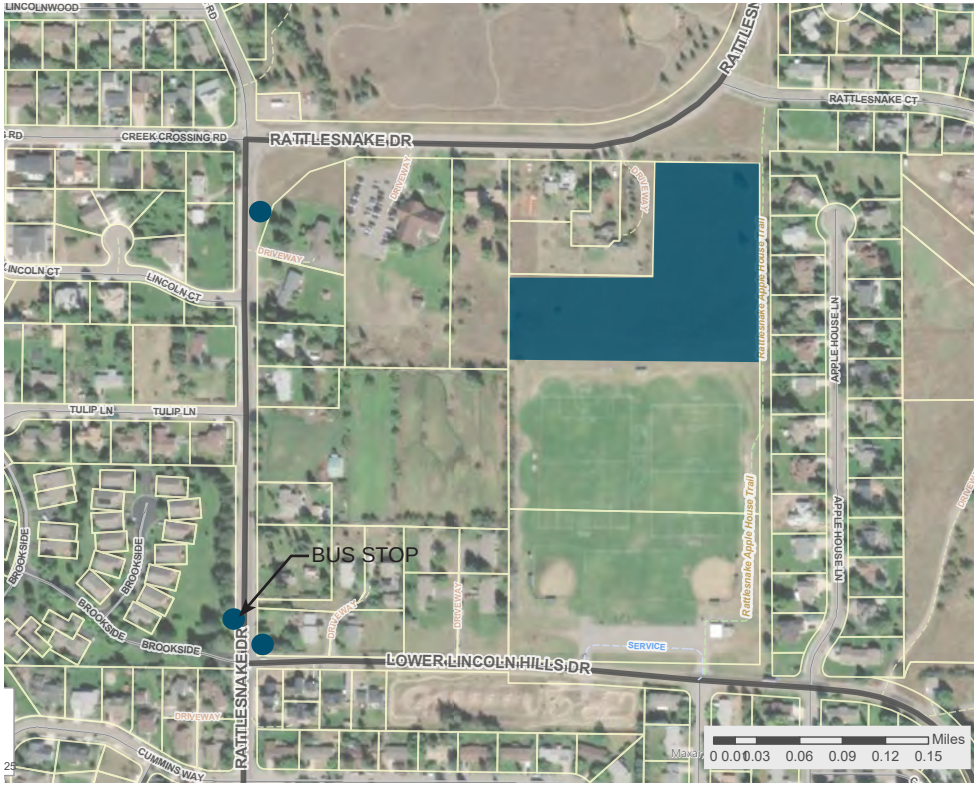


FIGURE 10.6 - TRANSPORTATION MAP



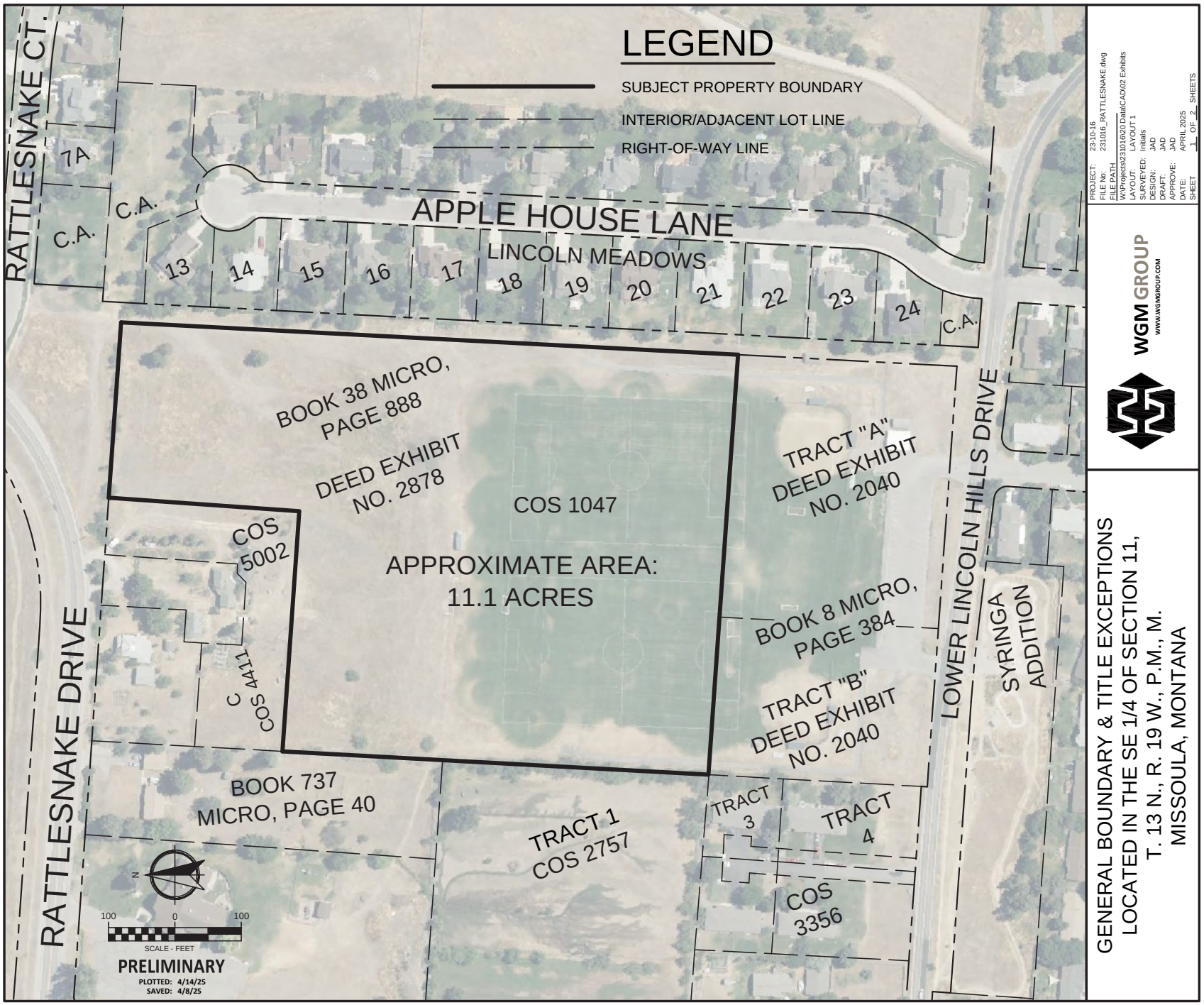


FIGURE 10.7: TITLE EXCEPTIONS MAP

SUBIDIVISION GUARANTEE NO. 08020723
EXCEPTIONS*****

[1] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[2] EASEMENTS DISCLOSED BY CERTIFICATE OF SURVEY(S) NO. 1047 AND 5002 AND DEED EXHIBIT NO. 2878. NO EASEMENTS DISCLOSED.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF SUBDIVISION GUARANTEE NO. 08020723, DATED APRIL 01, 2025, ISSUED THROUGH THE OFFICE OF FLYING S TITLE AND ESCROW OF MONTANA, INC.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN CITY OF MISSOULA, MONTANA.

OWNER

HIGH SCHOOL DISTRICT NO. 1,
MISSOULA COUNTY, A BODY
CORPORATE FORMED UNDER THE
LAWS OF THE STATE OF MONTANA

PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/8/25

PROJECT: 23-10-16
FILE No: 231016_RATTLESNAKE.dwg
FILE PATH W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 1 OF 2 SHEETS

WGM GROUP
WWW.WGMGROUP.COM

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE SE 1/4 OF SECTION 11,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

RATTLESNAKE PROPERTY

The Rattlesnake Property has potential for residential development with access being a potential challenge. The property is not likely to be needed for future MCPS use.

Key Considerations



Location

The location of the property does not align with future MCPS needs.



BLR

The property had two parcels. A Boundary Line Relocation could be used to create a sale parcel.



Access

Accessing the site may be an issue and will need to be studied in coordination with a development proposal.

City/County/UM Interest

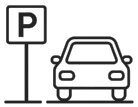
None identified.

Other MCPS Uses Considered



City Park

The neighborhood has an equitable amount of parkland, so the City acquiring additional property for parkland is not justified.



Parking

Additional parking to support the soccer fields was considered, but it was determined that additional parking could be added on the south end of the soccer fields allowing for another use on the northern portion of the property.

Options Evaluated

1 Maintain ownership and use as an undeveloped park.

2 Long-term lease or sale for non-MCPS use.

RECOMMENDATION

MAINTAIN OWNERSHIP

The recommendation for the Rattlesnake Property is to maintain ownership.

IMPLEMENTATION CONSIDERATIONS

While the recommendation for this property is to maintain ownership, the Planning Committee expressed that this property could be sold if needed to make the plan financially viable. This may need to be considered as this plan is implemented.



RIMEL ROAD PROPERTY

RIMEL ROAD PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Mission and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT						
NOTES	The property is not used by MCPS.	The property is large enough for a school.	The property is located in an area planned for some residential growth. It is adjacent to a conservation easement and located near Chief Charlo Elementary.	Currently, the property's access and lack of infrastructure is limiting to potential uses of the site. As the adjacent Wildroot Subdivision is built, utilities and a connection to Hillview Way will provide more opportunity for uses on the property.	None have been identified.	Currently, there is limited access to the site. This will be improved with a connection to Hillview Way with the Wildroot Subdivision.

FINANCIAL ASSESSMENT				
	What is the value of the property?*	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	$6 million to $6.75 million	No	No	No
NOTES	*Based on BOV provided by SterlingCRE Advisors.	The property is undeveloped.	The property is undeveloped so there is no maintenance.	There are no leases on the property.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2093-05-3-02-06-0000
PROPERTY ADDRESS	No physical address, adjacent to Rimel Road and near Heaven's Gate in South Hills
PROPERTY AREA	20 acres
ADJACENT LAND USES	Surrounded by undeveloped property; residential and agricultural land nearby.
ADDITIONAL PROPERTY INFORMATION	Property has 360 degree views of Missoula valley and surrounding mountains.
NUMBER OF PARCELS	1





FIGURE 11.1: LOCATION MAP

PHYSICAL ASSESSMENT	
TOPOGRAPHY	Moderate slopes (5%-9.9%) that should not constrain development.
SOILS	100% of the site is Minesinger-Bigarm complex, a relatively stable soil profile. This soil profile has the rating of "somewhat limited" to development according to the NRCS, due to moderate slopes and slight capacity for shrink-swell. These soils are considered "somewhat excessively drained."
CULTURAL / HISTORIC	Property is fenced. Overhead power lines run along Rimel Road.

REGULATORY ASSESSMENT	
JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
PLACE TYPE	Limited Urban Residential. These quieter neighborhoods are located on the outskirts of the city core that have more limited transit options. Typically 3-4 units/parcel.
ZONING	The property is zoned Limited Urban Residential 1 (LU-R1). Development patterns in this district are likely car dependent. Street and block patterns provide limited connectivity and often include large blocks. Buildings typically have medium to large setbacks.
EASEMENTS	Conservation easement located on property to the south of MCPS property.



FIGURE 11.2: CITY ZONING MAP

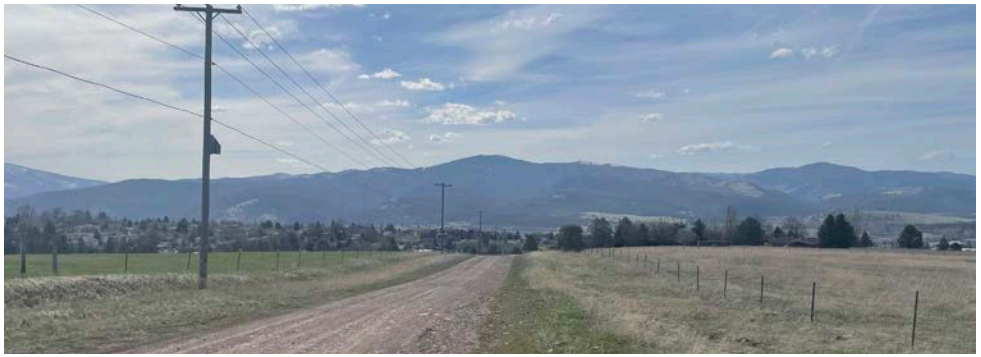


FIGURE 11.3: LAND USE PLAN MAP



FIGURE 11.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Accessible from the south via Rimel Road and connection to Whitaker Drive.
ACCESS CONTROL / PERMITS	Rimel Road is a county maintained, gravel road.
TRANSIT	Transit is not available at this location.
BIKE AND PEDESTRIAN AMENITIES	No sidewalks or bike lanes
PLANNED PROJECTS	The preliminary plat for the Wildroot Subdivision located off Hillview Way and to the west of the MCPS property was recently approved. It includes 460 new residential units on 248 lots. The subdivision includes the development of Rimel Road which will provide a connection from the MCPS property to Hillview Way, greatly improving access to the MCPS property as well as bringing sewer and water infrastructure closer to the property. The subdivision is phased so the planned infrastructure is not expected to be built for several years.



UTILITY ASSESSMENT	
SEWER	No existing sewer amenities to site (nearest City amenities approximately 2,000-ft distance from property)
WATER	No existing water amenities to site (nearest City amenities approximately 2,000 ft distance from property)
STORMWATER	No existing stormwater amenities
POWER	Overhead power lines along Rimel Road

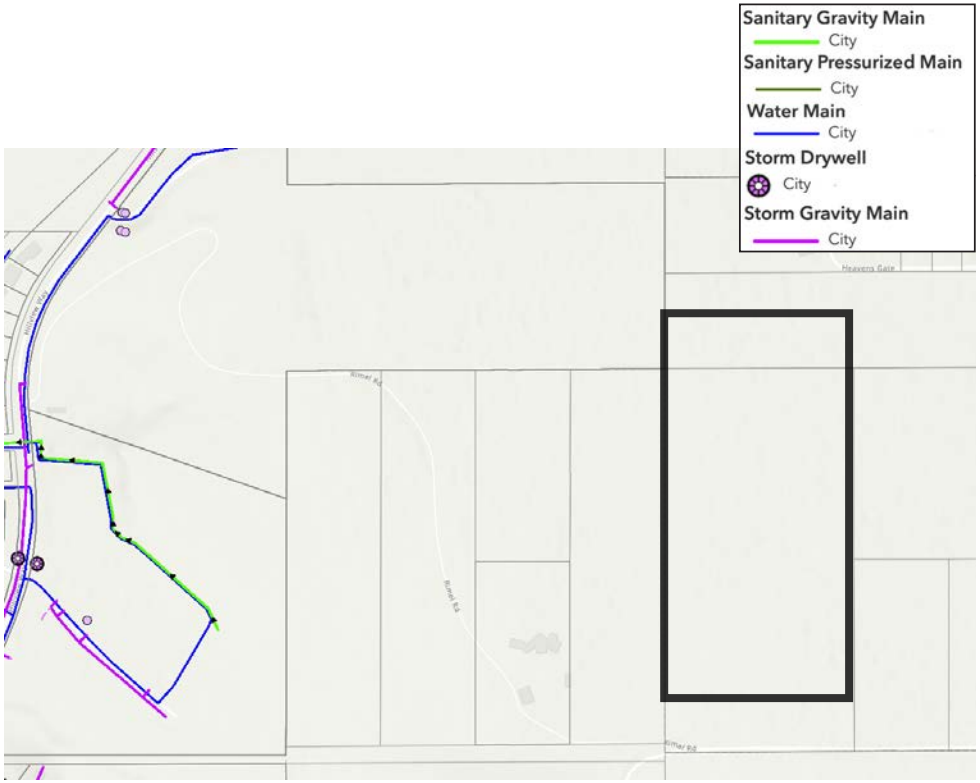


FIGURE 11.5: PUBLIC UTILITIES MAP



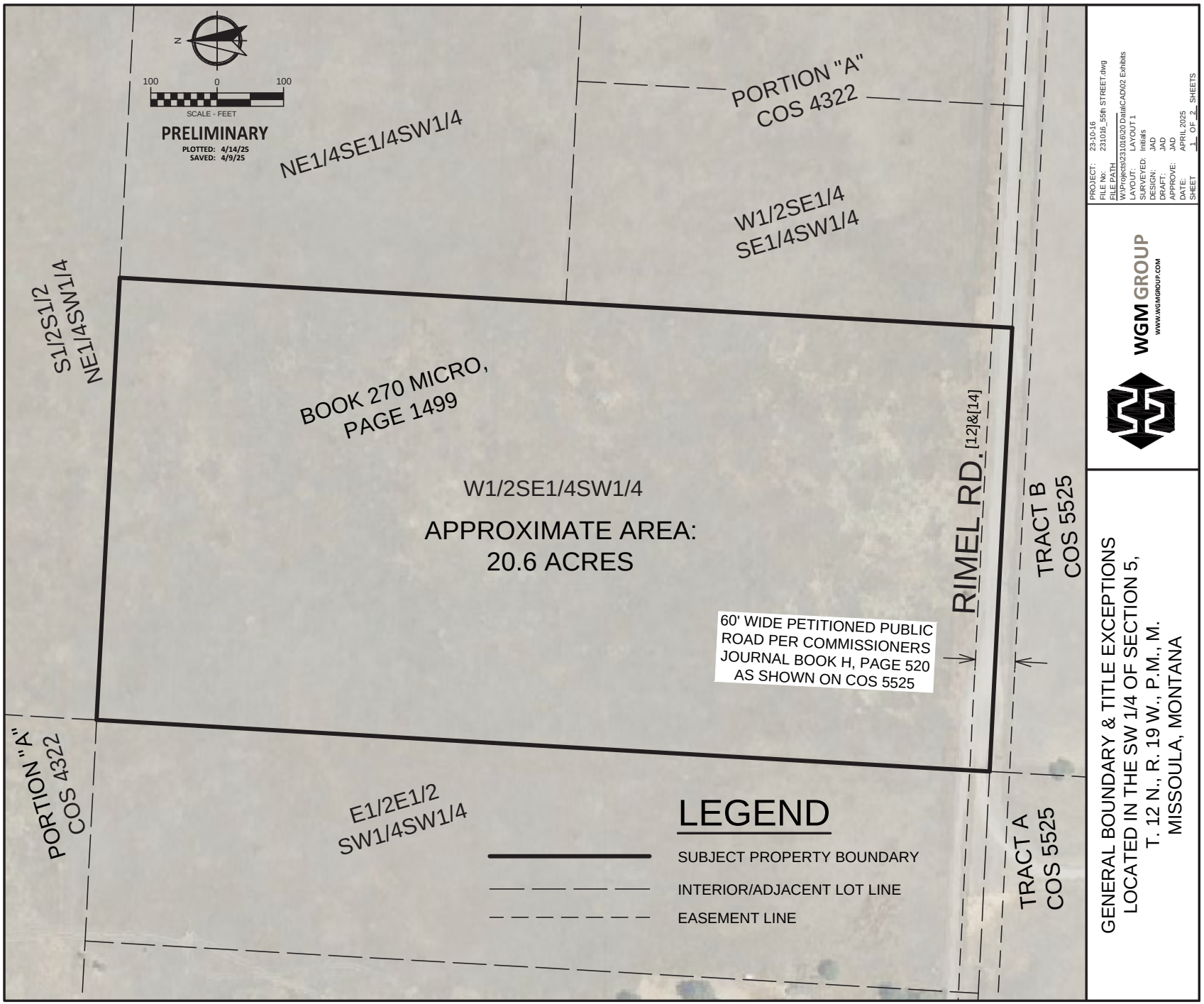


FIGURE 11.6: TITLE EXCEPTIONS MAP

TITLE COMMITMENT NO. 11345
EXCEPTIONS*****

[1]-[11] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[12] ACCESS AGREEMENT TO TRAVEL OVER, ACROSS AND UPON A 15' WIDE STRIP OF LYING NORTHERLY OF THE SECTION LINE COMMON TO PORTIONS OF SECTIONS 5 AND 8 IN TOWNSHIP 12 NORTH, RANGE 19 WEST FOR THE BENEFIT OF AGNES SHARP CAINE. SAID 15 WIDE STRIP IS LOCATED WITHIN RIMEL ROAD, A 60' WIDE COUNTY ROAD EASEMENT PER COMMISSIONERS JOURNAL BOOK H, PAGE 520 AS SHOWN ON COS 5525. RIMEL ROAD PLOTTED HEREON.

[13] A PIPE LINE EASEMENT FOR THE TRANSMISSION OF GAS GRANTED TO THE MONTANA POWER COMPANY PER BOOK 195 DEEDS, PAGE 282. DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED HEREON.

[14] A 15' WIDE PRESCRIPTIVE EASEMENT ALONG THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY PER BOOK 221 MICRO, PAGE 1902. SAID 15' WIDE PRESCRIPTIVE EASEMENT IS LOCATED WITHIN RIMEL ROAD, A 60' WIDE COUNTY ROAD EASEMENT PER COMMISSIONERS JOURNAL BOOK H, PAGE 520 AS SHWON ON COS 5525. RIMEL ROAD PLOTTED HEREON.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF TITLE COMMITMENT NO. 11345 WITH A COMMITMENT DATE OF APRIL 7, 2025, ISSUED BY STEWART TITLE GUARANTY COMPANY.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN CITY OF MISSOULA, MONTANA.

OWNER

SCHOOL DISTRICT #1,
MISSOULA MONTANA

PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/9/25

PROJECT: 23-10-16
FILE NO: 231016_55th STREET.dwg
FILE PATH W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

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GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE SW 1/4 OF SECTION 5,
T. 12 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

RIMEL ROAD PROPERTY

The Rimel Road Property is located where there is low planned residential growth with conservation land to the south, so it is unlikely to ever be used by MCPS for a school. The property has good development potential which is reflected in the value of the property.

Key Considerations



Location

The location of the property does not align with future MCPS needs.



Regulations

The property has a residential zoning that would allow 1 home per 5,400 sf, but the land use plan designates the property as Open and Resource land.



Timeline

The timing for implementation should be considered with adjacent planned development providing infrastructure improvements.

City/County/UM Interest

- Potential for land trade with City or County.
- Opportunity for trail connection along southern property boundary.

Other MCPS Uses Considered

None were identified.

Options Evaluated

1 Maintain ownership and use as undeveloped property.

2 Long-term lease or sale for non-MCPS use.

RECOMMENDATION

LONG-TERM LEASE OR SALE

The recommendation for the Rimel Road property is a long-term lease or sale to maximize financial return for MCPS.

The broker opinion of value is $6,000,000 to $6,750,000 with a suggested list price of $7,500,000. The estimated marketing time to secure a tenant or buyer is 12 to 18 months. See Appendix B for more information.

IMPLEMENTATION CONSIDERATIONS

While this property is infrastructure deficient, which will affect the sale of the property, a subdivision has been approved adjacent to the property that will eventually improve vehicular access and proximity to utilities. As development moves closer to the property, the value of the property is expected to increase. However, based on the current MCPS needs and goals as well as the anticipated sale price of the property, the benefits of selling this property outweigh potentially selling the property at a higher value in the long-term. By selling the property in the near-term, the property will likely generate a majority of the principal that is planned for investment and providing the returns needed to maintain the buildings recommended to remain under MCPS ownership.

See the Administration Building Implementation Considerations for the pros and cons of a long-term lease vs. a sale of the property.



SEELEY-SWAN PROPERTY

SEELEY-SWAN PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the site have appropriate access and connectivity?
ASSESSMENT	✗	✓	✗	✓	!	✓
NOTES	The property surrounding the high school facilities is not contributing to the MCPS Core Purpose.	The property is large enough to accommodate additional classroom space.	A need for additional classroom space is not anticipated in this area.	The property can support other uses.	The site could support housing when sewer is available.	The site has multiple access points. The site has limited infrastructure for bikes and pedestrians, but that's typical for a community of Seeley's size.

FINANCIAL ASSESSMENT				
	What is the value of the property?	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	N/A	No	No	No
NOTES	The value of the property has not been evaluated at this time.			The area is used as a community park, but there is no lease agreement.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2540-02-2-01-03-0000
PROPERTY ADDRESS	456 Airport Road, Seeley Lake, MT 59868
PROPERTY AREA	54.13 acres, approximately 34.5 acres that do not include high school facilities
EXISTING STRUCTURES	Property includes the existing high school facilities.
EXISTING USES	High school on premises, football field, track and field facilities, trails, folf course
ADJACENT LAND USES	Lolo National Forest to the north; residential to the east, west and south.
ADDITIONAL PROPERTY INFORMATION	Only the property surrounding the high school facilities is included in this study. Undeveloped area used as a community park.
NUMBER OF PARCELS	1

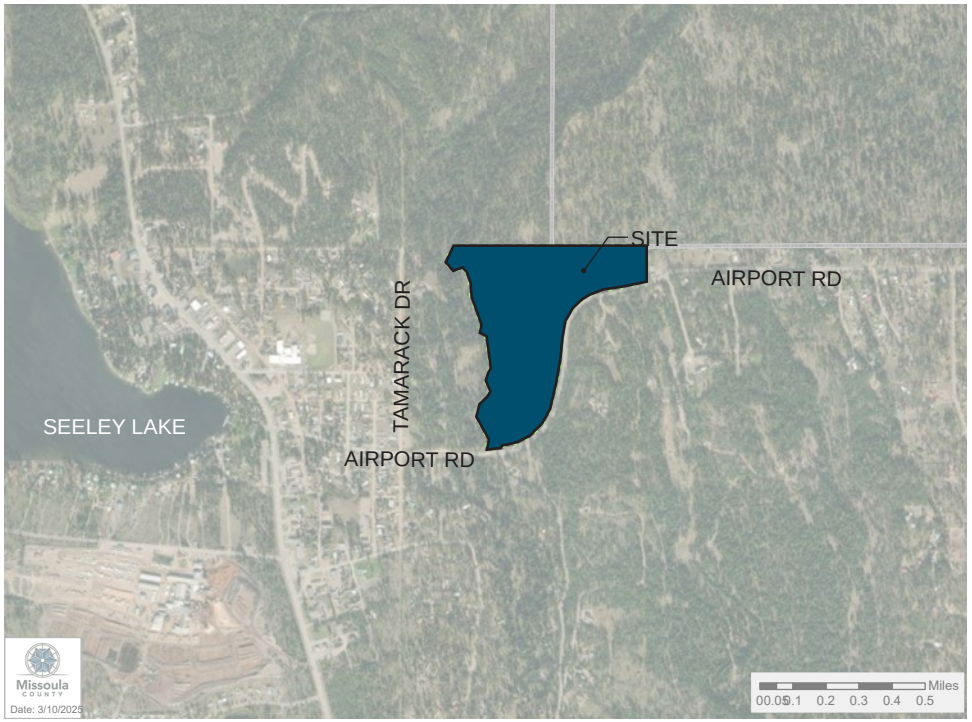
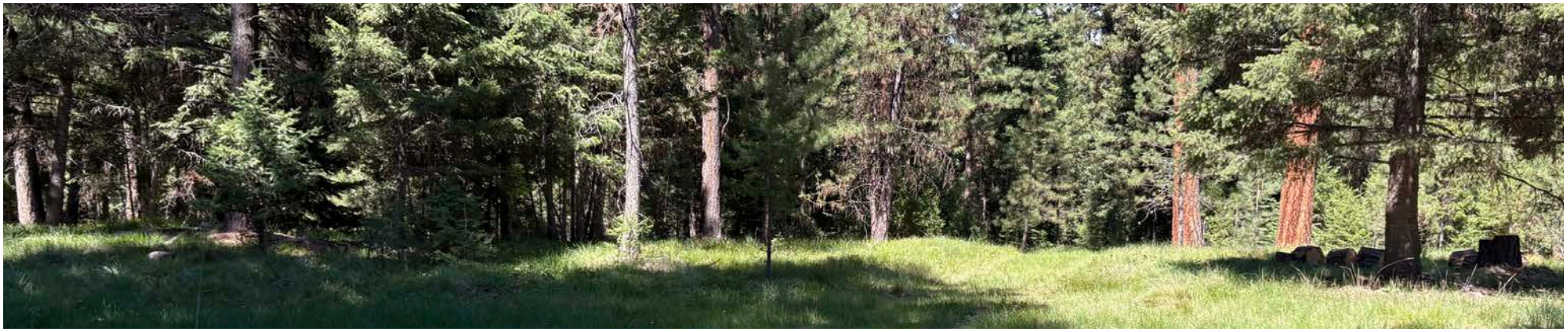


FIGURE 12.1: LOCATION MAP



PHYSICAL ASSESSMENT	
TOPOGRAPHY	The site is generally flat. Slopes less than 12% make up most of the site, oriented towards the center where the building and football field are. The terrain slopes downward towards Morrell Creek along the western slope at grades between 12-25%, and there is a band of steeper (25-30%) slopes near the eastern boundary.
SOILS	The soil along Morrell Creek is limiting for development due to potential for flooding and high ground water. There are some areas throughout the property with steep slopes that may be limiting to development.
WATERWAYS	The western boundary is Morrell Creek.

REGULATORY ASSESSMENT	
JURISDICTION	Missoula County
GROWTH POLICY/ LAND USE PLAN	2010 Seeley Lake Plan
LAND USE DESIGNATION/PLACE TYPE	Public and Quasi Public Lands SLRP
ZONING	Unzoned
FLOODPLAIN	No flood hazard areas exist on the property according to the FEMA FIRM, however the NRCS soil map indicates development limitations due to flooding along Morrell Creek, which could imply elevated flooding risk. An additional site-specific engineering study is recommended to confirm the level of flood risk for the property and to provide suitable development recommendations.

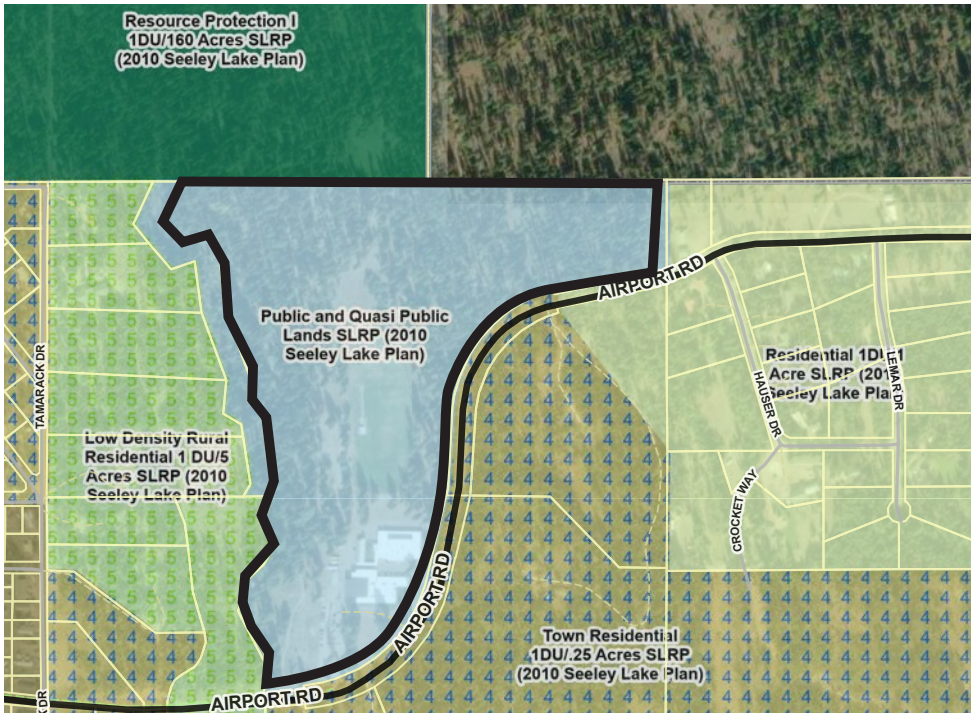


FIGURE 12.2: LAND USE MAP



FIGURE 12.3: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Airport Road is accessed from MT Highway 83, an MDT, State-maintained road. There are two driveways off of Airport Road to the parking lots on the property.
ACCESS CONTROL / PERMITS	Airport Road is accessed from MT Highway 83, an MDT, State-maintained road.
BIKE AND PEDESTRIAN AMENITIES	There are no bike lanes or sidewalks on Airport Road, but there is a bike path on MT Highway 83



UTILITY ASSESSMENT	
SEWER	Development in Seeley is very limited until a sewer system is implemented. This is likely to be about 5 years out. There are two septic sytem permits on file with Missoula County. One permit was filed in 1993 for two 1,000-gallon septic tanks and drainfield to serve three trailers. The second permit was filed in 1999 for a replacement system that included an existing 2,500-gallon septic tank, a new 2,000-gallon septic tank, a new 1,500-gallon grease interceptor, a new 2,000-gallon pump tank, and drainfield.
WATER	There are four well logs for the property. One well was abandoned and two wells are listed as unused. The fourth well's total depth is 650 ft with a 5 gpm pump rate.
STORMWATER	No stormwater infrastructure on the site.



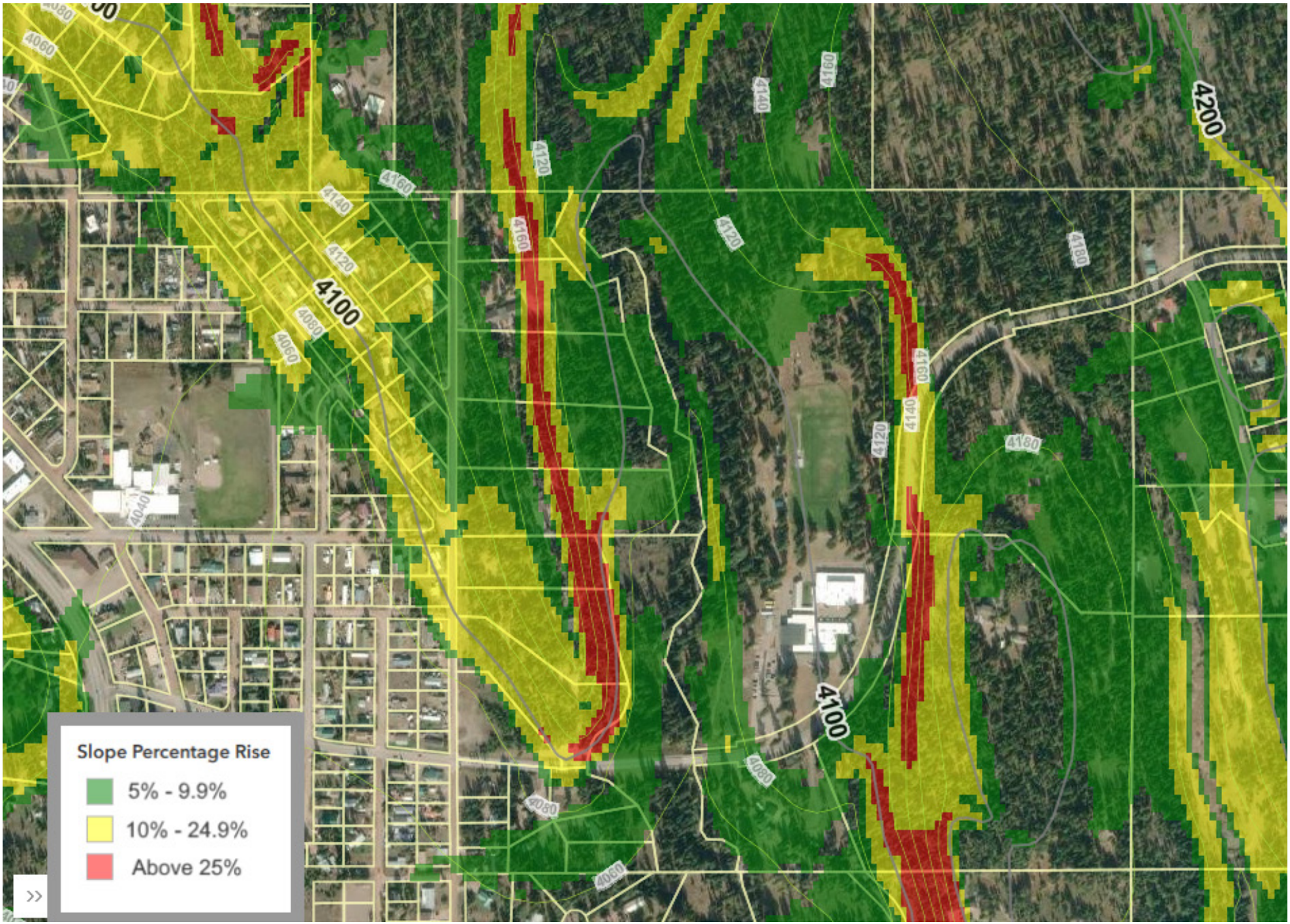


FIGURE 12.4: SLOPE

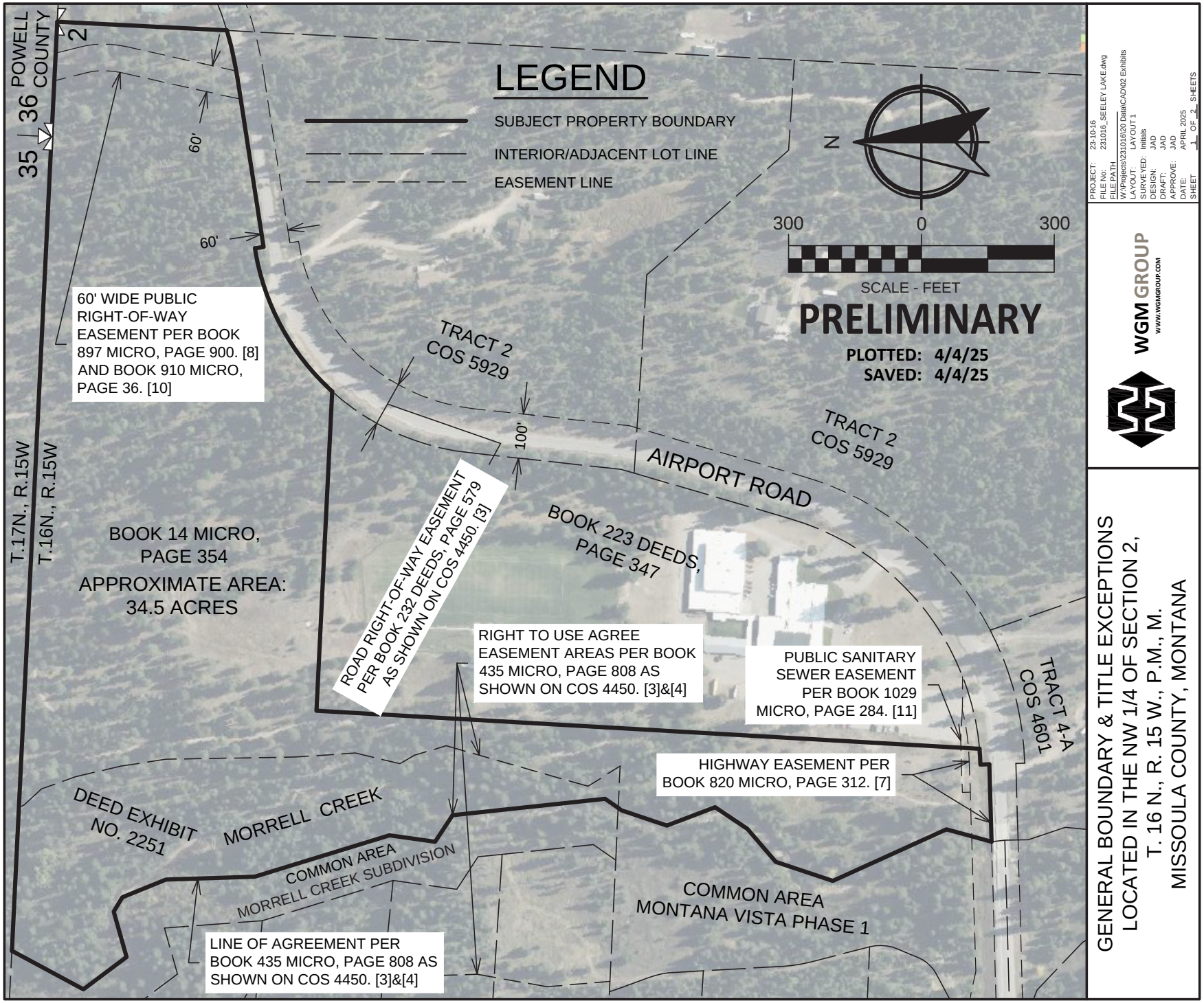


FIGURE 12.5: TITLE EXCEPTIONS MAP

SUBIDIVISION GUARANTEE NO. 08020708
EXCEPTIONS*****

[1], AND [5]-[6] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[2] A PORTION OF THIS PROPERTY APPEARS TO HAVE BEEN ACQUIRED BY ACCRETION OR AVULSION IN THE CHANGES O THE MEAN LOW WATER LINE OF MORRELL CREEK. THIS COMMITMENT IS ISSUED AND ACCEPTED UPON THE ASSUMPTION THAT TITLE TO THE ALLUVION FOLLOWS THAT OF THE ABUTTING PROPERTY AND LIABILITY THEREON IS EXCEPTED. APPROXIMATE LOCATION OF MORRELL CREEK PLOTTED HEREON.

[3] EASEMENTS DISCLOSED BY CERTIFICATE OF SURVEY NO. 4450. ROAD RIGHT-OF-WAY EASEMENT, LINE AGREEMENT AND RIGHT TO USE AGREEMENT AREA WITH RESTRICTION. PLOTTED HEREON.

[4] EASEMENT AND LINE AGREEMENT PER BOOK 435 MICRO, PAGE 808. PLOTTED HEREON, SEE BOOK 435 MICRO, PAGE 808 FOR EASEMENT PERMITTED AND NOT PERMITTED USES.

[7] HIGHWAY EASEMENT GRANTED TO MISSOULA COUNTY PER BOOK 820 MICRO, PAGE 312. PLOTTED HEREON.

[8] 60' WIDE PUBLIC RIGHT-OF-WAY EASEMENT PER BOOK 897 MICRO, PAGE 900, RECORDED 07/27/2012. EASEMENT SUBJECT TO THE CONDITION IF THERE IS NO CONSTRUCTION OF A ROAD OR INSTALLATION OF UTILITIES WITHIN A PERIOD OF TEN (10) YEARS OF THE DATE OF INSTRUMENT, THE EASEMENT WILL EXTINGUISH. EASEMENT PLOTTED HEREON, NO FIELD INSPECTION TO VERIFY ROAD OR UTILITIES EXIST HAS BEEN COMPLETED.

[9] 10' WIDE ELECTRICAL LINE EASEMENT GRANTED TO MISSOULA ELECTRIC COOPERATIVE PER BOOK 900 MICRO, PAGE 402. BLANKET IN NATURE, NOT PLOTTED HEREON.

[10] 60' WIDE PUBLIC RIGHT-OF-WAY EASEMENT PER BOOK 910 MICRO, PAGE 36, RECORDED 03/18/2013. EASEMENT SUBJECT TO THE CONDITION IF THERE IS NO CONSTRUCTION OF A ROAD OR INSTALLATION OF UTILITIES WITHIN A PERIOD OF TEN (10) YEARS OF THE DATE OF INSTRUMENT, THE EASEMENT WILL EXTINGUISH. EASEMENT PLOTTED HEREON, NO FIELD INSPECTION TO VERIFY ROAD OR UTILITIES EXIST HAS BEEN COMPLETED.

[11] PUBLIC SANITARY SEWER EASEMENT PER BOOK 1029 MICRO, PAGE 284. PLOTTED HEREON.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF SUBDIVISION GUARANTEE NO. 08020708, DATED MARCH 27, 2025, ISSUED THROUGH THE OFFICE OF FLYING S TITLE AND ESCROW OF MONTANA, INC.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN MISSOULA COUNTY, MONTANA.

PRELIMINARY

PLOTTED: 4/4/25
SAVED: 4/4/25

OWNER

HIGH SCHOOL DISTRICT NO. 1,
MISSOULA COUNTY

PROJECT: 23-10-16
FILE No: 231016_SEELEY LAKE.dwg
FILE PATH: W:\Projects\23\10\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 2
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

WGM GROUP
WWW.WGMGROUP.COM

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NW 1/4 OF SECTION 2,
T. 16 N., R. 15 W., P.M., M.
MISSOULA COUNTY, MONTANA

SEELEY-SWAN PROPERTY

The Seeley-Swan Property has the potential for housing development once sewer is available which could provide staff and community housing. Maintaining some flexibility on this property to respond to community growth is important.

Key Considerations



Housing

There is limited housing available in the community for MCPS Employees, but development is limited by the sewer.



Recreation Area

The community has provided some park enhancements to the property. There is the potential for additional improvements.

City/County/UM Interest

Opportunity for County to expand park presence on the property including a maintenance agreement.

Other MCPS Uses Considered

None were identified.

Options Evaluated

1. Maintain ownership and use as an undeveloped property and park.
2. Explore the opportunity to partner with Missoula County to improve park amenities while maintaining flexibility in future use.
3. Develop community housing once sewer is available and provide an outdoor learning lab.

RECOMMENDATION

EXPLORE MISSOULA COUNTY PARTNERSHIP OPPORTUNITIES

Explore the opportunity to partner with Missoula County to improve park amenities while maintaining flexibility for future uses. Provide limits to park area and identify future housing areas to ensure flexibility for future uses.

IMPLEMENTATION CONSIDERATIONS

Missoula County has indicated that there is interest in providing additional improvements and/or maintenance to the part of the property currently used as a community park. Identifying the limits to the park will be important so that space is reserved for future educational needs and potentially for housing that would be supported by a future sewer system. The intent is to prioritize MCPS needs because it is difficult to change the use of the property once another use is developed and utilized by the community. Further details are inclided in the Implementation Section.



TOOLE PARK PROPERTY

TOOLE PARK PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the proeprty have appropriate access and connectivity?
ASSESSMENT						
NOTES	The property is used for Hellgate PE classes and football.	The property is too small for a school.	The property is centrally located in a neighborhood planned for moderate residential growth. The adjacent University District is generally built out so will likely be slow to see increased residential density.	The property is currently used for PE and sports.	The property is likely too small to support another MCPS need unless it is in collaboration with the adjacent City of Missoula property.	The property has good bike and pedestrian access along the River Trail. Vehicular access is only available from 4th Street which dead ends adjacent to the property.

FINANCIAL ASSESSMENT				
	What is the value of the property?*	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	N/A	No	The track surface is gravel and could be upgraded to allow for additional use.	No lease on the property.
NOTES	The value of the property has not been evaluated at this time.			There is a maintenance agreement with the City of Missoula.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2200-22-3-15-17-0000
PROPERTY ADDRESS	No Physical Address, part of Toole Park
PROPERTY AREA	2.9 acres
ADJACENT USES	Surrounded by residential and part of open space along Clark Fork River
ADDITIONAL PROPERTY INFORMATION	Fields owned by MCPS and irrigated by City of Missoula. Public bathrooms on site are property of the City. City of Missoula also performs mowing on the property, although the upkeep is shared.
NUMBER OF PARCELS	1



FIGURE 13.1: CONTEXT MAP



REGULATORY ASSESSMENT	
JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Parks and Conservation Lands. These areas are designated for larger parks that are in public ownership, larger common areas that are intended for use by a group of residents.
ZONING	The property is zoned Open Lands (OP-1). This district is intended to preserve in perpetuity lands that are either held by public institutions for either environmentally sensitive lands, historic resources, or for recreation purposes.



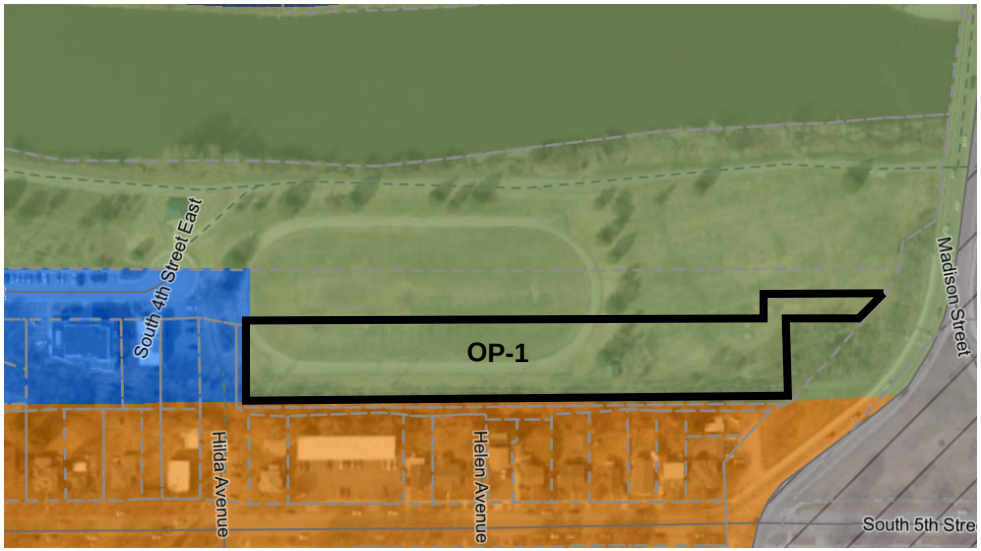


FIGURE 13.2: CITY ZONING MAP

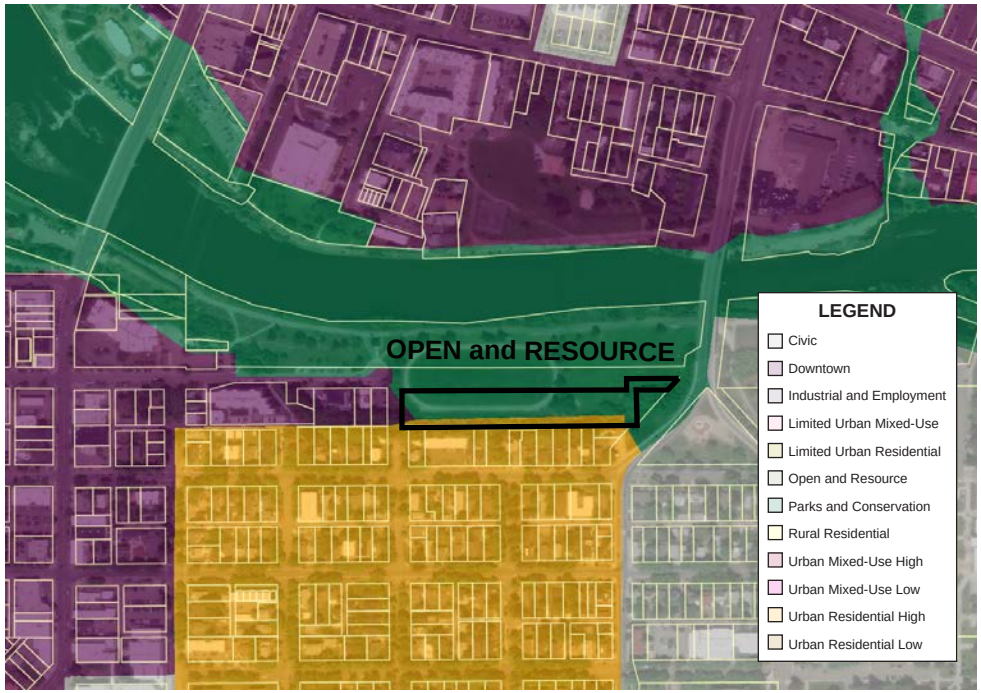


FIGURE 13.3: LAND USE PLAN MAP



FIGURE 13.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ADJACENT STREETS	S 4th Street E is to the west of the property. Madison Street runs along the property's easement boundary. The 4th Street right-of-way runs north of the MCPS property.
ACCESS	The site is accessible from the west via the cul-de-sac at the end of S 4th Street E and from the south from Hilda Avenue There is also access from the Kim Williams Trail on foot directly north of the site.
TRANSIT	Bus stop at 5th Street and Hilda Avenue, one block away
BIKE AND PEDESTRIAN AMENITIES	The property is part of Toole Park, which is adjacent to Kim Williams Trail to the north. This is a pedestrian commuter trail. There are nearby dedicated bike lanes on Madison Street, 5th Street, and Higgins Avenue.
PARKING	There are approximately 14 spaces along the north side of S 4th Street E, near the MCPS property.
PLANNED PROJECTS	• Milwaukee Trail widening, reconstruction, and lighting (reconstruct primary commuter trail to urban standards with lighting and accessible connections to abutting streets) • Madison Street Underbridge to Arthur Avenue shared-use path (construct shared use path) • 4th Street neighborhood greenway (install traffic calming and wayfinding treatments, intersection crossings)

UTILITY ASSESSMENT	
SEWER	Existing City main within S 5th Street E and appears to be an existing service from 1946 (location unknown). There currently do not appear to be any utility planned updates.
WATER	Existing City mains within Hilda Avenue, S 5th Street E, and stubbed out across from Aurthur Avenue. There appears to be a water service stubbed at end of cul-de-sac (S 4th Street E). There currently do not appear to be any utility planned updates.
STORMWATER	Existing City storm drain leading to Clark Fork River. Appears to have been built in 1959. Existing dry wells north and south of property. Does not appear to be any existing storm infrastructure currently on-site.

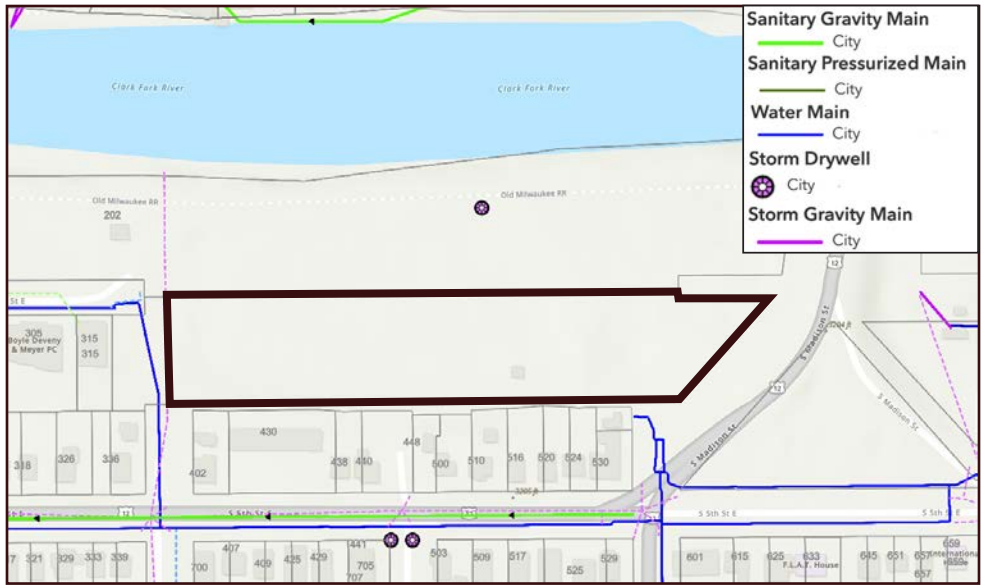


FIGURE 13.5: PUBLIC UTILITY MAP



FIGURE 13.6: TRANSPORTATION CONNECTIVITY & PLANNED TRANSPORTATION PROJECTS

TOOLE PARK PROPERTY

The Toole Park Property is used to meet the MCPS Core Purpose. The property is too small for a future school, but it is centrally located with good connectivity.

Key Considerations



Existing Use

The property is used as instructional space by Hellgate High School.

City/County/UM Interest

Potential for partnership in recreation with City and UM.

Other MCPS Uses Considered

None were identified.

Options Evaluated

1 Maintain ownership for Hellgate use for football and PE.

2 Explore opportunity for partnership with City/County/UM for investment in recreation while maintaining use for Hellgate for football and PE.

RECOMMENDATION

MAINTAIN OWNERSHIP AND CURRENT USES
The recommendation for the Toole Park Property is to maintain ownership and current uses.

IMPLEMENTATION CONSIDERATIONS

None.



WHITTIER BUILDING

WHITTIER BUILDING

The property assessment begins with a summary of the property, building, and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT						
NOTES	There are no MCPS uses on the property, but the Head Start supports early childhood development and transition to MCPS.	The property is smaller than the recommended size for a school.	The property is located in an area where growth is planned.	The property's size, access, and location can support an alternative instructional space.	None have been identified.	The site generally has good access and connectivity, but it lacks some pedestrian and bike amenities.

BUILDING ASSESSMENT						
	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical building condition?	What is the plumbing building condition?	What is the electrical building condition?
ASSESSMENT						
NOTES	Building interior and exterior in acceptable condition.	Building is not suitable for traditional education.	Generally fine.	Major upgrades needed.	Major upgrades needed.	Upgrades needed.

FINANCIAL ASSESSMENT							
	What is the value of the property?	What are the costs associated with renovating the building to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	$1.85 million to $2.4 million	Unknown. Significant investment would be required.	$6 million minimum investment required for a complete renovation to another use	~$400,000	Structural: $15,000 (1-3 years) and $128,000* (3-5 years) Building: $1,000,000 roofing, fenestration, exterior cladding, kitchen replacement, abatement Mechanical and Electrical: $390,000 boiler, HVAC Total = $1,533,000	$12,000/ year	No
NOTES	Based on BOV provided by SterlingCRE Advisors, the value of the property has not been evaluated at this time.	Building is not suitable for traditional education. Renovation for primary education is not recommended.	Assumes complete renovation and change of occupancy. Costs would vary based on intended use.	Recent flood recovery paid by Child Start Cost-sharing agreement for roof, sewer, boiler repairs.	Most MEP systems are failing and need replaced. Roofing and fenestration need replaced. *Destructive investigation and assessment required to determine extents of upgrades. Upgrades estimated at ~$8 sf.	Child Start	

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2200-16-4-25-01-0000
PROPERTY ADDRESS	1001 Worden Avenue 59802
PROPERTY AREA	1.16 acres
EXISTING STRUCTURES	Former elementary school
EXISTING USES	Child Start Inc. Head Start
ADJACENT USES	Residential
EXISTING LEASES	Child Start Inc. Head Start
ADDITIONAL PROPERTY INFORMATION	Property was closed as school in the 1980s.
NUMBER OF PARCELS	1



FIGURE 14.1: LOCATION MAP



REGULATORY ASSESSMENT	
JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Urban Residential High These are Missoula's most complete, compact, walkable neighborhoods. They are designed for people to live, play, and connect closely with nearby amenities. Typical parcel size is 5,400 sf.
ZONING	The property is zoned Urban Residential 3 (U-R3). Development patterns in this district are typically compact and multimodal. Street and block patterns provide high connectivity in rectangular grids. Buildings typically have small and varied setbacks.



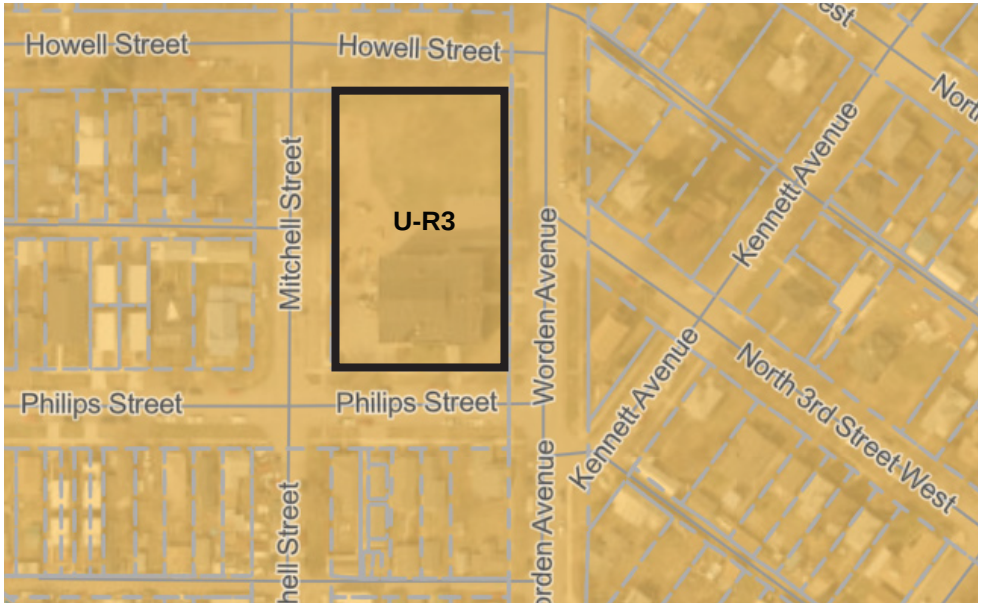


FIGURE 14.2: ZONING MAP

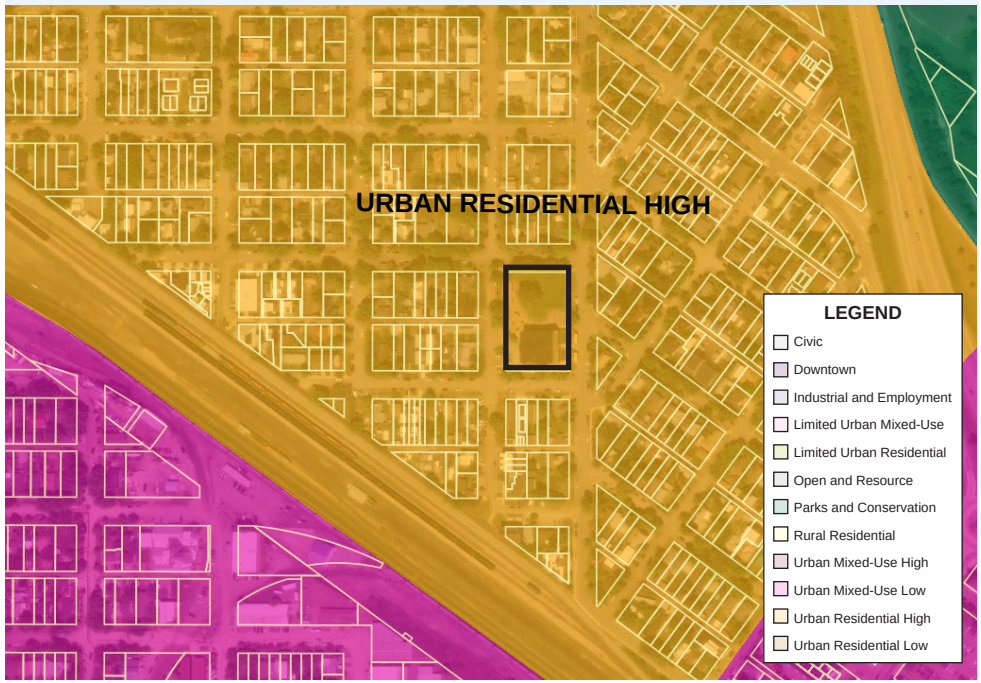


FIGURE 14.3: LAND USE PLAN MAP



FIGURE 14.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Primary pedestrian access to the building is located on the east of the building along Worden Avenue. Vehicular access to the site is from the west along Mitchell Street.
TRANSIT	Closest bus stop is at N Orange Street and N 2nd Street W, about three blocks from the property.
BIKE AND PEDESTRIAN AMENITIES	Sidewalks surround all four sides of the property. There are gaps in the sidewalk network in the surrounding neighborhood. No dedicated bike lanes in the area.
PARKING	There are approximately 14 parking spaces located on the property. There is on-street parking around the exterior of property including about 10 perpendicular spaces along Mitchell Street.
PLANNED PROJECTS	Holmes Neighborhood greenway project

UTILITY ASSESSMENT	
SEWER	Existing City mains within Worden Avenue and Mitchell Street. There is an existing 6-in sewer service from Worden Avenue. There do not appear to be any current planned updates.
WATER	Existing City mains within Howell Street, Worden Avenue, and Philips Street. 4-in ductile iron water service installed in 1989. There is a water main replacement planned for 2025 within Philips Street.
STORMWATER	There are existing City dry wells with Howell Street, Worden Avenue, Philips Street, and Mitchell Street (all surrounding streets).
POWER	Overhead power lines surrounding property





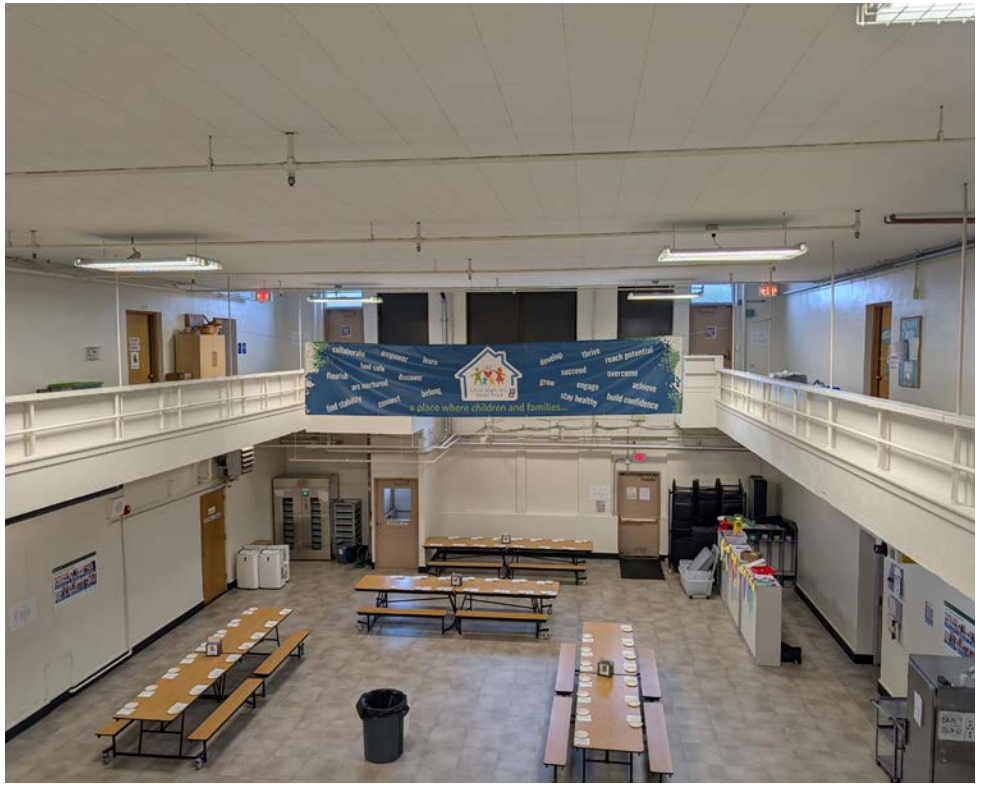


FIGURE 14.5: PUBLIC UTILITY MAP



BUILDING ASSESSMENT	
SIZE	Level 1: 7,400 sf | Level 2: 5,700 | Level 3: 7,400
YEAR BUILT	Unknown
ADDITIONS	None
PHYSICAL CONDITION	Overall building exterior and interior are in acceptable condition. Exterior fenestration needs replaced.
DEFICIENCIES	The building lacks ADA accessible entry and no passenger elevator (has out-dated LU/LA).
FUNCTIONALITY	Child Start Inc - Head Start operates in the facility; they occupy all spaces.
LIMITATIONS	The site is too small for an elementary school and lacks space for pickup and drop-off.
FACILITY AMENITIES	The current tenant has updated numerous interior spaces and plans to renovate restrooms to accommodate staff.





BUILDING STRUCTURAL ASSESSMENT	
YEAR BUILT	Unknown
ADDITIONS	None
AREA	Unknown
OVERALL PHYSICAL CONDITION	Generally fine
VISUAL DEFICIENCIES	1. Cracking at exterior southeast corner (Photo 5) 2. Rust to exterior steel fire escape stair, stair attachment looks to be lacking (Photos 1 and 2)
STRUCTURAL SYSTEM	Possible clay tile wall, flat plate concrete floor, concrete beams, concrete foundations, Concrete beam at cafeteria area at clerestory/gallery
STRUCTURAL SYSTEM DEFICIENCIES AND/ OR UNKNOWNS	Possible seismic/lateral limitations



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

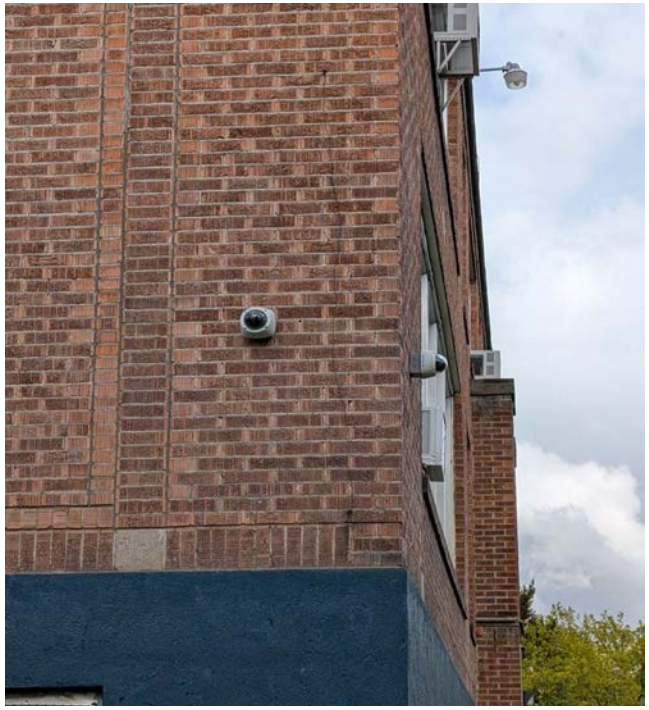


PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8

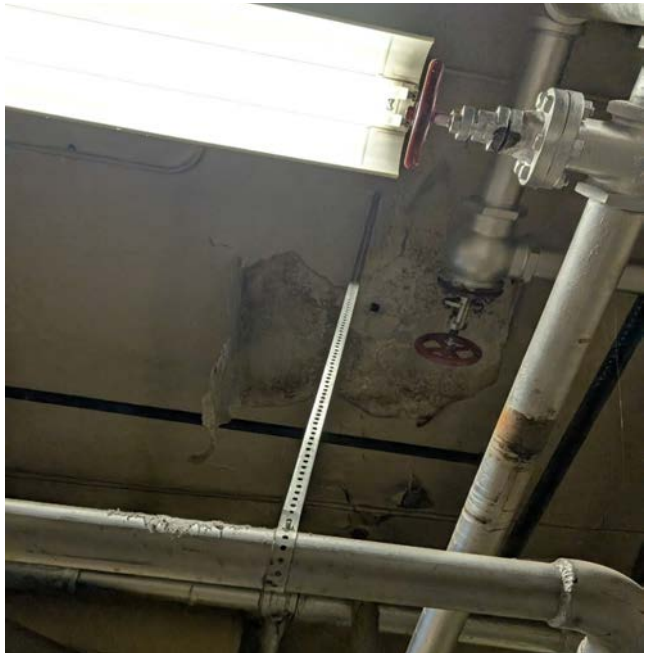


PHOTO 9

MEP ASSESSMENT	
MECHANICAL SYSTEM	✕ Existing steam boiler and associated piping infrastructure is in fair/poor condition and should be replaced due to age. Existing radiators and unit heaters are in fair/poor condition and are beyond their useful life and should be replaced. Minimal ventilation air is provided through the building. Minimal cooling is provided through PTACs which should be removed and a central cooling system installed.
PLUMBING SYSTEM	✕ Domestic water heater is a gas fired storage type, approximately 80% efficient or less and should be replaced due to age. Any domestic water piping that is currently not copper or PEX should be replaced. Assume most fixtures are original and should be replaced.
FIRE SPRINKLER	Present
ELECTRICAL POWER SYSTEM	✕ The panels appear to be at or beyond their expected life of 30-50 years. Main distribution panel lacks the code required clearance. The service arrangement on the top level is unusual. Further investigation is recommended.
ELECTRICAL LIGHTING SYSTEM	! Mostly outdated fluorescent type but in working condition. Lighting controls systems do not meet current Energy Code but are in working condition.

MEP ASSESSMENT	
COMMUNICATIONS SYSTEMS	! Communications system, including voice and data were present and to have been updated and in good condition. Clock and bell system was present but condition unknown. It looks old. This same, or very similar, type system type was present in all of the buildings that we evaluated, except Old Administration.
SAFETY AND SECURITY SYSTEMS	! Fire alarm system is older but coverage appeared adequate and system appeared functional. Should be considered for an upgrade due to limited life expectancy of these systems. This same, or very similar, type system was present in all of buildings that we evaluated. Intrusion detection system was present and appeared to be functional. Access control system, including video intercom, was present and appeared function.





WHITTIER BUILDING

The Whittier Building does not fit the needs of MCPS for a future school because of the property size and the expenses of renovating the building to meet the needs of a modern school. The building has housed Head Start for 30 years which works in partnership with MCPS by providing early childhood programming.

Key Considerations

School Needs

The building does not meet the needs of a modern school and the property is smaller than the optimum size for a school.



Sell

Selling the property provides long-term stability for the Head Start program while reducing maintenance needs for MCPS. However, a long-term lease is an option if a sale is not feasible.

City/County/UM Interest

None identified.

Other MCPS Uses Considered

Elementary School

This property is not suitable for a future elementary school because of the property location and expenses to renovate the building.

Options Evaluated

1 Maintain ownership and lease to Head Start.

2 Sell property to Head Start.

RECOMMENDATION

PRIORITY 1
Sell to Child Start, Inc. Head Start

PRIORITY 2
Maintain lease with Child Start, Inc. Head Start if funding is not feasible.

The broker opinion of value is $1.85 million to $2.4 million with a suggested list price of $2.4 million. See Appendix B for more information.

IMPLEMENTATION CONSIDERATIONS

The intent is for Child Start, Inc. Head Start to remain in the Whittier Building. Child Start Inc. Head Start has indicated their interest in owning the building. If a sale can be negotiated, federal funds are anticipated to be needed. There is uncertainty around funding availability. This process is expected to take some time to work through to find a solution that works for both MCPS and Child Start, Inc. Head Start. A lease to own option may be explored if needed.



IMPLEMENTATION

IMPLEMENTATION

Implementation consists of three core recommendations that are guided by the District's core purpose to engage all students in a high-quality education that empowers, inspires, and prepares each student for their future.

Partner

Work with other public agencies to trade land so the District ends up with properties that can be used directly for future student programs, facilities, and services.

Maintain

Take care of the properties that are best suited to support students and the District most and let go of the ones that don't.

- Sell or long-term lease land and buildings that are underused and reinvest those resources into properties that are better positioned to serve the District's and students' needs.
- Charge fair market rates for leases on District-owned property, so the District captures revenue that can be reinvested in students.

Structure

Make the Facilities Committee more effective, so facilities decisions consistently reflect what students need, now and in the future.

- Create a long-term strategic facilities plan that keeps student needs at the center of every decision.
- Report to the Board of Trustees once a year so leadership stays informed and accountable to the community.
- Streamline the committee so it is made up of decision-makers and external core advisors, reducing the number of standing members so meetings remain focused and high priority. Other MCPS staff can provide input and share what students need when consulted, connecting through the Superintendent and Director of Facilities and Operations.

Central to the implementation strategy is establishing an investment fund where interest can be used to address ongoing and deferred maintenance of the buildings and properties included in this plan. The fund will be a quasi-endowment where principal and interest may be utilized at the discretion of MCPS. However, the funds should be managed as an endowment with a commitment to preserving the principal and using the investment returns.

Recommended uses of the funds include maintenance of MCPS properties that are not in use as a pre-k-12 school, property acquisition for future MCPS uses, and construction of new buildings that provide district-wide benefit. While the fund will have flexibility in use, the funds are not intended to be used to supplement pre-k-12 education funding, to maintain active pre-k-12 buildings, or as emergency funds.

RECOMMENDED INVESTMENT FUND USES
Maintenance of MCPS properties not in use as a pre-k-12 school
Property acquisition for future MCPS uses
Construction of new buildings that provide district-wide benefit
Staff for administering leases and day-to-day maintenance of properties not in use as a pre-k-12 school

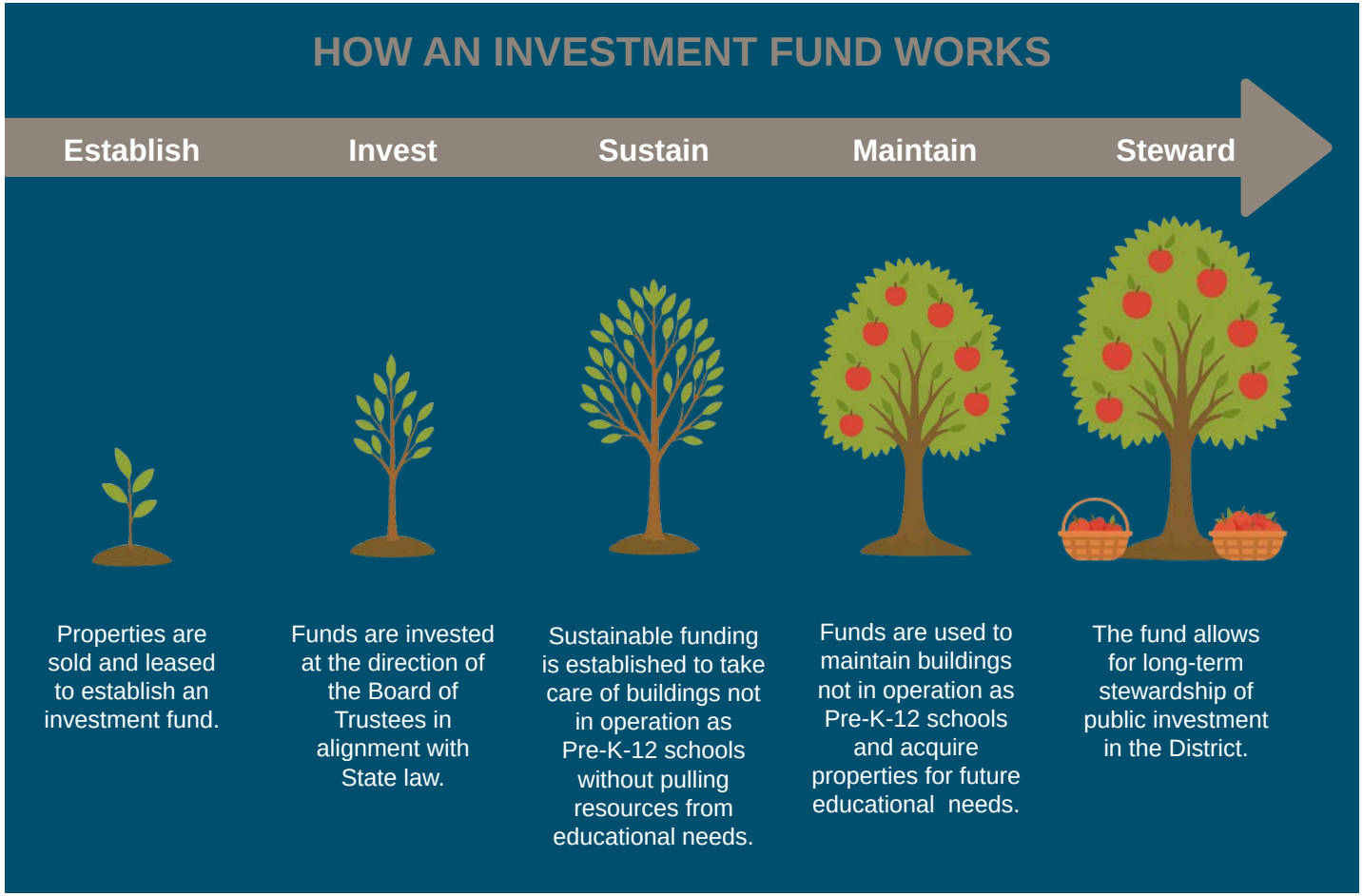
With the commitment to maintain ownership of buildings and to address deferred maintenance, MCPS needs to aggressively lease space to offset maintenance costs. Funds from leasing buildings unused as pre-k-12 buildings will go into the investment fund. This includes maximizing the space in the buildings that is leased and increasing the lease rate. New leases should be set at a minimum of $12 per square foot per year with a yearly increase for inflation. Existing leases should be incrementally increased to bring them into alignment with new lease rates. As part of increasing the lease rates, additional staff are needed to be responsive to address day-to-day maintenance needs. The investment fund may be used for the salary of staff needed to address leasing and day-to-day maintenance needs.

All leases considered in this plan are intended to be monthly or yearly leases. MCPS does not allow allow hourly or daily rentals for unoccupied buildings because MCPS does not have staff available to open and close the building or for cleaning.

MCPS should consider this fund to be an asset, similar to any other MCPS property, with the flexibility to be used to maintain buildings. The fund is in place to provide the means for MCPS to be a responsible steward of MCPS properties and past investments.

While the value of properties will likely increase over time, holding property that is unlikely to be needed for future schools does not address the challenges faced by MCPS. The proceeds from property sales are unlikely to yield the same return as the increased value of holding onto a property, but it allows MCPS to take care of prior investment in buildings and provides flexibility to address future needs.

If school funding changes so funding for ongoing maintenance needs is available, the fund shall remain in place, but investment returns can also be used for construction of new buildings. The principal should remain in place for future needs as funding is always subject to change.



MCPS currently invests cash resources with other districts within Missoula County to form a pool of cash that is managed by the Missoula County Treasurer. MCPS has some flexibility in investments and can invest in direct obligations of the United States government; in savings or time deposits in a state or national bank, building or loan association, savings and loan association, or credit union insured by the FDIC, FSLIC, or NCUA located in the state; in a repurchase agreement or Montana short-term investment pool. The State's short-term investment pool was an average of 4.71 percent for Fiscal Year 2025.

The financial scenario on the next page illustrates hypothetical financial implications of the recommendations. The interest rate is assumed to be 4.0 percent. Compound interest and inflation are not taken into account. The proceeds from the sale of properties are shown as "Principal from Sales." This funding is never spent to allow interest to be generated and maintain the value of the asset. The "Net" is the accumulation of funds generated from rent and interest minus the maintenance expenses. This shows that the principal is not being spent. The "Balance" shows the total balance of the fund including principal.

Variations are anticipated in the recommended financial scenario during implementation, but selling properties early on is needed to create enough principal to start building interest. Over the first few years, maintenance will need to be limited to allow the interest to grow so that funds are available to take on larger projects. This table is intended to be used as a guide for future decisions.

The maintenance expenses in the table are for deferred and upcoming maintenance of the buildings that will remain in MCPS ownership. The maintenance costs are divided over the next fifteen years. It is anticipated that the timing of maintenance needs will vary from this scenario. Additional information on the deferred maintenance can be found in the individual property assessments. A breakdown of the anticipated maintenance costs are shown in the next column.

Cold Springs Building

Structural
$180,000
Building
$2,700,000
Mechanical & Electrical
$680,000
Total = $3,560,000

Dickinson Building

Structural
$30,000
Building
$2,800,000
Mechanical & Electrical
Funding has been allocated for these expenses so this is not included in the financial scenario.
Total = $2,830,000 (excludes mechanical and HVAC)

Jefferson Building

Structural
$95,000
Building
$1,275,000
Mechanical & Electrical:
$170,000
Total = $1,540,000

Mount Jumbo Building

Structural
$190,000
Building
$2,450,000
Mechanical & Electrical:
$350,000
Total = $2,990,000

Total Deferred Maintenance = $10,920,000

RECOMMENDED FINANCIAL SCENARIO

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Administration Building															
Rent/Sale/Interest Income	$17,600	$2,800,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cold Springs Building															
Rent/Sale/Interest Income	$135,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
Maintenance Expenses	($50,000)	($50,000)	($250,000)	($300,000)	($50,000)	($500,000)	($60,000)	($250,000)	($50,000)	($300,000)	($500,000)	($250,000)	($200,000)	($500,000)	($250,000)
Dickinson Building															
Rent/Sale/Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	($30,000)	($80,000)	($60,000)	($60,000)	($350,000)	($100,000)	($350,000)	($500,000)	($350,000)	($100,000)	($100,000)	($500,000)	($50,000)	($100,000)	($100,000)
Duncan Drive Property															
Rent/Sale/Interest Income	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fort Missoula Property															
Rent/Sale/Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Jefferson Building															
Rent/Sale/Interest Income	$50,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000
Maintenance Expenses	($60,000)	($60,000)	($60,000)	($60,000)	($200,000)	($200,000)	($50,000)	($50,000)	($50,000)	($50,000)	($300,000)	($50,000)	($250,000)	($50,000)	($50,000)
Linda Vista Property															
Rent/Sale/Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Mount Jumbo Building															
Rent/Sale/Interest Income	$55,200	$150,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000
Maintenance Expenses	($20,000)	($30,000)	($250,000)	($50,000)	($300,000)	($50,000)	($250,000)	($50,000)	($250,000)	($300,000)	($300,000)	($300,000)	($250,000)	($300,000)	($290,000)
Prescott Building															
Rent/Sale/Interest Income	$0	$0	$2,350,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000
Maintenance Expenses	($10,000)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rattlesnake Property															
Rent/Sale/Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rimel Road Property															
Rent/Sale/Interest Income	$0	$0	$5,640,000	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Seeley-Swan Property															
Rent/Sale/Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Toole Park Property															
Rent/Sale/Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Whittier Building															
Rent/Sale/Interest Income	$12,000	$12,000	$500,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total															
Principal from Sales	$0	$2,800,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000
Rent/Interest	$269,801	$512,001	$642,001	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601
Expenses	($170,000)	($220,000)	($620,000)	($470,000)	($900,000)	($1,050,000)	($710,000)	($850,000)	($700,000)	($750,000)	($1,200,000)	($1,100,000)	($750,000)	($950,000)	($690,000)
Net	**$99,801**	**$391,802**	$413,803	$925,404	$1,007,005	$938,606	$1,210,207	$1,341,808	$1,623,409	$1,855,010	$1,636,611	$1,518,212	$1,749,813	$1,781,414	$2,073,015
Balance	$99,801	$3,191,802	$11,703,803	$12,215,404	$12,297,005	$12,228,606	$12,500,207	$12,631,808	$12,913,409	$13,145,010	$12,926,611	$12,808,212	$13,039,813	$13,071,414	$13,363,015

Part of successfully implementing this plan will be actively managing the plan and adapting the plan to meet current needs. The plan anticipates selling property, leasing property, and trading property. These may not be possible due to many reasons such as market conditions. This could delay a property sale that would in turn delay maintenance for a building.

As decisions are made, the Facilities Committee should track how these decisions affect the overall integrity of the plan and recommend changes as needed.

Below are implementation tasks for the plan. Refer to the individual property chapters for additional details.

IMPLEMENTATION TASKS

Priority	Action	What is the desired outcome?	When or how often should this action occur?	Who is the decider?	Who is managing and who should be consulted?	Who should be informed?
1	**Form Duncan Drive Property working group and negotiate trade or sale of property**	Land trade or sale to better position MCPS for future property needs.	Meetings should begin in the next six months. Meetings will occur on an as needed basis.	Board of Trustees	MCPS Superintendent will lead negotiations with support from MEP. The working group should consist of decision makers from the County, City, University, and MCPS, Garden City Harvest, and the Old Boy Soccer Group. The Facilities Committee will recommend acceptance or refusal of offers.	Stakeholders and surrounding neighborhoods should be kept apprised of decisions regarding the properties in addition to Board of Trustees and Facilities Committee meetings.
1	**Form Linda Vista Property working group and negotiate trade or sale of property**	Land trade or sale to better position MCPS for future property needs.	Meetings should begin in the next six months. Meetings will occur on an as needed basis.	Board of Trustees	MCPS Superintendent will lead negotiations with support from MEP. The working group should consist of decision makers from the County, City, University, and MCPS. The Facilities Committee will recommend acceptance or refusal of offers.	Stakeholders and surrounding neighborhoods should be kept apprised of decisions regarding the properties in addition to Board of Trustees and Facilities Committee meetings.

IMPLEMENTATION TASKS						
Priority	**Action**	**What is the desired outcome?**	**When or how often should this action occur?**	**Who is the decider?**	**Who is managing and who should be consulted?**	**Who should be informed?**
1	**Develop a solicitation process for Prescott Building**	Determine process, requirements, schedule, and staffing for soliciting proposals for a long-term lease or sale.	Draft and release an RFP, an RFI, or a similar process within the next 12 months.	Board of Trustees	The Facilities Committee should recommend the process and language. A subcommittee should prepare the document utilizing MEP and City of Missoula experience along with input from neighborhood representatives.	The Lower Rattlesnake Neighborhood should be kept apprised on decisions regarding the RFP in addition to Board of Trustees and Facilities Committee meetings.
1	**Lease Cold Springs, Mount Jumbo, and Jefferson Buildings**	Maximize return on properties designated for lease.	Immediately	Board of Trustees	N/A	Tenants
1	**Investment fund setup**	Creation of a fund and investment strategy.	The fund should be set up prior to any property sales and to capture rent from leases. The investment strategy for the funds should be determined on an annual basis.	Board of Trustees	MCPS Executive Director of Business Service, MCPS Superintendent, professional investment consultant	No notice required beyond Board of Trustees meeting.
1	**Address staff needs for leasing and day-to-day maintenance**	Provide responsive service to tenants in alignment with increased lease rates.	Needs should be determined over the next six to twelve months. This should be reviewed on a yearly basis.	MCPS Superintendent	MCPS Director of Facilities and Operations	Tenants

IMPLEMENTATION TASKS						
Priority	**Action**	**What is the desired outcome?**	**When or how often should this action occur?**	**Who is the decider?**	**Who is managing and who should be consulted?**	**Who should be informed?**
2	**Prescott Building proposal solicitation process**	Sale of property that meets the needs of the District and aligns, when possible, with community goals.	The solicitation process should begin in twelve months. The solicitation process will take several months to allow for proposals to be submitted and evaluation of the proposals.	Board of Trustees	The Facilities Committee should evaluate submittals. MCPS should identify staff or a representative to respond to RFP questions.	The Lower Rattlesnake Neighborhood should be kept apprised on decisions regarding the RFP in addition to Board of Trustees and Facilities Committee meetings.
2	**Administration Building sale**	Maximize the financial return from the property.	The sale process should begin within the next twelve months as existing leases and building users can be accommodated.	Board of Trustees	The Facilities Committee will recommend a listing agent, a list price, and acceptance or refusal of offers.	No notice required beyond Board of Trustees and Facilities Committee meetings.
2	**Rimel Road sale**	Maximize the financial return from the property.	The sale process should begin within the next twelve months.	Board of Trustees	The Facilities Committee will recommend a listing agent, a list price, and acceptance or refusal of offers.	No notice required beyond Board of Trustees and facilities committee meetings.

IMPLEMENTATION TASKS						
Priority	**Action**	**What is the desired outcome?**	**When or how often should this action occur?**	**Who is the decider?**	**Who is managing and who should be consulted?**	**Who should be informed?**
3	**Whittier Building sale**	Provide long-term stability for Head Start program while generating a financial return for MCPS.	The negotiation for a sale should begin within the next twelve months. Federal funds are likely to be required which will likely extend the timeline of this process.	Board of Trustees	MCPS Superintendent will lead negotiations. The facilities committee will recommend acceptance or refusal of offers.	No notice required beyond Board of Trustees and Facilities Committee meetings.
3	**Determine limits of park area and potential future housing at Seeley-Swan property and begin coordination with Missoula County on park upgrades and maintenance responsibilities**	Set limits on future uses to ensure long-term education needs can be met while considering community needs and benefits.	The should be addressed in the next twelve to eighteen months.	Board of Trustees	Seeley-Swan Principal and staff, MCPS Director of Facilities and Operations, Facilities Committee	Existing park users

IMPLEMENTATION TASKS						
Priority	**Action**	**What is the desired outcome?**	**When or how often should this action occur?**	**Who is the decider?**	**WWho is managing and who should be consulted?**	**Who should be informed?**
Ongoing	**Develop a Facilities Plan to guide decision making for all MCPS facilities**	Comprehensive understanding of MCPS facilities and needs to guide strategic decision making	This process should begin in the next two years and the plan should be updated every five years.	Board of Trustees	MCPS Superintendent, MCPS Director of Facilities and Operations, Facilities Committee	MCPS community
Ongoing	**Review plan to monitor and respond to changes in MCPS facility needs, facility conditions, and market conditions**	Responsive management of the plan to guide decisions regarding facilities, maintenance, and tenant leases.	Annually and prior to annual budget meeting so recommendations can be considered.	Board of Trustees	MCPS Superintendent, MCPS Director of Facilities and Operations, Facilities Committee	Tenants
Ongoing	**Evaluate lease rates**	Regular review of market conditions to maintain appropriate lease rates and set expectations with tenants.	Every three years	Board of Trustees	MCPS Director of Facilities and Operations	Tenants
Ongoing	**Determine Facilities Committee size and members**	Alignment of committee expertise with anticipated tasks.	Annually	Board of Trustees	MCPS Superintendent, MCPS Director of Facilities and Operations	N/A