

**CAPITAL IMPROVEMENT PROGRAM**  
**City of Missoula CIP Project Request Form FY 2014-2018**

Program Category:	Project Title:		12 Project #	13 Project #	14 Project #
Community Service	MISSOULA ART MUSEUM ART PARK AND ADA IMPROVEMENTS				CS-19

**Description and justification of project and funding sources:**

This project would remove existing curb, sidewalk, and parking on the Pattee Street and Pine Street frontage, narrow the street by relocating the curbing and sidewalks to create a landscaped, user friend plaza on the Pine Street Frontage. This plaza will also include what is known as a "Portland Loo" which is an all weather restroom specifically designed for this application and used successfully in other cities in the US. This project also addresses several important ADA compliance issues including lack of conforming curb ramps, excessive cross-slope, and the access to the main entrance to the Museum. The parking on the Pattee Street frontage will be removed and replaced with a drop-off zone to accommodate the many busses that drop groups off for tours as well as facilitating load out of exhibits. We are also proposing improvement to the Pine Street frontage of Adventure Cycling although, to date, they have not confirmed their participation.

Demolition of existing curb, sidewalk and asphalt, and asphalt paving will be labor-in-kind by the Street Division.

Installation of curb, sidewalk, drainage improvements, utilities and some landscaping will be assessed to MAM and Adventure Cycling

Preliminary Design is being donated by WGM

Some of the landscaping, landscaping design, and the Portland Loo will be paid for by donations, grants, yet to be determined.

**Is this equipment prioritized on an equipment replacement schedule?**

Yes

No

NA

x

**Are there any site requirements:**

no

**How is this project going to be funded:**

Revenue	Funding Source	Accounting Code	FY14	FY15	FY16	FY17	FY18	Funded in Prior Years
	City Assessments			80,000				
	Private Assessments-Venture Cycling			54,000				
	City Street Div Labor in Kind		10,000	30,000				
	Donations, Grants TBD		80,000	50,000				
	Road District		3,000	3,000				
			93,000	217,000	-	-	-	-

**How is this project going to be spent:**

Expense	Budgeted Funds	Accounting Code	FY14	FY15	FY16	FY17	FY18	Spent in Prior Years
	A. Land Cost							
	B. Construction Cost			173,600				
	C. Contingencies (10% of B)			17,360				
	D. Design & Engineering (15% of B)			26,040				
	E. Percent for Art (1% of B)							
	F. Equipment Costs							
	G. Other		93,000	217,000	-	-	-	-

**Does this project have any additional impact on the operating budget:**

Operating Budget Costs	Expense Object	Accounting Code	FY14	FY15	FY16	FY17	FY18	Spent in Prior Years
	Personnel							
	Supplies							
	Purchased Services							
	Fixed Charges							
	Capital Outlay							
	Debt Service		-	-	-	-	-	-

Description of additional operating budget impact:

Responsible Person:	Responsible Department:	Date Submitted to Finance	Today's Date and Time	Preparer's Initials	Total Score
Doug Harby	DS		4/10/2013 15:56	jsm	29

## CAPITAL IMPROVEMENT PROGRAM

### Project Rating

(See C.I.P. Instructions For Explanation of Criteria)

Program Category:	Project Title:				10 Project #	
Qualitative Analysis		Yes	No	Comments		
1. Is the project necessary to meet federal, state, or local legal requirements? This criterion includes projects mandated by Court Order to meet requirements of law or other requirements. Of special concern is that the project be accessible to the handicapped.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Present City facility does not meet Ada requirements for access to public sidewalk from building and from public sidewalk to Crosswalks.			
2. Is the project necessary to fulfill a contractual requirement? This criterion includes Federal or State grants which require local participation. Indicate the City Assessments number in the comment Private Assessments	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
3. Is this project urgently required? Will delay result in curtailment of an essential service? This statement should be checked "Yes" only if an emergency is clearly indicated; otherwise, answer "No". If "Yes", be sure to give full justification.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	50000			
4. Does the project provide for and/or improve public health and/or public safety? This criterion should be answered "No" unless public health and/or safety can be shown to be an urgent or critical factor.	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Quantitative Analysis	Raw Score Range	Comments			Weight	Total Score
5. Does the project result in maximum benefit to the community from the investment dollar?	(0-3)  <input type="checkbox"/>	Private donations will provide approximately 67% of the cost for this project			5	10
6. Does the project require speedy implementation in order to assure its maximum effectiveness?	(0-3)  <input type="checkbox"/>	Private donations are time sensitive			4	4
7. Does the project conserve energy, cultural or natural resources, or reduce pollution?	(0-3)  <input type="checkbox"/>	This project will provide a considerable amount of green area in the CBD. The installation of a public restroom would eliminate the problems associated with no restrooms.			3	3
8. Does the project improve or expand upon essential City services where such services are recognized and accepted as being necessary and effective?	(0-2)  <input type="checkbox"/>				4	4
9. Does the project specifically relate to the City's strategic planning priorities or other plans?	(0-3)  <input type="checkbox"/>	Livable community			4	8
Total Score						29



March 1, 2013

Re: City of Missoula Capital Improvement Program, FY 2014-2018

To Whom It May Concern:

I am writing on behalf of the Mayor's Downtown Advisory Commission in support of the CIP application titled Missoula Art Museum Plaza, part of the Missoula Art Museum Art Park project.

The Mayor's Downtown Advisory Commission works on issues and improvements related to quality of life in downtown Missoula. Its members, through its Built Environment Committee, have brought the addition of a Portland Loo public restroom to the MAM Art Park Project. The Commission is a partner in the project and is prepared to fund-raise and solicit in-kind contributions for the project.

In addition, we have solicited and received preliminary support from three major downtown organizations: the Missoula Downtown Association, the Downtown Business Improvement District of Missoula and Destination Missoula, our convention and visitors' bureau. All three entities support the project enthusiastically and await formal presentations accompanied by requests for financial contributions.

This project has the potential to involve many partners and collaborators and will prove to be a project in which the City of Missoula can be proud of its leadership.

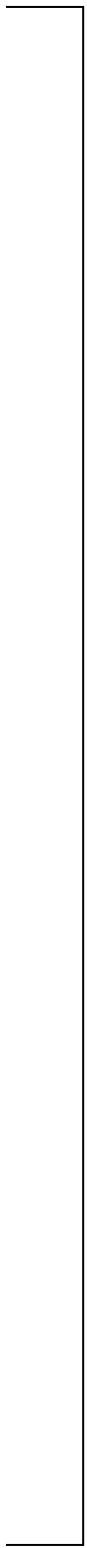
Sincerely,

A handwritten signature in cursive ink that reads "Ginny Merriam".

Ginny Merriam  
Public Information/Communications Director

Coordinator and staff, Mayor's Downtown Advisory Commission

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1 March 2013

To Whom It May Concern:

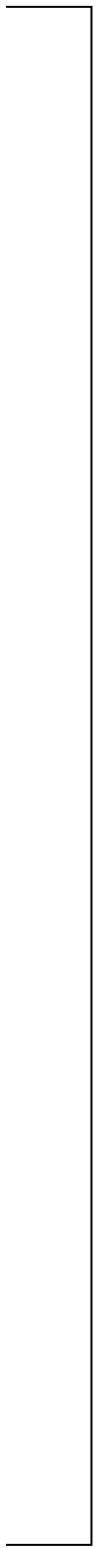
On behalf of the staff, Board of Directors, and patrons the Missoula Art Museum I wish to express our enthusiastic support for the MAM Art park proposal. Missoula, of course, is the cultural hub of Montana, and the Missoula Art Museum (MAM) has been an art beacon in the heart of downtown for 38 years. MAM, in partnership with the City of Missoula, has planned a permanent Art Park on MAM's grounds, and it is proposed to also incorporate the streetscape in front our neighbor Adventure Cycling, champion of the bicycle.

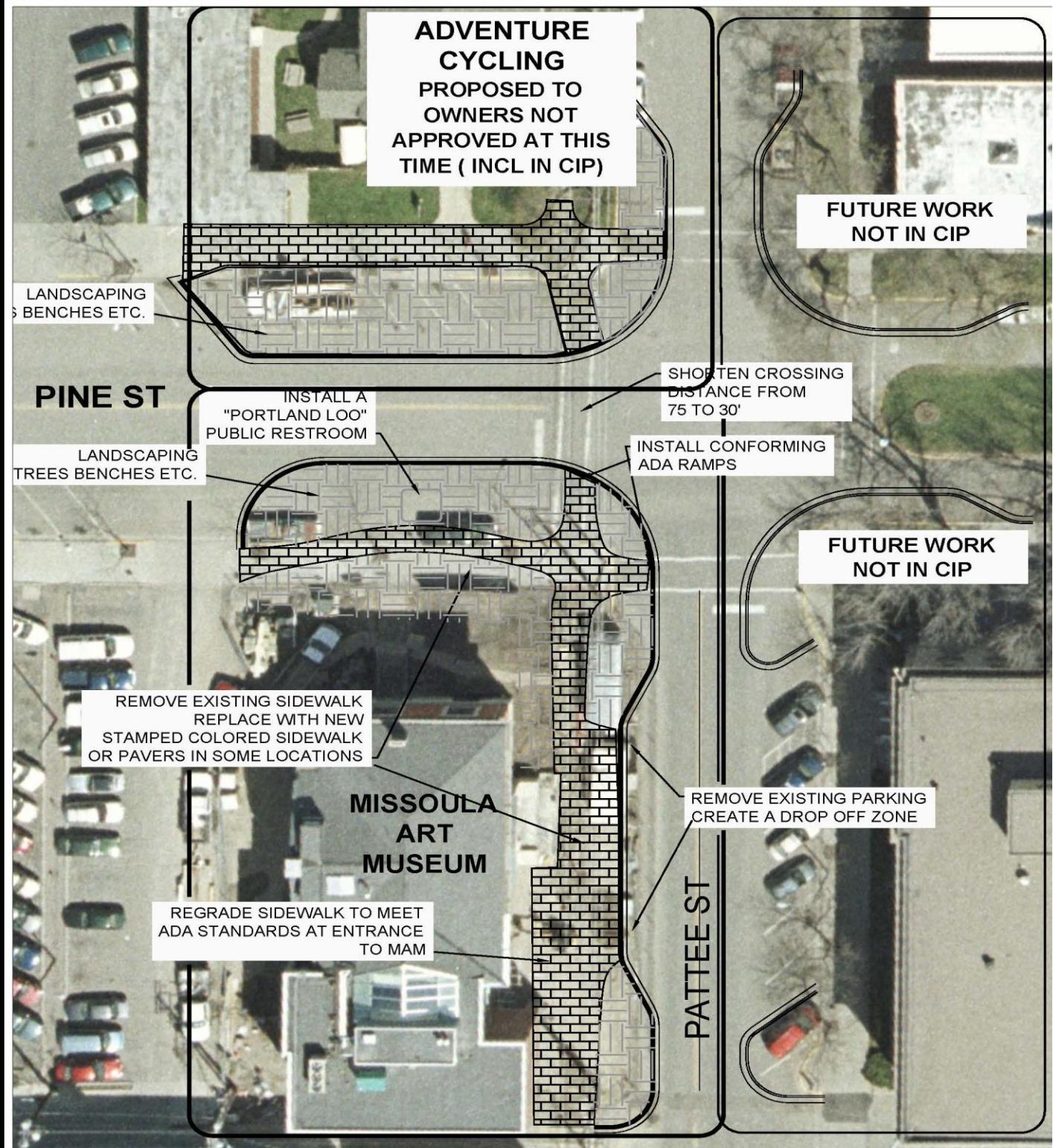
MAM has formed the MAM Art Park Development Committee to advise and assist in the design development phase through to construction of the MAM Art Park. The MAM Art Park goals are to:

- Revitalize public space on MAM's grounds and surrounding streetscape; providing a catalyst for similar developments downtown.
- Install new outdoor art on a temporary, rotating basis, providing a needed showcase for three dimensional art that is free and accessible. MAM's curatorial team will be responsible for the selection, installation and insuring the art installed in the Art Park, as an extension of the lively contemporary art programming taking place inside the museum.
- Provide humane accommodations for people that are insufficient at present, including a public loo and seating. Make a space for public events, interactions and activities engaging a broad cross section of people socially and civically.
- Create effective infrastructure for healthy trees and an educational component by providing signage on tree type and on the environmental benefits of trees (such as the cleansing of greenhouse gasses, filtering pollutants from rainwater and run-off, reduction of cooling and heating costs, and the dampening of urban noise).
- Strengthen Missoula's cultural identity and Missoula's downtown's identity as an historic district listed on the National Register of Historic Places and attracting an increased number of citizens and cultural tourists downtown.
- Promote alternative transportation downtown by transforming street parking spaces into a pedestrian drop-off for buses and cars and by providing major bike racks.

MAM Art Park goals are highly compatible with the Missoula Greater Downtown Plan's Open Space, Cultural, Circulation and Land Use objectives:

- Improve and expand on parks and open space
- Create opportunities for civic, arts, and cultural activities





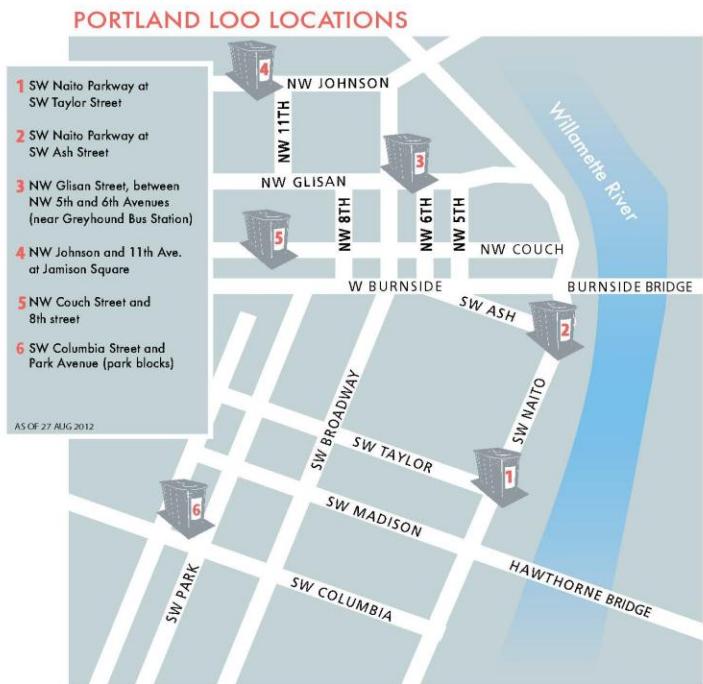
### MISSOULA ART MUSEUM PLAZA CONCEPT

THIS ILLUSTRATIVE ONLY TO BE USED FOR COST ESTIMATE AND MAY NOT REFLECT FINAL DESIGN









FOR MORE INFORMATION:  
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 503-823-7104  
 Scott.Turpen@portlandoregon.gov

[www.portlandloo.com](http://www.portlandloo.com)

BS 1205

## THE PORTLAND LOO



public  
space  
restrooms  
available  
24/7



**RESTROOM**

# THE PORTLAND LOO SPECIFICATIONS



A public space  
restroom  
available 24/7





M  
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D  
R  
E  
R

# INNOVATIVE PUBLIC RESTROOMS

## DESIGNED TO BE DURABLE IN AN URBAN SETTING

- Heavy-gauge stainless steel is powder-coated to resist vandalism and graffiti
- Louvered panels allow for community surveillance
- Recessed interior and exterior LED lights
- Powered by electricity or solar panels
- Entry and fixtures are ADA-compliant

## DESIGN AND CONSTRUCTION FEATURES

- 10'7" long x 6' wide x 10'8" tall
- Approximately 6,000 pounds
- Wall panels, doors, and roof are 1/4" thick, 304-grade stainless steel
- Louvered panels at top and bottom
- Commercial-grade toilet fixtures
- Heavy-duty Stanley BEST® Access Systems door hardware
- Surfaces finished with powder-coated, graffiti-proof coating
- Lighting and heating fixtures are energy-efficient
- Automatic lighting system with photo-eye and motion-sensor
- Additional lighting from skylight
- Hand-washing and water station on exterior of unit

## ELECTRICAL OR SOLAR-POWERED OPTIONS

24-volt DC power operation for lights, heat trace, and control circuits housed in NEMA-approved enclosure powered by solar panel system or optional 110-volt AC line-powered option

### Solar Power Features

- Three 190-Watt solar panels (570 Watts total output)
- Outback Power® FLEXmax 60-amp solar charger with smart charge controls and data jogging
- Two deep-cycle batteries designed for four days of autonomy when fully charged

### Electrical Power Features

- 24-volt energy-efficient interior and exterior LED lighting
- 24-volt, 30-Watt heat trace integrated with toilet and plumbing systems
- Power usage less than 60 Watts at full operation

## MAINTENANCE FEATURES

- Rear utility cabinet houses solar or electrical and plumbing controls
- Maintenance hose bibb for daily cleaning

## INSTALLATION

- Footing design provides dimensions, rebar size, and layout
- Factory-provided metal template for anchor bolt layout is aligned with 4" sanitary sewer pipe for fast, accurate installation of base plate column mounts

## FABRICATION and DELIVERY

The Portland Loo is fabricated in Portland, Oregon, by Madden Fabrication. The Loo comes fully tested and assembled from the factory. The Loo and its metal flooring panel are delivered as one piece and shipped with a metal brace that can be removed easily after installation.

## WARRANTY PERIOD

The Portland Loo has a warranty period of one year, given normal use and care. When a component of the Loo has a manufacturer's warranty that is longer than one year, the manufacturer's warranty will be honored.

## CUSTOMIZATION

The Portland Loo can be customized to fit the site. The door can hinge on the right or left, the wash stand can be located on the left or right side of the panel, advertising and art frames can be added to the exterior walls, and the power source can be specified as solar powered or 110-volt AC line powered.

## PRICING

Portland Loo pricing is available upon request. A discount may be available for orders of three or more Loos. The price does not include costs or fees for shipping, installation, permitting, or other fees.

## Questions and Pricing Information

Scott Turpen, 503-823-7104

[Scott.Turpen@portlandoregon.gov](mailto:Scott.Turpen@portlandoregon.gov)

[www.portlandloo.com](http://www.portlandloo.com)

BS 1205 27 Aug 2012

