

EXECUTIVE SUMMARY

HISTORIC PRESERVATION PERMIT REVIEW

FEBRUARY 27, 2025

POST HOSPITAL DEMOLITION - PRELIMINARY APPLICATION CONSIDERATION

CASE PLANNER:	Elizabeth Johnson, Historic Preservation Officer
REVIEWED AND APPROVED BY:	Laval Means, Community Planning Section Manager, CPDI Department
REVIEW ITEM:	Post Hospital Demolition - Preliminary Application Consideration
APPLICANT:	FAE Missoula Hospital, LLC 4751 Broadway, Denver, CO 80216 720.220.4825
APPLICANT'S REPRESENTATIVE:	David V. Gray (DVG Architecture and Planning, P.C.)
LOCATION OF REQUEST:	3255 Lt. Moss Road, Missoula, MT 59804 Fort Missoula Historic District Legally described as: S31, T13 N, R19 W, C.O.S. 5112, Parcel 2 Geocode: 04-2200-31-3-21-10-0000
LEGAL NOTIFICATION:	A legal ad appeared in the <i>Missoulian</i> on February 15 th , 2025, and February 22 nd , 2025, on-site posting occurred 15 days prior to the public hearing and affected property owners were notified via first-class mail 15 days prior to the public hearing.
PUBLIC HEARING:	March 5, 2025
ZONING:	OP-3/NC-HFM
GROWTH POLICY:	The <i>Missoula 2045 Land Use Plan</i>
SURROUNDING LAND USE:	Adjacent (North): OP3/NC-HFM Overlay Adjacent (East): OP3/NC-HFM Overlay Adjacent (South): Unzoned/NC-HFM Overlay Adjacent (West): OP3/NC-HFM Overlay

POST HOSPITAL DEMOLITION - PRELIMINARY APPLICATION CONSIDERATION

FAE Missoula Hospital, LLC
4751 Broadway
Denver, CO 80216

STAFF DETERMINATION

PRELIMINARILY APPROVE the application
WITH CONDITIONS

I. RECOMMENDED ACTION

THAT the Historic Preservation Permit (HPP) for the Demolition of the Post Hospital at 3255 Lt. Moss Road be PRELIMINARILY APPROVED WITH CONDITIONS by the Missoula Historic Preservation Commission, based on the findings and conclusions in the HPO's staff report.

II. INTRODUCTION

The City of Missoula received a complete and sufficient application for a Demolition Historic Preservation Permit from DVG Architecture and Planning, P.C. (applicant's representative) on behalf of FAE Missoula Hospital, LLC (applicant) for the demolition of the Post Hospital located at 3255 Lt. Moss Road, Missoula.

The application was reviewed for completeness based on the application filing requirements established in Section 20.85.085.J.10 (Application Requirements for Preliminary Application Review) of the Missoula Municipal Code. The application was deemed complete and sufficient by the Historic Preservation Officer (HPO) on January 30, 2025, and notification was sent to the applicant's representative.

Demolitions, by ordinance, must be in accordance with the Criteria and Procedure for Review of Relocation and Demolition of Historic Resources – Historic Demolition/Relocation Permit established in Title 20.85.085.J of the Missoula Municipal Code. The location for this proposed project is within the Fort Missoula Historic District, which is listed in the National Register of Historic Places, is included in the Historic Fort Missoula Neighborhood Character Overlay (/NC-HFM), and is subject to the review procedures established in the Missoula historic preservation ordinance requirements of Title 20.85.085 of the Missoula Municipal Code, Title 20.25.070 of the Missoula Municipal Code, and the Development Guidelines and Standards for the Fort Missoula Historic District.

The applicant's representatives engaged in counsel with the HPO and provided a special presentation to the HPC on the proposed demolition application during the regularly scheduled HPC meeting on June 5, 2024.

The proposed work includes (See Appendix A, HPP Application for details):

- Demolition of the historic Post Hospital building at 3255 Lt. Moss Rd.

SITE HISTORY & DESCRIPTION

Fort Missoula was founded in 1877 in response to perceived threats from indigenous Indian tribes. The efforts of Congressman Joseph Dixon of Missoula led to the appropriation of \$1 million in 1904 to remodel Fort Missoula.

Reconstruction began in 1906 and continued through 1912. During this time, new cast concrete buildings were erected in a curved row only a few hundred feet to the northeast of the original parade ground, including a new Post Headquarters, seven cast concrete 2 ½ story buildings forming Officer's Row, two large 2 ½ story Company Barracks buildings, two Non-Commissioned Officers' Quarters, the Post Bakery, the Quartermaster's Storehouse and root cellar, a water tower, and the Post Hospital which was completed ca. 1911. The fort was used as a military training center during World War I and was nearly abandoned by 1921. In 1933, it was designated as the Northwest Regional Headquarters for the Civilian Conservation Corps.

The entire Fort Missoula Historic District clearly represents five relatively distinct periods of construction. The first four periods are associated with the actual operation of the military Fort and the fifth period reflects new infill construction after parcels of land were leased or sold by the Department of the Army to other entities. The five periods of building activity are: 1.) Original Fort Missoula (1877 – 1900); 2.) Fort Reconstruction (1900 – 1912); 3.) Civilian Conservation Corps (1933 – 1941); 4.) World War II Prison Camp (1941 – 1944); 5.) Contemporary Development (1970 – Present).

During the second period of Fort construction, from 1900 – 1912, buildings designed in the Mission style of architecture were most commonly built. Reinforced concrete was used as the major building material. These structures were built to the east of the original Fort and were part of the reconstruction and reorientation of the Fort around a new parade ground. Color and texture are provided in the broad, red-tiled hipped roofs of the buildings of this period. Roof eaves with exposed rafters extend well beyond the walls of many of the buildings. On some buildings, the plain wall surfaces continue upward forming stepped parapets. Minimal surface ornamentation was used, consisting primarily of plain string courses that outline gables, balconies, and windows. This style is seen in the Post Hospital, Officers' Row, the barracks buildings, the Quartermaster's stables, and the new Post Headquarters. Other structures constructed during this period are the Quartermaster's root cellar, the water tower, the Post Bakery, and two Non-Commissioned Officers' quarters. These structures retain excellent historic architectural integrity and are the basis for the military Fort as it is seen today.

A number of buildings and structures associated with the Civilian Conservation Corps (CCC) use of the property remain in existence today: the CCC administration building (#316), two residential buildings (#12, #214), two warehouses (#203, #312), the motor pool shop (#328), a storage building (#327) and the monument located at the entrance to the Fort on Reserve Street. Also, during this period, the Army made improvements at the Fort and constructed a new administration building (#1) and the fire station/guard house (#46). Residential building #12, constructed by the CCC in 1938 and sited to the east of the Post Hospital, is commonly referred to as the Nurse's Quarter's building. Another CCC constructed structure is the circa 1938 one-story balloon frame garage to the southeast of the Post Hospital. The garage features a hipped roof with rolled asphalt roofing, traditional wall cladding using horizontal wood boards in a simple drop style. It has open eaves with exposed rafters, one single pane wood frame window on both the east and west elevations, and six sets of double doors on the north elevation.

Modern development has occurred at the Fort and can be broken down into two separate phases. The first consists of contemporary structures that were built on lands sold to private or public groups, i.e., the Community Hospital, Missoula County, and private developers. These structures are primarily located on properties near Reserve Street and South Avenue and encroach upon the original entrance road. The new structures by and large are not designed in a fashion that achieves compatibility with the overall scale and massing of the structures within the original Fort. Because they are located some distance from the Fort structures, however, these newer buildings do not seriously undermine the visual integrity of the original Fort complex. Another aspect of development that occurred within the original Fort area was the importation of several historic buildings at the northwestern end of the complex by the Historical Museum at Fort Missoula. These structures do not relate to the history of the Fort, but, due to their placement away from the present parade ground, they do not interfere in any important way with the interpretation of the various periods of Fort Missoula's history. Additionally, the Bureau of Land Management constructed a building within the boundaries of the historic district located near the fire station/guard house at the back end of Officers' Row. Careful attention was given to the design of this building

to minimize its impact upon the architectural integrity of the historic district. The BLM office building keeps the appearance of the Mission style of architecture. Even though the building is only one story, the white, stucco wall material and red tile, hipped roof tie in with the Fort structures and lend the building a fair degree of compatibility.

The district retains a high degree of historic architectural integrity, with the portion of the Historic District in the immediate vicinity of the 20th century parade ground noted in the National Register of Historic Places Fort Missoula Historic District Addendum and Boundary Increase as having retained the highest degree of historic architectural integrity. Although modern development has occurred on three sides of the present Fort complex, the cluster of historic Fort buildings, roadways, cemetery, and two separate parade grounds remain intact and accurately convey the historical development of the military post during the historic period from 1877 – 1944.

III. CONDITIONS OF APPROVAL

Because zoning regulations are subject to change, the redevelopment plan submitted in the final approval process outlined in 20.85.085.J.11.d(3) must comply with all applicable zoning regulations at the time of the final approval review.

IV. APPLICABLE ZONING REGULATIONS

Title 20 Zoning Ordinance, Section 20.85.085.J outlines the criteria for review of historic preservation permit applications for demolition. Title 20.25.070 outlines the Historic Fort Missoula Neighborhood Character Overlay; Title 20.25.070 – Appendix A outlines the Development Guidelines and Standards for the Fort Missoula Historic District.

The Post Hospital is a contributing structure within the Fort Missoula Historic District and is included in the Historic Fort Missoula Neighborhood Character Overlay (Title 20.25.070). A Building Permit is required for demolition, which triggers the Historic Preservation Permit process and preliminary review by the Historic Preservation Commission. Title 20 Zoning Ordinance, Section 20.85.085.J.8 outlines the process for review by the Historic Preservation Commission for historic preservation permits for demolition.

The review process for the permit application is comprised of two stages: the first stage is preliminary application review and requires action by the Historic Preservation Commission during a public hearing in the form of preliminary approval, preliminary approval with conditions, or denial of the permit. If the permit is preliminarily approved or preliminarily approved with conditions in stage one, then the application proceeds to the final approval review, which requires submittal of mitigation efforts including a documentation plan, mitigation plan, redevelopment plan, and deconstruction plan, and may consider advice from the Historic Preservation Commission. The historic preservation officer either finally approves or denies the permit.

V. REQUEST FOR HISTORIC PRESERVATION OFFICER/COMMISSION APPROVAL

REVIEW CRITERIA

The proposed Post Hospital demolition preliminary application consideration is reviewed pursuant to the criteria for review listed in Title 20 Zoning Ordinance, *Section 20.85.085.J. (Review Criteria in italics, Staff Findings and Conclusions follows).*

SECTION 20.85.085.J.9 REVIEW CRITERIA:

The following must be considered in reviewing and making decisions on demolition/relocation permit applications:

- 9-a/b) *“Whether the structure still maintains viable economic life” and “whether the structure is capable of generating a reasonable economic return if preserved, restored, or rehabilitated.”*

STAFF FINDINGS: The Post Hospital in its current form has suffered from “extensive decay, exacerbated by fire, water damage, and vandalism.” The application included an Analytical Results Report for Phase II Environmental Site Assessment conducted by URS Operating Services, Inc.; a structural conditions assessment completed by Barron Peper, Principal Architect at Architecture of Belonging; a Development Cost Estimate for rehabilitation from Sirius

Construction; and an economic analysis conducted by Thomas G. Stevens, MAI, SRA of Stevens and Company. The Missoula Historic Preservation Office also received a third-party review of the economic analysis from Kraig Kosena of Kembel, Kosena & Company, Inc., which was included as Appendix A to the application. Further materials submitted as part of the Certificate of Economic Hardship include all property assessments, tax records, property listings, itemized operating and maintenance expenses, and annual cash flow for the property for the past five years.

According to Mr. Stevens, for a “low to average quality of finish,” the overall return on investment would be -78.97%, with estimated renovation costs of \$9,100,000 and he concluded that “the renovation and conversion of the structure from a hospital to a professional office building is not feasible.” The conclusions drawn in this analysis were supported through third-party review of the report completed by Kembel, Kosena & Company. Similarly, the structural conditions assessment concurs that “any adaptive reuse would necessitate a substantial investment not only to address the building’s existing decay but also to bring it up to modern standards—a cost that remains prohibitive given the building’s current state and Missoula’s market conditions.”

Regarding the additional requirement that income-producing properties include a comparative economic assessment for the utilization of all financial incentives currently available, the applicant reached out to 17 different organizations regarding potential grant funding and rehabilitation tax credits for the project. In the application, Mr. Gray concludes that “no grants are available in this biennium that could be used towards a restoration effort, and the most extensive grant available of \$500,000...would not be enough to make the restoration economically viable. There are tax credit programs, but they do not offer any money to pay for the restoration costs, only a credit against the future income taxes owed for the property” Similarly, Mr. Stevens discusses some possible “non-traditional funds” that could be used on this project. Regarding Federal Historic Tax Credits, Mr. Stevens asserts these are “not applicable since these are tax credits which are applied toward future net income streams and not directly for construction or rehabilitation costs.” Due to the limited availability of other grant programs, restrictions on ownership (i.e., limited to non-profit applicants), and lack of upfront funding provided, the economic analysis report concludes that “none of these programs are available for use on the subject project and will not be considered further.”

STAFF CONCLUSION: The Post Hospital’s economic viability is severely impacted by the rehabilitation costs that would be incurred to adaptively reuse the structure. The analyses provided indicate that rehabilitation of the structure into an office building would result in a net loss upwards of \$9,500,000. While the application failed to adequately factor in the economic impact of the Federal and State Historic Rehabilitation Income Tax Credit Programs, the combination of the rehabilitation costs and current market conditions in Missoula discussed in detail throughout the application indicates that the building maintains no viable economic life and that those tax credit programs would not substantially impact the structure’s ability to generate a reasonable economic return if rehabilitated. Generally meets the criterion.

- 9-c.) *“Whether the applicant has made a bona fide effort to find a reasonable alternative that would result in the preservation, renovation or rehabilitation of the structure.”*

STAFF FINDINGS: The Post Hospital was listed for sale on March 19, 2024, by David A. Lemm of Lemm Real Estate, LLC. The listing was posted on Circa Old Houses and the Montana Regional MLS for \$10, with the applicant providing up to \$100,000 to offset the relocation expenses for the building. Both listings remained up for the required 90 days. While the real estate broker received 12 email inquiries and 8 phone calls/texts from interested parties, no formal offers to purchase the building were reported. Additional environmental, economic, and structural analyses were conducted to explore the feasibility of preserving the structure, but the costs of rehabilitation were found to be far greater than any possible economic return.

STAFF CONCLUSION: The applicant has made a bona fide effort to find a reasonable alternative that would result in the preservation, renovation, or rehabilitation of the structure and no such alternative exists. Meets the criterion.

- 9-d.) *“The historic preservation officer must consider whether sufficient mitigation efforts have been met, including but not limited to, documentation, mitigation, redevelopment and deconstruction.”*

STAFF FINDINGS: Not applicable to the preliminary application review.

STAFF CONCLUSION: N/A

- 9-e.) *“For a proposed relocation, the Historic Preservation Commission and historic preservation officer shall consider setting, location, feeling, and association as it applies to its National Register nomination, whether the structure will maintain its historic significance and integrity having been relocated, and the economic and physical feasibility associated with relocating the structure.”*

STAFF FINDINGS: No historic structures are being proposed for relocation.

STAFF CONCLUSION: N/A

VI. PUBLIC COMMENT

All agency and public comments received as of February 27th are included in Appendix C—Agency and Public comment.

VII. STAFF CONCLUSIONS AND RECOMMENDATIONS

CONCLUSION:

The historic preservation permit preliminary application for the demolition of the Post Hospital meets the review criteria set forth in Title 20.85.085.J.

RECOMMENDED MOTION:

THAT the Historic Preservation Permit (HPP) for the Demolition of the Post Hospital at 3255 Lt. Moss Road be PRELIMINARILY APPROVED WITH CONDITIONS by the Missoula Historic Preservation Commission, based on the findings and conclusions in the HPO’s staff report.

CONDITIONS OF APPROVAL:

Because zoning regulations are subject to change, the redevelopment plan submitted in the final approval process outlined in 20.85.085.J.11.d(3) must comply with all applicable zoning regulations at the time of the final approval review.

VIII. ATTACHMENTS

APPENDIX A—HPO THIRD PARTY REVIEW OF ECONOMIC ANALYSIS REPORT

APPENDIX B—HISTORIC PRESERVATION PERMIT APPLICATION

APPENDIX C—PUBLIC AND AGENCY COMMENTS

Appendix B – Historic Preservation Permit Application

FORT MISSOULA COMMONS HISTORIC PRESERVATION APPLICATION



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MISSOULA

COMMUNITY PLANNING, DEVELOPMENT, & INNOVATION

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

HISTORIC PRESERVATION PERMIT APPLICATION HPP FOR ALTERATIONS

GENERAL INFORMATION

Name of Property (if applicable): FORT MISSOULA COMMONS

Property Address: 3255 LT. MOSS ROAD, MISSOULA, MT 59804

Property Owner Name: FAE MISSOULA HOSPITAL, LLC

Address: 4751 BROADWAY, DENVER, CO 80216

Phone: 720-220-4825

Applicant (ex. Architect): DVG Architecture and Planning P.C.

Address: 111 N Higgins Ave #420 Missoula, MT 59802

Phone: 406-241-7707

SITE INFORMATION

Legal Description

Lot(s): _____ Block(s): _____

Subdivision: _____ Township: T13N
C.O.S 6792, Parcel 2A
Incl. Portion A

Range: R19W Section: S31

Zoning: OP3/NC-HFM Sq. Footage: 208,216.80

APPLICATION CHECKLIST

Please provide one (1) electronic copy (PDF format) of each of the following, and attach all required supporting information to this application:

- HPP Application
- Project Narrative
- National Register Nomination
- Historic Photographs
- Detailed Project Site Map and/or Site Plan
- Exterior Elevations with Descriptions
- Contemporary Photographs

I hereby attest that the information on this form is accurate and complete.

Applicant Signature:

X. David V. Gray

Date: 7.30.24

Owner Signature:

X. FAE MISSOULA HOSPITAL, LLC by [Signature]

Date:

KENNETH WOLF - CD MR.



Design Team Information

FAE Missoula Hospital, LLC

4751 Broadway

Denver CO, 80216

www.fortmissoulacommons.com

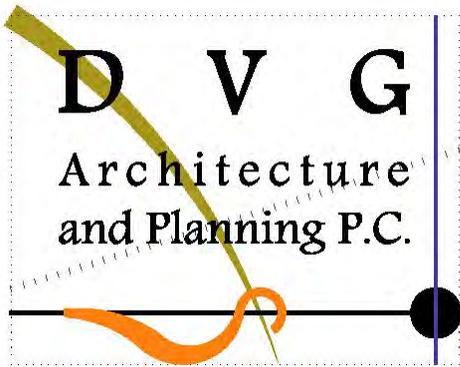
DVG Architecture and Planning P.C.

111 N. Higgins Ave STE 420

Missoula, MT 599802

406-241-7707

www.dvgarchitects.com



November 12, 2024

Elizabeth Johnson
Historic Preservation Officer
City Of Missoula
435 Ryman St.
Missoula MT, 59802

Re: Demolition of Old Post Hospital

Dear Ms. Johnson:

Due to the Old Post Hospital exceeding viable economic life I am regrettably submitting a demolition application for the building.

By way of introduction, Fort Missoula was established in the 19th Century, providing the only permanent military post west of the Continental Divide. In its glory, the Fort served as a technical training center during WWI, and between 1933-1941 it became the nation's largest regional headquarters for the Civilian Conservation Corps. The Fort has been prized as the longest serving military facility until it finally closed in 1948. Most of the Fort's land was sold by the General Services Administration to private parties but what remains provides the city with a regional park and historic campus of the remaining military buildings.

The Old Post Hospital was built in 1911 during the Forts reconstruction period and was maintained as a medical facility for several decades. The Hospital closed with the military fort as the last detainee of the detention facility left in 1948. The Old Post Hospital then had four separate attempts to restore and refurbish the facility with all attempts either being financially unviable, stopped by lawsuit or regulatory bodies.

A history of the restoration and adaptive reuse efforts of the Old Post Hospital are as follows:

Restoration Attempt #1: The Old Post Hospital was left vacant and decaying from the closing of the Fort until 1960 when the Army looked at repairing the building for future military use. The cost at that time was determined to be \$50,000 or \$521,676 in 2024 dollars. The Federal Government listed the building as surplus property, along with much of the fort's land and listed it for sale. Around this time the Old Post Hospital had a fire in the attic which damaged the roof structure, some shoring was installed but the damage was not adequately repaired.

Restoration Attempt #2: In 1963 the Old Post Hospital was purchased by Western Montana Comprehensive Development Center which owned it until its sale in 2019. Western Montana

Comprehensive Development Center occupied the first floor of the building and walled off the rest of the facility where it continued to degrade over time.

In 1996 the City of Missoula annexed the Property into the City and placed an Institution and Public Land zoning by default on the privately owned property which stopped the use of new offices being permitted in the facility. This zoning change limited the income generating potential of the land and building leading to the long-term decay present today.

Western Montana Comprehensive Development Center wanted to consolidate its facilities. They put the dilapidated Old Post Hospital up for sale in 1996 after it was annexed into the city. A buyer for the hospital and its land came forward with a subsidized elderly housing project to be built on the vacant land and adaptively reuse the hospital. To make this very needed housing and restoration project happen the city would need to rezone the property, which City Council appeared to support. The organization **Save the Fort** sued the city, to stop the rezoning of the land, and stop the adaptive reuse / restoration of the Old Post Hospital. The lawsuit meant the proposed developer lost his grant, making the project financially infeasible and the sale fell through.

Restoration Effort #3: The Western Montana Comprehensive Development Center submitted an ambitious application to restore and adaptively reuse the Old Post Hospital in 2012 as a Drug Treatment Facility during the beginning of the opioid pandemic to the Historic Preservation Commission. The initial plan was to expand the facility with a new Mission revival addition which included: accessible entrance, lobby, elevator, restrooms, emergency exit stairs, dining area and a complete renovation of the interior of the facility. From resistance to the adaptive reuse project from proponents at the Fort such as the Northern Rockies Heritage Center, the Historic Preservation Commission and the Historic Preservation Officer at the time the project was scaled back to a new elevator, exit stair, a large ramp to the existing main entrance and an interior renovation. The Historic Preservation Officer did recommend approval with conditions to the Historic Preservation Commission of the original application, but the conditions made the original application unviable for the submitted design. The costs of the renovations were estimated to be \$7,300,000. The project was presented to Federal representatives and leadership in Washington DC as a means of preserving the historic building and the needs of the community. The director at the time is quoted saying “The need for treatment facilities like this one planned for the Fort is so acute, that locals travel to treatment centers hundreds of miles away. The need is Staggering.” No funding for the project was found and the restoration effort failed.

Restoration Effort #4: The Old Post Hospital was then abandoned again and put up for sale in 2018. FAE Missoula Hospital, LLC purchased the Old Post Hospital and then purchased the adjoining property to the West to restore and adaptively reuse the facility. A multi-year effort was started to preserve the Old Post Hospital with public input gathered, outreach meetings, and several open houses of the Hospital held to gain support for the costly effort of restoring the hospital and providing housing for Missoula at the height of the housing crisis where the vacancy rate was less than 1%. The Historic Preservation Officer recommended to the Historic Preservation Commission that the application to restore and adaptively reuse the Hospital be denied. Two Historic Preservation Commission meetings were held to 1st present the application and 2nd to review the application by the Historic Preservation Commission. The Commission chose to follow the Historic Preservation Officer recommendation and denied the application as submitted with little discussion or discourse concerning the merits of what the application was trying to achieve. FAE Missoula Hospital, LLC then appealed the application to the City Council to overturn the denial and allow for the restoration of the Old Post Hospital,

that effort also failed. Just prior to the appeals hearing to City Council, FAE Missoula Hospital, LLC learned of the cost of the 2012 restoration effort. Had they known the cost beforehand the original application would have looked very different with considerably more development to pay for the restoration of the Old Post Hospital.

Knowing the restoration and redevelopment efforts in 2012 exceeded \$7 million and with the additional information required for this demolition application in 2024, the costs to restore and adaptive reuse the Hospital have exceeded \$11 Million.

The Restored and adaptively reused building cannot support this cost so the owner has no choice but to raze the building and redevelop the site with a new development that is economically feasible.

The Old Post Hospital grounds hold value to the community, for its historic architecture, its green space, and colorful history. The buildings on the site though have fallen into disrepair which has been documented over decades with the garage slated for demolition. The Hospital building is on Missoula's Most Endangered Historic sites since 2008 in which it noted the roof was failing. Water damage, dry rot of structural members, vandalism, length of deterioration and fire damage has taken its toll on the facility. The building and site will be documented in a civil survey, 3D scan, photo documentation, plans and interpretive signage for future generation to understand what once occupied the site. The owner has been in talks with interested parties on future uses for the site so the land will start its new chapter at Fort Missoula.

Sincerely,

David V. Gray LEED Green Associate
Principal Architect / Owner
david@dvqarchitects.com
<http://www.dvqarchitects.com/>

cc:

EXHIBIT 1

CERTIFICATE OF ECONOMIC HARDSHIP LETTER

Stevens & Co., Tom Stevens - MAI, SRA

STEVENS & CO.

A REAL ESTATE APPRAISING & CONSULTING GROUP

August 24, 2024

Mr. Ken Wolf,
Member FAE Missoula Hospital, LLC
451 Broadway
Denver, Colorado

Mr. Wolf:

This letter contains the required responses to the Certificate of Economic Hardship as required by Title 20 of the city of Missoula Zoning Code for the Application Requirements for Preliminary Application Review for the demolition permit for the old Fort Missoula Hospital.

a. Certificate of Economic Hardship (CEH)

1. The assessed value of the land, and improvements thereon, according to the most recent assessments:

<u>Tax Year</u>	<u>Land Value</u>	<u>Building Value</u>	<u>Total Value</u>	<u>Method of Value</u>
2022	\$884,304	\$ 553,396	\$1,437,700	Income
2023	\$1,684,698	\$1,200,950	\$2,885,648	Cost
2024	\$1,684,698	\$1,200,950	\$2,885,648	Cost

2. Property taxes for the past two years and any arrearages:

<u>Tax Year</u>	<u>Total Taxes</u>
2023	\$44,838.20
2022	\$25,301.67
2021	\$23,793.71

3. All appraisals obtained within the previous five years by the past and current owner or applicant in connection with the purchase, financing of ownership of the property.

Only one appraisal was completed. See attached appraisal.

4. Any listing of the property, price asked and offers received in the past five years.
See attached.

5. Any environmental assessments or knowledge of environmental hazards associated with the property.
See attached

6. Any consideration by the owner of profitable adaptive reuses for the property.
Including renovation studies, structure and stie plans, bids:
See attached appraisal

7. Additional requirements for income-producing property:

For items A-D inclusive

The Property has not been rented or leased for at least the last 10 plus years.

Item E.

See attached appraisal

8. Optional: Additional information such as the following may be helpful in satisfying the burden of proof and clarifying whether an economic hardship is taking place:

Items A-E

See attached appraisal.

b. Feasibility Study/Economic Analysis Return

The purpose of the feasibility study is to provide information as to whether the structure is capable of generating a reasonable economic return if preserved, restored or rehabilitated. The feasibility study must be completed by a third partn hot associated with the City of Missoula or the project in review and must be completed by professionals from or experience in their field in western Montana.

Items 1 & 2

See attached appraisal

A copy of my professional resume is contained in the Addenda of the appraisal on the old Fort Hospital prepared by me, detailing my qualifications to complete the appraisal as well as the economic feasibility of the proposed project.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas G. Stevens". The signature is fluid and cursive, with a prominent initial "T" and "S".

Thomas G. Stevens, MAI, SRA
Stevens & Co.

EXHIBIT 2

MONTANA CADASTRAL PROPERTY DETAILS

Return to Search



Maxar | Montana State Library Powered by Esri

Property Address: 9 FORT MISSOULA RD MISSOULA, MT 59804
Geocode: 04-2200-31-3-21-10-0000
Tax Year: 2024



Summary

Primary Information

Property Category: RP
Subcategory: Commercial Property
Primary Owner: FAE MISSOULA HOSPITAL LLC
Property Address: 9 FORT MISSOULA RD MISSOULA, MT 59804
Legal Description: S31, T13 N, R19 W, C.O.S. 6792, PARCEL 2 A, INCL PORTION A

General Property Information

Neighborhood: 204.808
Property Type: IMP, U - Improved Property - Urban
Living Units: 0
Levy District: 04-0593-23-1
Zoning:
Ownership: 100%

Property Factors

Topography: n/a
Fronting: n/a
Utilities: n/a
Parking Type: n/a
Access: n/a
Parking Quantity: n/a
Location: n/a
Parking Proximity: n/a

Land Summary

Table with 3 columns: Land Type, Area, Value. Rows include Grazing, Fallow, Irrigated, Continuous Crop, Wild Hay, Farm site, ROW, Non-Qual Land, Total Ag Land, Total Forest Land, Total Market Land.

Deed Information

Table with 6 columns: Deed Date, Book, Page, Recorded Date, Document Number, Document Type. Rows show deed records from 1996 to 2020.

Owners

Party #1

Default Information: FAE MISSOULA HOSPITAL LLC
Ownership %: 100
Primary Owner: Yes
Interest Type: Conversion
Last Modified: 8/13/2021 8:35:1 AM

Appraisals

Appraisal History

Table with 5 columns: Tax Year, Land Value, Building Value, Total Value, Method. Rows show appraisal data for years 2022, 2023, and 2024.

Market Land

No market land info exists for this parcel

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Commercial
Quantity: 1
Description: CGFU - Garage, detached, frame, unfinished
Year Built: 1930
Condition: Com 2 Fair
Class Code: 3507

Commercial

Commercial Summary

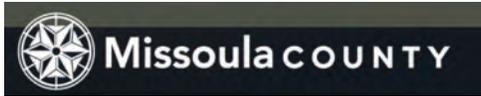
Table with 5 columns: Building Number, Building Name, Structure Type, Units, Year Built. Rows list two commercial buildings.

Existing Building #1

General Building Information
Building Number: 1
Building Name: n/a
Structure Type: 349 - Medical Office Building
Units/Building: 1
Grade: A
Year Built: 1930
Year Remodeled: n/a
Class Code: 3507
Effective Year: n/a
Percent Complete: n/a

EXHIBIT 3

MISSOULA COUNTY PROPERTY TAX RECORDS



Shopping Cart: 0 Items (\$0.00)

New Search History Help

Parcel Number: 5905605
Status: Current
Type: RE
Owner: FAE MISSOULA HOSPITAL LLC

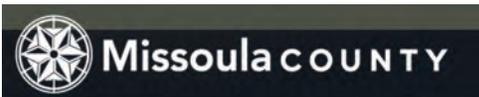
Table with columns: Year, Parcel Number, Statement#, Levy Dist, Description, 1st Half, 2nd Half. Includes tax breakdown for 2023 with various levies and a total tax of \$45,781.73.

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/26/2024 10:00 AM.

If you are sending your payments in by mail, address them to:
Missoula County
200 W Broadway
Missoula, MT 59802
Include Taxpayer ID with payments.



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Shopping Cart: 0 Items (\$0.00)

New Search History Help

Owner: FAE MISSOULA HOSPITAL LLC

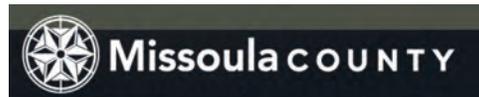
Table with columns: Year, Parcel Number, Statement#, Levy Dist, Description, 1st Half, 2nd Half. Includes tax breakdown for 2023 with various levies and a total tax of \$45,781.73.

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Shopping Cart: 0 Items (\$0.00)

New Search History Help

Owner: FAE MISSOULA HOSPITAL LLC

Table with columns: Year, Parcel Number, Statement#, Levy Dist, Description, 1st Half, 2nd Half. Includes tax breakdown for 2023 with various levies and a total tax of \$25,301.67.

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/26/2024 10:00 AM.

If you are sending your payments in by mail, address them to:
Missoula County
200 W Broadway
Missoula, MT 59802
Include Taxpayer ID with payments.



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EXHIBIT 4

STRUCTURAL CONDITIONS ASSESSMENT

- **Architecture of Belonging - Barron Peper, Principal Architect/LEED Green Associate**
- **DVG Architecture & Planning, P.C. - David V. Gray, Principal Architect/Leed Green Associate**
- **Sirius Construction & Development Cost Estimate to Rehabilitate the Old Post Hospital**



FORT MISSOULA COMMONS

Architect's Feasibility Letter

CLIENT NAME: Kenneth Wolf and Max Wolf

PROJECT: Fort Missoula Commons

ADDRESS: 4751 Broadway, Denver, CO 80216

DATE: Tuesday, November 6th, 2024

Dear Mr. Kenneth and Max Wolf,

After thorough review of the Old Post Hospital documentation, previous feasibility studies, and the extensive documentation on previous restoration efforts, I am submitting this professional opinion regarding the economic viability of restoring the historic structure. My findings, which incorporate an estimated cost analysis and rough outline of redevelopment efforts, lead me to conclude that the building is not economically salvageable. While the property holds historical value, the financial demands associated with a complete restoration are exorbitant, and beyond what can feasibly be recouped in the current market. Below, I have detailed the findings and recommendations based on these assessments.

1. Historical Overview of the Old Post Hospital

Constructed in 1911, the Old Post Hospital served as a medical facility during the operational years of Fort Missoula. Following the fort's closure in 1948, the building has seen multiple ownership changes and restoration attempts, each hindered by a lack of funding, legal challenges, or restrictive zoning regulations. Over the years, the hospital has suffered extensive physical decay, exacerbated by fire, water damage, vandalism, and a series of poorly executed repairs. During that time, the cost of construction has only increased.

2. Summary of Past Restoration Efforts

Previous efforts to restore and repurpose the building, dating back to the 1960s, have consistently failed to secure the necessary funding and regulatory support. The most recent attempt in 2019, led by FAE Missoula Hospital, LLC, included a robust renovation plan to provide housing and community amenities. However, this proposal was ultimately denied by the Historic Preservation Commission, adding to the project's history of regulatory and

financial obstacles. These past efforts underscore the consistent challenges associated with revitalizing the building in a sustainable, economically viable way.

3. Structural and Code Requirements

To repurpose the Old Post Hospital for any modern use, the building must meet current structural, accessibility, and safety codes—a significant challenge given the current state of the structure. Decades of neglect have left the building in severe disrepair, with visible damage throughout. The building has been compromised by structural dry-rot, extensive water damage, and previous fire damage to the roof. This decay has only worsened over time, particularly due to prolonged exposure to the elements and inadequate repairs in past decades.

The exterior walls, though generally in better shape than the interior, still show signs of deterioration, with cracks in the stucco and visible wear on architectural elements. Inside, areas of the ceiling have collapsed due to water damage, and mold is widespread, particularly in spaces where walls have absorbed moisture for decades. The roof, heavily damaged from previous fires, remains in precarious condition, with structural framing compromised by charred and weakened materials.

To make this building usable and code-compliant, a 100% renovation is necessary, which would require bringing the entire building up to modern code, and the structure up to 90% of modern code. This would entail substantial upgrades to the existing framework, including structural reinforcement, adding new egress points, and installing a modern elevator. The roof structure would require complete removal and replacement with new, code-compliant framing, insulation, and waterproofing. Given the existing issues, this scope of work would involve stripping the building down to its core structure and essentially rebuilding from the foundation up, a costly and complex process for a structure of this age and condition. Not to mention the limitations in the plan layout of the building, and how that negatively impacts the options in how to utilize and rent the space.

With these extensive requirements, the physical and financial feasibility of salvaging the Old Post Hospital is drastically limited and perhaps entirely out of reach based on my findings. Any adaptive reuse would necessitate a substantial investment not only to address the building's existing decay but also to bring it up to modern standards—a cost that remains prohibitive given the building's current state and Missoula's market conditions.

4. Cost Estimate and Economic Viability

To present a thorough analysis, I've employed two approaches to cost estimating: cost per square foot and a more detailed breakdown by project scope using the CSI MasterFormat Divisions. Together, these methods provide a view of the financial scope of the project, aiding in early feasibility analysis.

Method 01: Cost/SF

One approach often used in early-stage cost estimating, particularly for large-scale projects, is to calculate based on cost per square foot. This industry-standard method provides a range that reflects the type and quality of work anticipated, typically ranging from \$300–\$550 per

square foot. Factors influencing this range include the level of workmanship, remediation required, design complexity, finishes, and the extent of structural or envelope changes necessary to bring the building up to code.

Restoring the Old Post Hospital to a usable, code-compliant structure would entail prohibitively high costs. Drawing on my experience as a registered architect in Washington and Montana, where I have managed restoration and remodel projects, I estimate the required costs for this project at approximately \$375–\$475 per square foot. These costs are particularly challenging in Missoula’s market, as they far exceed the building’s potential to recoup value through leasing or other income-generating uses.

For the Old Post Hospital, a 20,000-square-foot structure, these per-square-foot costs translate to:

- Base Estimate: \$7,500,000 (20,000 sq. ft. x \$375/sq. ft.)
- Conservative Estimate: \$9,500,000 (20,000 sq. ft. x \$475/sq. ft.)

Including a 20% contingency to account for significant unknowns associated with the building’s current condition, these estimates adjust to:

- Base Estimate with Contingency: \$9,000,000
- Conservative Estimate with Contingency: \$11,400,000

This contingency is essential to address potential unforeseen conditions that may arise during restoration.

Exclusions: This estimate covers only the building structure itself. It does not include costs for landscaping, sidewalks, parking, and other exterior site amenities. Additionally, soft costs for architecture, engineering, permitting, consultants, and related services are excluded. Factoring in these additional expenses, I would estimate the total project cost for feasibility purposes to be closer to \$12 million.

Method 02: CSI MasterFormat Divisions

The second approach, breaking down costs by CSI MasterFormat Divisions, allows for a more detailed look at the distinct components involved in a restoration project of this scale and complexity. This method separates costs by specific construction elements—such as site work, structural work, and mechanical systems—giving insight into where investments will be needed and identifying any particular areas of high cost.

On a project of this complexity, I estimate costs in the following ranges:

Division	Description	Estimated Cost Range
1000 General Conditions	Construction administration, superintendent, temporary facilities (e.g., heating, toilets)	\$900,000 - \$950,000

2000 Site Work	Excavation, landscaping, paving, hazardous materials remediation	\$1,150,000 - \$1,200,000
3000 Concrete	Site concrete, chemical cleanup, mechanical pads, elevator foundations	\$380,000 - \$420,000
5000 Steel	Welding, guardrails, bike racks, bollards, miscellaneous steel	\$70,000 - \$80,000
6000 Wood and Plastics	Rough carpentry, wood restoration, roof framing, casework, shelving	\$825,000 - \$875,000
7000 Thermal Moisture Protection	Insulation, roofing, gutters, downspouts, spray foam	\$450,000 - \$500,000
8000 Doors and Windows	Doors, hardware, frames, windows	\$260,000 - \$290,000
9000 Finishes	Plaster, drywall, tile, flooring, painting (interior & exterior)	\$870,000 - \$920,000
10000 Specialties	Signage, toilet partitions, fire extinguishers, cabinets	\$28,000 - \$32,000
12000 Furnishings	Window coverings	\$25,000 - \$30,000
14000 Conveying Systems	Elevator and equipment, call buttons	\$440,000 - \$460,000
15000 Mechanical	HVAC & plumbing systems	\$1,400,000 - \$1,500,000
15400 Fire Protection Systems	Fire sprinklers, fire suppression system	\$360,000 - \$390,000
16000 Electrical	Electrical service, lighting, data, fire alarm systems	\$460,000 - \$490,000

General Contractor Overhead & Profit	Contractor's business costs and profit on the project	\$1,150,000 - \$1,200,000
Contingency	20% for unforeseen conditions	\$1,500,000 - \$1,600,000
Bonding	Bonding costs	\$80,000 - \$90,000

Total Estimated Cost Range: \$10,500,000 - \$11,300,000

This second approach offers a more granular understanding of costs and provides flexibility for adjustments in specific areas. These figures, along with the square footage estimate, underscore the challenges posed by restoration costs in the current market. Further detailed investigation and input from qualified contractors will be needed as design and planning advance.

Missoula's Market Constraints

Beyond the high restoration costs, Missoula's real estate market cannot bear the economic weight of this project. Local office rental rates fall significantly short of what would be needed to cover both restoration and ongoing operational costs for a \$10-12 million investment in a single historic building. Even with full occupancy, an office or mixed-use development would not generate the rental income required to make this investment viable. This conclusion is supported by other professional reports, and my experience confirms their assessment: the market simply cannot support this project in a way that makes financial sense.

Historical Context and Opportunity Cost

Previous restoration attempts provide clear evidence of these financial constraints. Multiple efforts to save and repurpose the Old Post Hospital failed due to similar economic challenges, despite various funding proposals, rezoning efforts, and community interest. The regulatory and funding pathways that might have supported the project decades ago no longer align with today's economic realities, especially in a market like Missoula's, where both rents and property values are unable to support the capital outlay required for a project of this scale.

Given the extensive decay and rising restoration costs over the years, I do not believe any other professional assessment would conclude differently. The costs are simply too high, and Missoula's current market does not have the capacity to absorb such an investment in a feasible or sustainable way. The conclusion is clear: while the Old Post Hospital has historical value, the financial reality of restoring it has rendered that vision unattainable. Demolition, followed by a new development that can better serve Missoula's current needs for housing, community spaces, and amenities, is the most practical and beneficial path forward.

5. Conclusion and Recommendation

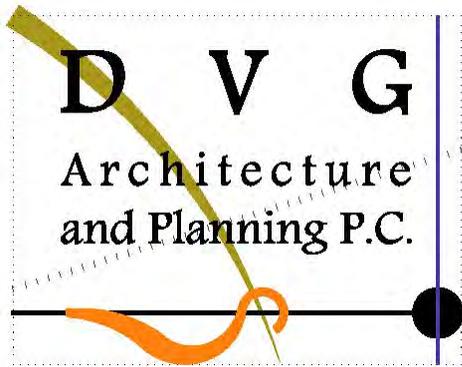
In my professional opinion, based on both the extensive history of unsuccessful restoration attempts and the current economic realities, I recommend demolition of the Old Post Hospital. This will allow the property to be redeveloped in a way that aligns with Missoula's growing demand for housing, amenities, and community spaces. While it is unfortunate that the building's restoration is no longer feasible, it is equally regrettable to see this valuable property go underutilized in a community that is in urgent need of development and vitalized public spaces.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barron Peper', with a stylized, overlapping loop at the end.

Barron Peper

Principal Architect | Architecture of Belonging
Registered Architect in MT & WA
LEED Green Associate



November 11, 2024

Elizabeth Johnson
Historic Preservation Officer
City Of Missoula
435 Ryman St.
Missoula MT, 59802

Re: Architectural Letter of Structural Conditions Assessment

Dear Ms. Johnson:

The owner was hoping to preserve and adaptively reuse the structure, but through further assessment of the building, it is not economically viable without other profitable development on the associated land, and the degradation of the building is too significant to overcome. There is no return on investment, as shown in the "Feasibility Study/Economic Analysis Return".

100% of the structure's primary use area as defined in the 2021 IEBC is in the work area. The deficiencies of the structure would need to be not less than 90% of the current code for a new building. The structure cannot meet this code requirement without significant structural and system upgrades throughout, which would be extraordinarily expensive, bringing it up to the current code for use with enough income to cover its reconstruction cost. The building may have lead-based paint, which adds significant expense to remediation. The entire roof structure is fire-damaged and heavily charred, with some scab framing added where members are more severely burned. The roof is failing and has been listed as a reason the building is on the Most Endangered Buildings list since 2008. The roof structure and roofing would need to be removed and replaced in their entirety to be brought up to code. The mechanical and electrical systems in the building are not functional and will need to be replaced at a cost of \$2,655,638, according to the contractor's estimate. The overall reconstruction cost for the building, not including the site, is over \$10,000,000, as shown in the itemized cost estimate provided by Sirius Construction in Mr. Steven's report. Sirius Construction is one of the most experienced historic preservation firms in Montana and has been awarded multiple Historic Preservation awards throughout the state. Dry rot is also present in many structural members on the upper floors and roof, which was caused by decades of roof leaks before the owner purchasing the property. The furring of the interior face of the exterior walls has extensive dry-rot, as discovered in the vandal-caused damage, requiring the interior plaster to be removed to correct the issue. Vandals have destroyed a large quantity of historic windows and doors

while the building was being reviewed for the previous Preservation application which has only increased over the last year. Broken trees from the windstorms of this summer are lying on the building and toppled throughout the grounds adding thousands of dollars in expenses to a building-only-restoration effort, further inhibiting the economic feasibility of the Old Post Hospital.

The Owner has spent considerable time investigating the possibility of grants to assist in making the reconstruction economically viable. No grants are available in this biennium that could be used towards a restoration effort, and the most extensive grant available of \$500,000, which would not be enough to make the restoration economically viable. There are tax credit programs, but they do not offer any money to pay for the restoration costs, only a credit against the future income taxes owed for the property. Most grant programs appear to be for non-profit organizations, which this project is not, and those grants cannot be used for building restoration. The Old Post Hospital is not in an Urban Renewal District, so no Missoula Redevelopment Association funds are available for the property.

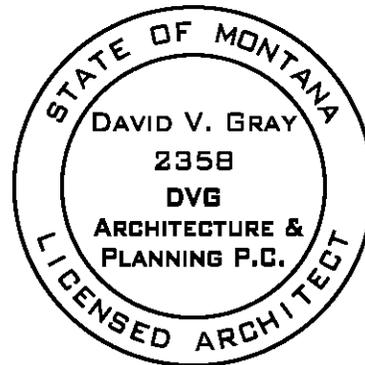
For these reasons, the Old Post Hospital is no longer economically or structurally viable for preservation and restoration. The building is to be raised for new development, which would be viable on the land and meet our growing city's needs.

Sincerely,

David V. Gray

David V. Gray LEED Green Associate
Principal Architect / Owner
david@dvgarchitects.com
<http://www.dvgarchitects.com/>

cc: Max Wolf, Kenneth Wolf



Old Post Hospital Restoration

CSI	Item Code	Item Description	Takeoff Qty	Unit	Labor Total	Mat Total	Subs Total	Other Total	Grand Total
1000		General Conditions							
1040	0010	Project duration - 18 Months		months					
1040	0010	Project Manager - Home Office	42.000	week	117,600.00				117,600.00
1040	0050	Superintendent	75.000	week	195,000.00				195,000.00
1040	0050	Impact Fees	1.000	Isum				17,000.00	17,000.00
1040	0050	Sewer Development Fee	1.000	Isum				21,000.00	21,000.00
1060	0060	Builder's Risk Insurance **	1.000	Isum				10,900.00	10,900.00
1060	0060	Building Permit	1.000	Isum				43,000.00	43,000.00
1510	0010	Site Laborers (two men full time)	144.000	week	288,000.00				288,000.00
1510	0010	Temp Power Cost	16.000	mnth				19,200.00	19,200.00
1510	0010	Winter Conditions Cost - Concrete	4.000	mnth				10,000.00	10,000.00
1510	0010	Temp Heat Cost - Drywall / Plaster	28.000	week				16,800.00	25,200.00
1510	0010	Temporary Fencing	600.000	ft				7,200.00	7,200.00
1600	0012	Toilet Rental	18.000	mnth				5,940.00	5,940.00
1600	0012	Job Trailer/Site Office	18.000	mnth				40,500.00	40,500.00
1600	0020	Small Tools & Supplies	1.000	Isum		25,000.00			25,000.00
1600	0020	Fuel	18.000	mnth				8,100.00	8,100.00
1600	0020	Equipment Rental	18.000	mnth					57,600.00
1710	0010	Final Cleaning	65,000.000	sf					35,750.00
		General Conditions Total			600,600.00	25,000.00	35,750.00	199,640.00	926,990.00
2000		Sitework							
2090	0020	Excavation/Earthwork 31, 32, 33	1.000	Isum			329,000.00		329,000.00
2090	0020	Asphalt Paving/Markings/Site Signs	1.000	Isum			239,844.00		239,844.00
2090	0020	Survey/Staking	1.000	Isum			27,400.00		27,400.00
2090	0020	Fencing and Gates	1.000	Isum			37,000.00		37,000.00
2090	0020	Waste Removal / Dumpster 40 yrd	18.000	mnth				72,000.00	72,000.00
2090	0020	Landscaping & Sprinkler System	1.000	Isum			118,000.00		118,000.00
2090	0020	Lead Paint Remediation	1.000	Isum				160,000.00	160,000.00
2090	0020	Bird Droppings Remediation	1.000	Isum				25,000.00	25,000.00
2090	0020	Interior Demolition	1.000	Isum				186,000.00	186,000.00
		Sitework Total					937,244.00	257,000.00	1,194,244.00
3000		Concrete							
3355	0710	Site Concrete	1.000	Isum			130,151.00		130,151.00
3355	0710	Concrete Mech. Pads	1.000	Isum			7,500.00		7,500.00
3355	0710	Chemical Clean Concrete Wall & Stairs	1.000	Isum			36,000.00		36,000.00
3355	0710	Elevator Tower Complete	1.000	Isum			223,000.00		223,000.00
		Concrete Total					396,651.00		396,651.00
5000		Steel							
5100	0001	Welding Rod/Wire/Grinding/Gas	1.000	Isum		2,500.00			2,500.00
5100	0001	Guard Rails New & Repair	400.000	lf	20,000.00	12,000.00			32,000.00
5100	0001	Bike Racks (Galvanized)	12.000	ea	3,000.00	1,200.00			4,200.00
5100	0001	Bollards	9.000	ea				4,950.00	4,950.00
5100	0001	Misc Steel Fabrications	1.000	Isum	25,600.00	5,000.00			30,600.00
		Steel Total			48,600.00	20,700.00		4,950.00	74,250.00

Old Post Hospital Restoration

CSI	Item Code	Item Description	Takeoff Qty	Unit	Labor Total	Mat Total	Subs Total	Other Total	Grand Total
6000		Wood & Plastics							
6100	0680	Rough Carpentry inc Plywood Diaphragm	1.000	Isum	220,000.00	135,000.00			355,000.00
6100	0680	Existing Woodork Restoration	1.000	Isum	155,000.00	55,000.00			210,000.00
6100	0680	Wood Trusses Repair	1.000	Isum	37,600.00	17,500.00			55,100.00
6100	0680	Architectural Casework	1.000	Isum			153,722.00		153,722.00
6100	0680	Solid Surface Counter Tops	1.000	Isum			43,593.00		43,593.00
6100	0680	Storage & Janitor's Shelving	1.000	Isum	2,200.00	1,872.00			4,072.00
6100	0680	Misc. Materials	1.000	Isum		35,000.00			35,000.00
		Wood & Plastics Total			414,800.00	244,372.00	197,315.00		856,487.00
7000		Thermal & Moisture Protection							
7200	0040	Thermo/Sound Insulation	1.000	Isum			42,000.00		42,000.00
7600	0005	New Roofing - Inc Gable Repair	1.000	Isum			358,700.00		358,700.00
7600	0005	Gutters & Downspouts	1.000	Isum			23,500.00		23,500.00
7600	0190	Sprayfoam Insulation	1.000	Isum			36,300.00		36,300.00
		Thermal & Moisture Protection Total					460,500.00		460,500.00
8000		Doors & Windows							
8100	0010	Door/Frames/Hardware	1.000	Isum	32,050.00	64,147.00			96,197.00
8100	0010	Wood Casement Windows	1.000	Isum	38,720.00	140,000.00			178,720.00
		Doors & Windows Total			70,770.00	204,147.00			274,917.00
9000		Finishes							
9200	9300	Plaster Finishes	1.000	Isum			240,000.00		240,000.00
9250	0010	Gypsum Wall Board	1.000	Isum			88,000.00		88,000.00
9250	0010	FRP - Janitor's Closets	360.000	sf	900.00	720.00			1,620.00
9700	0010	Ceramic Tile - Restrooms	1.000	Isum			30,208.00		30,208.00
9700	0010	Flooring & Base Package	1.000	Isum			302,400.00		302,400.00
9900	0010	Interior & Exterior Painting & Staining	1.000	Isum			229,420.00		229,420.00
		Finishes Total			900.00	720.00	890,028.00		891,648.00
10000		Specialties							
10260	0010	Signage Interior & Exterior	1.000	Isum	2,600.00	8,898.00			11,498.00
10260	0010	Wall and Door Protection	1.000	Isum	1,600.00	2,300.00			3,900.00
10260	0010	Toilet & Janitorial Accessories	1.000	Isum	2,870.00	7,785.00			10,655.00
10260	0010	Fire Extinguishers & Cabinets	1.000	Isum	872.00	2,925.00			3,797.00
		Specialties Total			7,942.00	21,908.00			29,850.00
12000		Furnishings							
12500	0010	Roller Window Shades	1.000	Isum			28,500.00		28,500.00
		Furnishings Total					28,500.00		28,500.00
14000		Conveying Systems							
14210	0010	Elevator 4 Stop	1.000	Isum			450,000.00		450,000.00
		Conveying Systems Total					450,000.00		450,000.00
15000		Mechanical							

Old Post Hospital Restoration

CSI	Item Code	Item Description	Takeoff Qty	Unit	Labor Total	Mat Total	Subs Total	Other Total	Grand Total
15400	0010	HVAC & Plumbing Combo	1.000	Isum			1,460,000.00		1,460,000.00
15400	0010	Fire Supression system	1.000	Isum			374,250.00		374,250.00
Mechanical Total							1,834,250.00		1,834,250.00
16000		Electrical							
16200	0010	Electrical, Data, Fire Alarm	1.000	Isum			475,000.00		475,000.00
Electrical Total							475,000.00		475,000.00
Grand Total					1,143,612.00	516,847.00	5,705,238.00	461,590.00	7,893,287.00

Old Post Hospital Restoration

Percent	Amount	Category	Job Cost Phase
14.49 %	1,143,612.00	Labor	
6.55 %	516,847.00	Material	
72.28 %	5,705,238.00	Subcontractor	
0.84 %	66,000.00	Equipment	
5.85 %	461,590.00	Other	
		User	
	7,893,287.00	Net Costs	
15.00 %	1,183,993.05	Overhead & Profit	
20.00 %	1,578,657.40	Contractor's Contingency	
	10,655,937.45	Subtotal	
	85,050.00	Performance Bond	
	10,740,987.45	Total Estimate	

EXHIBIT 5

APPRAISAL, FEASIBILITY STUDY & ECONOMIC ANALYSIS

TOMAS G. STEVENS, MAI, SRA – STEVENS & CO.

**APPRAISAL REPORT
OF THE
OLD FORT MISSOULA HOSPITAL
RESTORATION & CONVERSION TO A
PROFESSIONAL OFFICE BUILDING
3255 LT. MOSS ROAD
MISSOULA, MONTANA**

DATE OF VALUATION

AUGUST 5, 2024

FILE NO: 051-24

FOR

**FAE MISSOULA HOSPITAL, LLC
4751 BROADWAY
DENVER, CO. 80216-2711**

BY

**THOMAS G. STEVENS, MAI, SRA
STEVENS & CO.
P.O. BOX 8287
MISSOULA, MONTANA 59807-8287**

STEVENS & CO.

A REAL ESTATE APPRAISING & CONSULTING GROUP

November 8, 2024

Mr. Kenneth Wolf
FAE Missoula Hospital, LLC
4751 Broadway
Denver, Colorado 80216-2711

Mr. Wolf:

As requested, I have viewed the old Fort Missoula hospital building located at 3255 LT. Moss Road, Missoula, Montana. The purpose of this exercise is to formulate an appraisal report which estimates the current market value of the subject property as well as explores the feasibility of renovation of the structure and grounds and converting the property to a first-class office building.

This report is in a format which complies with the reporting requirements set forth under the 2024-2025 Edition of the Uniform Standards of Professional Appraisal Practice. As such it contains all the data and reasoning from which the opinion of value is formed, and the depths of discussions contained in this report are specific to the needs of FAE Missoula Hospital, LLC in gaining an understanding of the current market value of the Subject building, as it is proposed to be renovated and converted to a first class office building, as of the effective date of appraisal, along with the feasibility of rehabilitation and conversion of the property.. The appraiser is not responsible for the unauthorized use of this report.

The subject site consists of 3.32 acres of land, which is highly irregular in shape. This site has frontage on LT Moss Road. This tract is level throughout and has good

access from Lt Moss Road on the north, as well a short extension of “ A-Road” on the east.

The Subject site is currently improved with the original hospital building which was constructed for military use on the grounds of Fort Missoula. According to the Montana Department of Revenue the building was constructed circa 1911 and consists of a unique structure being three floors and a basement, the exterior wall of all floor areas are poured concrete. The total area above ground approximates 15,632 square feet with an additional 5,286 square feet in the basement.

There is a single asphalt-paved parking lot on the northside of the building, along with mature landscaping of grass, shrubs and trees.

A Phase I Environmental Site Assessment was not provided to me; however, a visual viewing of the property revealed the possibility of asbestos in various places, however it did not reveal any materials stored on site which would constitute hazardous wastes. However, your appraiser is not an expert in this field and if some questions exist a qualified professional should be contacted.

I have complied with the Competency Provision as required in the Uniform Standards of Professional Appraisal Practice, based on my education, familiarity with the Missoula and Western Montana marketplaces and experience in appraising other properties of this type.

No Extraordinary Assumptions were employed in this appraisal report. One Hypothetical Assumption is cited.

As a result of my investigations, studies, and analyses, I have formed the opinion that market value of the subject property, as proposed, and subject to the Hypothetical Condition as discussed within the body of this report, with consideration to a cash sale, as of August 5, 2024, is:

Higher Quality of Finish

Value on Completion	\$4,000,000
Current Value – Land Value only:	\$1,880,000
Current Value - Building only:	\$0
As Proposed to be renovated and Converted to a professional office:	\$9,900,000 Excess cost over value
Overall Return on Investment	71.25% Negative

Low to Average quality of Finish

Value on Completion	\$2,500,000
Current Value – Land Value only:	\$1,880,000
Current Value - Building only:	\$0
As Proposed to be renovated and Converted to a professional office:	\$9,500,000 Excess cost over value
Overall Return on Investment	78.97% Negative

I direct your attention to the data, discussions, and conclusions which follow.

Thank you for the opportunity to be of service.

Respectfully submitted,



Thomas G. Stevens, MAI, SRA
Montana General Certification
REA – RAG – LIC – 151

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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PURPORTED OWNER:	FAE Missoula Hospital, LLC
LOCATION OF PROPERTY:	3255 LT. Moss Road Missoula, Montana 59808
PROPERTY RIGHTS APPRAISED:	Fee Simple, subject to all known easements and restrictions of record and subject to the lease agreement in place
PRESENT USE:	Historic Building
HIGHEST AND BEST USE:	Professional Office, Multi-Family Residential
SITE SIZE:	3.32 Acres = 143,748+/- SF
DATE OF VALUATION:	August 5, 2024
TOTAL Land Value:	\$1,880,000.00
COST APPROACH	Not Developed
TOTAL INDICATION OF VALUE BY THE INCOME CAPITALIZATION APPROACH:	\$3,750,000.00 & \$2,260,000.00
TOTAL INDICATION OF VALUE BY THE SALES COMPARISON APPROACH:	\$4,180,000.00 & \$2,620,000.00
INDICATION OF VALUE:	\$4,000,000.00 & \$2,500,000 As Proposed
FINAL VALUE INDICATION AFTER RENOVATION COSTS Cost over value	\$9,900,000 & \$9,500,000 Excess
RETURN ON INVESTMENT	71.20% & 78.97% Negative
ECONOMIC FEASIBILITY	Not feasible due to excessive cost which is beyond recapture resulting in a massive negative return on the capital invested in the project for both scenarios

ASSUMPTIONS AND LIMITING CONDITIONS

This is to certify that the appraiser, in submitting this statement and conclusion of the value of subject property, acted in accordance with and was bound by the following principles, limiting conditions and assumptions.

1. No responsibility is assumed for matters that are legal in nature nor is any opinion rendered on title of property appraised.
2. Unless otherwise noted, the property has been appraised as though free and clear of all encumbrances.
3. Where the values of the land and the improvements are shown separately, the value of each is segregated only as an aid to better estimate the value which it lends to the whole parcel, rather than value of that particular item if it were by itself.
4. All maps, areas, plans, specifications, and other data furnished your appraiser were assumed to be correct. No survey of the property was made by this firm. Furthermore, all numerical references to linear measurements, area, volume or angular measurements should be assumed to be "more or less" (\pm) and are accurate to a degree consistent with their use for valuation purposes.
5. Neither the employment to make the appraisal nor the compensation for it is contingent upon the amount of valuation reported.
6. To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analysis, opinions, and conclusions expressed herein are based are true and correct. Furthermore, no important facts have been withheld or overlooked.
7. There shall be no obligation to give testimony or attendance in court by reason of this appraisal with reference to the property in question unless arrangements have been previously made.
8. Disclosure of the contents of this appraisal report is governed by the by-laws and regulations of the Appraisal Institute.

Neither all nor a part of the contents of this report (especially the conclusions as to value, the identity of the appraiser, of the firm with which they are connected, or to the MAI designation) shall be disseminated to the public through advertising media, news media, public relations media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.

The appraiser is not qualified to detect hazardous wastes and/or toxic materials. Any comment by the appraiser that might suggest the possibility of presence of such substances should not be taken as confirmation of the presence of hazardous wastes and/or toxic materials. Such a determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, petroleum residue, toxic chemicals, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

Thomas G. Stevens, MAI, SRA specifically does not authorize the out-of-text quoting from or partial reprinting of this report.

The liability of Stevens Co. and its employees, and specifically Thomas G. Stevens, MAI, SRA is limited to the client and to the fee collected. Further, there is no accountability, obligations, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser assumes no responsibility for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially, economically, or legally.

PURPOSE OF THE APPRAISAL - DEFINITION OF MARKET VALUE

The purpose of this appraisal is to provide the appraiser's opinion of the market value of the subject real property as it is proposed to be renovated, as of the effective date of appraisal. Market value, as used in this report, is defined in *The Appraisal of Real Estate*, as:

The most probable price, as of a specific date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under duress.

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) buyer and seller are typically motivated;
- 2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- 3) a reasonable time is allowed for exposure in the open market;
- 4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The above definition is identical or compatible to the definition required for Federally regulated transactions, as stated in the Code of Federal Regulations, Title 12, Banks and Banking, Chapter 1; as well as the definition stated by the Comptroller of the Currency, Department of the Treasury, Chapter 34.

IDENTIFICATION OF PROPERTY AND LEGAL DESCRIPTION

The subject site is improved with a vacant structure with a street address of 9 Fort Missoula Road, in Missoula, Montana.

The legal description of the land involved is as follows:

Tract 2 of C.O.S. 5112, Missoula County, MT

The boundary lines of the subject site are outlined in red



AERIAL PHOTOGRAPH



The Subject Property's approximate boundary lines are outlined in yellow

PURPORTED OWNER

An investigation was made at the Missoula County Clerk and Recorder's Office which indicates FAE Fort Missoula Hospital, LLC to be the current owner of record of the subject property.

INTENDED USE/USER(S) OF THE REPORT

The intended use of this report is for the sole purpose in assisting the client, FAE Missoula Hospital, LLC, in gaining an understanding of the current market value of the subject property's fee simple ownership, as it is prior be renovated, as of the effective date of appraisal.

Additionally, this report will explore the feasibility of renovation of the property and conversion into a first-class office building and may be used as an exhibit which will be submitted to the City and County of Missoula, Montana.

The appraisal has not identified any purchaser, borrower or seller as an intended user of this appraisal and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property.

Any other party receiving a copy of this report for any reason is not an Intended User; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party or parties is not intended by the appraiser. This report is intended for use only by FAE Missoula hospital, LLC or its assigns.

INTEREST VALUED

Fee Simple Interest, subject to all known easements or restrictions of record.

EFFECTIVE DATE OF VALUE

August 5, 2024

SCOPE OF THE REPORT AND DATA COLLECTION AND ANALYSES

This appraisal report will employ two of the three recognized approaches to value. The data collection and analysis followed the normal procedures as required by the Uniform Standards of Professional Appraisal Practice, as well as the Code of Ethics and Standards of Professional Practice of the Appraisal Institute.

Data was obtained from the following sources:

- Missoula County Appraisal Office
- Missoula County Treasurer's Office
- Missoula County Assessor's Office
- Missoula County Surveyor's Office
- City of Missoula Development Services
- Montana Regional Multiple Listing Service
- Data files of Stevens & Co.
- Mr. David Gray, Architect
- Mr. Kenneth Wolf, Member of FAE Missoula Hospital, LLC
- Real estate brokers and other appraisers in Missoula, Montana

Upon receiving the assignment, a file was prepared which included: plat map, zoning map and copy of zoning information, courthouse research including owner of record, real estate taxes, legal description, as well as a floodplain map.

A physical observation was made of the subject property on August 5, 2024, by Thomas G. Stevens, MAI, SRA. Photographs were taken at this property viewing, some of which are contained in this report.

Valuation by the Cost Approach will not be completed in its traditional since the improvement was constructed in 1911 and has been vacant and deteriorating for the last several years of more. Therefore, estimating the overall depreciation would be difficult, at best, and would produce an unreliable indication of value.

The Income Capitalization Approach was analyzed with consideration to the subject property's income producing potential after renovation, demand as an income-producing property, expense ratios and capitalization rates obtained from the market. The subject property is vacant as of the effective date of this appraisal and has been unable to produce an income stream for many years due to its condition.

The Income Capitalization Approach will be developed and used as a valuation tool in this report, under a Hypothetical Condition the property is renovated and converted to a first-class office facility.

Valuation by the Sales Comparison Approach will be completed after reviewing closed real estate sales that were as comparable to the subject property as possible in the Missoula market.

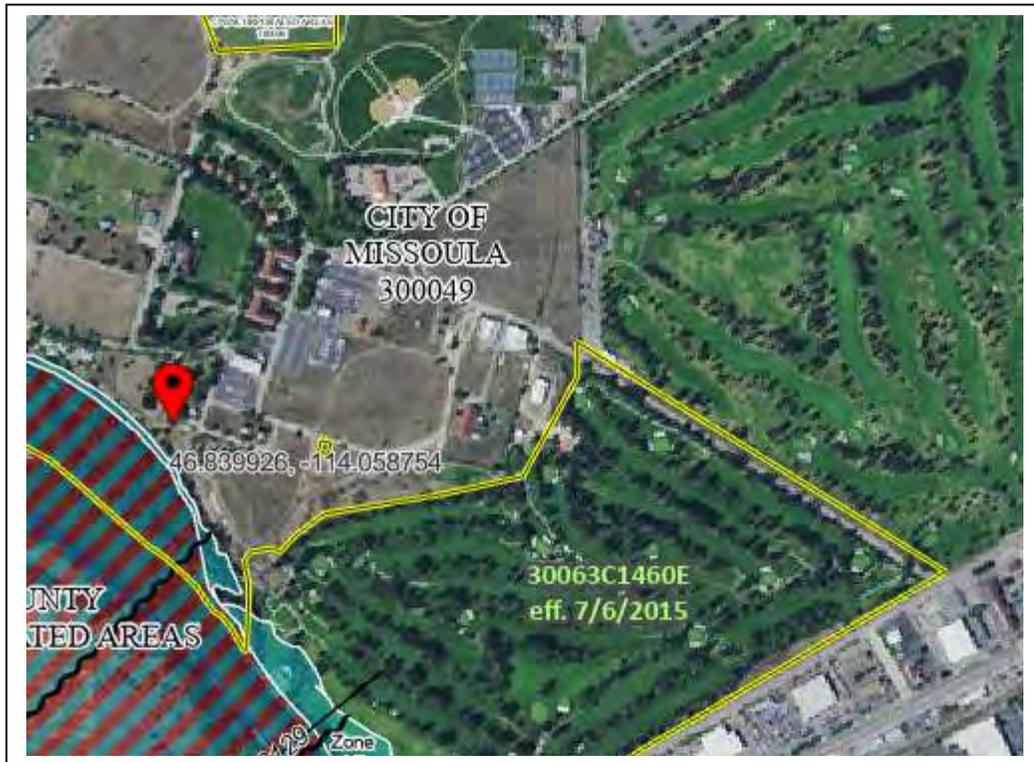
Again, the Sales Comparison Approach will be developed and used as a valuation tool in this report under the same Hypothetical Condition.

The developed approaches to value were concluded to a final estimate of market value for the Subject Property "as is" and as it is proposed to be renovated and with its use converted to a first-class office facility.

To complete all of these analyses, information which was supplied by the architect and general contractor as to the costs of renovation and conversion will be

analyzed and used, as well as market information on rental rates of competing properties along with the latest sales data on office buildings, and land values.

FLOODPLAIN INFORMATION



According to the Federal Emergency Management Agency floodplain maps, specifically Map No. 30063C1140E, with an effective date of July 2015, the subject properties do not lie in an area of either a 100- or 500-year flood occurrence.

ZONING

According to the City of Missoula Development Services, the subject property is zoned OP3 Public Lands and Institutional. This zoning district is intended to accommodate public, quasi-public and institutional uses.

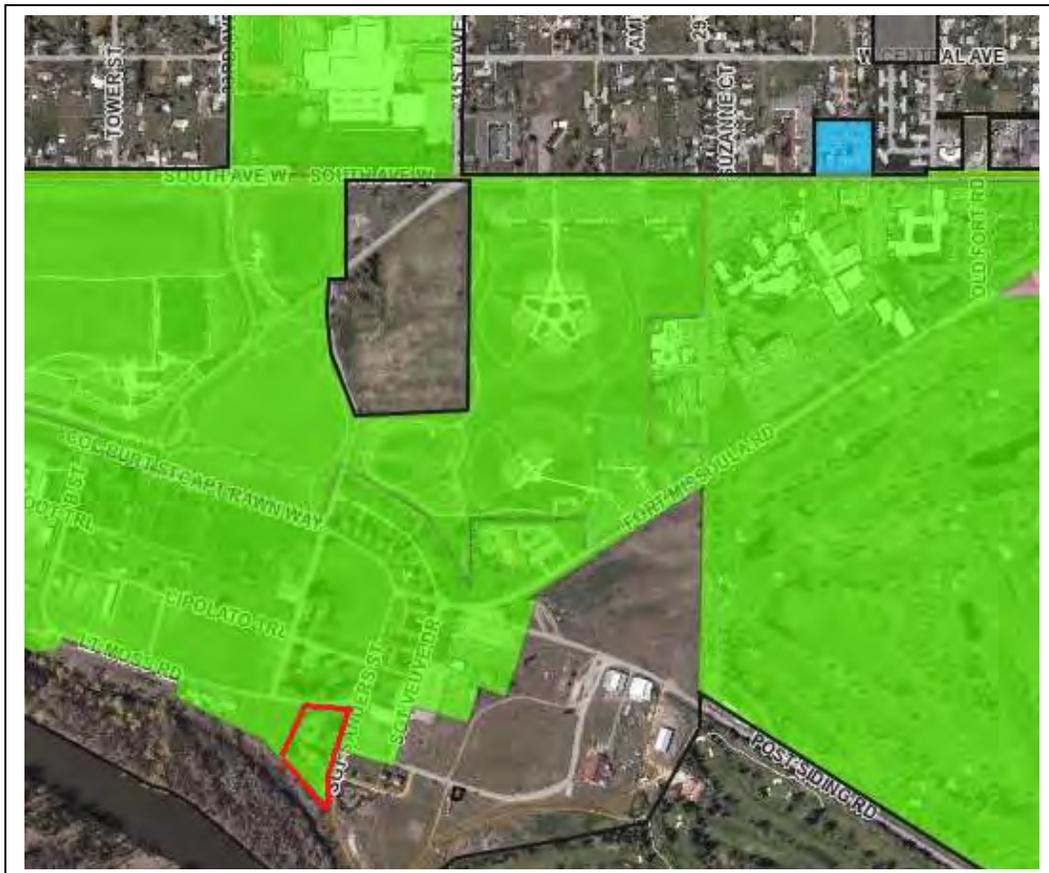
The Historic Fort Missoula overlay will allow the following uses:

Planned Unit Developments

Medical Offices

Community residential facilities serving eight or fewer residents

MISSOULA ZONING MAP



The approximate location of the Subject Property is outlined in red

HYPOTHETICAL CONDITION

Hypothetical Condition presumes as fact otherwise false information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

A Hypothetical Condition is assignment specific, as of the effective date of the appraisal, and if found to be false, could alter the opinions or conclusions contained in the appraisal and the right is reserved to amend this appraisal if the condition is proven to be false.

This appraisal is made under the following Hypothetical Condition:

This appraisal is made under the Hypothetical Condition the renovation as planned could proceed with the proper approvals and be completed within a reasonable time frame.

REAL ESTATE TAXES

The 2023 real estate taxes that are assessed against the subject property, which is Assessment No. 5905605, reflect a total tax load of \$45,781 or \$2.93 per square foot of gross building area of 15,632 square feet above grade.

This tax load is outrageously high when compared to other commercial properties in Missoula, which are occupied, have good functional utility and in good condition and not in need of renovation, all of which the Subject Property is not.

The recommendation is made to appeal the taxes on the property during the next reappraisal cycle. This will require filing form AB-26 at the appropriated time, then paying the taxes under protest until a decision is made on the outcome of the appeal.

ASSESSED VALUE HISTORY

<u>Tax Year</u>	<u>Land Value</u>	<u>Building Value</u>	<u>Total Value</u>	<u>Method of Value</u>
2022	\$884,304	\$553,396	\$1,437,700	Income
2023	\$1,684,698	\$1,200,950	\$2,885,648	Cost
2024	\$1,684,698	\$1,200,950	\$2,885,648	Cost

HISTORY/LAST SALE/EXPOSURE PERIOD OF THE SUBJECT PROPERTY

The subject property has been owned by FAE Missoula Hospital, LLC since September 12, 2019. This is evidenced by a Warranty Deed on file in the Missoula Clerk and Recorder's office in Book 1018, page 753 which was filed on September 12, 2019.

As of the date of this report, your appraiser is aware of an offer to sell the building located on the site for \$10.00 with the caveat the structure must be removed within a reasonable time frame. The owner has pledged \$100,000 toward the cost of building removal.

To my knowledge there has been no one willing to accept the offer, which has been in place for a lengthy period.

Subject's Exposure Period

Based on closed sales of professional office properties from the Missoula market, an exposure period for the subject property to consummate a sale should be between 2 months and 24 months at a market-driven price, *assuming the total renovation and conversion is completed as planned.*

Exposure Periods of Professional Office Properties in Missoula			
Address	Sale Date	Size - SF	Days on Market
1261 Dakota St.	7/2022	1,366	30
1515 S. Reserve St., Unit 101	07/2022	2,117	430
1515 S. Reserve St., Units 110 & 200	08/2022	4,182	91
1517 S. Reserve St., Unit 201	08/2022	2,169	464
1517 S. Reserve St., Unit 202	08/2022	1,778	460
1739 South Ave. W.	11/2022	1,732	97
2700 Radio Wy.	01/2023	5,932	78
2806 Garfield St.	03/2023	21,784	1
4110 Weeping Willow Dr.	05/2023	3,274	163
1201 Kensington Ave.	05/2023	2,496	51
1135 Strand Ave.	05/2023	8,554	410
103 S. 5th St. E.	05/2023	2,466	141
5735 W. Harrier	05/2023	5,148	72
		Mean DOM:	191
		Median DOM:	97

Due to the shorter exposure period, no discounting for an extended marketing period is necessary.

GENERAL NEIGHBORHOOD DATA AND TRENDS

Overview

The Fort Missoula neighborhood is a distinctive and charming area located in the southern part of Missoula, Montana. Renowned for its historical significance and community-oriented atmosphere, this neighborhood offers a unique blend of historical character but is devoid of any modern conveniences.

Historical Context

The Fort Missoula area is anchored by the Fort Missoula Historic District, which was established in 1877 as a military fort and now serves as a testament to the region's rich history. The fort has been preserved and repurposed into a cultural and educational hub, including the Fort Missoula Museum, which provides insights into the military, Native American, and local histories. The historical buildings and landscape contribute to the neighborhood's distinctive charm and character.

Residential Characteristics

The residential architecture in Fort Missoula is diverse, with a mix of historical homes, mid-century residences, and contemporary constructions. Many homes reflect the architectural styles popular during the late 19th and early 20th centuries, featuring traditional designs with modern updates. Properties are typically well-maintained, with manicured lawns and mature trees adding to the neighborhood's aesthetic appeal.

Community and Lifestyle

Fort Missoula is characterized by its strong sense of community and active neighborhood association. Residents enjoy a family-friendly atmosphere with numerous parks, including the expansive Fort Missoula Park, which offers sports fields, playgrounds, and walking trails. The neighborhood is known for its vibrant community events and local gatherings, fostering a close-knit environment.

Amenities and Services

The neighborhood benefits from a range of amenities and services. Along Reserve Street approximately 1 mile to the east are local businesses, including cafes, boutique shops, grocery stores and essential services, which are located at the east end of the neighborhood, along Reserve Street. Additionally, the area is served by the Missoula County Public Schools system, with schools that have strong reputations for academic excellence.

Transportation and Accessibility

Fort Missoula is well-connected to the rest of Missoula through a network of local roads and public transportation options. Major roadways provide easy access to downtown Missoula, which is approximately 3 miles away. Public transit options are available, enhancing the neighborhood's accessibility for residents without personal vehicles.

Summary

Overall, the Fort Missoula neighborhood offers a unique blend of historical charm but is devoid of modern convenience. Its rich heritage, well-preserved architecture, strong community spirit, and access to amenities approximately 1 mile east, make it a desirable area for both families and individuals seeking a vibrant and welcoming environment.

The trends within the neighborhood are a remerging growth with new development on the Community Hospital Campus, as well as new residential developments to the west, along with the expansion of recreation facilities of the Missoula Parks and Recreation Department.

GENERAL DESCRIPTION OF THE PROPERTY

Site

The subject site consists of 3.32 acres of land, which is rectangularly shaped. This site has frontage on and access from LT. Moss Road, as well as an undeveloped street on the east. This tract is level and at street grade with all utilities present and available for use in supporting the renovated structure.

Site Improvements

There are concrete sidewalks in front of the building leading from the parking lot to the north. The parking lot fronts the building and is circular with a center island for landscaping. The parking lot is currently a deteriorated asphalt surrounded by concrete curbing. At this time the parking lot, curbing and landscaping are in a deteriorated

condition with most if not all of the trees reaching their expected life and should be replaced with new plantings.

This site will be nicely landscaped with trees, shrubs, and grasses. Drip irrigation and underground sprinklers will support the landscaped areas during the renovation.

Building Improvement

The subject's improvement consists of a historic medical facility which was originally constructed in 1911 and used continuously until 1948. The building has four separate restoration attempts all of which were unsuccessful due to either a lack of funds, legal challenges or regulatory bodies not approving the projects. The hospital remained vacant and decaying from 1948 to 1960 when the federal government contemplated a renovation of the structure, and it was shortly thereafter the building suffered a fire in the attic, damaging the roof which was not repair correctly.

The Western Montana Comprehensive Development Center (MCDC) purchase the property in 1963 and used is off and on for various programs until 2019. The latest use was for their office space and in doing so MCDC attempted to reinsulate the building from the interior to mitigate heat loss, however it was hastily conceived and poorly executed and the process caused further damage to the structure.

The general overall construction characteristics of the building are characterized as having a poured concrete foundation with a full basement that was originally used to house the mechanical equipment of the structure and for storage of supplies and materials for the hospital operation. There were no lifts of elevators installed at that time which facilitated moving supplies via an internal stairwell which his located in the approximate center of the building. Movement of the supplies into the building was most likely accomplished by way of an external stairwell leading to a double entry door at the

bottom of the stairs. This stairwell is located near the rear of the building on the west side and will allow easy access to the lower area during the renovation process.

The exterior walls of the building are covered with a concrete or stucco mixture which covers all exterior wall areas. By a visual inspection the exterior walls are all of a solid material forming thick walls, which is atypical of today's energy efficient construction. The original electrical service was substantial for the period of construction, but woefully inadequate for today's standards. The main fuse box is located in the basement with individual boxes located at various places throughout the building.

The overall design of the building is in the Mission or Mission Revival style with period fenestration which fits the motif. The roof is covered with clay tiling and is beginning to fail, as evidenced by ceiling damage at many locations in the building.

The interior of the building still retains the original floor plan with partition walls of wood frame construction covered with various materials including lath and plaster. Some of the walls have been covered with pre-finished paneling and other materials. At no time was the plumbing upgraded and it remains today in its original location and with the original fixtures. Most of the lighting fixtures remain original, with some additions of surface mounted fluorescent fixtures.

Building Renovation:

The proposal is to renovate the building and change the use from medical to professional offices for a variety of uses, some of which would be medical offices without the full medical services of a hospital or medical clinic.

The best way to identify the proposed renovation construction is to view the scope of work to complete the project as identified by the architectural firm of DVG Architecture and Planning, P.C. which is as follows:

Scope of Work for the Hospital:

- New Elevator and tower (5 stop) CMU walls, concrete foundations, Traction elevator, Front and back doors, card fob control.
- Replace all windows with Pella windows in the same series as the Radio Building 3rd Floor. Include extruded metal historic trims on exterior.
- Lead paint remediation on all windows
- bird poop remediation in entire building
- Fire Sprinklers and 8" fire line to the Old Post Hospital - paint all exposed pipe
- New Sewer line from OPH 8"
- All new cast iron plumbing throughout.
- New Pex water supply throughout
- New VAV ground source heat pump for facility with each room having a cabinet heater with independent thermostat like which was installed in Florence Building.
- New HRV's for Mechanical system with economizer on fresh air in basement.
- Two new 2-hour shafts for mechanical from basement to 3rd floor. 4 Fire dampers per floor for duct penetrations of supply and return.
- Roof: Pull off tile and save for reinstall, remove sheathing, replace 30% of rafters due to dry rot with LVL material 12" cut down. Install rockwool insulation in ceiling cavity (fill) (optional 4" spray foam under plywood and rest of cavity filled with rockwool), install 3/4" plywood sheathing, adhered underlayment Leak Barrier PS200HT, new copper sheet flashings, drip edges, historic profile gutters and downspouts with automatic heat-tape, leaf and needle screens, wall flashing, liquid applied roofing on parapets, reconstructed concrete caps, front porch roof. reinstall refurbished tile or replace with matching tile like Boone and Crockett Club.

- Chemically clean all concrete decks, stairs, landings. Install chemical waterproofing on top, bottom and sides of concrete.
- Patch and repair stucco to match, clean and repaint the building.
- Gut interior to the studs, concrete walls, floor joists and rafters.
- Repair 20% of all floor joists 16" o.c. due to dry rot at the concrete wall, Add 4x4x1/4" angle with 2-1/2" dia. through bolts through joists and two 1/2" by 5" embed epoxy fasteners into the concrete wall for damaged joists.
- New 3/4" OSB screwed to underside of floor joists on 1st, 2nd and 3rd floors. 4x4x1/4"x 24" angles bolted to concrete walls and structural screws into OSB at 6' o.c. entire perimeter walls each floor. Install R-21 rockwool in the floor joist cavity each floor.
- New perimeter metal framed walls at 24" o.c. for new electrical and data, cover with plaster to match existing including cove at ceiling. Substrate expanded plaster mesh over studs. Insulate walls with R-15 rockwool.
- New Rockwool in existing wood walls fill cavity. Replace 10% of existing studs with 6" LSL studs cut to width due to dry rot. Plaster over expanded metal mesh both sides of walls. Smooth finish and cove at ceiling.
- New 6" hardwood base stained throughout custom shaped to match.
- New historical reproduction light fixtures throughout the building and on the exterior.

See link below for example:

https://www.rejuvenation.com/products/7226953/?catalogId=71&cm_re=shoppablehots_pot_-_supercategory_-_lighting_eastmorelandkitchen&utm_source=curalate_reveal&utm_medium=curalate_reveal_6864&cr18_id=8166353c-df7c-48a4-a0b5-e1e69baf69ad

- Refinish and restore all wood floor, stairs, rail, balustrade - custom replacement pieces as needed.

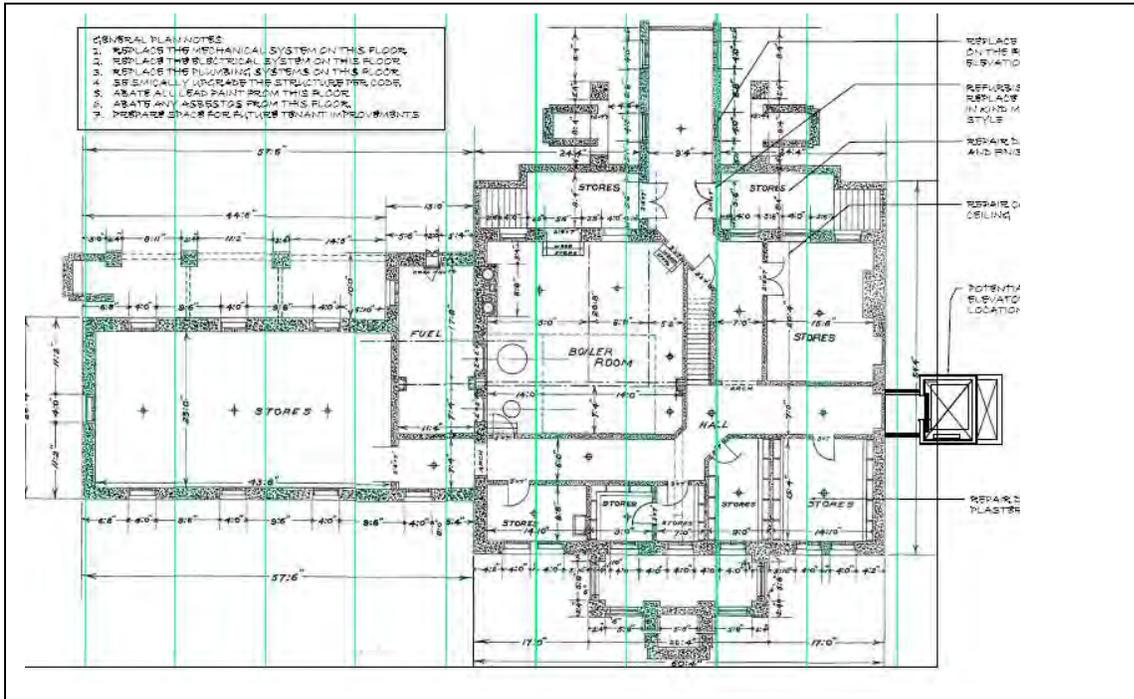
- Strip all existing doors and refinish. Clean and restore all hardware and reuse except for locksets and strikes which will be replaced with levers. electric strikes and Fob system. Grade A
- Interior windows will be painted with 1/4 round between concrete and frame.
- New electrical system in conduit. Every small office will have an outlet on every wall, large offices will have outlets 12' o.c., halls will have them 20' o.c. Install subpanel on each floor to serve that floor. New Service and gear on exterior of building. Assume the same as the Radio Building for size and meter configuration.
- New data cabling in 1" conduit to the data room in the basement. Home fun, CAT 6. Two data routes per office, Large east suites will have 10. 4 data plugs per box typical.
- Interior finishes shall be selected by an interior designer with: tile wainscot and mosaic tile floors in all restrooms (2 per floor ADA), 8 colors of paint and finish, Tile at all entrance hallways, Ceilings will be flat white w/ picture rail bar in common areas.
- New pleated blinds in all windows
- New Janitorial room in basement, cut 50 feet of trench in concrete floor for plumbing, then patch to match.
- New basement restrooms with 200 s.f. of concrete floor removed for new plumbing and replaced to match.
- New Data room in Basement w/ cooling
- New 1/2" custom cut tempered glazing on all exterior balconies and stairs.

The cost of this renovation, excluding the land, entrepreneur profit, and costs to lease up the building after completion, based on this scope of work has been estimated by the Missoula construction firm of Sirius Construction to be \$10,740,987.45. A copy of this construction estimate is contained in the Addenda for confirmation and the reader's review

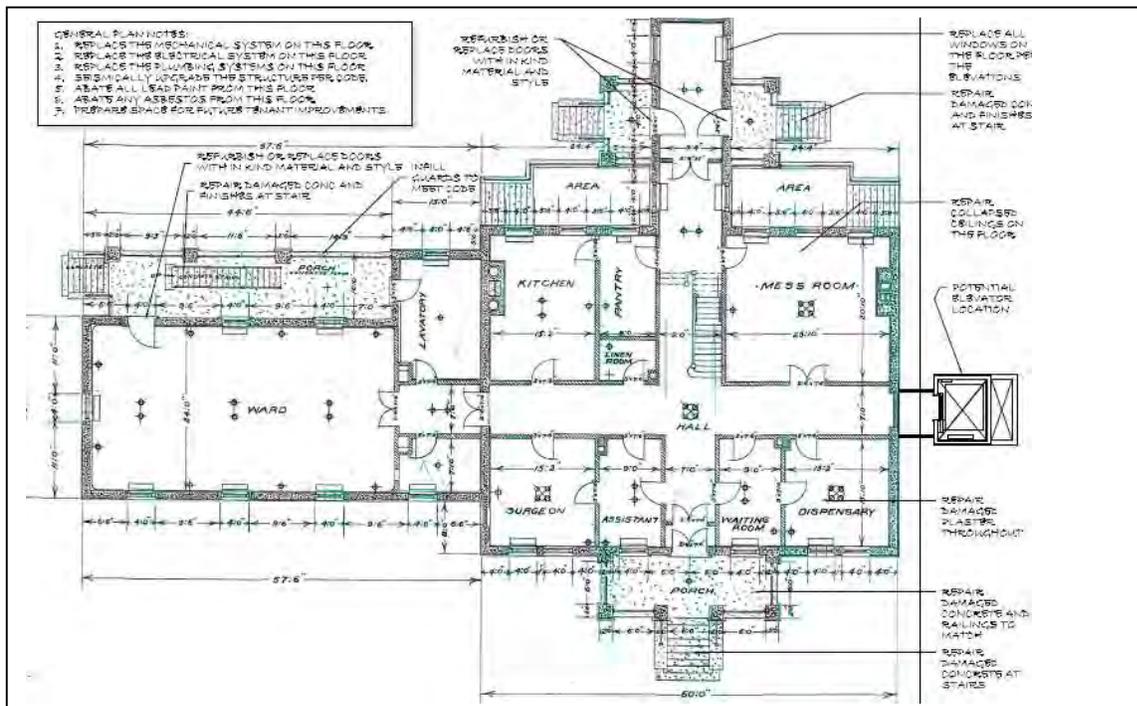
After the renovation is completed the overall interior of the building, designed to house multiple tenants, will be less than optimal due to the constraints of reconfiguration of the building. The overall estimate of efficiency is 85%, which is liberal, and depends ultimately on the tenant mix.

Contained on the next few pages are floor plans, so the reader can visualize the overall concept of the structure. Some of the details on the floor plan related to the proposed renovation and conversion of the use of the structure.

FLOOR PLANS

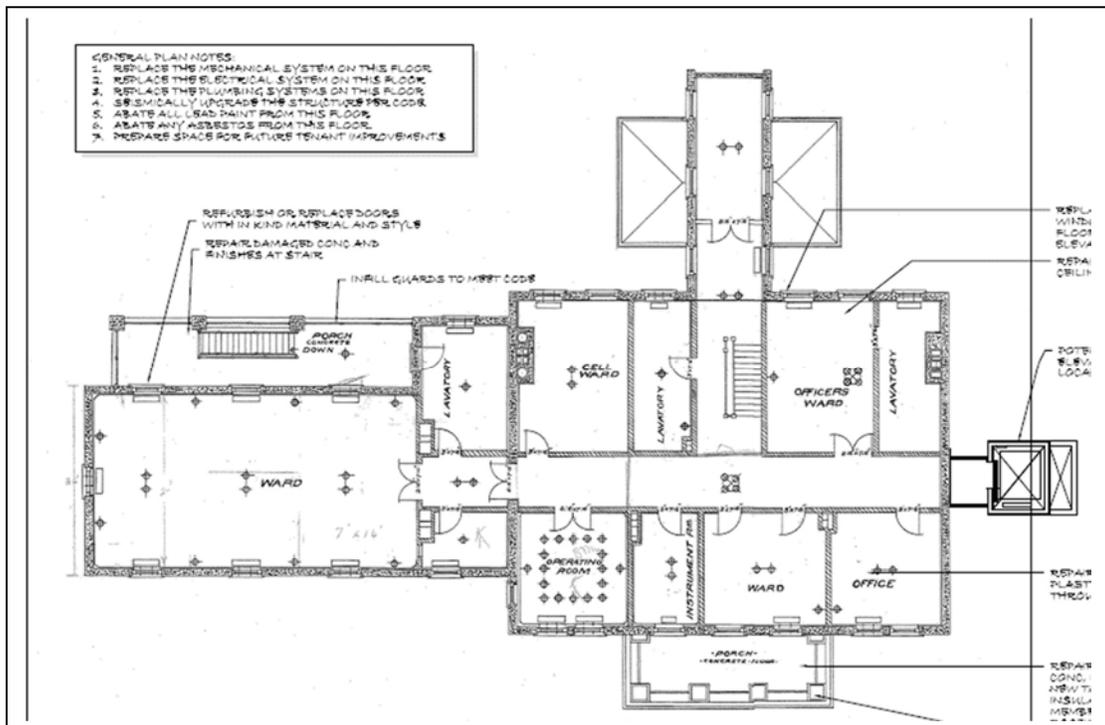


Basement

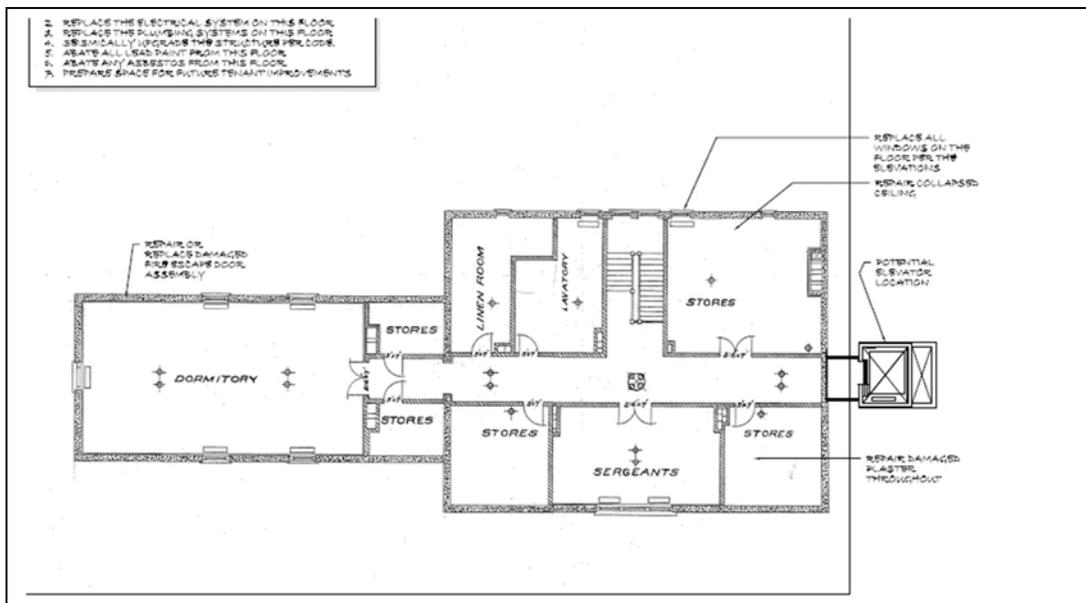


First Floor

FLOOR PLANS



Second Floor



Third Floor

SUBJECT PROPERTY PHOTOGRAPHS



Front view of the Subject looking southeast



Rear view of the Subject facing northeast

SUBJECT PROPERTY PHOTOGRAPHS



View of the exterior basement entry to the Subject building



Interior view of typical main floor room

SUBJECT PROPERTY PHOTOGRAPHS



View of interior showing damage and deterioration to wall



View of interior showing damage and deterioration to ceiling

SUBJECT PROPERTY PHOTOGRAPHS



Typical view of second floor



View of interior showing damage and deterioration to ceiling

SUBJECT PROPERTY PHOTOGRAPHS



View of interior showing damage and deterioration to wall & ceiling



Typical view of third floor note: damage and deterioration to Wall and ceiling in above photo and in this photo in the background at mid right location

SUBJECT PROPERTY PHOTOGRAPHS



Basement view of old plumbing and mechanical



Basement view of ceiling damage

SUBJECT PROPERTY PHOTOGRAPHS



Basement view



Typical view of original plumbing at several areas in the building

SUBJECT PROPERTY PHOTOGRAPHS



Neighborhood View facing west



Neighborhood View facing east

HIGHEST AND BEST USE

Highest and best use, as employed in this report, is defined in The Dictionary of Real Estate Appraisal, as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supportable, financially feasible, and that results in the highest value. The four criteria that highest and best use must meet are legal permissibility, physically possible, financially feasible, and maximum profitability.

As taken from the same source, the definitions of highest and best use relate to land as though vacant and highest and best use as improved. These two distinctions are as follows:

As Vacant:

Among all reasonable alternative uses, the use that yields the highest present land value after payments are made for labor, capital and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.

As Improved:

The use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

The certain implication within these definitions is the determination of highest and best use which takes into account the contribution of a specific use to the community and community development goals as well as the benefit to the individual property owner. Appraisers must also interpret market evidence to determine the highest and best use of a particular parcel. That determination from the market analysis represents the appraiser's opinion. In appraisal practice the analysis of highest and best use requires consideration to any and all uses for which the property is capable of being adapted. When considering all of these uses, one must first recognize the limitations by

governmental regulations such as zoning ordinances, building codes and health standards, then the attitudes of typical investors of this type of property in the immediate area surrounding the subject property.

The most important factor is that land value is based on the premise of highest and best use of the land as though vacant. For the highest and best use to be properly analyzed, four tests must be considered in developing an opinion. These four tests include an analysis of the uses which are legally permissible, physically possible, financially feasible, and maximally productive.

Legally Permissible

The subject site is in the zoning classification of OP3 Public Lands and Institutional. This zoning district is intended to accommodate public, quasi-public and institutional uses, one of which is office use.

Based on this, it is legally permissible to develop the subject, as it is proposed to be renovated and converted to a professional and medical office building which is allowed in the Historic Fort Missoula Zoning Overlay.

To the best of my knowledge, there are no other legal considerations that would limit the potential use of the site, i.e. covenants, deed restrictions, easements (including conservation easements), etc.

Physically Possible

The subject site consists of 3.32 acres of land, which is irregularly shaped. This site has frontage on Old Fort Road within the confines of the Historic Fort Missoula

complex. This tract is level throughout and has a street on the east side which is designated as "A" Street, within the complex. This street is not fully developed.

The subject's immediate neighborhood is mixed with multi-family residential, light industrial, and commercial development. There are professional office buildings and an assisted living, along with a large regional hospital and surgery center complex a few blocks to the east. Adjacent to Fort Missoula are two golf courses, one public and one private in addition to a museum, converted residential barracks to office use and the old fort officers residential housing which have also been converted to office use.

In addition, the Reserve Street Corridor is slightly less than one mile east, has an ample amount of commercial-retail, general commercial, light industrial, and restaurants, in a strip neighborhood which lies approximately one-quarter mile to the east.

All public utilities are available to support any structure which could be located on the site. Therefore, it is physically possible to develop the site.

Financially Feasible

An analysis of financial feasibility is undertaken to investigate whether a project will fulfill the objectives of an investor. The profitability of a specific real estate project is thus analyzed in terms of a specific market or investor. In this analysis, the specific market's demand for commercial, residential, or industrial development. The potential uses identified for the subject site are general commercial, professional office or multi-family development.

Other considerations which need to be considered in this section is the availability of non-traditional funds to complete the project. These funds would be available through a number of programs from the federal, state and local governments. An exploration of these funding sources reveals the following:

Missoula Redevelopment Funding: Not available since the project is not in the Urban Renewal District

Montana Department of Commerce Historic Preservation Grants: Currently not available since the application period for the current funding period is over. Furthermore, if available and approved for the Subject project, the grant could not exceed \$500,000. Although a significant amount, the grant would not make an impact significant enough to put the project in a positive cash flow position.

Federal Historic Tax Credits: Not applicable since these are tax credits which are applied toward future net income streams and not directly for construction or rehabilitation costs.

Historic Tax Abatement: Not applicable for this project since this program abates future taxes on the project after completion and no funds are available for construction or rehabilitation

New Market Tax Credits: Not applicable for this project which incentivizes community development and economic growth through the use of tax credits that attract private investment to distressed communities.

None of these programs are available for use on the subject project and will not be considered further.

The remainder of this report will explore the financial feasibility of developing the site.

Maximally Productive

The final analysis undertaken in this study is to determine which development scenario will produce the greatest net return to the land. In the previous section of this

analysis, the three uses determined to be feasible were general commercial, or professional office development or perhaps multi-family residential.

Therefore, considering the locational attributes, and based on this analysis, the maximally productive use of the subject site is for general commercial which could take the form of medical and professional offices or multi-family or perhaps a combination of both in some configuration and use.

As Improved

The subject's improvement consists of a historic governmental hospital which was originally constructed in 1911. This structure has a gross building area of over 20,000 square feet over three levels, including the daylight basement. It was built in 1911, was closed for medical use in 1960, but used periodically until 2019. Additionally, the improvement has been neglected to the point it is almost beyond repair without a substantial infusion of funds. This building is viewed as average quality construction which is now in poor condition.

Due to the subject's immediate neighborhood, it is my opinion that the subject property, as it relates to the total area of 3.32 acres, is not developed to its highest and best use. Consideration needs to be given to re-development of the site to achieve its highest and best use.

Please refer to a later section of this report in which a detailed feasibility study of the renovation proposal is analyzed.

DEFINITIONS

Cost Approach:

The Cost Approach to value consists of estimating the replacement cost new of improvements and deducting them from any loss in value as a result of physical deterioration and/or functional and external obsolescence. To that figure is then added the value of the site, recognizing the size and utility of the site.

The Cost Approach will not be developed since the improvement was built in 1911 and four attempts made to renovate the property, all of which failed for various reasons. The structure is in such poor condition that an attempt to estimate overall depreciation would be impossible and if completed, this approach would produce an unreliable value indication.

Income Capitalization Approach:

The procedure in appraisal analysis which converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate. The Income Capitalization Approach is widely applied in appraising income-producing properties. Anticipated future income and/or reversions are discounted to a present worth figure through the capitalization process.

The Income Capitalization Approach will be developed and relied upon in this report, with the Hypothetical Assumption the property is renovated as planned.

Sales Comparison Approach:

Traditionally, an appraisal procedure in which the market value estimate is predicated upon prices paid in actual market transactions and current listings, the former fixing the lower limit of value in a static or advancing market (pricewise) and fixing the

higher limit of value in a declining market; and the latter fixing the higher limit in any market. It is a process of analyzing sales of similar, recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon: (a) the availability of comparable sales data; (b) the verification of the sales data; (c) the degree of comparability or extent of adjustment necessary for time differences; and (d) the absence of non-typical conditions affecting the sales price.

The Sales Comparison Approach will be developed and relied upon in this report, with the Hypothetical Assumption the property is renovated as planned.

INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach to value is based on the premise that market value is directly related to a property's future income-producing capabilities. Value has been defined in this context as "the present worth of future benefits." The market value of an income-producing property is, then, dependent upon the quality, quantity, and durability of this income stream.

The first step in this approach is to estimate the gross and net income the subject property will generate. The subject's improvement consists of a three-story hospital building originally constructed in 1911. This structure has a gross building area of 15,632 square feet over three levels, in addition the basement has 5,286 square feet.

The current proposal is to completely renovate the structure and convert it to a professional office building on all upper floors as well as the basement.

The structure was built in 1911 and will be in very good condition when renovated. Additionally, the interior of the improvement will be redesigned to house multiple tenants and as such there will be common areas for hallways, restrooms and service areas. The

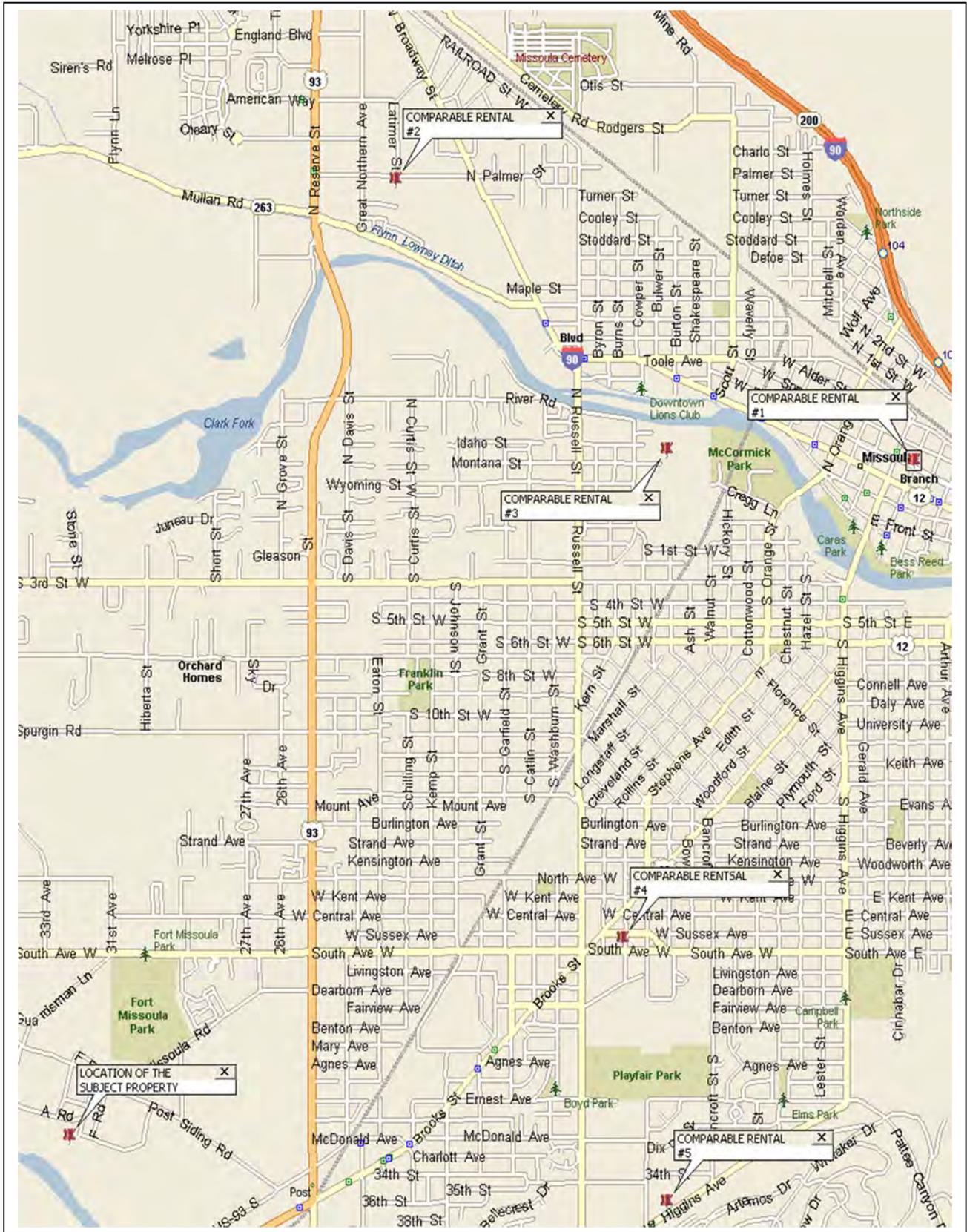
least amount of space that could be devoted to these areas is 15%, based on contemporary building standards. This leaves 13,287 square feet of net rentable area on the upper floors and 4,493 square feet in the lower level.

Due to the overall configuration of the property, it will be difficult to segregate the electrical and natural gas as well as the water and sewer services for individual office suites which will most likely range in size from 1,000 square feet upward to over 5,000 square feet. Therefore, the anticipated rental amount will be estimated on a gross basis, whereby the lessor pays all expenses on the property, but should be able to build.

The appraisal must now look to the rental market to ensure the subject anticipated lease rates conform with the current market for similar space. To this end, five professional office properties within the Greater Missoula Area were researched to estimate an economic rental structure. The most pertinent information on these rentals is contained on the Rental Comparable Synopsis Chart to follow.

Rental Comparable Synopsis Chart						
No.	Address	Date	Size - SF	\$/SF/YR	Included*	
1	105 E. Pine St. 2nd Floor	2024	8,300	\$28.79	EM	
2	2825 Santa Fe Ct.	2024	8,563	\$15.00	EM	
3	970 Wyoming St. Ste. 301	2024	8,753	\$25.63	EM	
4	1100 South Ave. W.	2024	10,152	\$22.89	EM	
5	700 S.W. Higgins Ave. 2nd Floor	2024	12,655	\$19.38	EM	
*EM - Exterior Maintenance						

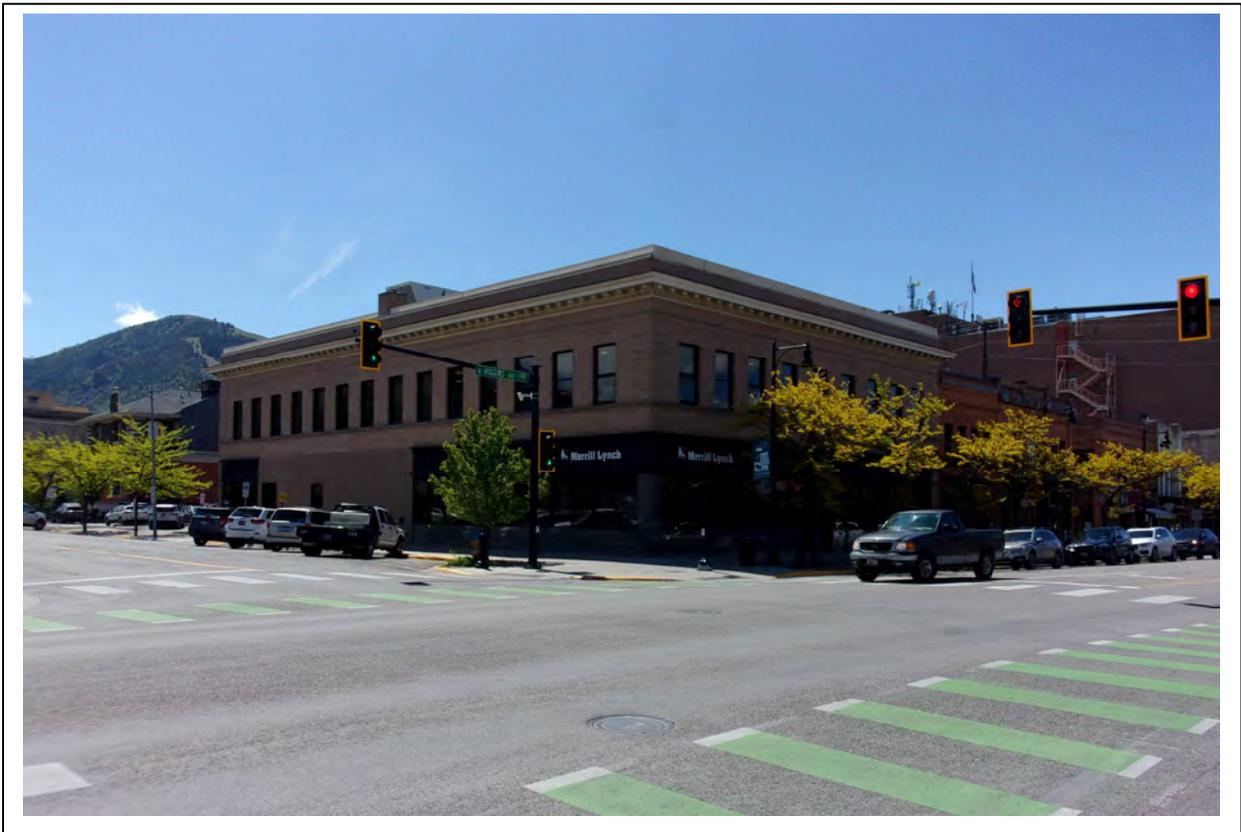
RENTAL COMPARABLE LOCATION MAP



Discussion of Rental Comparables

Rental No. 1 is from the second level in the multi-tenant commercial building at 105 East Pine Street, known as the Lucy Building, in Downtown Missoula. This suite occupies 8,300 square feet of professional office space including a reception, break room with kitchen, two conference rooms, 14 private offices, along with support areas. This building was constructed in 1905 and was fully renovated in 2010. This suite is in good condition. This building is supported by air conditioning, fire sprinklers, and an elevator. There is leased parking available next to the building. The current rental rate is \$28.79 per square foot per year on a triple net basis, which requires an adjustment for all services included, which are estimated to be \$5.50 per square foot. This brings the gross amount to \$34.29 per square foot per year.

RENTAL COMPARABLE NO. 1



105 East Pine Street
Second Floor

Rental No. 2 is the rental indication from the entire building at 2825 Santa Fe Court, which is near the Reserve Street corridor. This property is situated at the end of a cul-de-sac and has very little to no traffic exposure. This rental occupies 8,563 square feet of gross building area. This structure includes a reception area, 19 private offices, two conference rooms, open work areas, support rooms, and three restrooms. This improvement was built in 1997 and was remodeled in 2002. It is in average condition. This building has air conditioning and an off-street parking lot available. The current rental rate is \$15.00 per square foot per year on a triple net basis, and when the cost of utilities, and other charges are added at \$5.50 per square foot, the rental rate is increased to \$20.50 per square foot per year.

RENTAL COMPARABLE NO. 2



2825 Santa Fe Court

Rental No. 3 is from Suite 301 in a multi-tenant Class A mixed-use structure at 970 Wyoming Street in the Old Sawmill District. This professional office suite is on the third floor of a three-story building and is supported by fire sprinklers, air conditioning, and an elevator. Suite 301 is 8,753 square feet in size and includes a reception area, open work areas, nine private offices, two conference rooms, and support rooms. There will also be two multi-fixture restrooms and one family restroom. This structure was built in 2022 and this suite is in excellent condition. There is parking in the underground parking garage of the building for an extra fee. The current rental rate is \$25.63 per square foot per year on a triple net basis, and adding the cost of occupancy for utilities and other services at \$5.50 per square foot increases the occupancy cost to \$31.13 per square foot.

RENTAL COMPARABLE NO. 3



970 Wyoming Street
Suite 301

Rental No. 4 is the rental indication from a professional office building located at 1100 South Avenue West, which is at the corner of South Avenue West and Regent Street. This improvement was built in 1966 with remodels in 2011 & 2020. It is in very-good condition. This building contains 10,152 square feet of gross building area over one level. This improvement has open work areas, seven private offices, two conference rooms, support rooms, break room with kitchen, and two multi-fixture restrooms. This building is air conditioned, has a built-in bank vault, and has a security system in place. There is a paved off-street parking lot available. The current rental rate is \$22.89 per square foot per year on a triple net basis, and increased by the other costs of occupancy increases the annual rent to \$28.39 per square foot per year.

RENTAL COMPARABLE NO. 4



1100 South Avenue West

Rental No. 5 is located at 700 Southwest Higgins Avenue and encompasses the entire second level. This Class C building has air conditioning, fire sprinklers, and a security system. There is a paved off-street parking lot available. This second level rental totals 12,655 square feet of professional office space. It includes a reception area, open work areas, 12 private offices, five conference rooms of varying sizes, break room with kitchen, support rooms, and three restrooms. This building was constructed in 1971 and remodeled in 2006 and 2019. This suite is in good condition. The current rental rate is \$19.38 per square foot per year on a triple net basis, which needs to be increased by the other charges incurred in the Subject Property as proposed and the final indication is \$24.88 per square foot per year.

RENTAL COMPARABLE NO. 5



700 Southwest Higgins Avenue
2nd Floor

The five rental comparables chosen to be used in this analysis range from \$15.00 per square foot per year, shown by Rental No. 2, to the highest indication of \$28.79 per square foot per year, as shown by Rental No. 1.

After adjustments for the additional cost of service within the Subject Property have been applied, the range of adjusted rental indications starts at a low of \$20.50 per square foot per year, by Rental No. 2, to a high of \$34.29 per square foot per year, shown by Rental No. 1, all on a gross basis.

Based on the analysis of this data, as it is presented, assuming a total renovation and the unique location leads to an estimate of the gross rental rate of \$30.00 per square foot on the upper floors. The lower level will require a reduction in the rental rate due the basement location. The market has historically penalized below ground office/commercial rental space by at least 50%, which leads to an adjust rate of \$15.00 per square foot per year.

Expense Discussion:

With the rental rate is estimated on a Gross basis, all expenses will be borne by the owner. These expenses include deductions for vacancy and collection loss, and a deduction for miscellaneous expenses, as well as management of the real estate asset, along with taxes, insurance and utilities. All deductions are based on market reactions, and as previously estimated will be approximately \$7.50 per square foot of the area gross building area with only \$5.50 per square foot recoverable from the tenant.

The following are the remaining calculations of this approach.

Projected Gross Income

13,287 SF NRA x \$30.00/sf = \$398,616.00

4,493 SF NRA x \$15.00/sf = \$ 67,395.00

Total Gross Rental Estimate \$466,011

Less Vacancy & Collection Loss @ 10% (\$ 46,601)

Effective Gross Income \$419,410

Less Expenses

20,918* sf @ \$7.50/sf (\$156,885) = 37% of EGI

Pre Tax Net Income \$262,525

- The total gross building area is used in the calculation of the expenses since the owner of the property will be responsible for all of the area including the net leased area, the common areas and the exterior of the building, and grounds.

For Comparison, assume the structure is completed with a lesser finish which may reduce the overall costs by 10% to 15%. The lesser finish would only attract tenant that does not nor need a high quality of finish and could only pay an estimated overall gross rental rate of \$18.00 per square foot.

Using the same format as above the net income would only be \$158,535 per year.

Capitalization Rate

The Capitalization Rates are based on information extracted from professional office and mixed-use commercial sales in the Greater Missoula Area.

Overall Capitalization Rates in Missoula, MT					
No.	Address	Sale Date	Size - SF	Usage	OAR
1	216 W. Main St.	03/18	15,600	Office	7.00%
2	1621-1631 South Ave. W.	03/18	8,278	Mixed Use	7.25%
3	2419 Mullan Rd.	10/18	9,087	Office	7.50%
4	1806 South Ave. W.	03/19	5,440	Mixed Use	5.80%
5	601 S. Orange St.	05/19	2,400	Office	7.00%
6	700 SW Higgins Ave.	04/21	44,830	Office	7.87%
7	3490 S. Reserve	06/21	14,548	Mixed Use	5.65%
8	2825-2925 Palmer St.	08/21	35,141	Office	6.30%
9	2806 Garfield St.	03/23	21,784	Office	5.99%
10	1135 Strand Ave.	05/23	9,586	Mixed Use	6.67%
				MEAN	6.70%
				MEDIAN	6.84%

As can be seen, the Overall Capitalization Rates for commercial buildings in the Missoula market range from a low of 5.65%, shown by Capitalization Rate No. 7, to the highest indication of 7.87%, shown by Capitalization Rate No. 6. The mean indication of these ten Capitalization Rates is 6.70% and the median indication is 6.84%.

The Subject Property, as it is proposed to be renovated, will be in very good condition, but due to the building design will have only average functional utility. The three most similar rate comparables are Rate Nos. 8-10. These three properties are also mixed-use or professional office properties with recent sale dates that are comparable to the effective date of this appraisal, however these rates were generated prior to the most current increase in short- and long-term interest rates initiate by the Federal Reserve.

Based on this data, as it relates to the subject property, and trended slightly upward due to the current economic conditions an overall rate of 7.00% is thought to be representative of the subject's income potential, as well as current attitudes of investors.

Capitalization Process

NOI	<u>\$262,525</u>	=	
OAR	.0700		\$3,750,357

Value Indication by the
Income Capitalization Approach

With maximum rental rate **\$3,750,000 (R)**

With lower rental rate **\$2,260,000 (R)**

SALES COMPARISON APPROACH

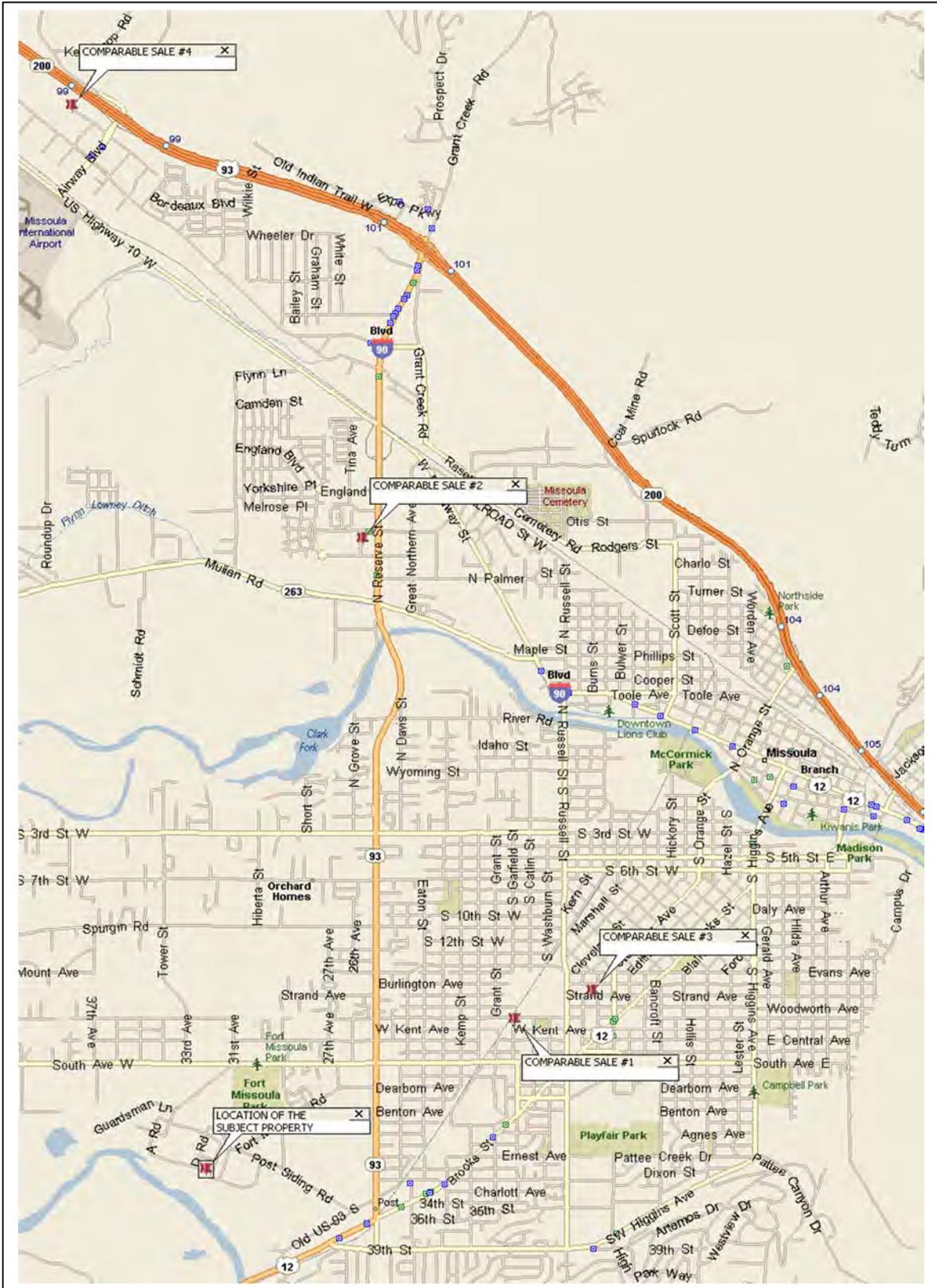
In the Sales Comparison Approach, the appraisal arrives at an indication of value by comparing the relative utility and desirability of the subject property, with comparable properties recently sold. These properties should have approximately the same physical characteristics as the subject, be in the same general or a similar neighborhood, and be capable of housing the same or a similar use. Adjustments can be made for relatively minor differences if they exist. Each sale should be an arm's length transaction.

Basic to this approach is the principle of substitution which states that "when a property is replaceable in the market, its value tends to be set by the price required to acquire an equally desirable substitute property."

The Improved Comparable Sales Synopsis, which follows, highlights the pertinent details of four professional office or commercial sales in the City of Missoula. Of most interest to the reader are the two columns farthest to the right, which reveal the sales price in each transaction, followed by the dollars-per-square foot of gross building area indication of that sale price in the column farthest to the right.

Improved Comparable Sales Synopsis Chart						
No.	Address	Sale Date	Size - SF	Sale Price	\$/SF	
1	2920 Garfield St.	01/2022	8,250	\$ 1,820,000	\$ 220.61	
2	2700 Radio Wy.	01/2023	5,932	\$ 1,800,000	\$ 303.44	
3	1135 Strand Ave.	05/2023	8,554	\$ 1,475,000	\$ 172.43	
4	5735 W. Harrier	05/2023	5,148	\$ 1,450,000	\$ 281.66	

IMPROVED COMPARABLE SALES LOCATION MAP



Adjustments

The first adjustment which must be considered is one for changing market conditions. This adjustment was extracted by applying paired sales analysis to commercial properties in the Greater Missoula Area that have sold two times or more in the past 10 years. These sales were arm's length transactions that were felt to represent normal market conditions. Furthermore, none of these sales were extensively remodeled between the two sale dates. The information on these eight properties is detailed in the table to follow.

Changing Market Conditions - Commercial Properties in Missoula					
No.	Address	1st Sale Date & Sale Price	2nd Sale Date & Sale Price	▲%/MO Compounded	▲%/YR Compounded
1	3200 Brooks St.	28-Aug-2015 \$750,000	7-Jun-2021 \$1,500,000	1.0096%	12.1155%
2	510 S. 5th St. W.	16-Apr-2018 \$389,000	1-Oct-2021 \$595,750	1.0450%	12.5404%
3	401 N. Russell St.	5-Aug-2016 \$275,000	10-Nov-2022 \$435,000	0.6133%	7.3597%
4	2831 Fort Missoula Rd. Ste. 300	8-Jan-2018 \$82,000	30-Jun-2022 \$90,000	0.1758%	2.1096%
5	103 S. 5th St. E.	30-Apr-2019 \$470,000	25-May-2023 \$605,000	0.5274%	6.3290%
6	300 N. Johnson St.	12-Mar-2018 \$440,000	9-Jul-2021 \$750,000	1.3768%	16.5219%
7	1201 Kensington Ave.	25-Mar-2020 \$480,000	8-May-2023 \$851,000	1.5597%	18.7161%
8	1016 W. Broadway	21-Aug-2015 \$200,000	28-Oct-2021 \$470,000	1.1613%	13.9357%
				MEAN	11.2035%
				MEDIAN	12.3280%

As can be seen from the table above, the range in annual appreciation rates from these sales and resales of commercial properties in the Missoula area starts at a low of 2.11% per year and has a high of 18.72% per year. The mean of these annual

appreciation rates is 11.20% per year, while the median is 12.33% per year. Acknowledging the overall market appreciation trend, a changing market conditions adjustment of 11.00% per year to the present time will be applied to all improved comparable sales in this approach.

The second adjustment is for size. The subject's professional office building, as proposed, and when completed will be 20,918 square feet in gross building area over three levels, including the fully finished daylight basement. The improved comparable sales will be adjusted upward or downward, if necessary, depending on the gross building area for each sale.

An adjustment for quality and condition will be applied. The Subject's office building as proposed will be overall very good condition. Adjustments will be made for superior or inferior conditions.

Another adjustment in this analysis is for location and access. The Subject Property is located on the grounds of historic Fort Missoula, which lies in the southern quadrant of the city, west of South Reserve Street. The subject's location/access for a professional office property is average to good due to its location in relation to the Community Hospital Complex, south Reserve Street and South Brooks Street retail areas.

Discussion of Improved Comparable Sales

Improved Sale No. 1 is a professional office building located at 2920 Garfield Street. This good-quality improvement is situated on a corner lot at Garfield Street and Agnes Avenue, which is approximately one block from Brooks Street. This three-story building was built in 1979 and remodeled in 2001. It was in good condition, at the time of sale, and was occupied by a law firm. This improvement is 8,250 square feet including the fully finished partial basement. There is a reception area, numerous private offices, two conference rooms, open work areas, break room with full kitchen, support rooms, and restrooms. There is air conditioning and an off-street parking lot supporting this building. This property sold in January 2022 for \$1,820,000 or \$220.61 per square foot. This property was exposed to the market for 91 days for an original listing price of \$1,950,000 or \$236.36 per square foot.

IMPROVED COMPARABLE SALE NO. 1



2920 Garfield Street

Improved Sale No. 2 is the sale of a professional office building located at 2700 Radio Way, which is one block to the west of North Reserve Street. This property was purchased for a CostCare Clinic. This good-quality building is 5,932 square feet over one level. There is a reception area, numerous open work areas, private offices, and conference rooms along with a break room with kitchen, support rooms, and two multi-fixture restrooms. This improvement is supported by air conditioning and an off-street parking lot. This office building was built in 1997 and remodeled at an unknown date. It is in very good condition. This transaction occurred in January 2023 for \$1,800,000 or \$303.44 per square foot. This office property was on the market for 78 days and sold for the original listing price in this transaction.

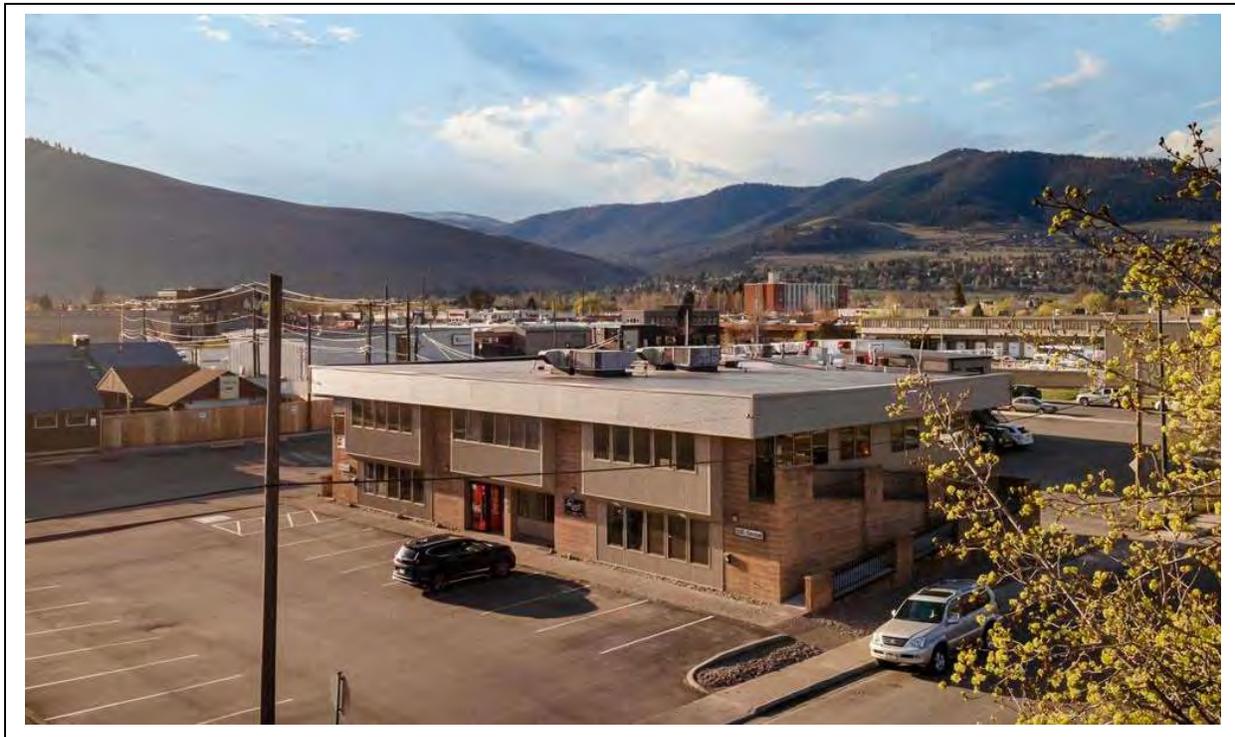
IMPROVED COMPARABLE SALE NO. 2



2700 Radio Way

Improved Sale No. 3 is a multi-tenant commercial building located at 1135 Strand Avenue. This average-quality improvement was constructed in 1979. At the time of sale, this building was in average condition and totaled 8,554 square feet of gross building area. The main level is 4,126 square feet and the second level is 4,428 square feet in size. There is also a 1,032-square foot unfinished storage basement. This commercial building was occupied by four tenants including a CPA firm, a salon, and other businesses at the time of sale. However, this building could also support single-tenant occupancy. This improvement has air conditioning and a paved off-street parking lot. This sale took place in May 2023 for \$1,475,000 which equates to \$172.43 per square foot. This property was on the market for 410 days. It was originally listed for \$1,800,000 or \$210.43 per square foot.

IMPROVED COMPARABLE SALE NO. 3



1135 Strand Avenue

Improved Sale No. 4 is a professional office building located at 5735 West Harrier in the Missoula Development Park. This good-quality improvement was built in 2019 and was in very-good condition, at the time of sale. It has 3,424 square feet on the main level, 988 square feet of finished basement area, and a 736-square foot shop area. There is a reception area, numerous open work areas, private offices, and one conference room along with a break room with kitchen, support rooms, and three restrooms. This building was occupied by Missoula Property Management, at the time of sale. This improvement is supported by air conditioning and an off-street parking lot. This property was sold in May 2023 for \$1,450,000, which equates to \$281.66 per square foot. This listing was exposed to the market for 72 days and was originally listed for \$1,499,000 or \$291.18 per square foot.

IMPROVED COMPARABLE SALE NO. 4



5735 West Harrier

	Improved Comparable Sales Adjustment Grid				
	Subject	IS 1 2920 Garfield St.	IS 2 2700 Radio Way	IS 3 1135 Strand Ave.	IS 4 5735 W. Harrier
Sale Price/SF		\$220.61	\$303.44	\$172.43	\$281.66
Real property rights conveyed	N/A	Leased Fee	Leased Fee	Leased Fee	Leased Fee
% Adjustment:		0%	0%	0%	0%
\$ Adjustment:					
Adjusted Sale Price/SF:					
Financing	N/A	Cash to Seller	Conventional	Conventional	Cash to Seller
% Adjustment:		0%	0%	0%	0%
\$ Adjustment:					
Adjusted Sale Price/SF:					
Conditions of sale	N/A	Normal	Normal	Normal	Normal
% Adjustment:		0%	0%	0%	0%
\$ Adjustment:					
Adjusted Sale Price/SF:					
Expenditures immediately after purchase	N/A	None	None	None	None
% Adjustment:		0%	0%	0%	0%
\$ Adjustment:					
Adjusted Sale Price/SF:					
Market conditions		Jan-22	Jan-23	May-23	May-23
% Adjustment:		31%	18%	13%	13%
\$ Adjustment:		\$68.39	\$54.62	\$22.42	\$36.62
Adjusted Sale Price/SF		\$289.00	\$358.06	\$194.85	\$318.28
Location/Access	Good	Good	Good	Average-Good	Average
% Adjustment:		0%	0%	10%	15%
\$ Adjustment:		\$0.00	\$0.00	\$19.49	\$47.74
Size - SF	10,604	8,250	5,932	8,554	5,148
% Adjustment:		-36%	-43%	-35%	-45%
\$ Adjustment:		-\$104.04	-\$153.97	-\$68.20	-\$143.23
Quality/Condition	Good/Very Good	Good/Vgood	Good/Very Good	Average/Average	Good/Very Good
% Adjustment:		0%	0%	25%	0%
\$ Adjustment:		\$0.00	\$0.00	\$48.71	\$0.00
Overall Comparison		Similar	Similar	Similar	Similar
Adjusted Sale Price/SF	\$200.00	\$184.96	\$204.09	\$194.85	\$222.79
Gross Adjustment:		\$172.43	\$208.59	\$158.82	\$227.59
Net Adjustment:		-\$35.65	-\$99.35	\$22.42	-\$58.87

The four professional office or commercial sales chosen to be used in this analysis have unadjusted values ranging from \$172.43 per square foot, shown by Improved Sale No. 3, to the highest indication of \$303.44 per square foot, shown by Sale No. 2.

After adjustments for changing market conditions, location/access, size, quality, and condition have been applied, the range is reduced to \$172.43 per square foot, by Improved Sale No. 1, upwards to \$222.79 per square foot, shown by Sale No. 4.

Based on the limited amount of data and the analysis of this data, equal weight will be given to all four improved sales. This leads to an overall value conclusion of \$200.00 per square foot for the subject's 20,918-square feet of gross area to include all three floors and the finished basement of a proposed professional office building.

Calculations

Subject's Office Building

$$20,918 \text{ SF} \times \$200.00/\text{SF} = \$4,183,360$$

Value Indication by the Sales Comparison Approach **\$4,180,000 (R)**

Adjusting the same Comparable Sales to a lesser quality would yield an indication of \$125 per square foot.

Subject's Office Building

$$20,918 \text{ SF} \times \$125.00/\text{SF} = \$2,614,750$$

\$2,620,000 (R)

LAND VALUE ESTIMATE

The next phase in this analysis will be to estimate the land value as if vacant and available to be developed to its highest and best use. To accomplish this task five vacant land sales in various locations throughout Missoula have been found and analyzed. Each of these sales represent a viable alternative investment to the Subject site, and with the market related adjustments will yield a value indication for the Subject site as if vacant. To complete this analysis the Sales Comparison Approach will be employed. In the Sales Comparison Approach, the appraisal arrives at an indication of value by comparing the relative utility and desirability of the subject property, with comparable properties recently sold. These properties should have approximately the same physical characteristics as the subject, be in the same general or a similar neighborhood, and be capable of supporting the same or a similar use. Adjustments can be made for relatively minor differences if they exist. Each sale should be an arm's length transaction.

Basic to this approach is the principle of substitution which states that "when a property is replaceable in the market, its value tends to be set by the price required to acquire an equally desirable substitute property."

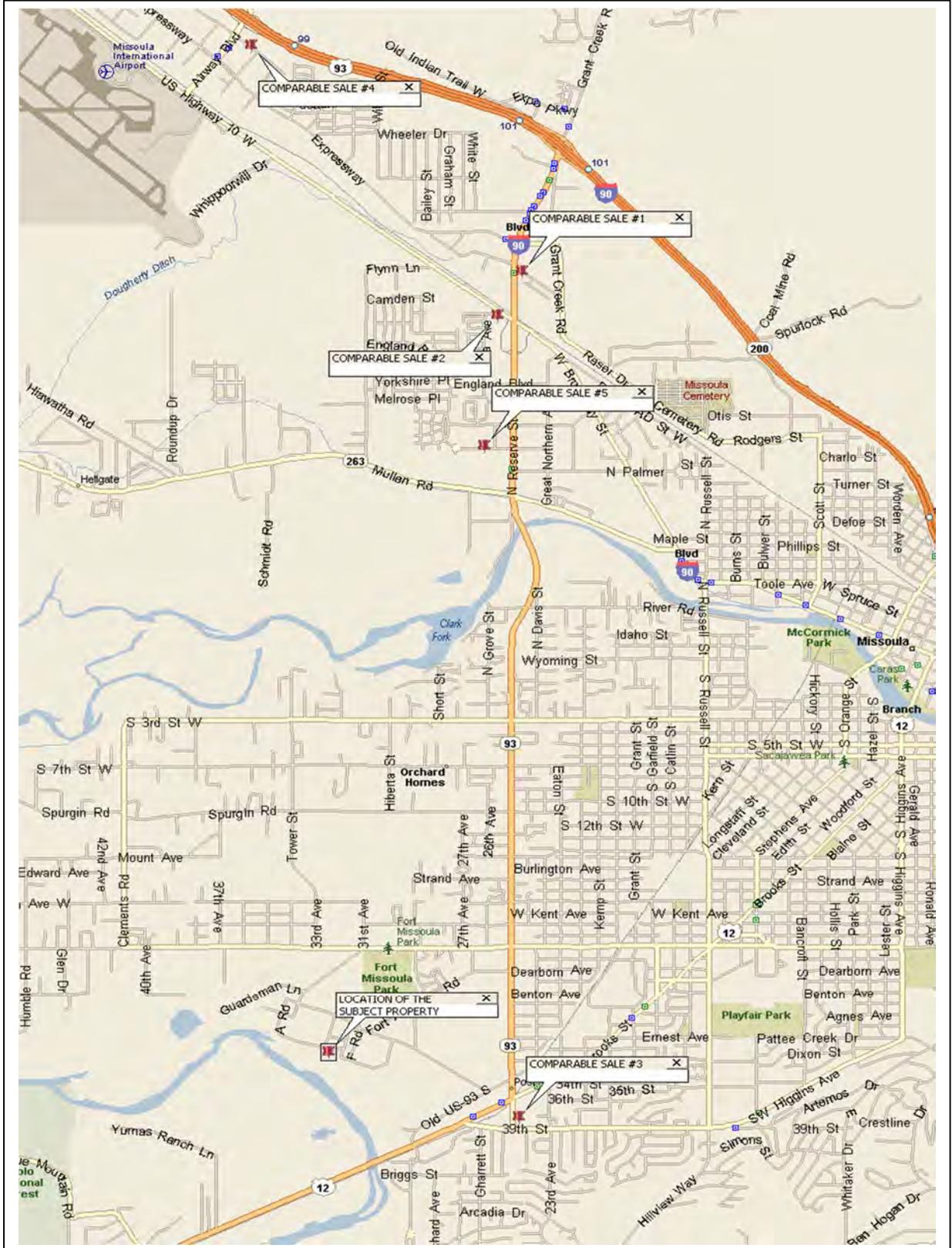
The Land Comparable Sales Synopsis, which follows, highlights the pertinent details of five land sales which represent investment alternatives to the subject and allow comparable development. Of most interest to the reader are the two columns farthest to the right which reveal the sale price in each transaction and the indication of that sale price on a per-square-foot basis in the column farthest to the right. The task of this appraisal is to estimate the value of 3.32+/- acres of land which is irregular in shape and has the highest and best use of general commercial development.

The Land Sale Synopsis which follows highlights the pertinent details of five sales of development properties which have occurred within the last few years. In each case, the indication from the comparable sale has been adjusted to the subject to address differences in market conditions, size, and zoning, resulting in an adjusted indication for the subject on as per square foot basis.

COMPARABLE LAND SALES

<u>No.</u>	<u>Name/Location</u>	<u>Date</u>	<u>Price</u>	<u>Size - SF</u>	<u>\$/SF</u>
1.	3035 Stockyard Rd.	08/20	\$875,000	156,2654 sf All Utilities SD/NRBC Lot 5,400 sf	\$ 5.98
2.	3440 W. Broadway	02/21	\$1,990,000	218,356 sf All Utilities C2-2 Lot 3,000 sf	\$ 8.36
3.	3820 S. Reserve St.	03/21	\$1,400,000	63,162 sf All Utilities RT5.4	\$22.17
4.	5001 E. Harrier Dr.	08/20	\$975,000	116,741 sf All Utilities RT5.4 Lot 5,400 sf	\$10.28
5.	3603 Union Pacific St.	12/23	\$1,200,000	53,290 sf All Utilities RM-1	\$22.52

LAND SALES LOCATION MAP



Adjustments:

All comparables differ somewhat from each other and from the subject in a number of different aspects. The usual differences are time of sale, size, zoning, availability of utilities, access, physical characteristics, amenities, general location, and specific location. All these factors, in varying degrees, are applicable in the appraisal of the subject property. When dissimilarities are found in comparable properties, they should be adjusted for by adding to the comparable price when the dissimilar factor is inferior to the same factor found in the subject property. Likewise, a minus adjustment should be made when the comparable sale has a factor which is superior to that found in the subject property. The sale properties, then, are adjusted to the subject property.

However, in the market it is often difficult, and sometimes impossible, to accurately isolate a given factor. In short, one very seldom finds sales which are identical in all respects but one, and thus is able to prove conclusively the value, or lack of it, for any one factor due to a difference in sale price. Often, there are plus and minus factors which offset each other. Nevertheless, the differences in values are real, and an attempt, based on as many facts as can be found, will be made to determine the value of these factors. Then, the appraiser may call upon his experience to make subjective judgments. The following generalities are cited to acquaint the reader with a background for the appraiser's reasoning and judgment to follow:

1. Value increases per unit of comparison as the size of the parcel decreases.
2. Value tends to decrease as distance from an urban center increases. An exception to this generalization might be certain recreational properties.
3. Value tends to decrease as the topography becomes steeper, more rocky, more barren, more arid, etc.
4. Value tends to decrease as access becomes more difficult.
5. Value tends to increase with amenities such as creek or lake frontage, or a good view.
6. Value tends to increase when zoning allows greater density and/or a more optimum use of the land.

The opposite may be said of each of the above illustrations.

The first adjustment which must be considered is one for changing market conditions. This adjustment was initially extracted by applying paired sales analysis to the 4 vacant commercial or multi-family residential land sales within the city limits of Missoula that have sold two or more times in the past 10 years. The most pertinent details of these sales are shown in the table to follow.

Changing Market Conditions - Vacant Land Sales in Missoula						
<u>No.</u>	<u>Address</u>	<u>Size - SF</u>	<u>1st Sale Date & Sale Price</u>	<u>2nd Sale Date & Sale Price</u>	<u>▲%/MO Compounded</u>	<u>▲%/YR Compounded</u>
1	322 Levasseur St.	6,914	16-Jan-2018 \$450,000	27-May-2021 \$800,000	1.4488%	17.3857%
2	1841 S. 7th St. W.	15,080	12-Apr-2019 \$202,900	3-Nov-2022 \$399,900	1.6286%	19.5432%
3	3510 Hwy 200 E.	17,800	24-Jul-2019 \$241,900	1-Nov-2022 \$675,000	2.6662%	31.9941%
4	121 Patterson Rd.	36,155	30-Mar-2015 \$200,000	11-Jul-2017 \$245,000	0.7545%	9.0536%
					MEAN	19.4941%
					MEDIAN	18.4644%

The annual appreciation rates derived by the above paired sales analyses show a range of 9.05% to a high of 31.99%.

A market adjustment will be considered since the vacant commercial land market is now showing appreciation which started in mid-2017. This changing market adjustment is shown to be in a range from 9.05% to 31.99% per year. In this analysis a conservative adjustment near the lowest appreciation rate will be used at 11% per year, due to the current economic conditions.

These land sales also reflect a size price relationship which must be recognized. This size/price relationship is evidenced in the market where larger tracts tend to sell for less and smaller tracts will sell for more per unit of comparison. In this analysis, the unit of comparison is value expressed as dollars square foot. This adjustment is roughly a 50% to 60% change in size requires a 20% to 30% adjustment in value. This adjustment can be either positive or negative, depending upon the size of the comparable as it relates to the subject property.

Example of Size Adjustment Calculation

A = Subject size in acres.

B = Comp sale size in acres

C = Size difference in acres

X = Size difference expressed as a % of subject's size

Y = Calculated adjustment factor for comparable being analyzed

.50 Size difference required for adjustment to take place

.25 Standard value adjustment factor as extracted from the market

$$\left(\frac{A - B = C}{A} \right) = X$$

A

$$\underline{X (.25) = Y}$$

.50

Subject = 250 acres

Comp = 125 acres

$$\frac{(250 - 125)}{250} = .50$$

$$\frac{.50}{.50} = 1 (.25) = .25 \text{ or } 25\%$$

.50

In the previous example, the comparable sale is smaller than the subject and the 25% is a negative adjustment. Now say the sizes of the subject and comparable are reversed.

Subject = 125 acres

Comp = 250 acres

$$\frac{(125 - 250)}{125} = 1.00$$

$$\frac{1.00}{.50} = 2 (.25) = .50 \text{ or } 50\%$$

.50

In this example, the comparable is larger than the subject and the resulting indication is a positive 50% adjustment.

Based on other data, the maximum adjustment will be limited to 25%, both positive and negative.

In this analysis a 25% adjustment will be made for a 50% size differential.

Finally, the zoning must be considered for each of the comparable sales in relation to the Subject Property. Development of the Subject site for general commercial is possible with the current zoning.

This adjustment is on a qualitative basis as equal, inferior or superior.

LAND SALES ADJUSTMENT GRID

Land Comparable Sales Adjustment Grid						
Subject	LS 1 3035 Stockyard Rd.	LS2 3440 W. Broadway	LS 3NHN S. Reserve St.	LS4 5001 E. Harrier	LS 5 3603 Union Pacific St	
Sale Price/SF	\$5.98	\$8.36	\$22.17	\$10.28	\$22.52	
Real property rights conveyed	N/A	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
% Adjustment:	0%	0%	0%	0%	0%	
\$ Adjustment:						
Adjusted Sale Price/SF:						
Financing	N/A	Cash to Seller	Cash to Seller	Conventional	Cash to Seller Contract for Deed	
% Adjustment:		0%	0%	0%	0%	
\$ Adjustment:						
Adjusted Sale Price/SF:						
Conditions of sale	N/A	Normal	Normal	Normal	Normal	
% Adjustment:		0%	0%	0%	0%	
\$ Adjustment:						
Adjusted Sale Price/SF:						
Expenditures immediately after purchase	N/A	None	None	None	None	
% Adjustment:		0%	0%	0%	0%	
\$ Adjustment:						
Adjusted Sale Price/SF:						
Market conditions	Aug-20	Feb-21	Mar-21	Sep-23	Dec-23	
% Adjustment:	66%	57%	57%	11%	6%	
\$ Adjustment:	\$3.95	\$4.77	\$12.64	\$1.08	\$1.35	
Adjusted Sale Price/SF	\$9.93	\$13.13	\$34.81	\$11.36	\$23.87	
Location/Access	Good	Average	V.Good	V.Good	Average V.Good	
% Adjustment:		25%	-25%	-25%	25%	
\$ Adjustment:		\$2.48	-\$3.28	-\$8.70	\$2.84	
Size - SF	144,748	146,254	218,356	63,162	116,741 53,290	
% Adjustment:		0%	26%	-28%	-9%	
\$ Adjustment:		\$0.00	\$3.41	-\$9.75	-\$1.02	
Zoning	OP-3	SD/NRBC	C2-2	C1-4	C2-2 C2-4	
Comparison:	C1-4	Similar	Similar	Similar	Similar	
Overall Comparison		Equal	Superior -	Superior	Similar Equal -	
Adjusted Sale Price/SF	\$13.00	\$12.41	\$13.26	\$16.36	\$13.18 \$10.50	

bracketing: a process in which an appraiser determines a probable range of values for a property by applying qualitative techniques of comparative analysis to a group of comparable sales. The array of comparables may be divided into three groups - those superior to the subject, those similar to the subject, and those inferior to the subject. The adjusted sale prices reflected by the sales requiring downward adjustment and

those requiring upward adjustment refine the probable range of values for the subject and identify a value bracket in which the final value opinion will fall.

Because of the many variables involved in comparing sale properties to the subject property, the importance of the appraiser's judgment and opinion becomes obvious. In other words, the sales themselves do not alone directly indicate a value for the subject property, but these sales, once totally analyzed and correlated with experience and judgment, do help in the final value estimate.

All sales required upward adjustments for changing market conditions. Four of the five land sales required adjustments for smaller size. All of the properties are zoned similar to what could be expected for the Subject's highest and best use.

Comparable Sale No. 1 is the most similar and yields a value slightly under \$10.00 per square foot. Sales 2, 4, and 5 support a value of \$10.00 per square foot or slightly higher, while Sale 3 has the highest adjusted indication of \$16.36 per square foot, adjusted, however it is a much smaller tract.

Based on these five sales a correlated value of \$13.00 per square foot is supported for the Subject Site.

Estimated Value: 144,619 sf x \$13.00/sf = \$ 1,880,047

Final Value Estimate: \$1,880,000.00

RETURN ON INVESTMENT

As Developed to highest quality

Total Investment	\$13,904,793
Total Value on Completion	<u>(\$ 4,000,000)</u>
Total Return	\$ 9,904,793 rounded to \$9,900,000

\$ 9,900,000 Negative Return above Indicated Value
\$13,904,793 = .71.20 or 71.20% Negative Return on Investment

Overall Return on Investment equates to a **negative 71.20%**.

ECONMIC FEASIBILITY ANALYSIS:

As developed to low to average quality following the
Same steps as previously used

Correlated Value from the Income
And Sales Comparison Approaches \$2,500,000 As developed to average
quality

Less Total Cost of Renovation
& Land Value:

Renovation Costs \$ 9,100,000

Land Value Estimate \$ 1,880,000

Entrepreneurial Incentive
At 10% of cost \$ 910,000

Initial Lease up Costs \$ 138,802

Total Costs as Proposed (\$12,029,802)

(\$ 9,529,802) Excess Cost over value

FINAL INDICATION:

Negative \$9,500,000 (R)

RETURN ON INVESTMENT

As developed to low to average quality

Total Investment	\$12,029,802
Total Value on Completion	<u>(\$ 2,500,000)</u>
Total Return	\$ 9,529,802 rounded to \$9,500,000

\$ 9,500,000 Negative Return above Indicated Value
\$12,029,802 = .7897 or 78.97% Negative Return on Investment

Overall Return on Investment equates to a **negative 78.97%**.

For the Subject Property to be equal in value shown by the total cost when developed to the higher quality, by the Income Capitalization Approach, the overall gross rents would need to be approximately \$69.50 per square foot per year, and only slightly different for the lower quality finish. Neither are achievable in the Missoula market.

To achieve the same value by the Sales Comparison Approach, the property would need to generate a sales price of \$665.00 per square foot of improved area, and for a low to average quality building the sales price would require \$575.00 per square foot, again these are not supported by the Missoula market.

Additional Considerations:

A separate feasibility analysis has been prepared by Mr. Barron Peper, Principal Architect of Architecture of Belonging, registered Architect in Montana and Washington. Mr. Peper indicates that to make the building usage will require 100% renovation due to

the necessity of code compliance bringing the entire building up to modern code, and the structure up to 90% of modern code.

This would entail substantial upgrades to the existing framework, including structural reinforcement, adding new egress points, and installing a modern elevator. The roof structure would require complete removal and replacement with new, code-compliant framing, insulation, and waterproofing. Given the existing issues, this scope of work would involve stripping the building down to its core structure and essentially rebuilding from the foundation up, a costly and complex process for a structure of this age and condition. Not to mention the limitations in the plan layout of the building, and how that negatively impacts the options in how to utilize and rent the space.

With these extensive requirements, the physical and financial feasibility of salvaging the Old Post Hospital is drastically limited and perhaps entirely out of reach based on my findings. Any adaptive reuse would necessitate a substantial investment not only to address the building's existing decay but also to bring it up to modern standards—a cost that remains prohibitive given the building's current state and Missoula's market conditions. (excerpt from Peper study)

Mr. Peper goes on to discuss the cost of renovations which are needed along with the associated costs which are estimated to be \$11,400,000 with a contingency. Additionally, he further outlines the minimum costs necessary on a line-item basis and concludes a range from \$10,500,000 to \$11,300,000 without a planned contingency.

After this exercise is completed, Mr. Peper discusses the constraints of Missoula's market, and concludes the costs associated with renovation of the hospital building are too high to be supported even with full occupancy would not generate sufficient rental income to make the investment viable.

A copy of Mr. Peper's analysis and conclusions are contained in the Addenda for the reader's review.

Other Financial Considerations:

Other considerations which need to be considered are the availability of non-traditional funds to complete the project. These funds would be available through a number of programs from the federal, state and local governments. An exploration of these funding sources reveals the following:

Missoula Redevelopment Funding: Not available since the project is not in the Urban Renewal District

Montana Department of Commerce Historic Preservation Grants: Currently not available since the application period for the current funding period is over. Furthermore, if available and approved for the Subject project, the grant could not exceed \$500,000. Although a significant amount, the grant would not make an impact significant enough to put the project in a positive cash flow position.

Federal Historic Tax Credits: Not applicable since these are tax credits which are applied toward future net income streams and not directly for construction or rehabilitation costs. Funds for construction and rehabilitation are what is needed to make this project feasible and to make it progress, not tax credits against future income from the project, which will have a negative cash flow, or any other project or income stream from the developer.

Historic Tax Abatement: Not applicable for this project since this program abates future taxes on the project after completion and no funds are available for construction or rehabilitation.

New Market Tax Credits: Not applicable for this project which incentivizes community development and economic growth through the use of tax credits that attract private investment to distressed communities.

None of these programs are available for use on the subject project and will not be considered further.

Conclusion

Based on my analysis, as well as the lack of funds from public sources, along the analysis prepared by Barron Peper it is concluded the renovation and conversion of the structure from a hospital to a professional office building is not feasible and **the project as planned should be abandoned.**

RECONCILIATION AND FINAL CONCLUSION

The two approaches as developed after spending the costs of renovation and adding to that the estimated value of the land as if vacant, then adding a market related entrepreneurial incentive as well as the lease up costs to undertake the project, the result of all of that effort results in a **net loss of \$9,900,000 and \$9,500,00** respectively which equates to a **negative 71.20% and negative 78.97%** return on the investment for the higher and lesser quality building.

Based on this analysis, the renovation and conversion of the structure from a hospital to a professional office building or even a low to average quality office use is not feasible, and **the project as planned should be abandoned.**

This also indicates the building, as is, has a value of \$0, and should be demolished to allow the land to be redeveloped to its highest and best use. This is supported by the current land value of the Subject site which is estimated to be \$1,880,000 and is substantially greater than the development as planned which results in a negative **\$9,900,000 and \$9,500,000** respectively.

VALUE ESTIMATE AND CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Your appraiser has made a personal inspection of the property that is the subject of this report.

Thomas G. Stevens, MAI, SRA has not appraised the Subject Property or completed any type of real estate service in the three years immediately preceding engagement for this assignment. Furthermore, Thomas G. Stevens, MAI, SRA has no past, current or prospective interest in the property which is the subject of this appraisal and economic analysis and feasibility conclusion.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs and SRAs who meet the minimum standards of this program are awarded periodic educational certification. Thomas G. Stevens, MAI, has

completed the continuing education program for Designated Members of the Appraisal Institute, as well as the state of Montana licensing requirements.

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Based upon all the elements of which I am aware, and which could reasonably affect value, it is my opinion the estimated market value of the subject property's fee simple value, as is, and as it is proposed to be renovated and converted to a professional office building with consideration to a cash sale, and subject to the Hypothetical Condition as discussed in the body of this report, as of May 9, 2024, is:

Higher quality of finish

Value on Completion	\$4,000,000
Current Value – Land Value only:	\$1,880,000
Current Value - Building only:	\$0
As Proposed to be renovated and	
Converted to a professional office:	\$9,900,000 Excess cost over value
Overall Return on Investment	71.25% Negative

Low to Average quality of finish

Value on Completion	\$2,500,000
Current Value – Land Value only:	\$1,880,000
Current Value - Building only:	\$0
As Proposed to be renovated and Converted to a professional office:	\$9,500,000 Excess cost over value
Overall Return on Investment	78.97% Negative



Thomas G. Stevens, MAI, SRA
Montana General Certification
REA – RAG – LIC - 151

ADDENDA

Old Post Hospital Restoration

CSI	Item Code	Item Description	Takeoff Qty	Unit	Labor Total	Mat Total	Subs Total	Other Total	Grand Total
1000		General Conditions							
1040	0010	Project duration - 18 Months		months					
1040	0010	Project Manager - Home Office	42.000	week	117,600.00				117,600.00
1040	0050	Superintendent	75.000	week	195,000.00				195,000.00
1040	0050	Impact Fees	1.000	lsum				17,000.00	17,000.00
1040	0050	Sewer Development Fee	1.000	lsum				21,000.00	21,000.00
1060	0060	Builder's Risk Insurance **	1.000	lsum				10,900.00	10,900.00
1060	0060	Building Permit	1.000	lsum				43,000.00	43,000.00
1510	0010	Site Laborers (two men full time)	144.000	week	288,000.00				288,000.00
1510	0010	Temp Power Cost	16.000	mnth				19,200.00	19,200.00
1510	0010	Winter Conditions Cost - Concrete	4.000	mnth				10,000.00	10,000.00
1510	0010	Temp Heat Cost - Drywall / Plaster	28.000	week				16,800.00	25,200.00
1510	0010	Temporary Fencing	600.000	ft				7,200.00	7,200.00
1600	0012	Toilet Rental	18.000	mnth				5,940.00	5,940.00
1600	0012	Job Trailer/Site Office	18.000	mnth				40,500.00	40,500.00
1600	0020	Small Tools & Supplies	1.000	lsum		25,000.00			25,000.00
1600	0020	Fuel	18.000	mnth				8,100.00	8,100.00
1600	0020	Equipment Rental	18.000	mnth					57,600.00
1710	0010	Final Cleaning	65.000.000	sf					35,750.00
		General Conditions Total			600,600.00	25,000.00	357,500.000	199,640.00	926,990.00
2000		Sitework							
2090	0020	Excavation/Earthwork 31, 32, 33	1.000	lsum			329,000.00		329,000.00
2090	0020	Asphalt Paving/Markings/Site Signs	1.000	lsum			239,844.00		239,844.00
2090	0020	Survey/Staking	1.000	lsum			27,400.00		27,400.00
2090	0020	Fencing and Gates	1.000	lsum			37,000.00		37,000.00
2090	0020	Waste Removal / Dumpster 40 yrd	18.000	mnth				72,000.00	72,000.00
2090	0020	Landscaping & Sprinkler System	1.000	lsum			118,000.00		118,000.00
2090	0020	Lead Paint Remediation	1.000	lsum				160,000.00	160,000.00
2090	0020	Bird Droppings Remediation	1.000	lsum				25,000.00	25,000.00
2090	0020	Interior Demolition	1.000	lsum			186,000.00		186,000.00
		Sitework Total					937,244.00	257,000.00	1,194,244.00
3000		Concrete							
3355	0710	Site Concrete	1.000	lsum			130,151.00		130,151.00
3355	0710	Concrete Mech. Pads	1.000	lsum			7,500.00		7,500.00
3355	0710	Chemical Clean Concrete Wall & Stairs	1.000	lsum			36,000.00		36,000.00
3355	0710	Elevator Tower Complete	1.000	lsum			223,000.00		223,000.00
		Concrete Total					396,651.00		396,651.00
5000		Steel							
5100	0001	Welding Rod/Wire/Grinding/Gas	1.000	lsum		2,500.00			2,500.00
5100	0001	Guard Rails New & Repair	400.000	lf	20,000.00	12,000.00			32,000.00
5100	0001	Bike Racks (Galvanized)	12.000	ea	3,000.00	1,200.00			4,200.00
5100	0001	Bollards	9.000	ea				4,950.00	4,950.00
5100	0001	Misc Steel Fabrications	1.000	lsum	25,600.00	5,000.00			30,600.00
		Steel Total			48,600.00	20,700.00		4,950.00	74,250.00

Old Post Hospital Restoration

CSI	Item Code	Item Description	Takeoff Qty	Unit	Labor Total	Mat Total	Subs Total	Other Total	Grand Total
6000 Wood & Plastics									
6100	0680	Rough Carpentry inc Plywood Diaphragm	1.000	Isum	220,000.00	135,000.00			355,000.00
6100	0680	Existing Woodork Restoration	1.000	Isum	155,000.00	55,000.00			210,000.00
6100	0680	Wood Trusses Repair	1.000	Isum	37,600.00	17,500.00			55,100.00
6100	0680	Architectural Casework	1.000	Isum			153,722.00		153,722.00
6100	0680	Solid Surface Counter Tops	1.000	Isum			43,593.00		43,593.00
6100	0680	Storage & Janitor's Shelving	1.000	Isum	2,200.00	1,872.00			4,072.00
6100	0680	Misc. Materials	1.000	Isum		35,000.00			35,000.00
Wood & Plastics Total					414,800.00	244,372.00	197,315.00		856,487.00
7000 Thermal & Moisture Protection									
7200	0040	Thermo/Sound Insulation	1.000	Isum			42,000.00		42,000.00
7600	0005	New Roofing - Inc Gable Repair	1.000	Isum			358,700.00		358,700.00
7600	0005	Gutters & Downspouts	1.000	Isum			23,500.00		23,500.00
7600	0190	Sprayfoam Insulation	1.000	Isum			36,300.00		36,300.00
Thermal & Moisture Protection Total							460,500.00		460,500.00
8000 Doors & Windows									
8100	0010	Door/Frames/Hardware	1.000	Isum	32,050.00	64,147.00			96,197.00
8100	0010	Wood Casement Windows	1.000	Isum	38,720.00	140,000.00			178,720.00
Doors & Windows Total					70,770.00	204,147.00			274,917.00
9000 Finishes									
9200	9300	Plaster Finishes	1.000	Isum			240,000.00		240,000.00
9250	0010	Gypsum Wall Board	1.000	Isum			88,000.00		88,000.00
9250	0010	FRP - Janitor's Closets	360.000	sf	900.00	720.00			1,620.00
9700	0010	Ceramic Tile - Restrooms	1.000	Isum			30,208.00		30,208.00
9700	0010	Flooring & Base Package	1.000	Isum			302,400.00		302,400.00
9900	0010	Interior & Exterior Painting & Staining	1.000	Isum			229,420.00		229,420.00
Finishes Total					900.00	720.00	890,028.00		891,648.00
10000 Specialties									
10260	0010	Signage Interior & Exterior	1.000	Isum	2,600.00	8,898.00			11,498.00
10260	0010	Wall and Door Protection	1.000	Isum	1,600.00	2,300.00			3,900.00
10260	0010	Toilet & Janitorial Accessories	1.000	Isum	2,870.00	7,785.00			10,655.00
10260	0010	Fire Extinguishers & Cabinets	1.000	Isum	872.00	2,925.00			3,797.00
Specialties Total					7,942.00	21,908.00			29,850.00
12000 Furnishings									
12500	0010	Roller Window Shades	1.000	Isum			28,500.00		28,500.00
Furnishings Total							28,500.00		28,500.00
14000 Conveying Systems									
14210	0010	Elevator 4 Stop	1.000	Isum			450,000.00		450,000.00
Conveying Systems Total							450,000.00		450,000.00
15000 Mechanical									

Old Post Hospital Restoration

Percent	Amount	Category	Job Cost Phase
14.49 %	1,143,612.00	Labor	
6.55 %	516,847.00	Material	
72.28 %	5,705,238.00	Subcontractor	
0.84 %	66,000.00	Equipment	
5.85 %	461,590.00	Other	
		User	
	7,893,287.00	Net Costs	
15.00 %	1,183,993.05	Overhead & Profit	
20.00 %	1,578,657.40	Contractor's Contingency	
	10,655,937.45	Subtotal	
	85,050.00	Performance Bond	
	10,740,987.45	Total Estimate	

Improved Sale No. 1
Reference No.: IS-1029
MLS No.: 22116895
Photograph Date: 2022

Grantor: H&S, LLC
Grantee: Advanced Material Solutions, LLC



Date of Sale: 01/28/2022
Recording Date: 01/31/2022
 Bk.1070, Pg. 1327

Sale Price: \$1,820,000
Terms: Cash to Seller

Location: 2920 Garfield Street, Missoula, Montana 59801

Legal Description: TREASURE STATE ADDITION, S32, T13 N, R19 W, BLOCK 2, Lot 18 - 21

Parcel No.: 0000265406

Property Description:

Site:

Area: 0.298 AC/ 13,000 SF
Frontage: Garfield St. & Agnes
Topography: Level
Access: Average
Utilities: All to Site
Zoning: C1-4
Other: None

Improvements:

Building Type: Commercial
Year Built: 1979
Construction: Wood Frame
GBA: 8,250 SF
Condition: Good
Number of Units: 1
Site Improvements: Parking Lot
Other: None

Income & Expense Data:

EGI: N/A
Operating Expenses: N/A
NOI: N/A

Sale Analysis:

Ro: N/A
\$/SF: \$220.61
\$/unit: N/A

Land to Building Ratio: 1.576:1

Exposure Time: 91 Days

Comments: At the time of sale, this office building was occupied by a law firm. Each level is 2,750 square feet in the three-story structure with a daylight basement. There is a reception area, numerous private offices, two conference rooms, open work areas, break room with full kitchen, support rooms, and restrooms. This building is supported by air conditioning and an off-street parking lot. This building was remodeled in 2001.

The original listing price \$1,950,000 or \$236.36 per square foot.

Improved Sale No. 2

Reference No.: IS-1304
MLS No.: 22215009
Photograph Date: 2023



Grantor: Radio Way, LLC
Grantee: Grant Creek Properties, LLC

Date of Sale: 12/28/2022
Recording Date: 01/03/2023
Bk.1084, Pg. 1333

Sale Price: \$1,800,000
Terms: Conventional

Location: 2700 Radio Way, Missoula, Montana 59808

Legal Description: J S CORP SUBDIVISION - PHASE 2, S18, T13 N, R19 W, Lot 3

Parcel No.: 0002178308

Property Description:

Site:

Area: 0.693 AC/ 30,196 SF
Frontage: Radio Wy.
Topography: Level
Access: Average
Utilities: All to Site
Zoning: C2-4
Other: None

Improvements:

Building Type: Commercial
Year Built: 1997
Construction: Wood Frame
GBA: 5,932 SF
Condition: Very Good
Number of Units: 1
Site Improvements: Parking Lot
Other: None

Income & Expense Data:

EGI: N/A
Operating Expenses: N/A
NOI: N/A

Sale Analysis:

Ro: N/A
\$/SF: \$303.44
\$/unit: N/A

Land to Building Ratio: 5.090:1

Exposure Time: 78 Days

Comments: This is the sale of a one-story professional office building. There is a reception area, numerous open work areas, private offices, and conference rooms along with a break room with kitchen, support rooms, and two multi-fixture restrooms. This improvement was remodeled at an unknown date and the building is supported by air conditioning and an off-street parking lot. This property was purchased for a CostCare Clinic.

This property sold for the original listing price in this transaction.

Improved Sale No. 3

Reference No.: IS-1294
MLS No.: 22205426
Photograph Date: 2023



Grantor: Strand Avenue Building, LLC
Grantee: Strand Avenue Investments, LLC

Date of Sale: 05/24/2023
Recording Date: 05/25/2023
Bk.1088, Pg. 1203

Sale Price: \$1,475,000
Terms: Conventional

Location: 1135 Strand Avenue, Missoula, Montana 59801

Legal Description: UNION ADDITION, S28, T13 N, R19 W, BLOCK 35, Lot 10 - 12

Parcel No.: 0001696927

Property Description:

Site:

Area: 0.308 AC/ 13,398 SF
Frontage: Strand Ave. & Oxford St
Topography: Level
Access: Average
Utilities: All to Site
Zoning: C1-1
Other: None

Improvements:

Building Type: Commercial
Year Built: 1979
Construction: Wood Frame
GBA: 8,554 SF
Condition: Average
Number of Units: 4
Site Improvements: Parking Lot
Other: None

Income & Expense Data:

EGI: N/A
Operating Expenses: N/A
NOI: N/A

Sale Analysis:

Ro: 6.67%
\$/SF: \$172.43
\$/unit: N/A

Land to Building Ratio: 1.566:1

Exposure Time: 410 Days

Comments: This commercial building was occupied by 4 tenants including a CPA firm, a salon, and other businesses, at the time of sale. However, this building could also support single-tenant occupancy. There is 4,126 square feet on the main level, 4,428 square feet on the second level, along with a 1,032-square foot unfinished storage basement. This improvement has air conditioning. There is an off-street parking lot available.

The original listing price was \$1,800,000, which equates to \$210.43 per square foot.

Improved Sale No. 4
Reference No.: IS-1305
MLS No.: 30002576
Photograph Date: 2023

Grantor: TSX025, LLC
Grantee: Who Cares We Care, LLC



Date of Sale: 05/31/2023
Recording Date: 05/31/2023
 Bk.1095, Pg. 619

Sale Price: \$1,450,000
Terms: Cash to Seller

Location: 5735 West Harrier, Missoula, Montana 59808

Legal Description: MISSOULA DEVELOPMENT PARK - PHASE 3C, S36, T14 N, R20 W, Lot 8

Parcel No.: 0004184956

Property Description:

Site:

Area: 0.770 AC/ 33,541 SF
Frontage: W. Harrier
Topography: Level
Access: Average
Utilities: All to Site
Zoning: M1-2
Other: None

Improvements:

Building Type: Commercial
Year Built: 2019
Construction: Wood Frame
GBA: 5,148 SF
Condition: Very Good
Number of Units: 1
Site Improvements: Parking Lot
Other: None

Income & Expense Data:

EGI: N/A
Operating Expenses: N/A
NOI: N/A

Sale Analysis:

Ro: N/A
\$/SF: \$281.66
\$/unit: N/A

Land to Building Ratio: 6.515:1

Exposure Time: 72 Days

Comments: This is the sale of a professional office building that was occupied by Missoula Property Management, at the time of sale. It has 3,424 square feet on the main level, 988 square feet of finished basement area, and a 736-square foot shop area. There is a reception area, numerous open work areas, private offices, and one conference room along with a break room with kitchen, support rooms, and three restrooms. This improvement is supported by air conditioning and an off-street parking lot.

This property was originally listed for \$1,499,000 or \$291.18 per square foot.



FORT MISSOULA COMMONS

Architect's Feasibility Letter

CLIENT NAME: Kenneth Wolf and Max Wolf

PROJECT: Fort Missoula Commons

ADDRESS: 4751 Broadway, Denver, CO 80216

DATE: Tuesday, November 6th, 2024

Dear Mr. Kenneth and Max Wolf,

After thorough review of the Old Post Hospital documentation, previous feasibility studies, and the extensive documentation on previous restoration efforts, I am submitting this professional opinion regarding the economic viability of restoring the historic structure. My findings, which incorporate an estimated cost analysis and rough outline of redevelopment efforts, lead me to conclude that the building is not economically salvageable. While the property holds historical value, the financial demands associated with a complete restoration are exorbitant, and beyond what can feasibly be recouped in the current market. Below, I have detailed the findings and recommendations based on these assessments.

1. Historical Overview of the Old Post Hospital

Constructed in 1911, the Old Post Hospital served as a medical facility during the operational years of Fort Missoula. Following the fort's closure in 1948, the building has seen multiple ownership changes and restoration attempts, each hindered by a lack of funding, legal challenges, or restrictive zoning regulations. Over the years, the hospital has suffered extensive physical decay, exacerbated by fire, water damage, vandalism, and a series of poorly executed repairs. During that time, the cost of construction has only increased.

2. Summary of Past Restoration Efforts

Previous efforts to restore and repurpose the building, dating back to the 1960s, have consistently failed to secure the necessary funding and regulatory support. The most recent attempt in 2019, led by FAE Missoula Hospital, LLC, included a robust renovation plan to provide housing and community amenities. However, this proposal was ultimately denied by the Historic Preservation Commission, adding to the project's history of regulatory and

financial obstacles. These past efforts underscore the consistent challenges associated with revitalizing the building in a sustainable, economically viable way.

3. Structural and Code Requirements

To repurpose the Old Post Hospital for any modern use, the building must meet current structural, accessibility, and safety codes—a significant challenge given the current state of the structure. Decades of neglect have left the building in severe disrepair, with visible damage throughout. The building has been compromised by structural dry-rot, extensive water damage, and previous fire damage to the roof. This decay has only worsened over time, particularly due to prolonged exposure to the elements and inadequate repairs in past decades.

The exterior walls, though generally in better shape than the interior, still show signs of deterioration, with cracks in the stucco and visible wear on architectural elements. Inside, areas of the ceiling have collapsed due to water damage, and mold is widespread, particularly in spaces where walls have absorbed moisture for decades. The roof, heavily damaged from previous fires, remains in precarious condition, with structural framing compromised by charred and weakened materials.

To make this building usable and code-compliant, a 100% renovation is necessary, which would require bringing the entire building up to modern code, and the structure up to 90% of modern code. This would entail substantial upgrades to the existing framework, including structural reinforcement, adding new egress points, and installing a modern elevator. The roof structure would require complete removal and replacement with new, code-compliant framing, insulation, and waterproofing. Given the existing issues, this scope of work would involve stripping the building down to its core structure and essentially rebuilding from the foundation up, a costly and complex process for a structure of this age and condition. Not to mention the limitations in the plan layout of the building, and how that negatively impacts the options in how to utilize and rent the space.

With these extensive requirements, the physical and financial feasibility of salvaging the Old Post Hospital is drastically limited and perhaps entirely out of reach based on my findings. Any adaptive reuse would necessitate a substantial investment not only to address the building's existing decay but also to bring it up to modern standards—a cost that remains prohibitive given the building's current state and Missoula's market conditions.

4. Cost Estimate and Economic Viability

To present a thorough analysis, I've employed two approaches to cost estimating: cost per square foot and a more detailed breakdown by project scope using the CSI MasterFormat Divisions. Together, these methods provide a view of the financial scope of the project, aiding in early feasibility analysis.

Method 01: Cost/SF

One approach often used in early-stage cost estimating, particularly for large-scale projects, is to calculate based on cost per square foot. This industry-standard method provides a range that reflects the type and quality of work anticipated, typically ranging from \$300–\$550 per

square foot. Factors influencing this range include the level of workmanship, remediation required, design complexity, finishes, and the extent of structural or envelope changes necessary to bring the building up to code.

Restoring the Old Post Hospital to a usable, code-compliant structure would entail prohibitively high costs. Drawing on my experience as a registered architect in Washington and Montana, where I have managed restoration and remodel projects, I estimate the required costs for this project at approximately \$375–\$475 per square foot. These costs are particularly challenging in Missoula's market, as they far exceed the building's potential to recoup value through leasing or other income-generating uses.

For the Old Post Hospital, a 20,000-square-foot structure, these per-square-foot costs translate to:

- Base Estimate: \$7,500,000 (20,000 sq. ft. x \$375/sq. ft.)
- Conservative Estimate: \$9,500,000 (20,000 sq. ft. x \$475/sq. ft.)

Including a 20% contingency to account for significant unknowns associated with the building's current condition, these estimates adjust to:

- Base Estimate with Contingency: \$9,000,000
- Conservative Estimate with Contingency: \$11,400,000

This contingency is essential to address potential unforeseen conditions that may arise during restoration.

Exclusions: This estimate covers only the building structure itself. It does not include costs for landscaping, sidewalks, parking, and other exterior site amenities. Additionally, soft costs for architecture, engineering, permitting, consultants, and related services are excluded. Factoring in these additional expenses, I would estimate the total project cost for feasibility purposes to be closer to \$12 million.

Method 02: CSI MasterFormat Divisions

The second approach, breaking down costs by CSI MasterFormat Divisions, allows for a more detailed look at the distinct components involved in a restoration project of this scale and complexity. This method separates costs by specific construction elements—such as site work, structural work, and mechanical systems—giving insight into where investments will be needed and identifying any particular areas of high cost.

On a project of this complexity, I estimate costs in the following ranges:

Division	Description	Estimated Cost Range
1000 General Conditions	Construction administration, superintendent, temporary facilities (e.g., heating, toilets)	\$900,000 - \$950,000

2000 Site Work	Excavation, landscaping, paving, hazardous materials remediation	\$1,150,000 - \$1,200,000
3000 Concrete	Site concrete, chemical cleanup, mechanical pads, elevator foundations	\$380,000 - \$420,000
5000 Steel	Welding, guardrails, bike racks, bollards, miscellaneous steel	\$70,000 - \$80,000
6000 Wood and Plastics	Rough carpentry, wood restoration, roof framing, casework, shelving	\$825,000 - \$875,000
7000 Thermal Moisture Protection	Insulation, roofing, gutters, downspouts, spray foam	\$450,000 - \$500,000
8000 Doors and Windows	Doors, hardware, frames, windows	\$260,000 - \$290,000
9000 Finishes	Plaster, drywall, tile, flooring, painting (interior & exterior)	\$870,000 - \$920,000
10000 Specialties	Signage, toilet partitions, fire extinguishers, cabinets	\$28,000 - \$32,000
12000 Furnishings	Window coverings	\$25,000 - \$30,000
14000 Conveying Systems	Elevator and equipment, call buttons	\$440,000 - \$460,000
15000 Mechanical	HVAC & plumbing systems	\$1,400,000 - \$1,500,000
15400 Fire Protection Systems	Fire sprinklers, fire suppression system	\$360,000 - \$390,000
16000 Electrical	Electrical service, lighting, data, fire alarm systems	\$460,000 - \$490,000

General Contractor Overhead & Profit	Contractor's business costs and profit on the project	\$1,150,000 - \$1,200,000
Contingency	20% for unforeseen conditions	\$1,500,000 - \$1,600,000
Bonding	Bonding costs	\$80,000 - \$90,000

Total Estimated Cost Range: \$10,500,000 - \$11,300,000

This second approach offers a more granular understanding of costs and provides flexibility for adjustments in specific areas. These figures, along with the square footage estimate, underscore the challenges posed by restoration costs in the current market. Further detailed investigation and input from qualified contractors will be needed as design and planning advance.

Missoula's Market Constraints

Beyond the high restoration costs, Missoula's real estate market cannot bear the economic weight of this project. Local office rental rates fall significantly short of what would be needed to cover both restoration and ongoing operational costs for a \$10-12 million investment in a single historic building. Even with full occupancy, an office or mixed-use development would not generate the rental income required to make this investment viable. This conclusion is supported by other professional reports, and my experience confirms their assessment: the market simply cannot support this project in a way that makes financial sense.

Historical Context and Opportunity Cost

Previous restoration attempts provide clear evidence of these financial constraints. Multiple efforts to save and repurpose the Old Post Hospital failed due to similar economic challenges, despite various funding proposals, rezoning efforts, and community interest. The regulatory and funding pathways that might have supported the project decades ago no longer align with today's economic realities, especially in a market like Missoula's, where both rents and property values are unable to support the capital outlay required for a project of this scale.

Given the extensive decay and rising restoration costs over the years, I do not believe any other professional assessment would conclude differently. The costs are simply too high, and Missoula's current market does not have the capacity to absorb such an investment in a feasible or sustainable way. The conclusion is clear: while the Old Post Hospital has historical value, the financial reality of restoring it has rendered that vision unattainable. Demolition, followed by a new development that can better serve Missoula's current needs for housing, community spaces, and amenities, is the most practical and beneficial path forward.

5. Conclusion and Recommendation

In my professional opinion, based on both the extensive history of unsuccessful restoration attempts and the current economic realities, I recommend demolition of the Old Post Hospital. This will allow the property to be redeveloped in a way that aligns with Missoula's growing demand for housing, amenities, and community spaces. While it is unfortunate that the building's restoration is no longer feasible, it is equally regrettable to see this valuable property go underutilized in a community that is in urgent need of development and vitalized public spaces.

Sincerely,



Barron Peper

Principal Architect | Architecture of Belonging
Registered Architect in MT & WA
LEED Green Associate

QUALIFICATIONS OF THOMAS G. STEVENS, MAI, SRA

P.O. BOX 8287
MISSOULA, MONTANA 59807-8287

EXPERIENCE:

- 1971 – 1974 Vice-President, Pool Mortgage Company, Oklahoma City, Oklahoma. Full-time appraisal experience in all types of residential, commercial and special purpose properties. Commercial loan production and placement, underwriting credit and analysis of commercial projects. Supervision of residential and commercial financing.
- May 1974 - Appraiser, Stillwater Savings & Loan Assn., Stillwater, Oklahoma.
- July 1976 Appraising all types of residential, commercial and multi-family properties for the Association, or reviewing all appraisals for loan applications both from the home and branch offices. Responsibilities also included origination and servicing of all construction loan activities for the Association.
- July 1976 - Vice-President, Chief Appraiser, Loan Manager, Stillwater Savings
December 1977 and Loan Association, Stillwater, Oklahoma. Included Appraising or reviewing all appraisals on residential, commercial and multi-family properties for the Association. Also included all day-to-day supervision of the home office loan department and reviewing and underwriting all loan applications from both the home and branch offices, setting forth formal policies and procedures for the operation of the loan department.
- December 1977- Working under the supervision of C. Robert White, MAI, an
October 1978 independent real estate appraisal firm, appraising all types of residential, commercial and special purpose properties throughout the State of Montana. Missoula, Montana.
- October 1978 - Formed the firm White-Stevens, Ltd., Missoula, Montana.
- August 1985 An independent real estate appraisal firm, appraising all types of residential, commercial and special purpose properties throughout the State of Montana. The principals in the firm were C. Robert White, MAI, and Thomas G. Stevens, MAI

August 1985 Firm restructured under the name of Stevens, Stuckey, & Co.
December 1992- Firm restructured under the name Stevens Co.
Present Stevens Co. is a full service, independent real estate appraisal firm serving clients throughout the State of Montana.

Stevens Co.
P.O. Box 8287, Missoula, MT 59807-8287
Telephone: 406-721-5454
tom@stevenscompany.net

EDUCATION:

University of Montana, 1966 – 1970

B.S. Business Administration/Economics

A.I.R.E.A. (Now Appraisal Institute) Courses

Basic Real Estate Appraisal Principles and Practices

Capitalization Theory and Techniques

Case Studies in Real Estate Valuation (1980, 1989)

Litigation Valuation

Real Estate Investment Analysis

Advanced Income Capitalization

Society of Real Estate Appraisers (Now Appraisal Institute)

Narrative Report-Writing Seminar, R-2 Examination

Mortgage Bankers Association of America

Course 1, Basic Principles

Course 2, Income Property Financing

Current Seminars

Valuation of Buildings for Insurance Purposes

Highest and Best Use

Litigation Valuation

Feasibility, Market Analysis, Investment Timing & Option Value

Standards of Professional Practice

Computer Applications – Income Feasibility Studies

Professionals Guide to the URAR

The Appraiser as an Expert Witness

Appraising Convenience Stores

National USPAP Update

Appraisal Review - General

Litigation Skills for the Appraiser

Hotel/Motel Valuation and Investment Seminar

Environmental Considerations in Real Property Valuation

Understanding Limited Scope Appraisals

Appraisal Curriculum Overview

Partial Interest Valuation, Divided

Partial Interest Valuation, Undivided

Data Confirmation and Verification Methods

Uniform Standards for Federal Land Acquisitions

Effective Appraisal Writing

Subdivision Valuation

Appraising from Blueprints and Specifications

Business Practices and Ethics

Analyzing Commercial Lease Clauses

Condominium, Co-Ops, and Planned Unit Developments

30 Specialized Appraisal Issues

Advanced Income Capitalization

Small Hotel/Motel Valuation

The Appraiser as an Expert Witness

Appraisal Review-Commercial

Valuation of Conservation Easements

EDUCATIONAL CERTIFICATION:

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs and SRAs who meet the minimum standards of this program are awarded periodic educational certification. Thomas G. Stevens, MAI, SRA has completed the requirements under the continuing education program of the Appraisal Institute.

GENERAL:

- 1978 Elected to Residential Membership, American Institute of Real Estate Appraisers, receiving the RM Designation now Appraisal Institute).
- 1979 Elected as a Senior Residential Appraiser, Society of Real Estate Appraisers, receiving the SRA Designation now Appraisal Institute).
- 1980 Elected to Membership, American Institute of Real Estate Appraisers, receiving the MAI Designation (now Appraisal Institute).
- 1992 Montana Certified General Real Property Appraiser, Certificate No. 151.
- 1982-83 Secretary-Treasurer, American Institute of Real Estate Appraisers, Chapter #50.
- 2011 Appointed by Governor Brian Schweitzer to a 3-year term on the State of Montana regulatory Board of Real Estate Appraisers. Served as Chairman all three years.
- 2014 Re-Appointed by Governor Steve Bullock to an additional 3-year term on the State of Montana regulatory Board of Real Estate Appraisers. Served as Chairman all three years.
- 2016 Re-Appointed by Governor Steve Bullock to an additional 3-year term on the State of Montana regulatory Board of Real Estate Appraisers. Served all three years as Chairman.

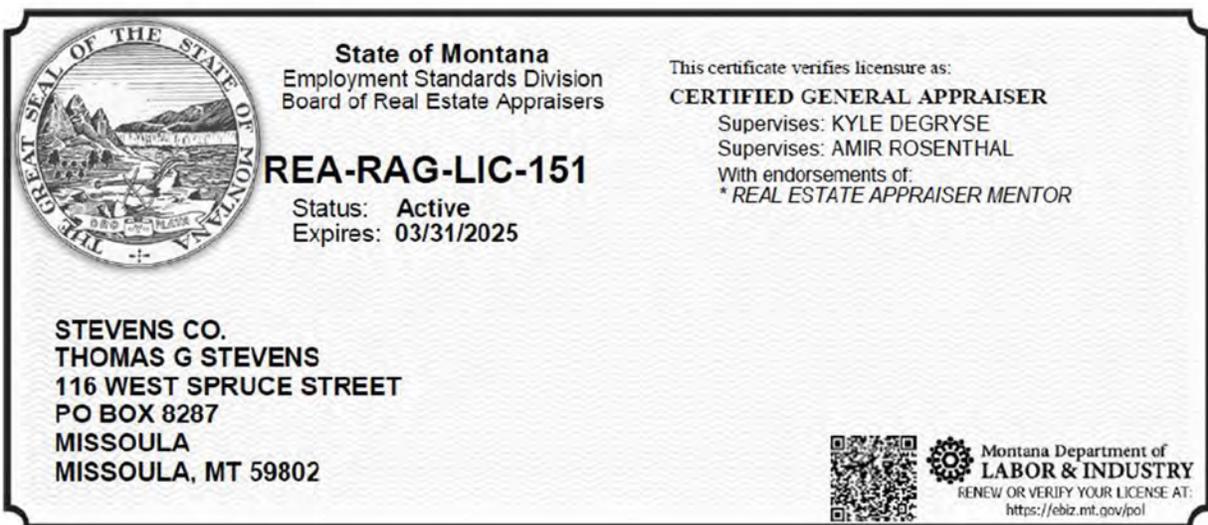


EXHIBIT 6

REAL ESTATE INFORMATION

- **LETTER FROM DAVID A. LEMM,
BROKER/OWNER - LEMM REAL ESTATE LLC**
- **MONTANA LISTING SERVICE (MLS) -
ACTIVE AS OF 3.19.24**
- **CIRCA OLD HOUSE LISTING –
ACTIVE AS OF 3.19.24**
- **SUPPLEMENTAL DOCUMENTS**



Lemm Real Estate, LLC

June 24, 2024

To: Mr. David Gray – DVG Architecture and Planning P.C.

From: David A. Lemm – Lemm Real Estate, LLC.

Listing broker for 3255 Lt. Moss Rd, Fort Missoula, MT

Re: Old Post Hospital- 3255 Lt. Moss Rd, Fort Missoula, MT

As per your request I am responding to your email regarding individuals or interested parties who have contacted me about my listing on the Old Post Hospital. This is being updated from the previous response dated May 30, 2024. To date:

- 1.) I have had at least 12 email inquiries on the OPH. Each email was followed up with information on the property such as
 - Link for a virtual tour of the property
 - Floor plans on the building
 - Contact information to a Montana moving company out of Kalispell that contact me stating that they would have an interest in helping someone move the building at some future date.
- 2.) Phone Calls and Texts: I have had over 8 phone calls and texts from interest parties. Most of the calls/texts did not result in any strong interest or desire to take on the project/cost of moving the OHP. However, I am in continued contact with a gentleman that has done some of his own due diligence and may want to view the property in the near future.
- 3.) I have a no new showings of the property since my last update.
- 4.) I have not had any interest from anyone affiliated with “Save the Fort” that I am currently aware of.

- 5.) Property Listings: Currently the property has been listed on the CIRCA Old House website and the Montana Regional MLS since March 19, 2024.
- 6.) Days On Market as of this update: 97 days
- 7.) As of this report. I am not finding any commercial comparables for any buildings that are currently listed or recently sold in the MLS that require being moved from the property.
- 8.) I have also included from Crexi.com (The commercial website for posting commercial properties for sale/lease) and the Missoula MLS the number of views specifically to this listing since it was inputed on both sites.

That is the extent of the activity on the property as of this date.

Please let me know if you need further information or have any questions please feel

Free to contact me at your convenience.

Regards,

David A. Lemm

David A. Lemm
Broker/Owner

Cell: 406-439-9555

111 N. Higgins Ave., Ste 421
Missoula, MT 59802

Email: lemmrealestate@msn.com

Website: www.lemmrealestate.com

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Property Client 360 Property View

3255 LT. Moss Road, Fort Missoula, Missoula, MT 59801

MLS#: **30021287**
 Status: **Active**

Prop Type: **Commercial Sale**
 Sub Type: **Building Only**

Price: **\$10**
 DOM/CDOM: **97/97**



Unit:	Geocode: 04220031321100000
City Limits: Yes	County: Missoula
Yr Built: 1911	Subdiv: FORT MISSOULA
Lot Size: 0 ac 0 sqft	\$/SqFt: \$0.00
	Tot Bldg SqFt: 20,822

Business Details

Gross Income Range: _____ Occupant Type: **Vacant**

Interior Features

Flooring: _____ Basement: **No**

Exterior Features

Construction:	Stories Abv Grnd: Three Plus
Waterfront: No	Foundation: Poured Concrete
	Community Feat: _____

Systems & Utilities

Public Remarks

Old Post Hospital located a Fort Missoula. This Historic building only (No land transfers with the sale) is being offered for sale. The building must be moved from the property. This building served as a hospital until 1947 when it was decommissioned. After it was utilized as medical office space until 2015. It features 3 floors each +/-5,000 sq.ft. with a lower level walk up basement. Building total approximately +/- 20,822 sq.ft. The seller's are offering this to the investor, contractor, developer for \$10.00 (Ten Dollars). The seller's will provide up to \$100,000 (One Hundred Thousand Dollars) moving credit to help defer moving and transition costs. For more information or showings please contact David A. Lemm 406-439-9555 or your real estate professional.

Legal/Taxes

Assessor #: 0005905605	SID(s) Included: No	Covenant: No
Zoning: /	SID Annual Amt: _____	School Dist: _____
Taxes: \$0	SID Est Tot Payoff: _____	
Tax Year: 2024	SID Features: _____	
Legal Desc: BUILDING FOR SALE ONLY: NO REAL PROPERTY TRANSFERRED WITH SALE		
Tax Remarks: BUILDING FOR SALE ONLY: NO REAL PROPERTY TRANSFERRED WITH SALE		
Lease Term Remarks: _____		

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.



Property Client 360 Property View



CIRCA

Old Houses For Sale and Historic Real Estate Listings

Old Post Hospital – Fort Missoula, MT: MUST BE MOVED!

\$10

📍 3255 LT Moss Road Missoula, MT 59804



📍 Old Post Hospital – Fort Missoula, MT: MUST BE MOVED!

Contact Information



👤 David Lemm
📞 (406) 439-9555
✉ lemmrealestate@msn.com

Description

Old Post Hospital located a Fort Missoula. This Historic building only (No land transfers with the sale) is being offered for sale. The building must be moved from the property. This building served as a hospital until 1947 when it was decommissioned. After it was utilized as medical office space until 2015. It features 3 floors each +/-5,000 sq.ft. with a lower level walk up basement. Building total approximately +/- 20,822 sq.ft. The seller's are offering this to the investor, contractor, developer for \$10.00 (Ten Dollars). The seller's will provide up to \$100,000 (One Hundred Thousand Dollars) moving credit to help defer moving and transition costs.

Detail

Property ID:580547

Price:\$10

Square Footage:20882

Bathrooms:5

Year Built:1911

Property Type: Commercial, Multi-
Family, Single-Family

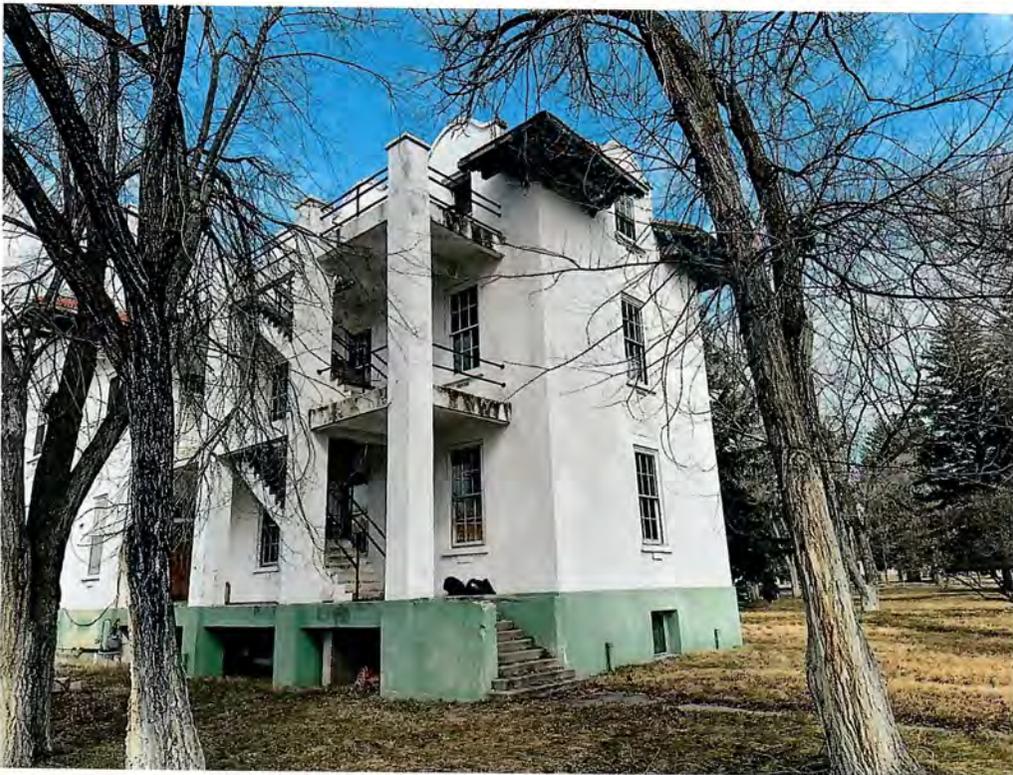
Property Status:For Sale

Features

[A House Converted From Something Else \(a Church, Lighthouse, Mill, etc.\)](#)

Property images



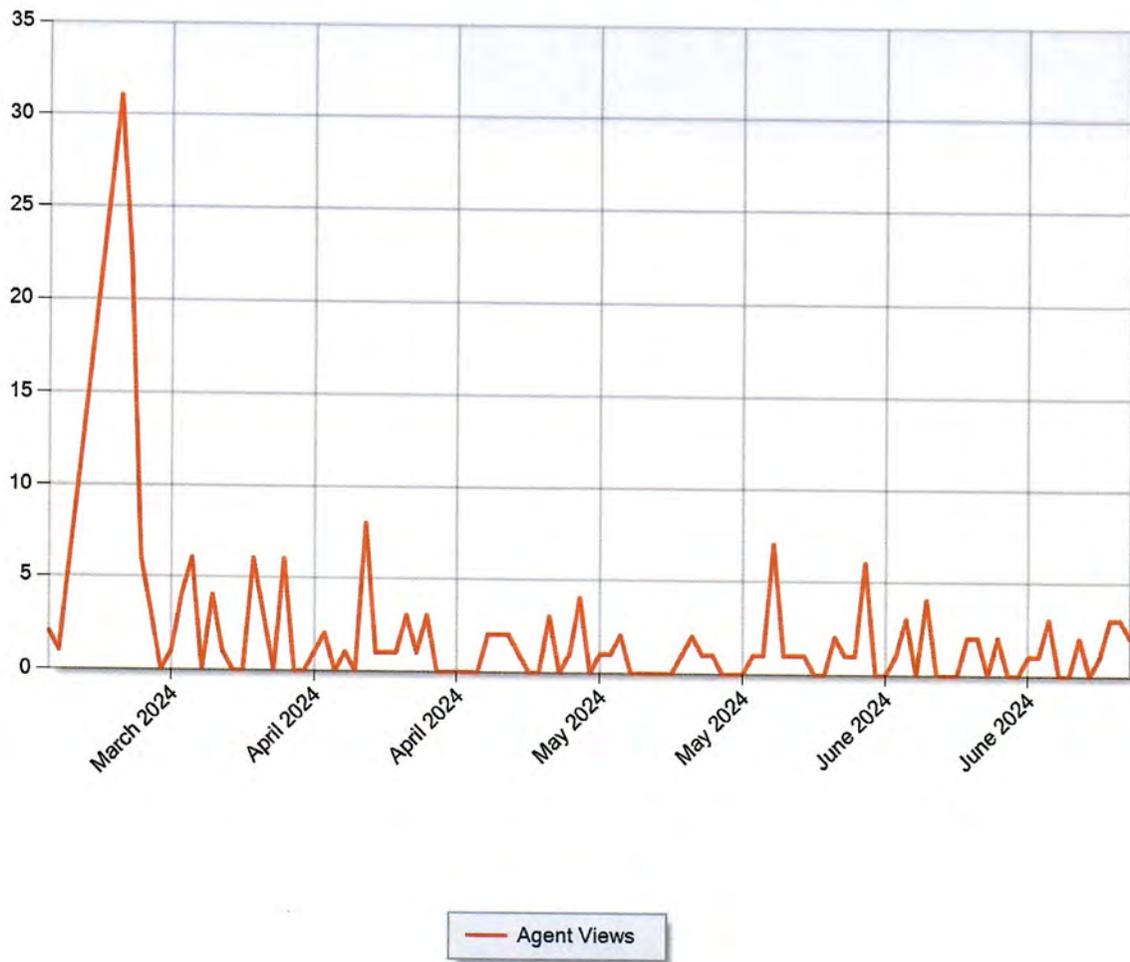




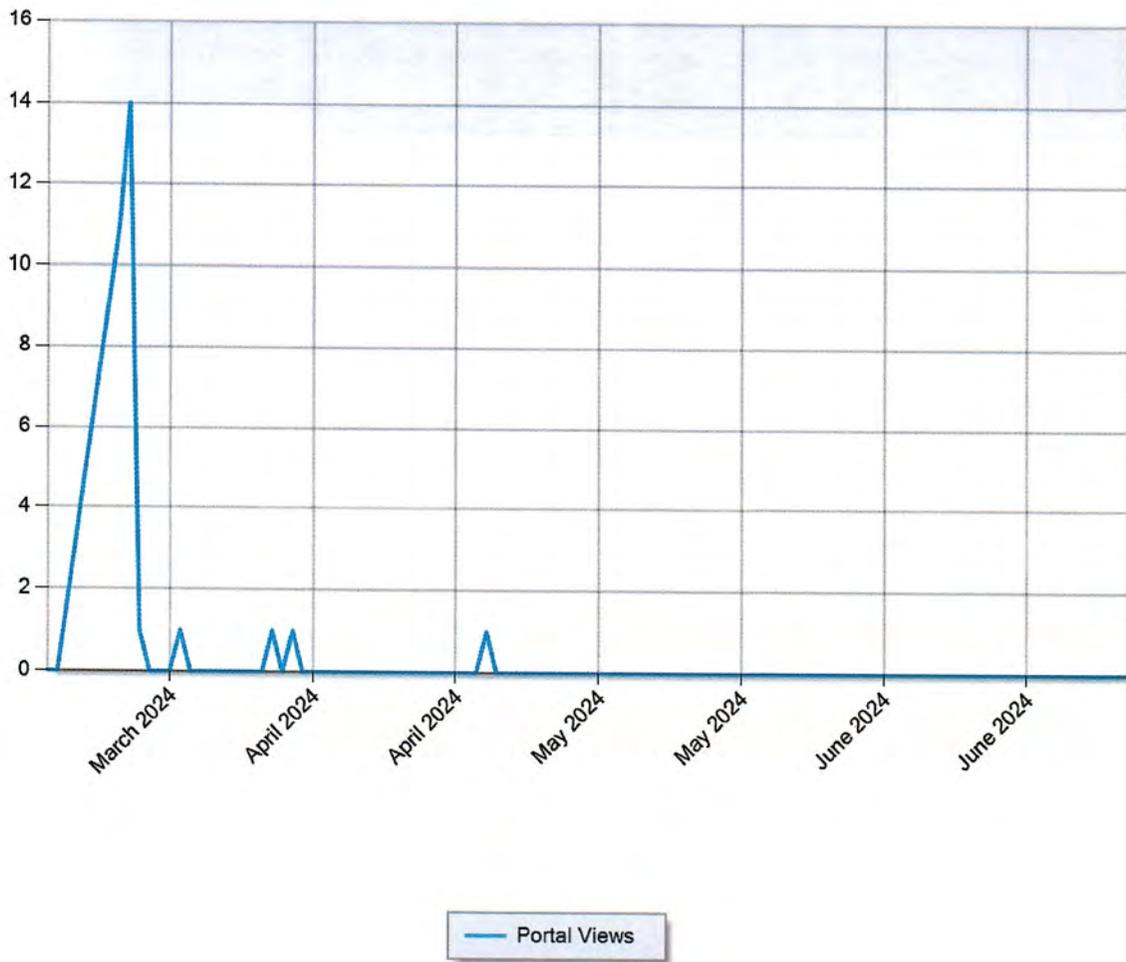




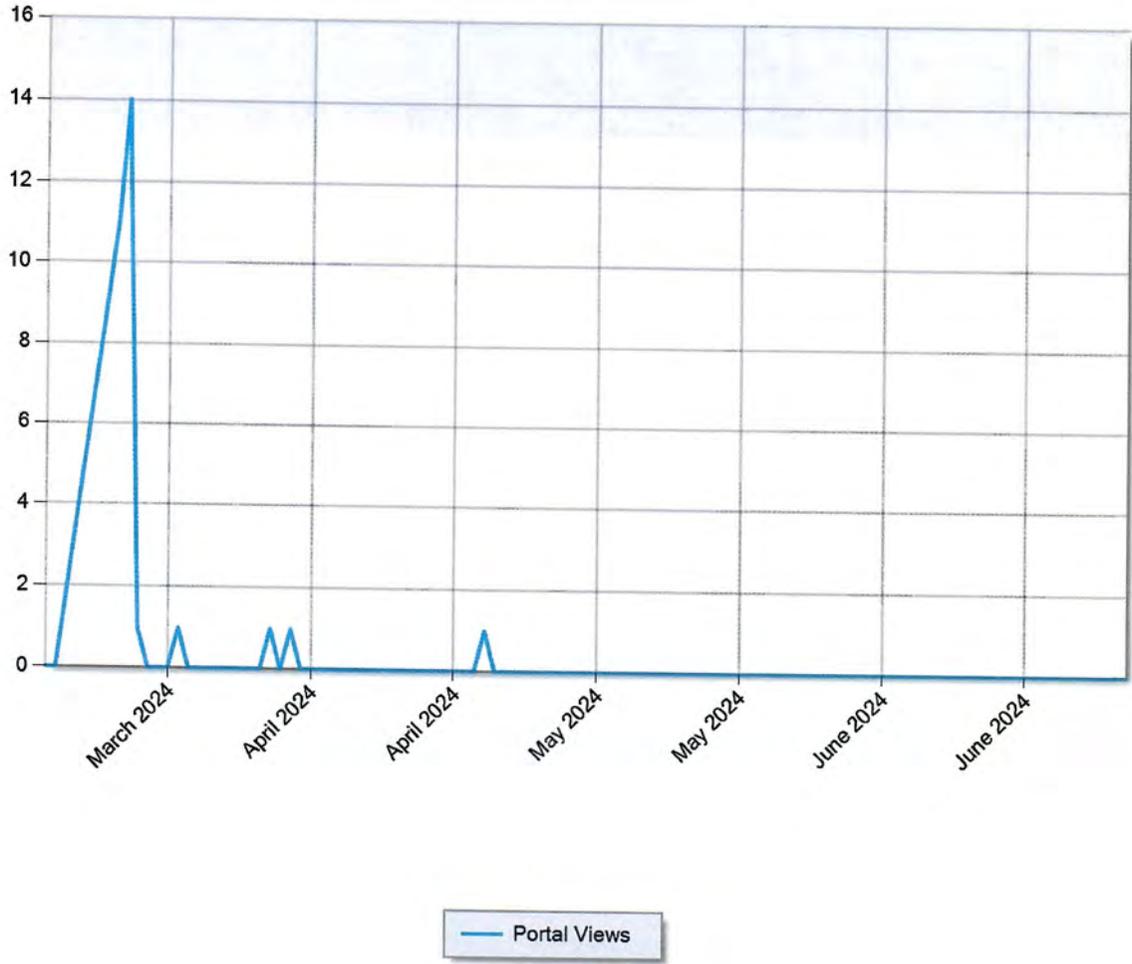
359 Historical Views for 3255 LT. MOSS ROAD



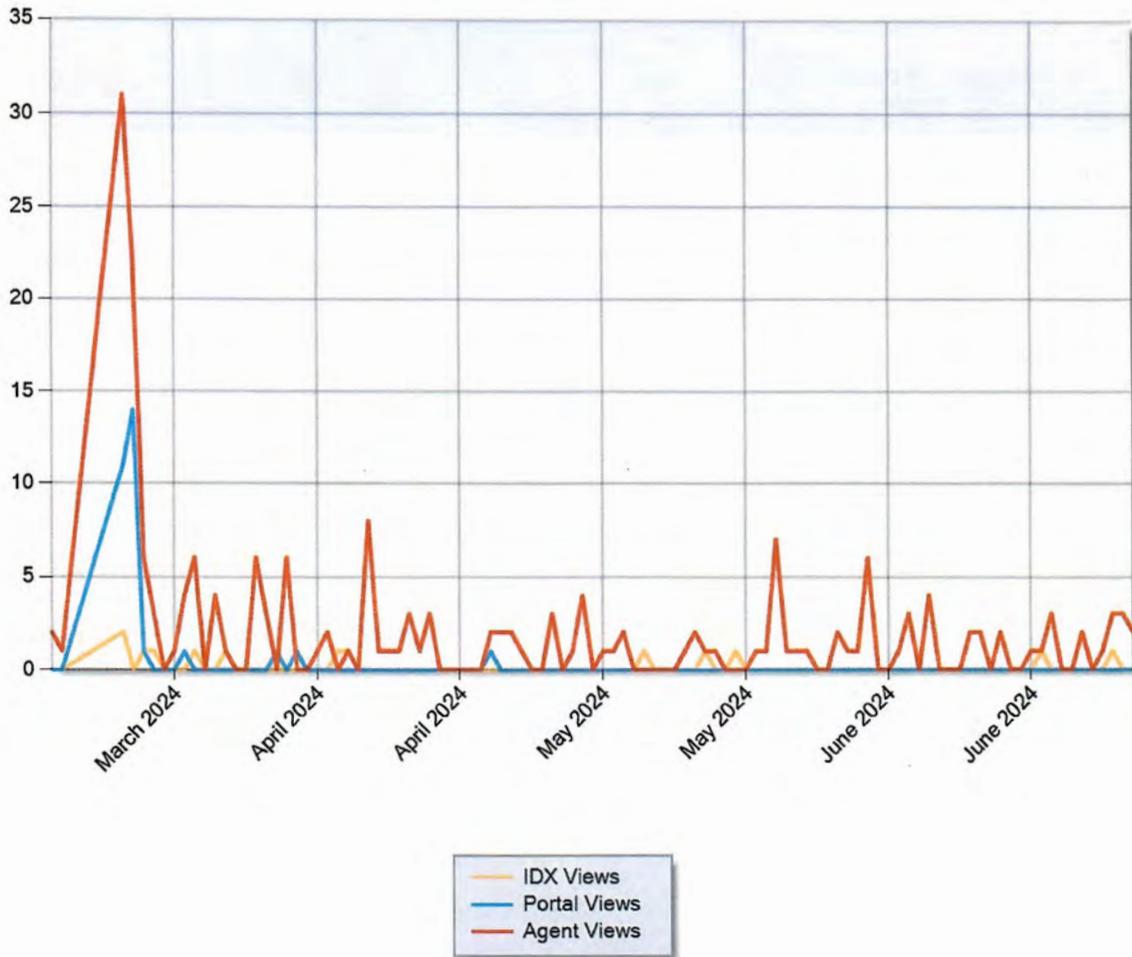
359 **Historical Views for 3255 LT. MOSS ROAD**



358 Historical Views for 3255 LT. MOSS ROAD



358 Historical Views for 3255 LT. MOSS ROAD



Subject: 23 new leads found for OLD POST HOSPITAL



Crexi <email@notifications.crexi.com>
to David A. Lemm

2:00 PM (44 minutes ago)

You are viewing an attached message. DVG Architecture and Planning P.C. Mail can't verify the authenticity of attached messages.



OLD POST HOSPITAL Overview

Impressions 14803 ↑ 24% WoW	Page Views 647 ↑ 11% WoW	Visitors 94 ↑ 21% WoW
Opened OMs 0 ↑ 0% WoW	Executed CA's 0 ↑ 0% WoW	Offers 1 ↑ 0% WoW

[View Performance](#)

New Leads



23

New Leads

Last 7 days

[View All Leads](#)

Marketing Engagement

99% Delivered	47% Opened	1% Clicked
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3316

Emails Delivered

Last 7 days

[View Email Performance](#)

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[View All Listings](#)



support@crexi.com + 888.273.0423



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EXHIBIT 7

REQUIRED SUPPLEMENTAL INFORMATION

Date of Purchase:

Old Post Hospital: 9.12.2019

Child Development Land: 1.6.21

Total Purchase Price: \$978,972.00

(There have been no improvements made to the hospital apart from abatement and associated interior demolition)

Rent Charged to Tenants:	Old Post Hospital =	2019-2024	\$0.00
	Nurses Quarters =	2022	\$12,000 annual
		2023	\$15,400 annual
		2024	\$14,600 thru Nov.

Operating/Maintenance Expenses from Date for last 6 years:

Year	Operating & Maintenance Expenses	Legal and Consulting Expenses
2019	\$1,829	\$0
2020	\$35,079	\$0
2021	\$51,346	\$0
2022	\$52,584	\$0
2023	\$49,109	\$133,000
2024	\$44,803	\$66,000
<u>Subtotal</u>	<u>\$234,750</u>	<u>\$199,000</u>

TOTAL Expenses \$433,750

Annual Cash Flow for the last 6 years:

2019*	-\$619,857
2020*	-\$568,957
2021	-\$195,901
2022	-\$236,317
2023	-\$281,418
2024	-\$103,997
Total	-\$2,006,447

*Includes land acquisition costs

EXHIBIT 8

GRANT/TAX INCENTIVE RESPONSES

From: **Ellen Buchanan** <buchanane@ci.missoula.mt.us>
Date: Mon, Nov 4, 2024 at 5:34 PM
Subject: Historic Preservation Grants
To: david@divgarchitects.com <david@divgarchitects.com>

David,
TIF funds can only be used in Urban Renewal Districts or Targeted Economic Development Districts (County).
Best,
Ellen

Ellen Buchanan, Director
Missoula Redevelopment Agency
140 West Pine Street
Missoula, MT 59802
406 552-6156
buchanane@ci.missoula.mt.us

To Whom it May Concern,

Are any Tax increment financing grants available outside of the TIF districts established in Missoula? This would be to restore and adaptively reuse a historic property at Fort Missoula. I have attached a map of the TIF districts and the Fort property is not in a district.

Sincerely,

David V. Gray LEED Green Associate
Principal Architect and President
DVG Architecture and Planning P.C.
david@divgarchitects.com
111 N. Higgins Ave #420
Missoula MT 59802
406-241-7707
www.divgarchitects.com
DVG Architecture and Planning on Facebook
Visit us on Pinterest
www.houzz.com Profile
@divgarchitecture

To Whom this may concern

My name is Max Wolf and I am the owner of the Old Post Hospital located in Fort Missoula. If you are not familiar with the property, I will give you a little information about it. Construction of the Post Hospital was completed in 1911. Like other new permanent buildings built in this same period of development on the fort, the 3-story, 20, 000 sq ft. hospital is in the Spanish Mission style. In 1963, ownership of the property and buildings was transferred to the private ownership of Western Montana Youth Guidance Corporation and served as the administration center for the Western Montana Mental Health Center for more than 50 years. In 2019 I bought the building with the intentions of restoring the building and making it a part of the community again, instead of letting it rot away.

I am now reaching out to see what kind of grant money is available for a building and project of this size and historic value. We have projected that to fully restore this building to its original state is going to cost upwards of eight million dollars.

Even if you are not giving grants at this time, can you please let me know what your organization would be able to give and when that would become available.

If you have suggestions of other organizations that would be able to give grants, please send them my way.

Let me know if you have any questions, look forward to hearing from you.

Max Wolf

RESPONSES:

SAVING PLACES

On Jul 9, 2024, at 8:32 AM, Grants <Grants@savingplaces.org> wrote:
Dear Mr. Wolf,

Thank you for your inquiry. It sounds like the property is owned by you, correct? Do you have a related non-profit organization? Unfortunately, National Trust grants can only be made to non-profit organizations or government agencies. You might consider contacting your State Historic Preservation Office (a list can be found here: <https://ncshpo.org/directory/>). Contacting your local agency will help you find some local sources of funding that might be available to help your cause.

If you do have a non-profit organization or a partner, we would have some grant opportunities.

Best of luck moving forward with your preservation efforts.

Sincerely,
Diana Maxwell

Ms Maxwell

Thank you for getting back to me. If a non-profit got involved what would be the maximum available grant money for a project like this. I have started to talk with the State HPO.

Max Wolf

Hi Max,
The grants would be between \$2,500 and \$15,000, depending on which grant you received. The Preservation fund range is \$2,500-\$5,000, while the Johanna Favrot Fund goes up to \$15,000. You can read more on what they specifically fund here: <https://savingplaces.org/grants>

Best,
Diana

THE FRIEND OF MONTANA HISTORY GRANT

From: Charlene Porsild <charlene@mthistory.org>
Date: July 25, 2024 at 10:13:47 PM GMT
To: Max Wolf <lobo59801@gmail.com>
Cc: Kenneth Wolf <ken@streamlinedesigns.biz>
Subject: Re: Fort Missoula, Old Post Hospital

Hi Max,

Thank you for your query and apologies for the delayed response. This sounds like a terrific project and a really important building to save. A commendable and daunting project, to say the least!

From what you shared, I think there are a few ways you might get some help on it, although it doesn't appear that you are a likely fit for our grant program. As you may have seen on our website, our Foundation can only make grants to tax exempt and/or nonprofit organizations. We cannot (due to IRS rules) make grants to individuals.

However, it sounds to me like you might be eligible for a Montana state tax credit for this property. The state of Montana offers state tax credit equal to 5% of an applicant's rehab investment on a given property. On this you would call the State Historic Preservation Office (SHPO) in Helena. Here's a link to get started: <https://mhs.mt.gov/Shpo/index3#:~:text=The%20State%20of%20Montana%20offers.if%20they%20offer%20this%20program.>

In addition, local governments can also adopt a property tax abatement for the rehabilitation of historic buildings. I don't know if Missoula currently offers an historic preservation tax abatement, but maybe a call to Elizabeth Johnson at the Historic Preservation Office at the City would be beneficial? Her number is 406.552.6638.

At the very least these are terrific resources to get you started.

Sorry I wasn't more help, but good luck to you and thank you for stepping in to save the Old Post Hospital!

Charlene

Charlene Porsild
President/CEO
O: 406.449.3770 C: 406.475.4383
www.mthistory.org

STATE HISTORIC PRESERVATION OFFICE

From: "Tran, Lindsay" <Lindsay.Tran@mt.gov>

Date: July 23, 2024 at 8:51:17 PM GMT

To: Max Wolf <lobo59801@gmail.com>

Cc: Kenneth Wolf <ken@streamlinedesigns.biz>, "Hampton, Kate" <KHampton@mt.gov>

Subject: RE: [EXTERNAL] Fort Missoula, Old Post Hospital

Dear Mr. Wolf,

Thank you for your inquiry regarding funding opportunities for the Old Post Hospital's rehabilitation. We encourage you to explore the following grants and programs that may provide money to support this important project. It is possible to create partnerships that will allow you to benefit from multiple programs.

1. Because the Post Hospital played an important role in the Fort's internment camp history, it may be eligible for a **National Park Service History of Equal Rights Grant**. **Open to non-profits and local governments**, these Grants for preservation projects must request between \$75,000 and \$500,000 in federal share, of which 20% may go towards pre-preservation costs such as architectural or engineering services. This grant may provide the opportunity to partner with your local government or a non-profit to move the project forward. Applications are due August 20, 2024. And will likely be offer next year too. Learn more here: <https://www.nps.gov/subjects/historicpreservationfund/history-of-equal-rights-application-information.htm>

1. Similarly, the Japanese American Confinement Sites grant program may also be of help: <https://www.nps.gov/orgs/1379/grant-application.htm>

1. The Foundation for Montana History offers bricks and mortar grants that provide up to \$10,000 for historic preservation projects. The grant application period generally runs between November and January. <https://www.mthistory.org/grants>

1. The National Trust for Historic Preservation maintains several grant programs that may be applicable. Look to their webpage for grant amounts and deadlines. <https://savingplaces.org/grants>

1. The Montana Department of Commerce offer up to \$500,000 for projects through their Historic Preservation Grant program. Though this biennium's application round just passed, it would be a great idea to begin working on an application for the next biennium's grant cycle. <https://comdev.mt.gov/Programs-and-Boards/Montana-Historic-Preservation-Grant>

1. You can find a list that includes additional funding opportunities for preservation projects here: <https://preservemontana.org/wp-content/uploads/2022/11/Funding-Grant-Resources-May-2022.pdf>. Of course, there are additional opportunities not included in these lists, and we encourage you to inquire with Preserve Montana, the Montana Community Foundation, Montana Department of Commerce, Montana Department of Natural Resources (for Brownfields or remediation), your local economic development corporation, and others.

1. You may also consider applying to the [Federal Historic Preservation Tax Incentives program](#). With a proven track record of over 65 certified projects in Montana, the program offers a 20% dollar-for-dollar credit on the cost of rehabilitation on income-producing buildings listed in the National Register of Historic Places. The State of Montana offers an additional 5% credit once projects are certified for federal credit. Projects are approved by the National Park Service, while SHPO provides initial review of applications and liaises between NPS and the property owner. Rehabilitation work must meet the [Secretary of the Interior's Standards for Rehabilitation](#). New construction is not an eligible expenditure, but work within the footprint of historic buildings would qualify. More information on the program and the three-part application can be found [here](#). Email Lindsay Tran (lindsay.tran@mt.gov) with questions.

Respectfully,

Lindsay Tran, *Historic Architecture Specialist*
Montana Historical Society | State Historic Preservation Office
406.444.7717
lindsay.tran@mt.gov
<https://mhs.mt.gov/Shpo/index3>
Follow us on [Facebook](#), [Twitter](#) and [Instagram](#)

From: Munson, Melissa <Melissa.Munson@mt.gov> **On Behalf Of** mtshpo
Sent: Monday, July 15, 2024 12:26 PM
To: Max Wolf <lobo59801@gmail.com>
Cc: Kenneth Wolf <ken@streamlinedesigns.biz>; Hampton, Kate <KHampton@mt.gov>; Tran, Lindsay <Lindsay.Tran@mt.gov>
Subject: Re: [EXTERNAL] Fort Missoula, Old Post Hospital

Dear Max,

Thanks for your inquiry. Montana SHPO does not have any grant funding available at this time. I've copied SHPO's Historic Architecture Specialist and Community Preservation Coordinator here hoping one or both of them may have some ideas for supporting your project.

Unfortunately, they are both out of the office this week. Let me know if you feel you need an answer before they return next week.

Thanks,
Melissa

MELISSA MUNSON

Program Development & Communications
State Historic Preservation Office
Montana Historical Society

406/444-7715 (office)

melissa.munson@mt.gov

MDU RESOURCES GROUP GRANT

From: "Fong, Cory" <Cory.Fong@mduresources.com>
Date: July 17, 2024 at 12:46:42 PM GMT
To: lobo59801@gmail.com, Nancy.Christenson@kniferiver.net
Cc: ken@streamlinedesigns.biz, "Ferderer, Nikki"
<Nikki.Ferderer@mduresources.com>
Subject: Fort Missoula, Old Post Hospital

Hi, Max.

Thank you for your inquiry and outreach.

With MDU Resources' successful 2023 spinoff of Knife River Corporation into its own publicly traded company, MDU Resources no longer has a presence in the Missoula area. As a result, your project is not one the MDU Resources Foundation would consider.

I am including Nancy Christenson with Knife River in this email. Nancy is a good point of contact for understanding Knife River's charitable giving efforts.

Best wishes to you and your project.

Cory Fong

Director of Communications and Public Affairs

MDU Resources Group, Inc.
1200 W. Century Ave.
Bismarck, ND 58506-5650

📞: 701-530-1700 | 📠: 701-226-7743
cory.fong@mduresources.com

www.mdu.com

MONTANA ARTS COUNCIL

From: "Burgoyne, Kristin" <kburgoyne@mt.gov>

Date: July 15, 2024 at 6:07:55 PM GMT

To: lobo59801@gmail.com, ken@streamlinedesigns.biz

Subject: FW: [EXTERNAL] Fort Missoula, Old Post Hospital

Hi Max-

Is there a 501(c)3 associated with the project? We administer the Cultural Trust grant program for the legislature. The funds we have available are very small but could be helpful. The next deadline is August 1, 2024 for projects between July 1, 2025-June 30, 2027. <https://art.mt.gov/ca> for more information. Or you can reply to this email with any questions and I will do my best to answer them for you.

Other suggestions within state government would include Department of Commerce funding. You can get an idea of what they have funded in the past here: [Funded Projects - Montana Department of Commerce \(mt.gov\)](#)

Kristin Han Burgoyne

Deputy Director + Grants Director + 504/ADA Accessibility Coordinator

Montana Arts Council (406) 444-6449 <https://art.mt.gov>

DENNIS & PHYLLIS WASHINGTON FOUNDATION

From: Dennis & Phyllis Washington Foundation <info@dpwfoundation.org>

Date: July 15, 2024 at 2:59:42 PM GMT

To: Max Wolf <lobo59801@gmail.com>, Dennis & Phyllis Washington Foundation <info@dpwfoundation.org>

Cc: Kenneth Wolf <ken@streamlinedesigns.biz>

Subject: RE: Fort Missoula, Old Post Hospital

Max,

Please review our [Grant Guidelines](#) and walk through the [Eligibility Review](#). By and large, the Dennis and Phyllis Washington Foundation focuses on direct services vs. capital or construction campaigns.

Best wishes in your endeavor.

Lindsay

Lindsay Blackburn | Grants Administrator | Dennis & Phyllis Washington Foundation | 101 International Drive | Missoula, MT 59808 | www.dpwfoundation.org

MURDOCK TRUST GRANT

From: Jason Lee <grants@murdocktrust.org>
Date: July 10, 2024 at 11:17:47 PM GMT
To: Max Wolf <lobo59801@gmail.com>
Cc: info@murdocktrust.org, ken@streamlinedesigns.biz
Subject: Re: Inquiry: FW: Fort Missoula, Old Post Hospital
Reply-To: grants@murdocktrust.org

Max,

My name is Jason Lee, Associate Program Officer for Arts, Culture, and Education. Thanks for reaching out and introducing yourself. Are you a registered nonprofit that offers support supporting education, health, community services, or arts and culture? Our mission is to help build capacity for nonprofits so they can better deliver their services to innovate and work sustainably. The Trust sometimes considers historical preservation capital projects but requires some nonprofit track record of programs (at least 3 years). If you haven't done so already, please check our [eligibility guidelines](#).

Happy to assist with anything else.

All the best,
Jason

HUMANITIES MONTANA GRANT

Max,

Thank you for your email and your interest in our grantmaking. I am familiar with the Old Post Hospital and am inspired by your commitment to restoring the building. Unfortunately, we cannot use our grant funds for restoration, construction, renovation, or any type of capital asset expenses. Our funds are restricted to use primarily for humanities programming and public engagement projects.

If you haven't done so already, I encourage you to contact [The Foundation for Montana History](#) and [SHPO](#) to learn more about the Montana Historical Preservation grant.

If you are ever in need of funding to support public programming at the hospital to educate the community about the history and significance of the building, we would be the folks to talk to.

Thanks, and please let me know if you have any questions.

All the best,

Megan J. Hill Sundy, MS, CVA (she/her) | *Grants and Evaluation Director*
(office) 406.243.6067 | megan.sundy@humanitiesmontana.org

OFFICE HOURS for 30-minute Grant Consultations

To schedule, follow this link: <https://calendly.com/humanities-montana-grants/30min>

From: Max Wolf <lobo59801@gmail.com>
Sent: Tuesday, July 9, 2024 7:18 PM
To: Sundy, Megan <megan.sundy@humanitiesmontana.org>
Cc: Kenneth Wolf <ken@streamlinedesigns.biz>
Subject: Re: Fort Missoula, Old Post Hospital

Megan

Thanks for gettin back to me and for the suggestions, I have already reached out to them. If one day the opportunity for something like that happens i'll know who to contact!

Max Wolf

From: "Sundy, Megan" <megan.sundy@humanitiesmontana.org>
Date: July 10, 2024 at 8:17:38 PM GMT
To: Max Wolf <lobo59801@gmail.com>
Cc: Kenneth Wolf <ken@streamlinedesigns.biz>
Subject: Re: Fort Missoula, Old Post Hospital

Wonderful. Thanks, Max.

INSTITUTE OF MUSEUM AND LIBRARY SCIENCES

From: imlsinfo@imls.gov

Date: July 10, 2024 at 5:43:57 PM GMT

To: Max Wolf <lobo59801@gmail.com>, imlsinfo@imls.gov

Cc: Kenneth Wolf <ken@streamlinedesigns.biz>

Subject: RE: Fort Missoula, Old Post Hospital

Hi Max,

Thank you for reaching out. Unfortunately, IMLS does not fund construction or renovation of facilities through our discretionary grant programs. I'd recommend reaching out to your [State Library Administrative Agency](#) (SLAA) or State Museum Association ([Museums Association of Montana - Home \(montanamuseums.org\)](#)) to learn if there are any opportunities available at the state level.

A list of IMLS Grant Programs is available here: [Grant Programs | Institute of Museum and Library Services \(imls.gov\)](#). I recommend consulting the [Notices of Funding Opportunity](#) for the grant programs that interest you, to learn more about their specific objectives and eligibility requirements. Contact information for the IMLS staff that manage the various awards is listed under each grant program. Please reach out to one of these Program Officers if you have questions regarding a specific grant. They will be able to advise you and give you more insight regarding the different grant programs and the application process. Many of the deadlines for the current Fiscal Year programs have passed, however, you can subscribe for updates on our upcoming funding opportunities here: [Subscribe | Institute of Museum and Library Services \(imls.gov\)](#).

Best,

Lisa

Lisa Solomson

Project Specialist

Office of the Director

Institute of Museum and Library Services

C: 301-537-9079

[Website](#) | [Twitter](#) | [Facebook](#)

MONTANA DEPARTMENT OF COMMERCE

On Jul 9, 2024, at 1:09 PM, Robinson, Annmarie <ARobinson3@mt.gov> wrote:

Hi Max – thank you for reaching out to Montana Department of Commerce - Business MT Division.

We currently do not have any program available that could assist you.

However, our Community Division does administer the Historic Preservation Grant program. Here is the website: <https://comdev.mt.gov/Programs-and-Boards/Montana-Historic-Preservation-Grant>

I would encourage you to also consider the Save Our Treasure Program through the National Park Service. Here is the website: <https://www.nps.gov/subjects/historicpreservationfund/save-americas-treasures-grants.htm>

There are also several tax incentives through the National Park Service. The Historic Tax Credits could be a potential source of funding. Here is the website <https://www.nps.gov/subjects/taxincentives/index.htm>

We wish you the best in your endeavor. Sounds like a major undertaking.

ANNMARIE ROBINSON

Program Specialist
BSTF Program
SBIR/STTR Matching Funds Program
CRDC Program
BSED RLF Program

MONTANA

Business MT
DEPARTMENT OF COMMERCE
T: 406.841.2250
M: 406.390.5583

From: Max Wolf <lobo59801@gmail.com>

Date: July 10, 2024 at 1:10:30 AM GMT

To: "Robinson, Annmarie" <ARobinson3@mt.gov>

Cc: "Bartlett, Kathy" <Kathy.Bartlett@mt.gov>, Kenneth Wolf <ken@streamlinedesigns.biz>

Subject: Re: [EXTERNAL] Fort Missoula, Old Post Hospital

Annmarie

Thanks for getting back to me, ill look into your suggestions.
Max Wolf

From: "Zurcher, Micky" <Micky.Zurcher@mt.gov>
Date: July 10, 2024 at 1:30:59 PM GMT
To: lobo59801@gmail.com
Subject: Commerce Grants

Hello Max,

I received your below email. Please see my responses in red. Once you review the MHPG website, let me know if I can answer additional questions.

My name is Max Wolf and I am the owner of the Old Post Hospital located in Fort Missoula. If you are not familiar with the property, I will give you a little information about it. Construction of the Post Hospital was completed in 1911. Like other new permanent buildings built in this same period of development on the fort, the 3-story, 20, 000 sq ft. hospital is in the Spanish Mission style. In 1963, ownership of the property and buildings was transferred to the private ownership of Western Montana Youth Guidance Corporation and served as the administration center for the Western Montana Mental Health Center for more than 50 years. In 2019 I bought the building with the intentions of restoring the building and making it a part of the community again, instead of letting it rot away.

I am now reaching out to see what kind of grant money is available for a building and project of this size and historic value. We have projected that to fully restore this building to its original state is going to cost upwards of eight million dollars. **I assist with the Montana Historic Preservation Grant (MHPG) program. More information can be found on our website [here](#). The next application cycle will open in late 2025 with applications due end of February 2026. This program runs on a two year cycle and all grants are approved by the Legislature.**

Even if you are not giving grants at this time, can you please let me know what your organization would be able to give and when that would become available. **If you have not found Preserve Montana's website, they have compiled a small booklet of ["funding & grants."](#)**

If you have suggestions of other organizations that would be able to give grants, please send them my way.

Let me know if you have any questions, look forward to hearing from you.

MICKY ZURCHER

Montana Main Street Coordinator

MONTANA

DEPARTMENT OF COMMERCE

T: 406.841.2863

NATIONAL PARK SERVICE EMAIL

From: no-reply@nps.gov <no-reply@nps.gov>
Sent: Tuesday, July 9, 2024 12:33 AM
To: Preservation Grants Info, NPS <STLPG@nps.gov>
Subject: [EXTERNAL] From [NPS.gov](https://www.nps.gov): Fort Missoula, Old Post Hospital

Email submitted from: lobo59801@gmail.com at /portals/history/offices-and-programs.htm

Use lobo59801@gmail.com to reply to this message

Category: Other

To Whom this may concern My name is Max Wolf and I am the owner of the Old Post Hospital located in Fort Missoula. If you are not familiar with the property, I will give you a little information about it. Construction of the Post Hospital was completed in 1911. Like other new permanent buildings built in this same period of development on the fort, the 3-story, 20, 000 sq ft. hospital is in the Spanish Mission style. In 1963, ownership of the property and buildings was transferred to the private ownership of Western Montana Youth Guidance Corporation and served as the administration center for the Western Montana Mental Health Center for more than 50 years. In 2019 I bought the building with the intentions of restoring the building and making it a part of the community again, instead of letting it rot away. I am now reaching out to see what kind of grant money is available for a building and project of this size and historic value. We have projected that to fully restore this building to its original state is going to cost upwards of eight million dollars. Even if you are not giving grants at this time, can you please let me know what your organization would be able to give and when that would become available. If you have suggestions of other organizations that would be able to give grants, please send them my way. Let me know if you have any questions, look forward to hearing from you. Max Wolf

On Jul 9, 2024, at 6:46 AM, Preservation Grants Info, NPS <STLPG@nps.gov> wrote:

Good morning, Max.

Thank you for your interest in historic preservation. A full list of grant programs offered through the Historic Preservation Fund is available on our website: [Competitive Grants - Historic Preservation Fund \(U.S. National Park Service\) \(nps.gov\)](https://www.nps.gov/competitive-grants-historic-preservation-fund)

Please let us know which program you are interested in applying to, so that we can provide you the correct application information.

Thank you again for your participation in Historic Preservation.

Best,
Norma, Program Assistant
Partner, NPS-STLPG

From: Max Wolf <lobo59801@gmail.com>
Sent: Tuesday, July 9, 2024 8:56 PM
To: Preservation Grants Info, NPS <STLPG@nps.gov>
Cc: Kenneth Wolf <ken@streamlinedesigns.biz>
Subject: Re: [EXTERNAL] From NPS.gov: Fort Missoula, Old Post Hospital

Hi Norma

Looking at the website it looks like we'd fall under SAT or possibly RURAL grant programs. Can you help point me in the right direction for what this project will fall

under. Also can you let me know what the max grant is available for something like this.

Thanks for the help

Max Wolf

From: "Streeter-Hamilton, Norma M" <norma_streeter-hamilton@partner.nps.gov>

Date: July 10, 2024 at 12:37:01 PM GMT

To: Max Wolf <lobo59801@gmail.com>

Subject: Re: [EXTERNAL] From NPS.gov: Fort Missoula, Old Post Hospital

Good morning, Max.

Thank you again for your interest in historic preservation. The FY2024 Notice of Funding Opportunity (NOFO) for the Save America's Treasures (SAT) grant program is anticipated later this summer. We recommend applicants set up a saved search on Grants.gov for *CFDA 15.929* to be notified when the opportunity becomes available. Here are instructions on setting up a saved search on Grants.gov. [Manage Subscriptions | Grants.gov](#)

To be eligible for funding through the program, the property must be listed either individually or as part of a historic district in the National Register of Historic Places at the level of national significance. Properties listed at the local or state level are not eligible. We recommend all applicants verify the level at which the property is listed before submitting an application.

[National Register Database and Research - National Register of Historic Places \(U.S. National Park Service\) \(nps.gov\)](#)

Please note that the national significance eligibility requirement is unique to the SAT program. There are a broad range of other programs offered through the Historic Preservation Fund (HPF) for which the resource may be eligible. A full list is available through our website: [Competitive Grants - Historic Preservation Fund \(U.S. National Park Service\) \(nps.gov\)](#)

Information regarding 'Rural' programs available like the Paul Bruhn Historic Revitalization Grant Program can be found using the link below. Please note that you will need to reach out to the State Historic Preservation Office (SHPO) [Home \(mt.gov\)](#) and or a local Certified Local Government (CLG) as they are the 'prime grantees'.

[Paul Bruhn Historic Revitalization Grants Program - Historic Preservation Fund \(U.S. National Park Service\) \(nps.gov\)](#)

Please let us know if I can direct you further. Thank you.

Best,
Norma, Program Assistant
Partner, NPS-CLG

MONTANA DEPARTMENT OF TRANSPORTATION

On Jul 9, 2024, at 8:02 AM, Holien, David <dholien@mt.gov> wrote:

Hi Max,

I administer a program called Transportation Alternatives. It provides funding for sidewalks and bike paths on a competitive basis based on the need and safety and connectivity enhancements a project would provide. So, I don't think the TA program can help you with your building restoration project.

Here's my website if you are interested: [Transportation Alternatives Program | Montana Department of Transportation \(MDT\) \(mt.gov\)](https://www.mt.gov/transportation-alternatives)

Sincerely,

Dave Holien, P.E.

Transportation Alternatives Engineer
Montana Department of Transportation
406-444-6118

From: Max Wolf <lobo59801@gmail.com>
Sent: Tuesday, July 9, 2024 7:00 PM
To: Holien, David <dholien@mt.gov>
Cc: Kenneth Wolf <ken@streamlinedesigns.biz>
Subject: Re: [EXTERNAL] Fort Missoula, Old Post Hospital

Hi David

Thanks for getting back to me. The city of Missoula has had plan to make a pedestrian river path along the Bitterroot River, from the knife river ponds into Fort Missoula. We have plans to make this connection through our property, is this something you could help us with?

Max Wolf

From: "Holien, David" <dholien@mt.gov>
Date: July 10, 2024 at 4:40:58 AM GMT
To: Max Wolf <lobo59801@gmail.com>
Cc: Kenneth Wolf <ken@streamlinedesigns.biz>, Aaron Wilson <wilsona@ci.missoula.mt.us>
Subject: RE: [EXTERNAL] Fort Missoula, Old Post Hospital

Sure. It's a competitive program. Only governmental entities can apply. So I would suggest approaching the County or City to see if they want to sponsor your project. Missoula is an MPO (Metropolitan Planning Organization). I've cc'd Aaron Wilson. He is involved in Missoula MPO's TA Program. The next Call for Applications will be in January 2025 and the application phase will be open until April 2025.

Dave Holien, P.E.

NATIONAL ENDOWMENT FOR THE ARTS (NEA)

From: Courtney Spearman <spearmanc@arts.gov>
Subject: RE: Fort Missoula, Old Post Hospital
Date: July 9, 2024 at 1:14:12 PM MDT
To: "lobo59801@gmail.com" <lobo59801@gmail.com>

Dear Max,

Thanks so much for your interest in funding from the National Endowment for the Arts (NEA). I have some questions:

- Do you have ideas for how the building would be used once it's renovated/restored?
- Is the building listed on the National Register of Historic Places?

In general, NEA funding could potentially support the architectural design process for your project, IF the intended future use is for arts and cultural purposes. We cannot pay for any construction, but we can fund the design process through construction drawings.

If the building is listed on the National Register then I suggest you look at the Save America's Treasures program, from the National Park Service: <https://www.nps.gov/subjects/historicpreservationfund/save-americas-treasures-grants.htm> The program can support building preservation and restoration projects, including construction. The opportunity usually opens in September, and has a very generous grant amount – up to \$750,000 – with a 1:1 match required.

I hope this is helpful information!

All best,
Courtney

PRESERVE MONTANA

On Jul 9, 2024, at 10:03 AM, Jenny Buddenborg <jenny@preservemontana.org> wrote:

Hi Max,

Thanks for reaching out. I am very familiar with the Old Post Hospital and am pleased to hear that you are looking into its rehabilitation and reuse.

I'd like to learn more about your vision and plans. This will help me steer you in the right direction for funding.

Do you have some time next week for a phone call? Next Tuesday, July 16, from 9:00 – 3:00p is ideal for me.

Cheers,
Jenny

From: lobo59801@gmail.com
Date: July 9, 2024 at 6:22:33 PM GMT
To: Jenny Buddenborg <jenny@preservemontana.org>
Cc: Kenneth Wolf <ken@streamlinedesigns.biz>
Subject: Re: Fort Missoula, Old Post Hospital

Hi Jenny,

Thanks for the quick response! Before we set up a time to meet, can you tell me how much funding is available and from where. With an eight million dollar project is there any sizable grant money available and from who.

Thanks for your time

Max Wolf

EDA

On Jul 9, 2024, at 9:11 AM, Pratt, Aaron (Federal) <APratt@eda.gov> wrote:

Hi, Max –

Our grant programs at EDA are focused on projects that allow us to create and document net-new living wage jobs and the catalyzing of private investment. Typically fund projects that build capacity or infrastructure that clearly demonstrates metrics around those goals. For instance, we tend to invest in a lot of business/industrial parks, community colleges, and incubator/accelerator projects. These projects create multiple jobs from a single investment, and those jobs tend to be relatively high-wage, non-seasonal, permanent, career-path jobs.

I'm not sure how your project would align with our mandates, but always happy to chat if you want to explore some ideas you may have for your project.

Many thanks, Max.

Aaron

From: lobo59801@gmail.com
Date: July 9, 2024 at 6:23:29 PM GMT
To: "Pratt, Aaron (Federal)" <APratt@eda.gov>
Cc: Kenneth Wolf <ken@streamlinedesigns.biz>
Subject: Re: Fort Missoula, Old Post Hospital

Aaron

Thanks for the quick response. If I have any questions I'll circle back.

Max Wolf

MONTANA COMMUNITY FOUNDATION

On Jul 9, 2024, at 8:31 AM, Elisa Fiaschetti <Elisa@mtcf.org> wrote:

Max-

Thanks for reaching out to the Montana Community Foundation. **We do not have any grant opportunities that fit the work you are doing.** I suggest looking into the Montana Department of Commerce, and possibly USDA Rural Development or Economic Development Administration.

Best,
Elisa

Elisa Fiaschetti
Impact Program Director
Montana Community Foundation
33 S Last Chance Gulch, Ste. 2A, Helena, MT 59601

○ 406-441-4953 ○ 802-461-5343

From: Max Wolf <lobo59801@gmail.com>
Date: July 10, 2024 at 1:01:37 AM GMT
To: Elisa Fiaschetti <Elisa@mtcf.org>
Cc: Kenneth Wolf <ken@streamlinedesigns.biz>
Subject: Re: [External] Fort Missoula, Old Post Hospital

Elisa

Thanks for getting back to me, appreciate the suggestions i'll look into those.

Max Wolf

EXHIBIT 9

PROJECT PLAT MAPS



WGM GROUP
WWW.WGMGROUP.COM

PRELIMINARY

PLOTTED: 1/31/20
SAVED: 1/31/20

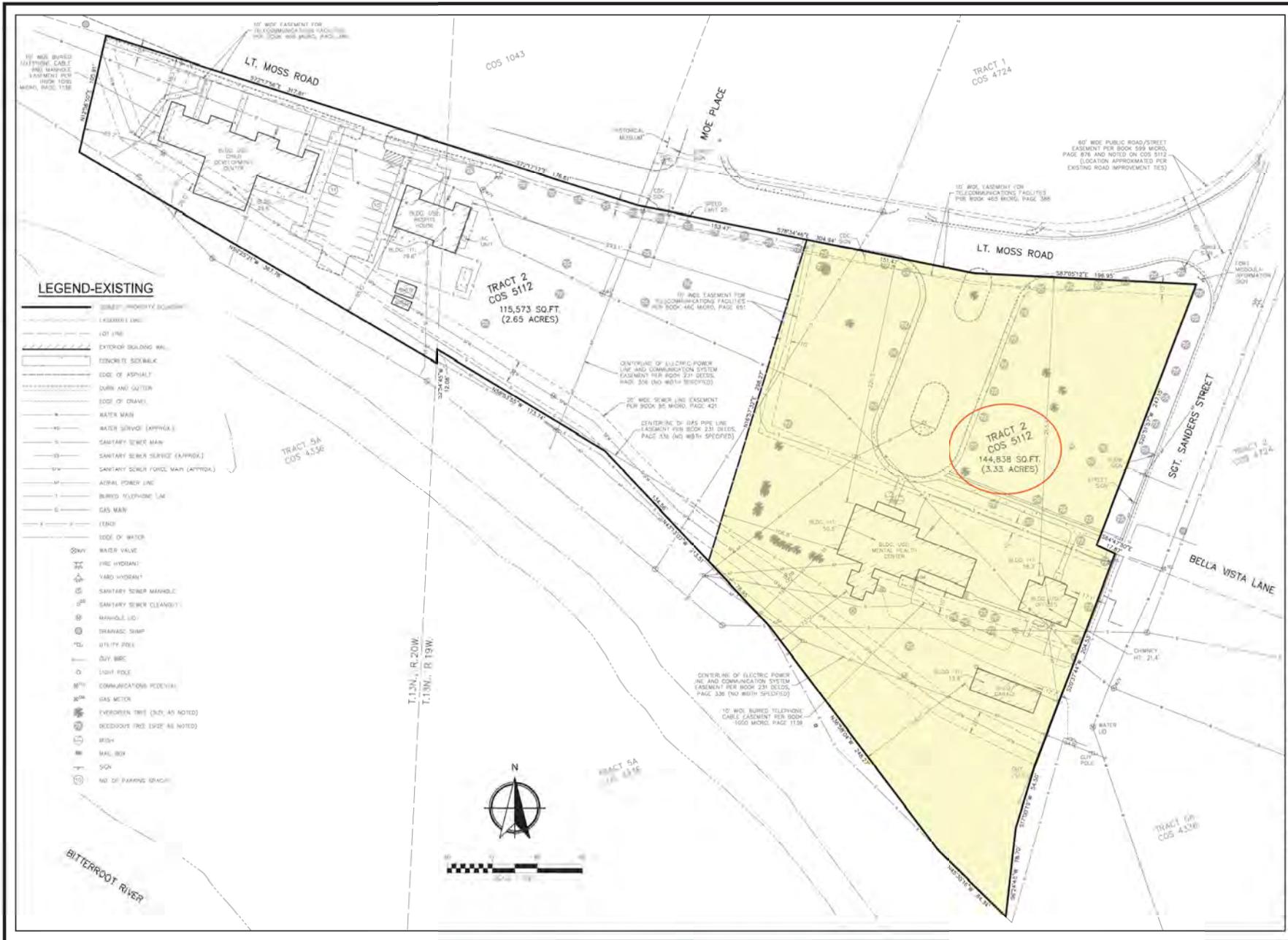
EXISTING CONDITIONS MAP
TRACTS 1 AND 2 OF COS 5112
MISSOULA, MONTANA

NO.	DESCRIPTION	DATE

PROJECT: 20-01-18
LAYOUT: Layout
SURVEYED: ---
DESIGN: ---
DRAFT: GGG
APPROVE: HAD
DATE: ---

JANUARY 2020

SHEET 1 OF 1



Old Post Hospital Plat at Purchase - 2019

EXHIBIT 13

CURRENT PHOTOGRAPHS

You can view the 3D walking tour here:

<https://my.matterport.com/show/?m=2xVYtGvqpAg&fbclid=IwAR2g947g6IXivL8OO7QVb8BeYmUXV6kvkqCzkJlzEMRi98kxEjcZoZC23Qc>



Current Photographs

Condition of the Old Post Hospital:



Door kicked interior view



Door Kicked in exterior view



Fallen Tree



Tree on Corner of Building



Deteriorated Concrete and Stucco



Roof collapse and broken windows



70's Era renovations



70 Era renovations



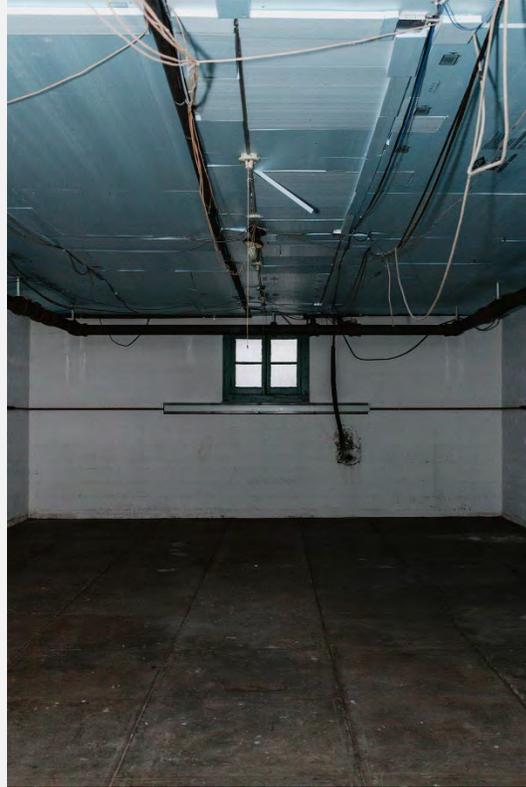
Walled off portions of building



Questionable wiring, failed finishes



Water Damaged finishes



Flammable exposed insulation



Antiquated Heating System



Failing Finishes due to water leaks.



Extensive Water Damage



Extensive Water Damage



Extensive Water Damage



Kicked in and damaged doors



Vandalized windows & lead based paint



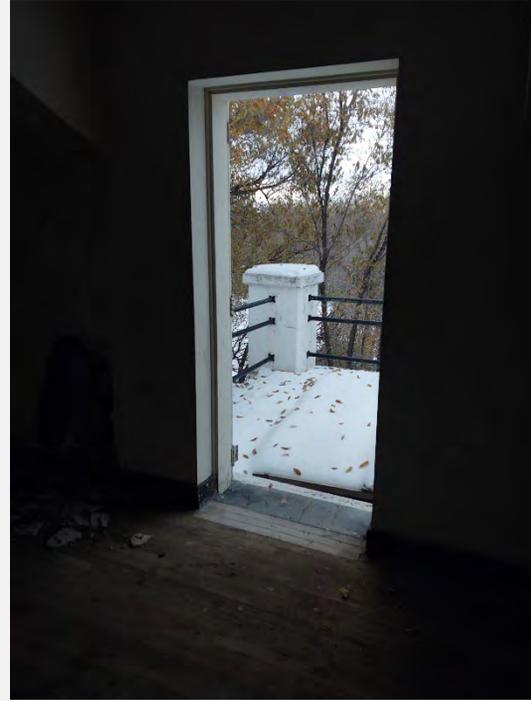
Vandalized windows & lead based paint



Vandalized windows & lead based paint



Vandalized windows & lead based paint



Kicked in door



Water Damage from single pane glazing. Window painted shut with Lead based paint



Vandalized windows & lead based paint



Kicked in doors

EXHIBIT 11

HISTORIC PHOTOGRAPHS

Historic Photographs



THE OLD POST HOSPITAL CLOSED ITS DOORS IN 1944 AND WAS VACANT UNTIL 1963 WHEN WESTERN MONTANA MENTAL HEALTH CENTER (WMMHC) MOVED IN. WMMHC OCCUPIED THE FIRST FLOOR, OR ONLY 26% OF THE BUILDING FOR 25 YEARS. FOR OVER 80 YEARS, THE HOSPITAL HAS BEEN LEFT ABANDONED AND DECAYING.



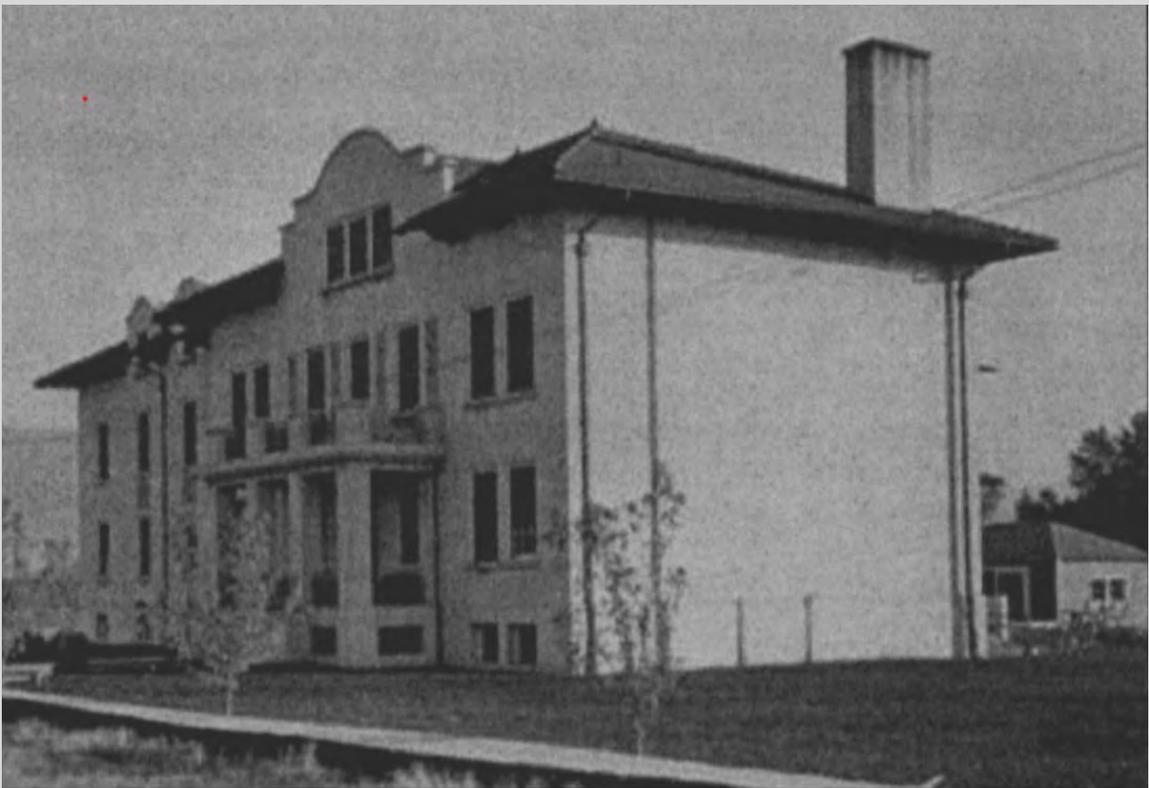




EXHIBIT 12

NATIONAL REGISTER NOMINATION FORM – 1987

**FORT MISSOULA DISTRICT BOUNDARY INCREASE
ADDENDUM - 2012**

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

3/17/87

date entered

APR 29 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Fort Missoula Historic District

and/or common Fort Missoula

2. Location

street & number Reserve St. and South Ave.

n/a not for publication

city, town Missoula

n/a vicinity of

state Montana

code 030

county Missoula County

code 062 063

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	n/a	<input type="checkbox"/> no	<input checked="" type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple, see continuation sheet

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Missoula County Courthouse

street & number 200 West Broadway

city, town

Missoula

state Montana

6. Representation in Existing Surveys

title Fort Missoula Survey

has this property been determined eligible? yes no

date 1983-1984

federal state county local

depository for survey records Montana State Historic Preservation Office

city, town Helena

state Montana

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____ n/a
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Fort Missoula Historic District clearly represents five relatively distinct periods of construction. The first four periods of development are associated with the actual operation of the military Fort and the fifth period reflects new infill construction after parcels of land were leased or sold by the Department of the Army to other entities. The five periods of building activity of Fort Missoula are listed below:

- | | |
|--------------------------------|--------------|
| 1. ORIGINAL FORT MISSOULA | 1877-1900 |
| 2. FORT RECONSTRUCTION | 1900-1912 |
| 3. CIVILIAN CONSERVATION CORPS | 1933-1941 |
| 4. WORLD WAR II PRISON CAMP | 1941-1944 |
| 5. CONTEMPORARY DEVELOPMENT | 1970-PRESENT |

The district retains a high degree of historic architectural integrity. Although modern development has occurred on three sides of the present Fort complex, the cluster of historic Fort buildings, roadways, cemetery, and the two separate parade grounds remain intact and accurately convey the historical development of the military post during the historic period from 1877-1944.

The original entrance to Fort Missoula is marked by two stone pylons, which were constructed by the Civilian Conservation Corps in 1935, at the intersection of South Avenue and Reserve Street in Missoula, Montana. A road running diagonally to the southwest and lined with trees leads to the main Fort complex. Although the roadway is still in place, the original entrance is blocked due to the increased traffic on Reserve Street. The boundary for the Fort Missoula Historic District encompasses a strip of land along the original entrance road, the whole of the built Fort complex that exists today, which represents each of the five major periods of Fort development, and the discontinuous Fort cemetery, which is located to the north of the Fort complex. Much of the land of the original Fort has been leased or sold by the Department of the Army to other agencies and individuals. The new structures have been developed along the original entrance roadway leading to the historic district are excluded from this submission. The building numbers in parentheses in the text reference standing structures with corresponding numbers on the site map.

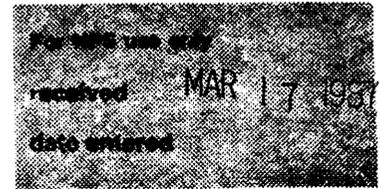
ORIGINAL FORT MISSOULA

The original Fort Missoula consisted of log and frame structures built around the parade ground that is marked on the accompanying site map as the "recreation field", with the Officers' Quarters of frame construction to the north and the barracks and Laundress' Quarters of log construction to the east and west. The logs came from the Fort Missoula Military Timber Reservation in Pattee Canyon and the frame structures were built from materials cut at the Fort's sawmill. The Officers' Row houses had an appearance of Colonial Revival styling and featured one and one-half story front sections and a one-story back sections, forming a T-shaped plan with central access. The structures had large, gable roofs with dormers on the front. The walls typically had wood lap siding and the roofs were covered with wood shingles.

Few of the structures dating from the earliest period of the Fort's history remain today. The Laundress' Quarters and a few of the barracks buildings were

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 7

Page 1

destroyed by fire during the early 20th Century. Most of the original Fort buildings that surrounded the original parade ground remained standing at the time of the Army's abandonment of the property in 1948. During the 1960's, the General Services Administration undertook a program of systematic removal of the earliest Fort structures. However, numerous foundations remain to clearly depict the functional relationship and the original lay-out of the early Fort buildings. The building that served as the Non-Commissioned Officers' Quarters (#201) stands today at the northwest corner of the original parade ground. Its associated carriage house (#202) has been recently restored to its original location adjacent to the NCO Quarters. The only other original structure dating from this period is the stone powder magazine (#334) that sits to the west of the parade ground near the Clark Fork River.

FORT RECONSTRUCTION

During the second period of Fort construction, from 1900-1912, buildings designed in the Mission style of architecture were most commonly built. Reinforced concrete was used as the major building material. These structures were built to the east of the original Fort and were part of the reconstruction and reorientation of the Fort around a new parade ground. Color and texture are provided in the broad red-tiled hipped roofs of the buildings of this period. Roof eaves with exposed rafters extend well beyond the walls of many of the buildings. On some buildings, the plain wall surfaces continue upward forming stepped parapets. Minimal surface ornamentation was used, consisting primarily of plain string courses that outline gables, balconies, and windows. This style is seen in the Post Hospital (#9), Officers' Row (#27-#33), the barracks buildings (#24, #26), the Quartermaster's stables (#142), and the new Post Headquarters (#2). Other structures constructed during this period are the Quartermaster's root cellar (#323), the water tower, the Post Bakery (#105), and two Non-Commissioned Officers' quarters (#14, #16). These structures retain excellent historic architectural integrity and form the basis for the military Fort as it is seen today.

CIVILIAN CONSERVATION CORPS

The third period of development came between 1933 and 1941 when the Fort became the western Montana headquarters for the Civilian Conservation Corps. The architecture of this period reflects function more than any particular style. A series of barracks (#12, #314), an administrative building (#316), and numerous warehouses (#203, #312) and shop buildings (#327, #328) that served the area's CCC camps and were built during this period. These buildings were later utilized by the National Guard. The buildings were simple frame structures with wood lap siding and wood shingle roofs. Members of the CCC crews also constructed a monument and two stone pylons at the entrance to the Fort at Reserve Street that are still in existence today. Because the Fort was a fully developed but chronically under-utilized facility in 1933 when it became the CCC regional headquarters, very little new construction was required.

INTERMENT CAMP

The fourth period of development was during World War II when prison facilities were built to house Italian nationals and later expanded to include an internment

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number 7

Page 2

camp for Japanese-Americans. The internment camp buildings were simple wood frame structures with lap siding, gable roofs, and set on concrete pads. All of the internment camp buildings were systematically dismantled shortly after the war. Still visible today are the remains of the concrete pad foundations and depressions that clearly outline the placement of the two rows of closely built barracks. Two of the original frame guard towers are part of the Fort Missoula Historical Museum collection and will be restored to their original location in the future.

Immediately after the close of the war, the Fort was used as a medium security army prison camp. In 1946, two additional flat roofed cell blocks (#156, #157), built of concrete block, were constructed to house American army prisoners, i.e. American soldiers convicted of criminal activity. These two cell blocks and the 1946 Provost Marshall's Office (#63) remain at the Fort and do not contribute to an understanding of the historical development of the complex.

MODERN DEVELOPMENT

The fifth period of development at the Fort Missoula property may be broken down into two phases. The first consists of contemporary structures that were built on lands sold to private or public groups, i.e. the Community Hospital, Missoula County, and private developers. These structures are primarily located on properties near Reserve Street and South Avenue, and encroach upon the original entrance road. The new structures by and large are not designed in a fashion that achieves compatibility with the overall scale and massing of the structures within the original Fort. Because they are located at some distance from the Fort structures, however, these newer buildings do not seriously undermine the visual integrity of the original Fort complex. Previously undeveloped areas immediately surrounding the Fort have been made into recreation areas, i.e. golf course, soccer fields, etc. The boundary for the Fort Missoula Historic District is drawn so as to exclude all of these new developments from the nomination.

The Bureau of Land Management recently constructed a building within the boundaries of the historic district located near the fire station/guard house (#46) at the back end of Officers' Row. Careful attention was given to the design of this building so as to minimize its impact upon the architectural integrity of the historic district. The BLM office building keeps the appearance of the Mission style of architecture. Even though the building is only one story, the white, stucco wall material and red tile, hipped roof tie in with the Fort structures and lend the building a fair degree of compatibility.

Another aspect of development that occurred within the original Fort area was the importation of several historic buildings at the northwestern end of the complex by the Historical Museum at Fort Missoula. These structures do not relate to the history of the Fort, but, due to their placement away from the present parade ground, they do not interfere in any important way with the interpretation of the various periods of Fort Missoula's history.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1877-1944 **Builder/Architect** multiple

Statement of Significance (in one paragraph)

Fort Missoula, the only permanent military post in Montana west of the Continental Divide, was established in June, 1877. The strategic intent of the choice of the Fort location was for greater military control of the Indian tribes of western Montana and to assure the protection of white settlers from hostile Indian attack. By 1877, however, reservation lands had been established in western Montana and few major uprisings occurred which involved the soldiers. Fort Missoula's significance rests less with its direct military role in quelling uprisings and more with the sequence of non-combative military uses of the property by the federal government and the consistent contribution Fort personnel have made to local economic development. Through the years, Fort Missoula has been used as the headquarters for the Black 25th Infantry Regiment, the place from where the potential military applications of the bicycle were explored, a government training school for skilled mechanics to aid in the World War I effort, the largest Civilian Conservation Corps Headquarters in the United States during the 1930's, a detention camp for Italian artists and seaman as well as Japanese-Americans during World War II, and, for a short time following World War II, Fort Missoula became a medium security prison camp for American soldiers. Fort Missoula was chosen by the Federal government to fulfill these various functions because it was an extant and chronically under-utilized military facility and due to its remote siting in western Montana. The one-hundred year history of Fort Missoula may be read in the buildings and structures that survive today as well as in the evidences of previous structures whose foundation remains clearly demonstrate previous use, spacing, lay-out, and functional relationships.

Due in large measure to the lack of a compelling military need for Fort Missoula, the Fort was plagued by recurrent threats of closure by the Army. However, Missoula business people were well aware that the presence of the Fort contributed significantly to the local economy and they worked hard to maintain the Fort's existence. Through the effective lobbying efforts of U.S. Senator Joseph Dixon from Missoula during the first years of the 20th Century, Congressional appropriations were secured for the complete reconstruction of the Fort in 1904, although no discernible military purpose for the complex had been identified. With its collection of substantial, well designed new buildings, Fort Missoula continued to flounder through the 19'teens and 1920's, until its most active period of use began with the establishment of the Fort as the Rocky Mountain Regional Civilian Conservation Corps administrative center from 1933-1942.

Fort Missoula was the largest CCC headquarters in the United States and the buildings and structures associated with CCC use of the property gain exceptional significance due to their association with this highly successful work program for young men during the depression years. The program contributed significantly to the general economic recovery of not only the city of Missoula but the Montana-Idaho-Wyoming region, an area characterized by sparse population, heavy timber, and extensive grasslands. The CCC is known in the West as the most

9. Major Bibliographical References

see continuation sheet

10. Geographical Data

Acreeage of nominated property approx. 170

Quadrangle name NW Missoula

Quadrangle scale 1:24000

UTM References

A

1	1	7	2	5	7	6	0	5	1	9	2	4	0	0
Zone			Easting				Northing							

B

1	1	3	7	4	8	8	0	5	1	9	1	2	2	0
Zone		Easting				Northing								

C

1	1	7	2	4	5	0	0	5	1	9	1	0	5	0
Zone			Easting				Northing							

D

1	1	7	2	3	8	4	0	5	1	9	1	5	2	0
Zone		Easting				Northing								

E

1	1	7	2	3	7	8	0	5	1	9	1	9	4	0
Zone			Easting				Northing							

F

1	1	7	2	4	7	5	0	5	1	9	1	8	9	0
Zone		Easting				Northing								

G

1	1	7	2	4	3	8	0	5	1	9	2	1	4	0
Zone			Easting				Northing							

H

Zone		Easting				Northing								

Verbal boundary description and justification

see continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
state		code	county	code

11. Form Prepared By

name/title James R. McDonald, P.C. and Patricia Bick, Deputy SHPO

organization Montana State Historic Preservation Office date August, 1986

street & number 104 Broadway telephone 406-444-7715

city or town Helena state Montana

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Marcella Shepley

title SHPO

date March 11, 1987

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

date 4/29/87

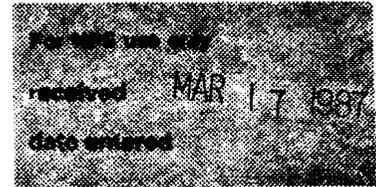
Attest:

date

Chief of Registration

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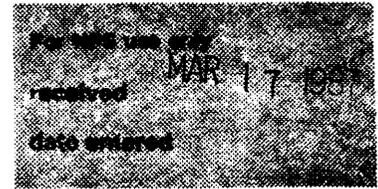
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popular of the New Deal programs. In addition to providing employment for thousands of young men during the Depression era, the CCC program resulted in a wide variety of significant improvements to the environment, including land reclamation and water development projects, fencing, road building, bridge construction, fire control and improvements to the state and national parks of the Rocky Mountain region. Strong community interest in having a CCC camp located nearby is evidenced by the fact that the program directors at Fort Missoula were careful to achieve a wide geographical distribution of the camps so that the benefits of the program would be shared equitably. Fort Missoula's role as the administrative headquarters lends those buildings constructed during this period, some of which are less than fifty years old, exceptional historical significance.

When World War II began and the CCC activities abated, the Fort became the nation's largest internment camp for non-military foreign and native persons. The Fort perfectly fit the U. S. Immigration and Naturalization Service's (INS) criteria and was chosen as one of the numerous inland internment camps for approximately 1200 Italian nationals and 1000 Japanese-Americans during World War II. The Fort's involvement with the INS detention and screening of the Issei is of exceptional national significance, and the foundation remains of the internment camp serve as a poignant reminder of one of the more tragic periods of the nation's history.

Fort Missoula was the primary internment camp in the United States for Japanese-born American citizens and was distinct from the numerous camps operated during the war by the War Relocation Authority (WRA) for the detention of over one hundred thousand citizens of Japanese descent who were born in the United States (Nisei). The Japanese-born Issei were perceived as a particular threat to United States security at the start of World War II. Lists of prominent Issei had been developed by the Federal Bureau of Investigation prior to the initiation of the hostilities between the United States and Japan. Within ten days of the bombing of Pearl Harbor, hundreds of Issei residents in West Coast cities had been rounded up and were on their way to Fort Missoula where the INS staged immigration and "loyalty" hearings. When the Fort Missoula internment camp had reached its capacity within weeks of the beginning of the war, the INS established another camp at Fort Lincoln in North Dakota to accommodate additional Issei prisoners.

New construction to meet the needs of the internment camp during World War II made the Fort a prime location for an Army prison camp immediately following the War, when the wartime internees were released. Two maximum security cell blocks and a limited number of other improvements at the Fort were constructed during this final phase of the Fort's history, and do not qualify as exceptional, although they are integral components of the evolution and historical adaptive use of Fort Missoula by the U.S. Army over a 70-year period, which is characterized by the lack of military uses for the property. Only foundation remains exist to mark the location and arrangement of the rows of internment camp barracks buildings. These wood frame barracks were systematically dismantled after 1947

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but the exceptional significance of the events that took place on this site at the east end of the Fort complex are recalled by the rows of concrete pads in the open, windswept field.

HISTORICAL NARRATIVECREATION AND CONSTRUCTION

In 1867, Chief Red Cloud's war against the forts along the Bozeman Trail, especially Fort C.F. Smith in Montana Territory and Fort Phil Kearny in Wyoming Territory, caused panic among Montanans. The panic resulted in a deluge of telegrams from acting Gov. Thomas R. Meagher to Secretary of War Edwin Stanton requesting additional federal troops and permission to call out the Montana militia. Neither request was officially granted, but the militia took up arms and roamed about the countryside. They accomplished very little, except to run up a bill for \$1,100,000 which was forwarded to the War Department. After a series of investigations, the territorial government was reimbursed \$515,343 in 1872, but no forts were built for the defense of western Montana.

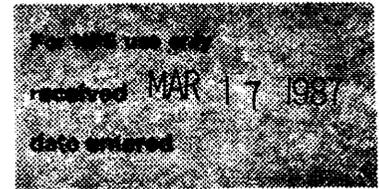
In the spring of 1874, when President Ulysses Grant ordered the removal of the Flathead Indians from the Bitterroot Valley, Chief Charlo refused to leave. Fearing the outbreak of hostilities, Governor Benjamin Potts and territorial delegate Martin Maginnis issued a series of petitions to Congress requesting a military post to be located in Missoula, ostensibly to control the area's Indians. Local newspapers stated that the presence of soldiers would "invite immigration ... stimulate the development of resources . . . and would be an advantage to business." Variations of this theme appeared all through 1874 and 1875.

Bowing to political pressure, the War Department sent Lt. Col. Wesley Merritt to the Missoula Valley in January, 1876. After examining several locations, he recommended that a one- or two-company post be built at or near Hellgate Pass. Two men were sent that same year to select and survey the location and later in 1876, the Quartermaster General appropriated \$20,000 to build the new post. In June 1877, two companies from the Seventh Infantry were sent to Missoula to construct the Fort. They marched the 217 miles from Fort Shaw in 17 days and began work on the Fort in late June. Lack of equipment, the long distances over which supplies had to be hauled and the small labor force hampered the construction effort, but the majority of the Fort was finished in 1878.

Fort Missoula, contrary to the popular picture of forts, was never surrounded by walls. After 1870, most of the forts constructed in the West were of a new design and were intended to be the logistical center for an army actively patrolling and policing the countryside. Fort Missoula and her sister fort, Fort Huachuca in Arizona, both built in 1877, reflect this more aggressive policy. Open, exposed clusters of buildings, most still surrounding the traditional rectangular parade ground, was the new design. Of the eleven major posts constructed in Montana between 1866 and 1892, only four were fortified in some manner; the rest were all built without walls or other defensive works.

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NEZ PERCE WAR

The only Indian battle involving Fort Missoula was against the Nez Perce, a tribe living outside the boundaries of the present state of Montana. When the Nez Perce had been ordered by the government to relocate to a reservation in Idaho away from their ancestral lands, they attempted to flee to Canada. During the course of their retreat from Oregon, the Indians traveled east, following the Lolo Trail into Montana. The soldiers at Fort Missoula were ordered to arrest and disarm them. An earth and log barricade was set up across the Lolo Creek Canyon, about five miles above the mouth of the creek, to stop the fleeing Indians. The Indians refused to surrender and changed their course of travel to bypass the fortification. This site was ever after referred to as Fort Fizzle. The soldiers returned to their post and a few days later joined a column led by Col. John Gibbon, commander of Fort Shaw. Loaded into wagons, they set off in pursuit of the slow-moving tribesmen, catching them about 125 miles southeast of Missoula at a place called the Big Hole.

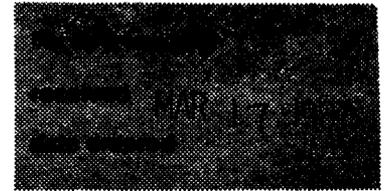
On August 9, 1877, a dawn attack was launched against the sleeping Indian encampment. In 20 minutes, the soldiers were in possession of the camp and the Nez Perce were fleeing in confusion. To cover their families' escape, the warriors rallied and counter-attacked, driving the white men from the village and onto a hillside, besieging them there. During the fierce battle, heavy casualties were inflicted on both sides. The soldiers suffered 40 percent casualties, both wounded and dead, and only the approach of additional soldiers on August 10 saved the garrison from complete destruction. The Indian survivors continued their doomed flight toward Canada and were finally captured by the Army in the Bear Paw Mountains in north-central Montana. A few Nez Perce escaped that battle and made it into Canada but ran into trouble later when they attempted to return to Idaho.

Meanwhile, on November 8, 1877, the post had officially been named Fort Missoula. Companies B, D, H, and I, 3rd infantry Regiment, had replaced the 7th Infantry garrison on November 14. Newly arrived from Texas, these men lived in tents until frame barracks and non-commissioned officers' quarters were completed in February, 1878. The officers continued to rent quarters in Missoula, four miles away until their quarters were completed in mid-summer of 1878.

A limited number of buildings remain at Fort Missoula today to represent this early period of the Fort's history. The first parade ground, which was originally surrounded by regularly placed one and two story log and frame buildings that served as the officers' quarters and barracks for the enlisted men in the late 19th Century, is now defined by the surrounding foundations of these structures. Although not used for ceremonial purposes since the reconstruction of the Fort in 1908, the original parade ground remains clearly visible and distinct. One Non-commissioned Officers' Quarters (#201) and carriage house (#202) and a stone powder magazine (#334) remain standing at a short distance from the original parade ground and retain a high degree of historic architectural integrity. The .88 acre original post cemetery, established in

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1878, is located approximately one-half mile from the original Fort complex and is included in this nomination as a discontinuous, contributing element.

THE 25TH INFANTRY REGIMENT

May of 1888 witnessed the arrival of the most unique group of soldiers to be stationed at Fort Missoula: members of the 25th Infantry. This unit was one of four Negro regiments surviving the Army Reorganization of 1869. After many years of duty in the southwest and upper midwest, the regiment was transferred to Montana. Fort Missoula became regimental headquarters, and the Commanding Officer, non-commissioned staff, band and four companies formed the garrison. The remainder of the unit was used at various times to garrison Fort Custer, Fort Harrison, Fort Shaw, and Fort Assiniboine.

Normal military duties, such as practice marches, target practice, drill and ceremonies, and care of buildings and grounds filled the regiment's day. But there were additional tasks of a special nature that were also included, such as the 1890 involvement of Companies F and H from Fort Missoula in the quelling of Sioux "Ghost-Dance" violence in Pine Ridge Agency, South Dakota and the 1892 and 1894 suppression of violence resulting from labor unrest and the march of "Coxey's Army" in Montana and Idaho. The most unusual task assigned to the regiment, however, was to evaluate the military possibilities of the bicycle.

Lieutenant James A. Moss, an active cycling enthusiast, was ordered to form the 25th Infantry Bicycle Corps. By a series of trips, both long and short, throughout the area, he hoped to impress the War Department with the usefulness of the bicycle. He organized a trip from Fort Missoula to St. Louis, Missouri. He felt that a trek of 1900 miles in length over a variety of terrain and through several climactic zones would best demonstrate the endurance of both men and machines. His men had to be able to do more than just ride the bicycles. They had to learn to perform drill, to scale fences, to ford streams and rivers, and to travel forty miles a day, carrying all of their equipment.

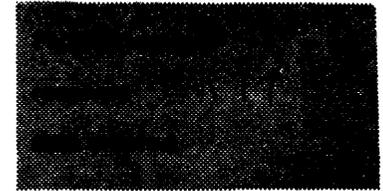
Lt. Moss, Asst. Surgeon J.M. Kennedy, and twenty enlisted men comprised the unit making the trip to St. Louis. They departed from Missoula at 5:30 a.m. on Monday, June 14, 1897. They arrived at St. Louis at 6:00 p.m. on Saturday, July 24, having taken only four days of rest in the forty days since their departure. They had endured heat, cold, mud, dust, too much water, too little water, pleasant conditions and hellish ones. The Army was not impressed; the bicycle was not adopted by the U.S. Army as a means of transportation. The Bicycle Corps returned to Montana by train. The 25th Infantry Regiment left Fort Missoula in 1898.

THREATENED FORT ABANDONMENT

On March 20, 1898, the Army ordered the abandonment of Fort Missoula due to the lack of clear purpose and the fact that the Fort was built upon land with unclear title due to an error in the original land survey at the time of initial Fort

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construction in 1877. Abandonment did not occur immediately and was ultimately forestalled.

A locally-raised volunteer cavalry company, Troop F of the 3rd U.S. Volunteer Cavalry, was temporarily garrisoned at Fort Missoula in May of 1898. Four troops had been raised in Montana as part of the contribution to the Spanish-American War efforts. Never to receive the fame accorded to the Rough Riders (1st U.S. Volunteer Cavalry Regiment), Grigsby's Cowboys, as the 3rd U.S.V.C. was known, through no fault of their own never left U.S. soil. They did, however, suffer from heat, disease and official neglect. They left Montana for Camp Thomas, Georgia in the latter part of May. They returned to Missoula in September with one man dead and many others very ill as a result of unsanitary conditions at the Georgia camp.

Local citizen protest against the Army's order of abandonment and their rapid mobilization to secure the land of unclear title for donation to the Army resulted in the Fort's revitalization. Because business people in Missoula recognized that the military presence in Missoula and the active use of the Fort constituted a vital economic resource, they raised the funds necessary to purchase 320 acres upon which the Fort was built and managed to persuade the Northern Pacific Railroad to donate another 240 acres, all of which was turned over to the U.S. Army. Official orders for abandonment were postponed, but the Fort was not actively used for the next four years. In 1902 the Quartermaster General's Report to the Army recommended that Fort Missoula either be completely abandoned or rebuilt.

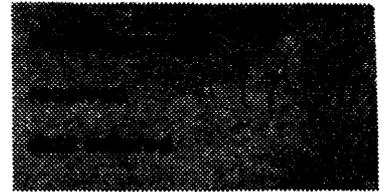
FORT RECONSTRUCTION

On March 28, 1904, after the concerted lobbying efforts of U. S. Senator Joseph Dixon of Missoula, Congress passed the appropriation necessary to reconstruct Fort Missoula, even though no clear military purpose for the Fort had been identified. Reconstruction began in 1906 and continued through 1912. During this time, some of the earliest log buildings at the original Fort were dismantled. New, cast concrete buildings were erected in a curved row only a few hundred feet to the northeast of the original parade ground.

Eighteen substantial buildings remain today from this period of the Fort's reconstruction. Along the curved boulevard, a new Post Headquarters (#2), seven new, cast concrete, 2 1/2 story buildings forming a new Officer's Row (#27, #28, #29, #30, #31, #32, #33), and the two large Company Barracks buildings (#24, #26), also of concrete construction and 2 1/2 stories in height, mark the edge of the new parade ground. Two Non-Commissioned Officers' Quarters (#14, #16), the Post Bakery (#105), the Post Hospital (#9), the Quarter Master's storehouse (#322) and root cellar (#323), and a new water tower (#19) were constructed at a short distance from the parade ground. At the end of this second building period, the Fort was completely outfitted to serve as a regimental headquarters. However, research indicates that no regimental force was ever actually stationed at Fort Missoula. Between the years 1912 and 1918, the Army repeatedly raised questions about closing of the Fort.

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WORLD WAR I

Just prior to America's entry into World War I, Fort Missoula finally was abandoned as a military post. However, the War did not entirely bypass the Fort. The University of Montana contracted to operate a training school, utilizing some Fort buildings. On August 15, 1918, the first group of 200 men arrived to begin two-month training courses in automobile repair, blacksmithing, wireless (radio), and general mechanics. The University was responsible for housing, feeding and instructing the men. Instructors were hired by the University, from the civilian skilled manpower pools. Eight hours of instruction were provided each day. Equipment was supplied by the University, with the government providing all the funding for the program.

Not long after the Armistice was signed on November 11, 1918, the school was closed. Fort Missoula was once again idle. In 1918, a bill was passed in Congress to permit the military to lease or sell portions of the Fort property to other entities. The Fort would not be regarrisoned until September, 1921.

DEPRESSION YEARS AND THE CCC

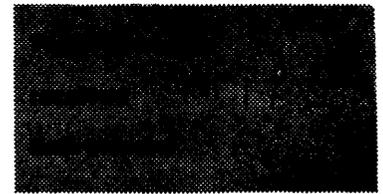
Activities at the Fort between 1921 and the 1933 were routine and not particularly unusual, with a small garrison of soldiers residing there. In 1926, the Fort became the summer Civilian Military Training Camp. Again slated for abandonment in 1933 by the Army, the Fort was put to use as the headquarters for the Rocky Mountain Region Civilian Conservation Corps and continued to serve this purpose until 1941. The CCC was established in an effort to provide work for the nation's young men. The U.S. Army, the only federal entity capable of mobilizing the thousands of young enrollees at the start of the program in July, 1933, was responsible for organizing, housing and training the men in usable skills. The enrollees were not given military training. Other federal agencies, including the Forest Service, Soil Conservation Service, Reclamation Bureau, Fish and Wildlife Service and National Park Service, defined the tasks to be accomplished.

Fort Missoula was the largest district CCC headquarters in the United States. As the administrative center for all of the camps located in Montana, Idaho, Wyoming and Yellowstone and Glacier National Parks, Fort Missoula was the place where enrollees were initially trained and assigned. In all, approximately 269 camps were established in the region, some only operating for one or two years. On the average, each year there would be 24 camps in Montana, 57 in Idaho, and 21 in Wyoming. Approximately 200 young men from 18 to 25 years old were stationed at each of the regional CCC work camps. During the first months of the program in the summer of 1941, 400-500 young men arrived at Fort Missoula daily. Over the nine year period of the program, approximately 200,000 men were employed, about 86,000 from the region and 114,000 from other states.

Various services, not available at the dispersed camps, were provided at the administrative headquarters at Fort Missoula. The Post Hospital provided medical

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care beyond that which the simple camp dispensaries could provide. Medical problems were resolved by the district surgeon, the district dentist, etc. The Fort handled supplies, finances, religious services, veterinarian needs and education programs. Lack of recreational opportunities, especially during the long winter months, was identified as one major problem at Fort Missoula. A large new recreation hall (#150) was constructed by the WPA in 1940 to fill this need at the Fort, although this building would only be completely outfitted after the Fort had been turned over to the Immigration and Naturalization Service in 1941.

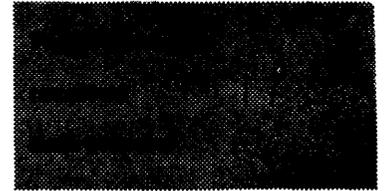
A number of buildings and structures associated with the CCC use of the property remain in existence today: the CCC administration building (#316), two residential buildings (#12, #214), two warehouses (#203, #312), the motor pool shop (#328), a storage building (#327) and the monument located at the entrance to the Fort on Reserve Street. Also, during this period, the Army made improvements at the Fort and constructed a new administration building (#1) and the fire station/guard house (#46).

WORLD WAR II

In the spring of 1941 control and operation of the Fort was transferred to the U.S. Immigration and Naturalization Service. Prior to its entry into World War II, the United States had begun to arrest the crews and confiscate the commercial ships of Nazi Germany and Fascist Italy as they arrived at U.S. seaports. On March 30, 1941, President Franklin Roosevelt ordered Axis ships to be seized at harbor and 69 German, Italian, and Danish ships were seized in the first weekend. Places that provided housing and supply capabilities, and yet were remote from industrial centers and international borders were selected to hold these interned crew members. Fort Missoula was admirably suited to fill this need.

Construction of internment camp barracks began in early 1941 in preparation for the arrival of the Italian nationals. From 1941 until the spring of 1944, as many as 1200 Italian men--civilians, not prisoners of war--were held at Fort Missoula. The presence of German civilian prisoners cannot be documented at this time. Not only were the crew members of confiscated merchant ships and luxury liners sent to Fort Missoula, but individual aliens were rounded up in bars and lodging houses in the east coast cities and a group of about 100 Italian artists, musicians and entertainers who had worked at the New York World's Fair and had overstayed their visas were also sent to the INS camp at Fort Missoula.

Immigration hearings were held at the Fort to determine the official immigration status of each internee and to establish political affiliations. Since deportation was not possible while the war was going on, most Italian men were to wait out the hostilities at the Fort. Some of the internees who were eligible for reassignment to other ships chose instead to remain at Fort Missoula for the duration of the war, where conditions were rather pleasant. Actual control and operation of the facility were in the hands of the U.S. Border Patrol. The internees were largely governed and disciplined by their own officers. The mess

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halls, laundry and similar facilities were staffed by the internees themselves. The brand new recreation hall (#150) that was built by the WPA for the CCC camp, and included a basketball court, bowling alley, dance hall and restaurant, was outfitted by the INS camp commander Nick C. Collaer for the internees' use. Although there were armed guards, watchtowers and steel fences, routine security measures amounted to little more than roll calls, bed checks and perimeter patrols that were more useful in turning away curious townsfolk. Theatrical productions and concerts were put on by the internees for their own entertainment, and one concert, to which Missoula citizens were invited, attracted a crowd of over 1000. The name given to the camp by the internees was Bella Vista (Beautiful View). There were no escape attempts.

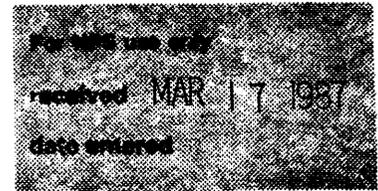
Due to the local shortage of labor caused by the war effort many Italian men were paroled to work, at prevailing wages within a year and one-half of internment. Two Italian chefs who had worked on oceanliners took charge of the dining room at the Florence Hotel in Missoula. Others were soon hired as bus boys and cleaners. The local hospitals hired Italian seamen as orderlies; lumber companies hired others to work on timber hauling crews. Some of these men lived in town and reported to the Fort only weekly. Restaurants and hotels around the country also wrote to the commanding officer to offer jobs for the parolees. The labor shortage in the Montana sugar beet fields was extreme during the war and numerous work crews were signed out to Montana farmers during the growing season.

A series of 16 wood frame, prefabricated barracks buildings were erected at the southeastern end of the Fort property in May of 1941 to house the approximately 1200 Italian internees. The Italian detainees actually erected these barracks buildings, and were housed in Army barracks for the first few weeks of internment. Barracks construction, however, was continued with the addition of another 16 buildings in July of 1941 to bring the internment camp capacity up to 3000. This newer group of barracks was fenced off from the first collection, likely in preparation for the new type of internee that began to arrive at the Fort in mid-December, 1941.

After the bombing of Pearl Harbor on December 7, 1941, the U.S. Government immediately began arresting men of Japanese birth (Issei) on the West Coast of the United States in the belief that some might be saboteurs or agents for the government of Japan. These included community leaders, newspaper editors, professionals and laborers, political activists--individuals who had been identified by the Federal Bureau of Investigation as being of questionable immigration status and/or possessing organizational abilities and could possibly serve as leaders of an anti-government movement. The majority of the people detained during these first weeks after the bombing were Japanese immigrants, and not themselves citizens of the United States. After 1924, the U.S. immigration laws prevented Japanese immigrants from obtaining citizenship status and prohibited Japanese-born persons from owning land in the United States. Thus, property owned by the Issei was often in the name of their American-born children. On December 18th and 19th, 1941, the Issei detainees began to arrive at Fort Missoula. The Japanese and Italian internees were kept completely

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separate at the Fort and the previously lax security measures were considerably tightened.

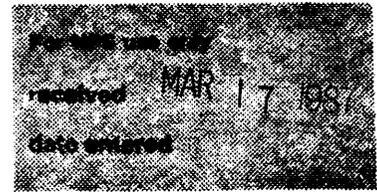
Fort Missoula was the largest camp operated by the Immigration and Naturalization Service (INS) in the United States and was distinct from those camps that were established during subsequent months by Executive Order of February 19, 1942, and operated by the War Relocation Authority (WRA) for the detention of approximately 107,000 American men, women and children of Japanese ancestry (Nisei). The persons sent to Fort Missoula were the first Japanese-Americans to be arrested and INS Alien Hearing Board quickly initiated proceedings at the Fort on the immigration status and "loyalty" to the U.S. Government of these individuals. Claims of ill treatment of the Issei detainees at Fort Missoula by the INS guards were thoroughly investigated and such brutality curtailed during the early months, under the direction of the INS camp director, Commander N. C. Collear. The barracks at Fort Missoula were quickly filled to capacity and those who could not be accommodated were taken to the INS camp at Fort Lincoln in North Dakota. As a result of the INS hearings at Fort Missoula, some of the Issei detainees were deported as illegal aliens, some were sent to join their families at the WRA detention camps, some were permitted to join the parole work teams in the Montana sugar beet fields and on railroad maintenance crews, and not one was prosecuted for espionage, sabotage, or disloyal conduct.

The last civilian internees left Fort Missoula by the end of 1944, thus marking the end of the period of exceptional historical significance. The barracks that housed the Japanese-American and Italian prisoners during World War II were systematically dismantled shortly after the close of the war. Foundations and ground depressions survive from this period and the spacing, lay-out, and relationship of this development to the original Fort is clearly perceptible. Two of the original internment camp guard towers that were removed from the Fort property during the dismantling were recently recovered by the Fort Missoula Historical Museum staff and plans are being drafted to restore these structures to their original location.

The Army resumed control of Fort Missoula in 1945 and decided to continue its use as a prison camp. It became a medium security facility, known as the Northwestern Branch Disciplinary Barracks, a function which it served for only a short period of time. Two thousand prisoners and a staff of 500 officers, enlisted men and civilian employees occupied the Fort. On October 17, 1946, the first group of 100 prisoners was transferred to Fort Leavenworth, Kansas. This initiated the closure of the disciplinary barracks. As of midnight, April 18, 1947, all staff and prisoners were gone and the camp closed. Two concrete cell block buildings (#157, #157) remain from this later 1945-1947 period of use as a prison camp, as well as the motor pool garage (#330), the Vocational Education building (#154) and the 1946 Provost Marshall's Office (#63). Because these buildings do not possess exceptionally significant historical associations, they are considered to be non-contributing structures within the historic district.

POST-WAR RE-ALLOCATION

The Fort underwent a process that can be best described as dissolution after its period of most intensive use during the depression and war years. In 1948, the

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Army began its program to sell or lease portions of the Fort property. Land, buildings, and titles thereto began to shift as if in a kaleidoscope. Agencies involved include various departments of Civil Defense, Army Reserve, Navy Reserve, Marine Corps Reserve, the Montana National Guard, the University of Montana, and the U.S. Forest Service. Missoula County signed a ten year lease with the Army for most of the Fort buildings and 822 acres of Fort property in 1948. The Army canceled the lease after two years, however, and planned to establish the Fort as a northwestern military supply center, which never occurred. The Fort buildings have been put to a wide variety of new uses by federal, state and county agencies, as well as by private organizations. During the 1960's, the General Services Administration began to systematically dismantle the earliest Fort buildings that surrounded the original parade ground at the southwest corner of the complex. During this effort, the original Non-Commissioned Officers quarters (#201) was spared and restoration of this building was completed by the Montana Ghost Town Preservation Society. The integrity of the Fort complex, even with the removal of the earliest buildings, remains extraordinarily high, weathering both ownership changes and adaptive reuse of the individual buildings.

The county-supported Fort Missoula Historical Museum today occupies the 1911 Quartermaster's Storehouse (#322). As part of the museum's artifact collection, twelve buildings and structures have been acquired or donated and moved from their original locations in the Missoula vicinity to a small, 10 acre parcel of undeveloped land to the north of the original parade ground. The land upon which these buildings were placed was used historically as the Fort garden and no Fort buildings were erected here. These moved buildings bear no historical relationship to one another or to the military Fort properties. They are considered to be non-contributing elements within the Fort Missoula Historic District. Because they are clustered in a small, discrete area and, visually, it is immediately apparent that they are not a part of the historical Fort development, the complex of relocated historic structures does not detract significantly from the historical feeling and association of Fort Missoula at large.

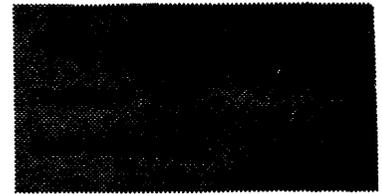
Twelve additional buildings have been constructed within the Fort Missoula Historic District boundaries since the end of the historic period in 1944 when the INS internment camp at the Fort was vacated. Two are concrete masonry unit cell blocks, and nine are one story maintenance and ancillary buildings of little importance. In 1984, the Bureau of Land Management completed the construction of a new office building within the Fort complex. Careful attention to the detailing of this new building has resulted in a design and use of materials that are very compatible with the stucco, Mission Revival buildings which comprise the historical Fort complex and date to the period of reconstruction during the early 19'teens.

POST CEMETERY

Although the Post has been deactivated for many years, Fort Missoula does have an active Class IV national cemetery which continues to this day to be one of the

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intriguing parts of the Fort. Situated on a .88 acre parcel to the north of the main Post, next to South Avenue and Building #43, the cemetery was established in September, 1878 with the burial of Private William Gerick. Buried here were men who served in the Civil War, Indian Wars, Spanish-American War, World Wars I and II, the Korean War and the Vietnam War. Twenty-two percent of the burials were Black soldiers, dating back to when Fort Missoula was garrisoned by up to four companies of the 25th Infantry Regiment, 1888-1898.

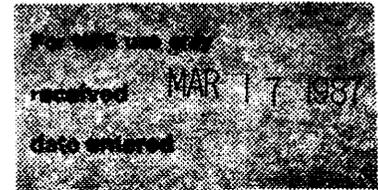
Some time after 1886, the post cemetery at Fort Ellis near Bozeman was abandoned and all of the remains were shipped to other active national cemeteries. Thirty-six bodies were transferred to the Fort Missoula cemetery.

There is a very small number of women in the post cemetery, wives of officers and senior sergeants. However, there is a large number of Fort children-- 21 girls, 20 boys, and 12 babies--who died from a variety of causes including premature birth, rickets, and the flu.

As of March 1983, the Fort Missoula post cemetery had 190 graves. The capacity of the site is 400. The cemetery is in still active use.

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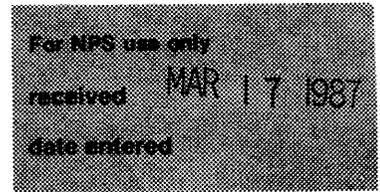
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Fort Missoula Historic District

Bldg.#	Bldg. Name	Date	Type/Material	Status
	Original Parade Ground and Foundations	1877	parade ground of NW quadrant/ Officers' Qtrs/Barracks	c
201	NCO Quarters	1877	1 story log duplex	c
	Post Cemetery	1878	.88 acre military cemetery	c
334	Powder Magazine	1878	1 story stone storage building	c
202	Carriage House	1880	1 story frame carriage house	c
2	Post Headquarters (Exchange)	1906	1 1/2 story brick offices	c
323	Quartermaster Rootcellar	1908	underground storage cellar	c
	Second Parade Ground	1910	parade ground of SW quadrant	c
14	NCO Quarters	1910	2 story frame duplex	c
16	NCO Quarters	1910	2 story frame duplex	c
24	Company Barracks	1910	2 1/2 story concrete barracks	c
26	Company Barracks	1910	2 1/2 story concrete barracks	c
27	Officers' Quarters	1910	2 1/2 story concrete four-plex	c
28	Officers' Quarters	1910	2 1/2 story concrete duplex	c
29	Officers' Quarters	1910	2 1/2 story concrete duplex	c
30	Commanding Off's Qtr's	1910	2 1/2 story concrete residence	c
31	Officer's Quarters	1910	2 1/2 story concrete duplex	c
32	Officer's Quarters	1910	2 1/2 story concrete duplex	c
33	Officer's Quarters	1910	2 1/2 story concrete duplex	c
142	Quartermaster's Stable	1910	1 1/2 story concrete stable	c
105	Post Bakery	1910	1 1.2 story concrete bakery	c
9	Post Hospital	1911	3 1/2 story concrete hospital	c
322	Quartermaster Storehse.	1911	1 1/2 story brick offices	c
19	Post Water Tower	1912	151' metal water tower	c
	Entrance Road/Monument	1935	stone pylons and commemoration	c
312	Warehouse	1936	2 story frame warehouse	c
316	CCC Admin. Building	1936	1 1/2 story frame offices	c
214	CCC Barracks	1938	1 story frame residence	c
12	Hospital Staff Quarters	1938	1 story frame residence	c
1	Post Headquarters	1940	2 1/2 story frame offices	c
150	Recreation Hall/Gym	1940	3 story frame building	c
203	Warehouse	1940	1 story frame storage building	c
46	Fire Station/Guard Hse	1940	2 story concrete offices/cells	c
327	Oil Storage Building	1940	1 story frame warehouse	c
328	Motor Pool Shop	1940	1 story frame shop	c
	Foundations	1941	Internment camp bldg. depressions	c
	Sentry Boxes (2)	1941	frame guard towers (not in situ)	nc
154	Vocational Ed. Building	1945	1 story metal quonset hut (moved)	nc
156	Solitary Cell Block	1945	1 story concrete block	nc
157	Solitary Cell Block	1945	1 story concrete block	nc
330	Motor Pool Garage	1945	1 story frame garage	nc

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Fort Missoula Contributing Building List (continued)

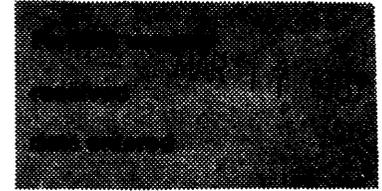
63	Provost Marshall's Off	1945	1 story frame office	nc
325	Shop Building	1945	1 story frame shop	nc
310	Boiler Plant	1947	1 story frame plant/residence	nc
350	Maintenance Shop	1962	1 story concrete block	nc
101	Army Reserve Motor Pool	ca.1947	1 story concrete block	nc
114	U.S.F.S Laboratory	ca.1965	mobile home	nc
21	Electrical Substation	ca.1954	1 story concrete substation	nc
	BLM Regional Offices	1984	1 story concrete office building	nc

Fort Missoula Museum Artifacts: Non-contributing Buildings

Ninemile Homestead	built 1890, moved 1983	1 1/2 story log residence
Homestead Barn	built 1900, moved 1983	1 story log barn
Homestead Outhouse	built c. 1920, moved 1983	1 story outhouse
Pumphouse	built 1983	1 story frame building
Miller Creek Guard Sta.	built 1910-15, moved 1983	1 story log building
Sliderock Lookout	built 1933, moved 1983	L-4 type lookout tower
Bandstand	built 1976, moved 1983	1 story frame gazebo
Grant Creek School	built 1907, moved 1976	1 story frame building
Drummond Depot	built 1910, moved 1982	1 story frame MSPP depot
Drummond Outhouse	built 1910, moved 1982	1 story privy
St. Michael's Church	built 1863, moved 1983	1 story log church
Storage Building	ca.1950	1 story frame building
Rapelling Tower	ca.1950	wooden tower
Trailer	ca.1965	mobile home

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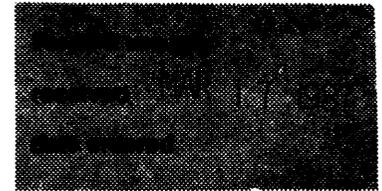
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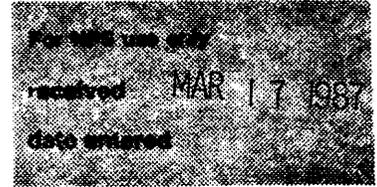
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Interviews

Dopp, Jim, Missoula County Records Officer, Missoula, Montana, November 16, 1983; July 24, 1986.

Van Valkenberg, Carol, regarding her research on the internment period, Missoula, Montana, July 25, 1986.

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HISTORIC DISTRICT BOUNDARY DESCRIPTION AND JUSTIFICATION

The Fort Missoula Historic Resource Survey resulted in a systematic investigation of the historical and architectural significance of all structures within the survey area. The boundaries of the survey area were South Avenue on the north, Reserve Street on the east, the Missoula Country Club and Bitterroot River on the south, and Western Materials and Vo-Tech to the west. Within these boundaries, the Fort Missoula Historic District boundaries were established to encompass all of the historically significant parts of the original Fort complex that are still in existence. The portion of the Historic District in the immediate vicinity of the 20th Century parade ground has retained the highest degree of historic architectural integrity.

The proposed Historic District boundary starts at the original entrance to Fort Missoula (see site and land ownership maps) and runs behind the trees along both sides of the roadway, measuring approximately 60' in width, centered on the roadway itself. Even though there has been development on both sides of the roadway and the original entrance has been blocked to traffic, the tree-lined road was historically the primary entrance to the Fort and runs in a southwestern direction.

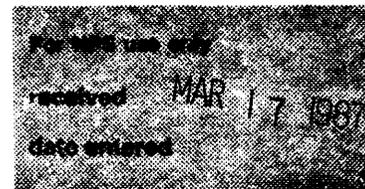
The boundary then proceeds northwest behind the newly constructed Bureau of Land Management building and to the north of the 1911 officers' row. The line connects with the north boundary of the county property which contains the original 1877 fort property. This boundary continues west to the west boundary of the Museum property and extends out and encompasses the original CCC buildings on the west side. The line proceeds south to the Bitterroot River, encompassing many of the features of the original 1877 Fort.

The boundary continues to run along the river to the Missoula Country Club property. Then the boundary runs along the west side of the Country Club and Larchmont Golf course back to the Fort road. This encompasses all of the World War II internment camp area.

The property boundaries for the land areas in the ownership of the Bureau of Land Management, Western Montana Regional Community Mental Health Center, Missoula County, U.S. Army, Western Montana Ghost Preservation Society, State of Montana (University of Montana), the National Guard, and General Services Administration are shown on the accompanying map.

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OWNERSHIP LIST

Western Montana Ghost Town
Preservation Society
Helena Hammond, President
P.O. Box 2245
Missoula, MT 59801

Irving E. Dayton
Commissioner of Higher Education
33 S. Last Chance Gulch
Helena, MT 59601

Mr. J. Walter Roth
Director of Historic Preservation
General Services Administration
Washington, D.C. 20405

Board of County Commissioners
Missoula County Courthouse
200 West Broadway
Missoula, MT 59802

Mr. John G. Douglas
Bureau of Land Management
Department of the Interior
Washington, D.C. 20240

Child Development Center
Mike Morris
Building T-214
Fort Missoula
Missoula, MT 59801

Headquarters
Fort Carson
Fourth Infantry Division (Mech)
Attn. Commanding Officer
Major General Jan R. Hall Jr.
Fort Carson, Colorado 80913-5005

Western Montana Regional
Community Mental Health Center
Clark Anderson, Director
Building T-12
Fort Missoula
Missoula, MT 59801

Headquarters
Attn. Commanding Officer
Colonel Hillyard
USA Support Detachment
Salt Lake City, Fort Douglas,
Utah 84113



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Fort Missoula Historic District Addendum and Boundary Increase
 other names/site number 24MO0266 (Includes Site #s 24MO0188, 24MO0937 [noncontributing to district],
 24MO1616 [noncontributing to district])

2. Location

street & number Intersection of Reserve St. and South Ave.. not for publication
 city or town Missoula vicinity
 state Montana code MT county Missoula code 063 zip code 59807

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this nomination request for determination of eligibility meets the documentation standards for
 registering properties in the National Register of Historic Places and meets the procedural and professional requirements
 set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property
 be considered significant at the following level(s) of significance:

national statewide local
Mark F. Baumer / S NPO 1/3/2012
 Signature of certifying official/Title Date
Montana State Historic Preservation Office
 State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Hewitt 20111101
 Signature of commenting official Date
ARMY FEDERAL PRESERVATION OFFICER
DASA (ESCH) United States Army
 Title State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Carl M. Davis 8-4-2011
 Signature of commenting official Date
Regional Archaeologist United States Forest Service
 Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain): _____

For Edson H. Beall 2-28-12
 Signature of the Keeper Date of Action

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Fort Missoula Historic District Addendum and Boundary Increase
other names/site number 24MO0266 (assigned to the Fort Missoula Historic District. Within the district are: sites 24MO0188 [contributing to district], 24MO0937 [noncontributing to district], 24MO1616 [noncontributing to district])

2. Location

street & number Intersection of Reserve St. and South Ave..

N/A
N/A

 not for publication
city or town Missoula vicinity
state Montana code MT county Missoula code 063 zip code 59807

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national x statewide x local
Mark F. Baumber/SHPD 1/3/2012
Signature of certifying official Title Date
Montana State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title United States Army
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title United States Forest Service
State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____
Signature of the Keeper _____ Date of Action _____

Fort Missoula Historic District Addendum and
Boundary Increase
Name of Property _____

Missoula Co., MT
County and State _____

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only one box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
16	16	buildings
5	4	sites
1	6	structures
0	0	objects
22	26	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

36
(3 of these previously listed buildings are now included in the noncontributing count totals above)

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DEFENSE: military facility

Current Functions
(Enter categories from instructions.)

GOVERNMENT: government office

RECREATION AND CULTURE: museum, outdoor recreation, monument/marker

COMMERCE/TRADE: business

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:
Colonial Revival, Mission Revival

OTHER: Mid-20th Century Military/CCC

Materials
(Enter categories from instructions.)

foundation: CONCRETE

WOOD: weatherboard, METAL,

walls: CONCRETE

roof: ASPHALT, METAL

other:

Fort Missoula Historic District Addendum and
Boundary Increase
Name of Property

Missoula Co., MT
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Fort Missoula is located in the Missoula Valley, a former glacial lake bed. The Missoula Valley is surrounded by the Garnet Mountain Range to the east, the Mission Mountains to the northeast, and the Bitterroot Mountains to the west. The Bitterroot River runs through the west side of the present day city of Missoula and the Clark's Fork River is five miles to the north. Originally separated from the town that bears its name, Fort Missoula, due to encroachment, now sits in the southwest portion of Missoula.

The original Fort Missoula Historic District nomination (listed April 29, 1987) ended the period of significance with the WWII internment. This addendum and boundary increase includes additional contributing properties reflecting an extended period of significance to the post-internment period and also adds significant features of the Civilian Conservation Corp (CCC) occupation not included in the original nomination.

Narrative Description

Introduction

This is an addendum and boundary increase to the existing Fort Missoula Historic District listed in 1987 (NR # 87000865); it provides contributing and noncontributing descriptions for resources not included in the original nomination or whose status has changed. Resources included in the original nomination whose status has not changed are not described below in Section 7.

This addendum and boundary increase updates the original nomination by reflecting an extended period of significance to encompass the post-internment period. This addendum and boundary increase incorporates features related to this period and features associated with the Civilian Conservation Corp (CCC) occupation not recorded in the original nomination. The area of the boundary increase measures 208 acres in size. Forty-eight contributing and noncontributing resources are included in the addendum and boundary increase; thirty-nine occur within the original district boundary and seven are located within the boundary increase.

Forty-one resources associated with the addendum comprise newly recorded features not included in the original nomination, or resources whose status changed from either noncontributing to contributing or vice-versa. Newly recorded contributing and noncontributing resources within the addendum area include 10 contributing buildings whose status was not addressed in the original nomination, 13 noncontributing buildings whose status was either not address or were not present at the time of the original nomination, six noncontributing structures, and three noncontributing sites. Six buildings (21, 63, 156, 157, 310 and 330) recorded as noncontributing in the original nomination are now contributing as they were present during the last phase of the fort's operation as an official military post and now relate to the newly defined period of significance, and three buildings' status changed from contributing to noncontributing due to significant alterations.

In addition to the 41 resources mentioned above, three resources previously counted as one contributing resource in the original nomination have been separated into individual resources in this addendum and boundary increase; these include the stone pillars marking the original entrance to the fort (one contributing object), the original Fort Road (one contributing structure), and the Fort Missoula Dedication Monument (one contributing object). Because these were originally listed as one contributing structure in the 1987 nomination, two contributing objects have been added to the resource count for this addendum/boundary increase on page 2 above but are not included in the counts in the previous two paragraphs.

Building 154, a one-story Quonset, recorded during the original inventory and found noncontributing, and one trailer constructed around 1965 and mentioned in the original nomination were removed from the property. The Respite House (Building 210) constructed in 1998, is a noncontributing element to the district. It is not 50 years old, and is not associated the period of significance for the Fort Missoula Historic District.

A storage building constructed circa 1950 and discussed in the original nomination as being located within the original district boundary has not changed status (still noncontributing), however, it actually sits within the boundary increase area. As it was

Fort Missoula Historic District Addendum and
Boundary Increase
Name of Property

Missoula Co., MT
County and State

originally counted as a resource within the original district boundary, it is not included within the count for the boundary increase area, or within the totals for the addendum.

Addendum Resources

Buildings

Building 11 (Contributing-status not addressed in original nomination)
Building 15 (Contributing-status not addressed in original nomination)
Building 17 (Contributing-status not addressed in original nomination)
Building 18 (Contributing-status not addressed in original nomination)
Building 19 (Contributing-status not addressed in original nomination)
Building 20 (Contributing-status not addressed in original nomination)
Building 34 (Contributing-status not addressed in original nomination)
Building 35 (Contributing-status not addressed in original nomination)
Building 36 (Contributing-status not addressed in original nomination)
Building 37 (Contributing-status not addressed in original nomination)
Building 210 (Noncontributing-status not addressed in original nomination)
Cinder Block Building (Noncontributing-status not addressed in original nomination)
Garage A (Noncontributing-status not addressed in original nomination)
Garage B (Noncontributing-status not addressed in original nomination)
Restroom (Noncontributing-status not addressed in original nomination)
Log Cabin (Noncontributing-status not addressed in original nomination)
Ticket Booth (Noncontributing-status not addressed in original nomination)
ADC Barracks (Noncontributing-status not addressed in original nomination)
Gable Roof Board-and batten Shed (Noncontributing-status not addressed in original nomination)
Gambrel Roof Shed (Noncontributing-status not addressed in original nomination)
Concession Booth (Noncontributing-status not addressed in original nomination)
Trolley Car Building (Noncontributing-status not addressed in original nomination)
Building 351 (Noncontributing-status not addressed in original nomination)
Building 21 (Contributing-status changed from noncontributing)
Building 63 (Contributing-status changed from noncontributing)
Building 156 (Contributing-status changed from noncontributing)
Building 157 (Contributing-status changed from noncontributing)
Building 310 (Contributing-status changed from noncontributing)
Building 330 (Contributing-status changed from noncontributing)
Building 203 (Noncontributing-status changed from contributing)
Building 214 (Noncontributing-status changed from contributing)
Building 316 (Noncontributing-status changed from contributing)

Structures

Forestry Interpretive Display (Three noncontributing)
Tipi Burner (Noncontributing)
Truck Port (Noncontributing)
Wood Frame Open Shed (Noncontributing)

Site

Tennis Court (Noncontributing-status not addressed in original nomination)
24MO1616 (Noncontributing)
Historic Stone Alignment (Noncontributing-status not addressed in original nomination)

Resources within the boundary increase area include five contributing sites, one noncontributing site, and one contributing structure. Contributing sites include 24MO0188 (an historic Fort Missoula dump), the Original Post Bakery Site, the site of a CCC warehouse (Building 308), the site of an 1880s-era trash deposit, and the fort's historic landscape. Site 24MO0188, the Original Post Bakery Site, the CCC Warehouse Building 308 Site, and the 1880s-era Trash Deposit Site all yielded subsurface materials. The Internment Camp Foundations Site, listed as a contributing resource in the original nomination, only addressed the actual physical foundation and depression remains; the archaeological investigations at the other four previously mentioned sites demonstrate the existence of good

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subsurface deposits throughout the property, suggesting buried deposits associated with the Internment Camp Foundations are also likely. Guardsman Lane, also known as the Civilian Conservation Corps (CCC) Road, is counted as one contributing structure.

Boundary Increase Resources

Sites

24MO0188 (Contributing)
Original Post Baker Site (Contributing)
CCC Warehouse Building 308 Site (Contributing)
Trash Deposit Site (Contributing)
Fort Missoula Landscape (Contributing)
24MO0937 (Noncontributing)

Structure

Guardsman Lane (Contributing-status not addressed in original nomination)

Description of Resources

Buildings

Building 11 (one contributing building, circa 1958) is a one-story balloon frame garage built by the Civilian Conservation Corps (CCC) (Ed Sharp Collection, Map B - 1388, Montana Historical Society, Helena). The structure has a hipped roof with green rolled asphalt roofing. It has traditional wall cladding using horizontal wood boards in a simple drop style. It has open eaves with exposed rafters, one single pane wood frame window on both the east and west elevations, and six sets of double doors on the north elevation. The white paint on the main building is deteriorated. Historic photographs provide evidence that Building 11 was present by at least 1940-1942, indicating it was most likely built in 1938 when several other fort buildings were constructed. Building 11 is in good condition and retains integrity.

Building 15 (one contributing building, 1938) is a one-story balloon frame garage built circa 1938, most likely by the CCC. The structure has a hipped roof and open eaves with exposed rafter ends. It currently has corrugated metal roofing that has been added since its original construction. Building 15 has traditional wall cladding with horizontal wood boards in a simple drop style. There are four sets of double doors on the northeast elevation. On the northwest elevation, there are two, wood-frame, fixed, 12-light windows and one paneled door. There is also one large window on the southeast elevation. Historic photographs provide evidence that Building 15 was present by at least 1940-1942, indicating it was most likely constructed in 1938 when several other structures at the fort were constructed. The building is similar in design, materials and construction to other garages built by the CCC. The building is of the proper age to be associated with the CCC. The CCC constructed numerous buildings at Fort Missoula during this time period. The historic record indicates that the CCC was the only agency constructing buildings at Fort Missoula at this point in time. Building 15 is in good condition and has retained integrity.

Building 17 (one contributing building, 1941) was constructed in 1911 as a pump house in association with the fort water tower (*The Sunday Missoulian*, 9 April 1911). Building 17 consists of a semi-subterranean concrete bunker with attached concrete block entrance shed. The bunker is approximately 11 ft 5 in square with a 12 ft 5 in square slightly sloped concrete lid or roof. The roof has an extended cylindrical access pipe in the center. The bunker is whitewashed and has egress windows on the north and south elevations. The entrance shed is 7 ft 5 in long by 5 ft wide. It has a shed roof and a door on the east. Its exterior is unchanged although the interior is vacant with the original equipment removed. Building 17 is in good condition and retains integrity.

Building 18 (one contributing building, 1911) is a balloon frame structure built as a transformer shed in association with the fort water tower in 1911 (*The Sunday Missoulian*, 9 April 1911). Building 18 is located in the northeast corner of the fenced water tower base area. It is 7 ft long and 6 ft wide and has a front gabled moderately pitched roof with corrugated sheet metal siding, two screened windows (one on the north and one on the south), and one door on the west. Though the original equipment has been removed from the interior, the exterior is unchanged. Building 18 is in fair condition and retains integrity.

Building 19 (one contributing building, 1911) is a one-story balloon frame structure built in 1911 as a well-housing shed used to protect the connection between the fort water tower's tank and the tower's well (*The Sunday Missoulian*, 9 April 1911). The original nomination form lists Building 19 as the fort water tower. The correct number designation for the water tower is 51. Building 19 is

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located slightly west of center directly under the tower tank. This Building is 10 ft by 8 ft 6 in with corrugated sheet metal siding and a shed roof. There is a door on the north elevation. The electrical box on the west elevation and the meter on the east elevation are not currently operating. A single central metal pipe runs from the cone-shaped base of the water tank into the roof of Building 19. Building 19 is in good condition and retains integrity.

Building 20 (one contributing building, 1911) is a one-story, partially submerged concrete building constructed as a pump house in association with the fort water tower in 1911 (*The Sunday Missoulian*, 9 April 1911). Building 20 consists of a semi-subterranean concrete bunker with attached concrete block entrance shed. The bunker is approximately 11 ft 5 in square with a 12 ft 5 in square slightly sloped concrete lid or roof. The roof has an extended cylindrical access pipe in the center. The bunker is whitewashed and has egress windows on the north and south elevations. The entrance shed is 7 ft 5 in long by 5 ft wide. It has a shed roof and a door on the east elevation. The exterior is unchanged but the original interior equipment has been removed. Building 20 is in good condition and retains integrity.

Building 21 (one contributing building, circa 1940) is a one-story frame building constructed for the Alien Detention Camp (Internment Camp) as an electrical substation. It has a front gable roof with asphalt shingle roofing, wood plank siding, and wide boxed eaves with brackets. It has one wood frame door and one fixed six light wood frame window on the west elevation. It was originally listed as being constructed in 1954 but historical photographs indicate its construction timeframe as circa 1940. Historic photographs provide evidence that Building 21 was providing electricity to the Detention Camp facility in the early 1940s. It is currently vacant with the original equipment removed. Building 21 is in good condition and retains integrity.

Building 34 (one contributing building, 1938) is a four-car garage with balloon frame construction. The garage was constructed with elements mimicking the red hipped roof and white body of the buildings on Officers' Row. The building has red asphalt shingle roofing, wide open eaves with exposed rafters, and simple horizontal wood drop style siding. There are two rectangular wood frame sliding 6-light windows with a central mullion and simple wood surround on both the north and south elevations. A single, paneled wood-frame door is present on the south elevation and there are four overhead garage doors on the west elevation, facing F Street. The building was constructed in 1938 (Jim Azzara, personal communication, January 15, 2008). The building is similar in design, materials and construction to other garages built by the CCC. The building is of the proper age to be associated with the CCC. The CCC constructed numerous buildings, including similar garages, at Fort Missoula during this time period. The historic record indicates that the CCC was the only agency constructing buildings at Fort Missoula at this point in time. Building 34 is in good condition and retains integrity.

Building 35 (one contributing building, 1938) is a single-car garage with balloon frame construction. It is similar to Building 34, with a red asphalt shingle hipped roof and white body. It also has wide open eaves with exposed rafters, and simple horizontal wood drop style siding. It has two, rectangular, wood-frame, fixed 6-light windows with a central mullion and simple wood surround on both the north and south elevations and one overhead garage door on the west elevation, facing F Street. It was built in 1938 (Jim Azzara, personal communication, January 15, 2008). The building is similar in design, materials and construction to other garages built by the CCC. The building is of the proper age to be associated with the CCC. The CCC constructed numerous buildings, including similar garages, at Fort Missoula during this time period. The historic record indicates that the CCC was the only agency constructing buildings at Fort Missoula at this point in time. Building 35 is in good condition and retains integrity.

Building 36 (one contributing building, 1938) is a four-car garage with balloon frame construction. This structure is identical to Building 34 with the exception that the windows are fixed 6-light. It was built in 1938 (Jim Azzara, personal communication, January 15, 2008). The building is similar in design, materials and construction to other garages built by the CCC. The building is of the proper age to be associated with the CCC. The CCC constructed numerous buildings at Fort Missoula during this time period. The historic record indicates that the CCC was the only agency constructing buildings at Fort Missoula at this point in time. Building 36 is in good condition and retains integrity.

Building 37 (one contributing building, 1938) is a four-car garage with balloon frame construction. This feature is identical to Building 36, including the fixed 6-light windows. It was built in 1938 (Jim Azzara, personal communication, January 15, 2008). The building is similar in design, materials and construction to other garages built by the CCC. The building is of the proper age to be associated with the CCC. The CCC constructed numerous buildings at Fort Missoula during this time period. The historic record indicates that the CCC was the only agency constructing buildings at Fort Missoula at this point in time. Building 37 is in good condition and retains integrity.

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Building 63 (one contributing building, 1945) is a one-story wood frame building constructed circa 1945 as the Provost Marshall's Office (McDonald and Bick, 1986). This building has a side gable roof with green asphalt shingle roofing and narrow, simple, wood drop siding. The side eaves are wide and boxed without brackets. It has three separate, equidistant, single-sash, rectangular, wood-frame 9-light casements on both the east and west elevations. Three similar windows are located off-center towards the east on the north elevation. There are four windows on the south elevation; two are identical to those on the west and east elevations. One of the other two windows on the south elevation is a double-hung 6-over-6 rectangular wood frame window located towards the west. The other is a single light, square, wood-frame sliding window located near the one simple wood-frame door.

The Provost Marshall was the chief military police authority at the fort. This position would most likely have had an office within the Fire Station Guard House (Building 46) constructed circa 1940. During the use of the fort as an internment camp and subsequent military prison, this position would have required additional staff and space. Research conducted by a Fort Missoula historian indicates the Provost Marshall's Office was most likely constructed circa 1945 to accommodate this need (Wallace Long, personal communication, February 20, 2008). The building is similar in design and materials with the prefabricated barracks, which housed the internees at the adjacent internee camp, and it may be related to those buildings. Building 63 is in good condition and retains integrity.

Building 156 (one contributing building, 1944) is a one-story concrete block building constructed in 1944. Historically, this building served as a 48-man solitary confinement standard detention unit. Originally, the building had two main sections or wings, one on the east and one on the west, connected on the north and south ends by a concrete wall that enclosed an open-air internal compound. The open-air compound was covered with a system of pipes and bars covered with wire mesh or cloth to prevent escape. The brackets and support braces from this system are still intact along the interior walls. The original open-air compound is apparent in aerial photographs in 1958 and was subsequently covered with a roof structure in 2001 (Kevin Krebsbach, personal communication, March 12, 2008). The building was renovated in 2008 for adaptive reuse; the renovation accurately conveys the historic roof design of the two wings. Elements that have been retained since the renovation include the shed roofs on the original two wings with wide boxed eaves on the low end of each roof, 14 square, fixed, casement windows below the eaves, and one large brick chimney on the south end of the structure. Building 156 was used in conjunction with Building 157 to house medium security Army prisoners from 1944 to 1947 (Long 2005:1-2). Building 156 is in good condition and retains integrity.

Building 157 (one contributing building, 1944) is a one-story concrete block building constructed in 1944 and is similar to Building 156. Both this building and Building 156 were used to house medium security Army prisoners from 1944 to 1947 (Long 2005:1-2). This building was the first of these two buildings to be renovated for adaptive reuse. The open-air central compound is apparent in aerial photographs in 1958 and the roof addition over the open-air compound was constructed circa 2001. This monitor roof addition rises above the original building height. While these changes impact the integrity of design and association, the building retains sufficient integrity to convey its significance as a contributing resource.

Building 203 (one noncontributing building, circa 1930) is a one-story frame garage built by the CCC in the 1930s (Ed Sharp Collection, Map B - 1388, Montana Historical Society, Helena). It is currently used as storage for the Historical Museum at Fort Missoula. The building was originally identified as a contributing resource to the Fort Missoula Historic District but since then the structure has had substantial alterations to its interior and exterior. Building 203 has had substantial alterations to its interior configuration, exterior walls, doors, and structural materials. The simple drop siding was replaced with new T-1 panel siding. The poor condition of the doors required reconstruction of the walls in that vicinity and new overhead garage doors were installed. In addition, the original roofing material was replaced with corrugated metal (L. Jane Richards, personal communication, February 21, 2008).

The integrity of location, setting, and association for Building 203 remain intact. The integrity of design, materials, workmanship, and feeling has been diminished by the alterations to the building. The non-compatible reconstruction of the exterior bay door walls, installation of new overhead doors, replacement of the siding materials, and the addition of corrugated metal roofing has significantly altered the design, use of materials, and workmanship once exhibited by the building. Building 203 has lost key aspects of integrity and is now counted as a noncontributing building.

Building 214 (one noncontributing building, 1938) is a one-story frame residence built as a barracks by the CCC in 1938 (Ed Sharp Collection, Map B - 1388, Montana Historical Society, Helena). It is currently used as offices for the Child Development Center (CDC). Building 214 was originally listed as a contributing resource to the Fort Missoula Historic District but has had significant alterations including incompatible additions to the original structure. A large rear addition consisting of two stories was added to the south elevation of the original one-story building. The building has been remodeled three times. The first remodel was conducted circa 1983. It was remodeled again in 1988 and the large addition was added to the back of the structure circa 1998 (Chris Volinkaty,

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personal communication, February 19, 2008). The back addition was most likely located in the area where Building 215 had existed. Building 215, the garage behind 214, had previously been removed (Wallace Long, personal communication, January 31, 2008).

Although the integrity of location, setting, and association for Building 214 remain intact, the integrity of design, materials, workmanship, and feeling has been diminished by the non-compatible alterations and additions to the building. Specifically, the large non-conforming addition to the rear has significantly altered the original size and shape of the building and the vinyl siding does not conform to the original materials. The large mass and scale of the addition intrudes on the historic part of the building. Building 214 has lost key aspects of integrity and is counted as a noncontributing building.

Building 210 (one noncontributing building, 1998) is a new building constructed by the CDC in 1998 to the east of Building 214 (Chris Volinkaty, personal communication, February 19, 2008). This new building, called the Respite House (now designated Building #210), mimics Building 214, which is directly east. The original Building 210 was a one-story frame structure built as a garage by the CCC in 1938 (Ed Sharp Collection, Map B - 1388, Montana Historical Society, Helena). It was originally located north of an unnamed dirt road behind the original officers' quarters on the north edge of the original parade grounds and was most likely dismantled when other buildings in this area were removed in the early 1960s (Wallace Long, personal communication, March 11, 2008). Although the new structure that uses the designation 210 was built to mimic the original Building 214, it is not 50 years old, it is not associated in any way with the original Building 210, and it is not associated with any period of historic significance for the Fort Missoula Historic District. Therefore, the building currently designated as 210 is not a contributing resource to the district and is counted as one noncontributing building.

Building 310 (one contributing building, 1945) is a one-story wood frame building with a basement and a brick cooling tower built circa 1947 as a boiler plant. The L-Shaped building has a front gable roof and a side-gable wing that extends to the south. Asphalt shingles cover the roof, which features wide boxed eaves on the gable ends, and open eaves with exposed rafters on the sides. The siding is of the simple wood horizontal drop style. The east elevation has one ribbon of three, rectangular, wood-frame, 8-light casements at the north side and one wood-frame door with a two-light window at the south side. A bracketed, wood-frame gable roof shelters the door. The north elevation has five windows, including a pair of casements at the east side. The other three are separate double-hung wood frame 4-over-1 windows. The south (side) elevation features the gable end of the wing, and the side gable of the main bay to the east. A 6-light casement is centered in the wing's bay, which also features a louvered vent in the gable end. Within the east bay, two, 4-over-1-light double-hungs fill the west side, and a single 6-light casement rests within the east side. The massive, exterior, brick, boiler chimney stands against the gable wall on the west elevation. North of the chimney, there is a single wood entry door and a single 6-light wood-framed casement. A louvered opening vents the attic from within the gable end. Another 6-light casement is centered on the west elevation's side-gable wing. The boiler operator also used the building as a residence. Building 310 is unchanged. It is in good condition and retains integrity.

Building 316 (one noncontributing building, 1936) is a one and one-half story wood frame building built in 1936 as the Administration Building for the CCC (Ed Sharp Collection, Map B - 1388, Montana Historical Society, Helena). It is currently occupied by the Montana National Guard and is being used as the Rocky Mountain Museum of Military History.

Building 316, originally counted as a contributing resource is counted now as a noncontributing building to the Fort Missoula Historic District. The original roofline design has been significantly altered by the removal of the full-length dormer on the west roof slope. The shed dormer contained ribbons of double-hung, 3-over-2 windows across its 200-foot span and was removed in 1999 (Phillip Maechling, personal communication, February 21, 2008). The remodel also resulted in the replacement of the wood-frame 3-over-3 double-hungs on the main floor with single-hung wood-frame 9-over-9 windows. The original three-tab asphalt shingle roof material has been replaced with corrugated metal.

Though Building 316's integrity of location, setting, and association remain intact, its integrity of design, materials, workmanship, and feeling have been diminished by the alterations to the building. In particular, because the dormer has been removed, the building no longer retains its integrity of design. This, combined with the loss of the historic windows and roofing material, has rendered the building unable to accurately convey its associations with the historic district.

Building 330 (one contributing building, 1938) is a one-story frame building constructed as the Motor Pool Garage in 1938 by the CCC (Ed Sharp Collection, Map B - 1388, Montana Historical Society, Helena). It has a side gable roof with rolled asphalt roofing. It has simple horizontal drop wood siding and 16 pairs of three-panel doors fill the north side. Building 330 is prominent on the western edge of the fort complex with several other CCC structures. The Montana National Guard currently occupies the building. Building 330 is in fair condition and retains integrity.

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Building 351, MRIF Building, (one noncontributing building, circa 1962), is a rectangular concrete block building that displays an almost flat roof and parapets on its east and west sides. A small rectangular, flat-roofed extension projects off the northeast corner of the building. The east and west parapetted walls display stucco while the north and south elevations are painted white concrete block. Three doors are located in the east elevation; two oversized overhead doors allow the passage of vehicles in the main portion of the building and a pedestrian door located in the small extension also provides ingress. This building was constructed circa 1962 and serves as a storage facility for the Montana National Guard.

Cinder Block Building (one noncontributing building, circa 1990). Located south of Building 101, this small, square, gable-roofed building displays cinder block construction. A wood pedestrian door allows access through the north elevation. This building was constructed circa 1990.

Garage A (one noncontributing building, 1975) displays a rectangular footprint and is protected by a front gable roof with false-front. Asphalt shingles cover the roof which has boxed eaves. The upper halves of the elevations exhibit vertical tongue-and-groove cladding and the lower halves consist of clapboard siding with cornerboards. The garage is painted green. A single tongue-and-groove pedestrian door occupies the north elevation while paired tongue-and-groove door allow access through the south wall. Garage A was constructed at this location in 1974-1975 to serve as a firehouse for a planned recreated western town that never reached fruition.

Garage B (one noncontributing building, 2005) sits parallel to Garage A and also exhibits a rectangular footprint. A front gable roof topped with asphalt shingles displaying open eaves and exposed rafters and fronted by a false-front protects the building. Cladding consists of clapboard siding and cornerboards. The garage is painted green. Paired vertical tongue-and-groove doors allow access through the north elevation and paired metal doors provide ingress through the south wall. Garage B was constructed in 2005.

Trolley Car Barn (one noncontributing building, 2011) consists of a new large, rectangular, two-story gable-roof building with an almost equal length smaller shed addition off the north wall. The roof is topped with green corrugated metal roofing and displays open eaves and enclosed rafters. The upper halves of the elevations are clad with vertical tongue-and-groove siding while the lower portions display horizontal clapboard. The east elevation contains two sets of paired double doors; one set in the principle portion of the building under the gable, and a smaller set in the shed portion. Ingress through the west side of the building is limited to the shed portion, which sports identical doors as the shed portion of the west elevation. A single 4-light fixed window is located just below the gable in the east and west elevations. The south elevation contains three sets of paired 3-light sliding windows immediately below the eaves and the north elevations displays two sets of paired 4-light windows. The Trolley Car building rests on a concrete foundation. Two rails project from just below the larger paired door under the gable.

Restroom (one noncontributing building, 2000) is a rectangular front gable building. Wood shingles top the steeply-sloped gable roof that displays open eaves with enclosed rafter and ornamental brackets; soffits consist of beadboard. Wood shingles cover the gable ends, vertical tongue-and-groove clad the upper halves of the elevations, and clapboard covers the lower portions. Paired vertical tongue-and-groove sliding doors replete with a single fixed window provide access through the west elevation. A single vent is located in each gable end just below the roofline. The building rests on a cinder block foundation. This building was built in 2000 to serve as a restroom for the museum.

Log Cabin "Fort Missoula Mercantile" (one noncontributing building, 1998) is a recently-constructed rectangular log cabin. A front-gable roof sporting an extended gable topped with corrugated metal roofing protects the building. The roof exhibits open eaves and exposed rafters. A single one-light metal door is located in the north and south elevations and two, 1-by-1 sliding vinyl windows are in the west and east elevations. This building rests on a timber foundation. A modern wood sign painted with "Fort Missoula Mercantile" hangs over the north door. This building was constructed in 1998 for the Fort Missoula Theatre Company.

Ticket Booth (one noncontributing building, 1998). This almost-square wood-frame building displays a gable roof covered with wood shingles. The gable elevations are protected with wood shingles. The upper portions of the elevations are clad with clapboard and cornerboards and the lower portions exhibit vertical beadboard cladding and cornerboards. A six-panel metal door is located in the north elevation and a single 1-by-1 sliding window is in the south and east wall. The ticket booth was constructed in 1998 for the Fort Missoula Theater Company.

ADC Barracks (one noncontributing building, 1942, moved to present location in 1995), located immediately west of Building 203, consists of a long, rectangular, single-story, gable roof building. The roof, covered with green rolled asphalt roofing, displays

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open eaves and exposed rafters. Twenty-two static vents project from the roof's east slope. The building is clad with clapboard siding and sports evenly spaced vertical battens across the length of the building. Thirteen 1-by-1 windows are located in the east elevation and 15, 9-light windows are evenly spaced across the west elevation. Both the north and south elevations exhibit a 5-panel wood pedestrian door flanked on each side by a 9-light window and paired 6-light windows above the door in the gable; a wood screen door fronts the southern entry door. The barracks rest on a concrete foundation. This building was constructed in 1942 and moved to this location in 1995.

Gable Roof Board-and-batten Shed (one noncontributing building, 2009) consists of a wood-frame, rectangular building located immediately east of the depot. The shed is covered by a side gable roof topped with asphalt shingles and has open eaves and exposed rafters. Board-and-batten cladding protects the exterior of the shed. Two paired vertical tongue-and groove doors are located in the south elevation and a single 4-light fixed window is placed in the east and west elevations. The shed sits on wood timbers. The railroad club constructed this building in 2008-2009.

Gambrel Roof Shed (one noncontributing building, circa 2000). This building is a small, rectangular, pre-fabricated, gambrel roof shed located immediately north of the USFS trailer. The roof is protected with brown asphalt shingles and has open eaves and exposed rafters. The walls are clad with a vertical groove pattern plywood siding. A 2-light/4-panel overhead metal door fills most of the east elevation and a 1-light fixed window is in the north wall. This small shed is fairly recent addition to the property and likely dates to the last 10 years.

Concession Booth (one noncontributing building, 1998). This building displays a rectangular footprint. A shed roof topped with wood shingles covers the building. Cladding consists of clapboard on the upper half and beadboard on the lower half of the elevations. A 6-panel metal door provides ingress through the south wall. The east elevation contains paired waist level doors to sell concessions. Constructed in 1998, this building originally served as the technical shed for light and sound for the Fort Missoula Theatre Company. It was moved to its present location in 2004.

Structures

Forestry Interpretive Display (engine and four rail cars counted as one noncontributing structure, logging related machinery protected by a recent gable roof shelter counted as one noncontributing structure, sawmill display including a Case engine covered by a recent gable roof shelter counted as one noncontributing structure, 1990-2005) consists of a collection of forestry and logging related machinery and artifacts. These include a Shay steam engine and four rail cars consisting of logging flat cars, a log-loading slide jammer, and shuttle car. Two recently constructed gable roof shelters covered with metal roofing (one supported by vertical 12 inch diameter posts and the other supported by 6 inch square posts) protect a working sawmill and a collection of antique forestry machinery. The arrival of the machinery first began in the mid-1980s and continues to the present. Both shelters were constructed between 1990 and 2005.

Tipi Burner (one noncontributing structure, 1946, moved to present location in 2004). Circular in form and constructed of sheet metal, this structure contains multiple paired sheet metal doors around its base. Constructed circa 1946 in Conner, Montana, the Ravalli County Fairgrounds acquired the structure; their donation in 2004 allowed for its current placement at Fort Missoula.

Truck Port (one noncontributing structure, circa 2000). This structure was designed to provide shelter to large vehicles during their servicing and washing. It is located immediately west of Building 101, the Army Reserve Motor Pool. The open rectangular structure consists of a metal gable roof supported by six vertical I-beams set in a concrete footing. The north and south sides of the structure are completely open while the east and west sides display corrugated metal sheeting from the bottom of the eaves to half way down the elevation. The structure was constructed circa 2000.

Wood Frame Open Shed (one noncontributing structure, 1990.) consists of a rectangular gable roof shed. The roof and gables are covered with corrugated metal sheeting. Fourteen 6' by 6' vertical posts set in a concrete pad support the structure. This structure sits south of Building 105, the post bakery, and was constructed circa 1990.

Guardsman Lane, also known as the CCC Road, (one contributing structure, 1941), is a two-lane access road from South Avenue constructed in 1941 by a local contractor for the CCC (*The Missoula Sentinel*, 25 October, 1941). The road provided access to the CCC facilities located on the west end of the Fort Missoula complex. It is currently paved and provides the main access to the west end of the fort complex. It is in good condition and retains integrity.

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The **Original Fort Missoula Road (one contributing structure, circa 1877)** is a two-lane paved road running diagonally to the southwest that accesses the main fort complex. Although the roadway is still in place, the original entrance is blocked due to increased traffic on Reserve Street. According to the Fort Missoula Historic Resource Study, "The first 300 yards of the Fort Road was closed to public use in 1974. The remainder of the 4,753-foot entryway is joined by roadways from both Reserve and South Avenue. This raised road is lined on both sides by elms, which were planted by the Civilian Conservation Corps about 1934. The road originally led to a sentry box and the Provost Marshall's office prior to the abandonment of the fort by the regular army in 1947. It now joins the fort's internal road system near the Army Reserve Center and the Nez Perce War Memorial" (the Fort Missoula Dedication Monument) (McDonald, Long, and Hardin 1984:64).

The original nomination combined the original Fort Road, the two stone pillars marking the northeast end of the original Fort Road entrance, and the fort dedication monument as one contributing resource. These resources are separated in this addendum and boundary increase and count as three contributing elements. The Original Fort Missoula Road is one contributing structure. The road relates to the defined periods of significance and to the significance of the district. The road is in good condition and retains integrity.

Objects

The **Fort Missoula Entrance Pillars (one contributing object, circa 1928)** consist of two stone pillars marking the original entrance to Fort Missoula. The pillars were constructed sometime between 1927 and 1929 by John Taylor, a civilian who worked as the Fort Missoula Post Engineer from the late 1880s until he retired in 1927 (Wallace Long, personal communication, January 31, 2008). When originally constructed, the pillars marked the junction of the Fort Road with the Missoula-Bitterroot Valley Road. Currently they face the intersection of South Avenue and Reserve Street. The short, tapered, square pillars are constructed of fieldstones and mortar and are capped by a concrete slab. The sign between the pillars that denotes the original entrance was dedicated in 1977 by the County of Missoula (McDonald, Long, and Hardin 1984:64). The structure is in good condition and retains integrity.

The original nomination combined the original Fort Road, the two stone pillars marking the northeast end of the original Fort Road entrance, and the fort dedication monument as one contributing resource. These resources are separated in this addendum and boundary increase and count as three contributing elements. The Fort Missoula Entrance Pillars is one contributing object. The pillars relate to the defined periods of significance and to the significance of the district. The pillars are in good condition and retain integrity.

The **Fort Missoula Dedication Monument, (one contributing object, circa 1928)**, is constructed of stone in the shape of an obelisk and includes a plaque donated by the Anaconda Mining Company. The plaque notes that the establishment of the fort resulted from the Nez Perce War. The monument relates to contributions made to the post by civilian employees and commemorates the creation of the fort. The copper plaque was most likely made at the Tuttle Manufacturing and Supply Company foundry in Anaconda, a company owned by Marcus Daly (Wallace Long, personal communication, January 31, 2008). The monument body is constructed of local granite with the stones squared and mortared. It measures 6 ft square at the base and is oriented so the four corners point to the cardinal directions. It stands 8 ft 4 in tall and is topped with a flat capstone that measures 3 ft square. The plaque is bolted to the southeast face, which looks towards the fort complex access road, G Street.

The monument was most likely constructed sometime between 1927 and 1929 by John Taylor. Mr. Taylor came to the fort as a soldier in the 3rd Infantry Regiment in either 1883 or 1884. Upon his discharge, he applied for and received a civil service position as the Post Engineer. His pay came directly from Washington D.C., most likely from the War Department. He was responsible for the maintenance of the post water and electrical systems. In April of 1893 he married Mary Emily Anderson. She was working at the fort as a maidservant to Lieutenant and Mrs. Duvall. Mr. Taylor and his family lived on the Post until his retirement at age 65 in 1927. During his time at the fort Mr. Taylor served as one of the caretakers when no regular garrison was present. His workload expanded as new water, sewer, and electrical systems were required. Even after he retired he continued to do odd jobs at the fort. Three examples of his skill in construction still exist, including the Fort Dedication Monument and the two stone pillars that hold up the sign that marks the original entrance to the fort. Both the pillars and the monument were constructed within a few years of Mr. Taylor's retirement. Mr. Taylor died February 10, 1945 and is buried in the Missoula Cemetery (Wallace Long, personal communication, January 31, 2008).

The original nomination combined the original Fort Road, the two stone pillars marking the northeast end of the original Fort Road entrance, and the fort dedication monument as one contributing resource. These resources are separated in this addendum and boundary increase and count as three contributing elements. The stone dedication monument is one contributing object and relates to contributions made to the post by civilian employees and commemorates the inception of the fort. The monument relates to the defined periods of significance and to the significance of the district. The monument is in good condition and retains integrity.

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Because it is "a single marker that is a component of a district," it does not need to meet Criteria Consideration F for Commemorative Properties (USDI NRHP Bulletin 15 2002:39).

Sites

24MO0188, The Fort Missoula Historic Dump (one contributing site, associated with early use of the fort) was initially recorded by Dr. Carling Malouf, Department of Anthropology of the University of Montana, in 1982. Dr. Malouf first noted the site in 1944 while he was stationed at Fort Missoula as a first lieutenant. Dr. Malouf led classes of university students in excavation and testing for several decades that recovered thousands of artifacts currently housed in the Anthropology Department at the University of Montana. These artifacts include bottles, dishes, buckles, cans, metal fragments, animal bones, and clothing fragments. Dr. Malouf suggested the dump appears to encompass approximately one acre and extend about three feet in depth. An investigation conducted in 2004 further defined the site boundaries and provided additional information regarding the subsurface potential of the site (Hall and Knudsen 2004:4, 24-25). The site is in good condition and retains integrity.

The **Original Post Bakery Site (one contributing site, 1897)** is the location of the original Post Bakery, constructed in 1878. The bakery was a one-story log structure used into the early 1900s. Forty-two 1 m x 1 m units, two 2 m x 50 cm trenches, one 50 cm x 50 cm unit and numerous shovel probes were used to investigate the site (Ogborne et al. 2008). Materials recovered include foundation feature remains and building related materials such as mortar, hardware, chinking, brick fragments, wood fragments, glass fragments, tar paper, ceramic fragments, flanges, knobs, washers, bolts, rebar and electrical related artifacts; non-building related materials recovered include a saddle rivet, a horseshoe nail, various cartridge casings, two bullet tips, two ammunition clips, a friction primer tube for a Model 1861 rifle cannon, various faunal remains, numerous glass fragments dominated by Coca Cola bottle fragments, 34 ceramic fragments, an infantry collar pin, a harmonica fragment, over 1400 clinkers, and a salt or pepper shaker top. Spatial analysis of artifact placement suggests an oven sat in the northern portion of the excavation and a potential living area occurred in the southern portion. The investigation also suggests the building was dismantled and moved rather than being demolished in place.

The **CCC Warehouse Building 308 Site (one contributing site, 1938)** is the location where Building 308, a one-story frame warehouse was constructed in 1938 by the CCC (Ed Sharp Collection, Map B - 1388, Montana Historical Society, Helena). Forty-eight 1 m x 1 m units, five 1 m x 50 cm units, and numerous shovel probes were used to investigate the location of the CCC Warehouse Building resulting in the identification of foundation remains (the warehouse's north foundation), the presence of an earlier building, and a variety of artifacts (Ogborne et al. 2008). Materials associated with the actual building represent the majority of the artifacts recovered, with nails and window glass dominating the assemblage and cement fragments, tar paper, mortar fragments, bricks and brick fragments, tile fragments, wire, and door stripping represented to a lesser degree. Electrical based artifacts recovered include light bulb glass, light bulb fragments, insulator fragments, wire and wire insulation, and a fuse. Other materials recovered include three spark plugs or plug fragments, tail light glass, wires, bolts, nuts, washers, springs, screws, metal strapping, two face plates, one door hinge, one socket, one horseshoe nail, six cartridge casings and three shotgun shells, a small number of faunal remains (likely post-depositional), glass fragments (consisting of clear, brown, green, red and amethyst), Mason jar fragments, ceramic fragments, three buttons (including one military button), two button snaps, a safety pin, two tokens, two lipstick canisters, a small clear glass bottle, artifacts related to medical use (such as pill vial fragments and syringe fragments), clinkers, a pocket knife, a bicycle tire tube, a key, metal brackets, chain links, a coat hanger, cardboard fragments, machine parts, a paint can lid, metal piping, bed springs, plastic tape, and plumbing pipe.

The **Trash Deposit Site (one contributing site, associated with early use of the fort)** is the location of a trash deposit associated with the early use of the fort (Hall 2003:12). Seventeen 1 m x 1 m units, one 1 m x 50 cm unit comprising a block were excavated in this site. Although the excavations terminated at 30 cmbs, the results indicate the area above 30 cmbs may have been plowed; the excavations revealed a trash scatter and mixed stratigraphy associated with a plow zone. The artifacts recovered from this area include late 1800s and early 1900s standard military issue clips, casings, and cartridges. Additional artifacts recovered include ceramics, a few round nails, butchered and burned bone, one clear glass fragment, clinkers, and one small projectile and possible flake. The projectile point resembles an Avonlea or Galt point from the Late Prehistoric Period (Ogborne et al. 2008). The site is in good condition and retains integrity.

24MO1616, Historic Landfill (one noncontributing site, beginning 1956) consists of a 0.3-acre site located immediately south of buildings 351 and 330. A previously documented study revealed only that 24MO1616 served as a refuse area between 1956 to 1980. The landfill is believed to be associated with the construction and expansion of the Montana Army National Guard's physical properties and training activities. Surface findings included only two smashed brick fragments, a small band of steel and a bent guide

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wire anchor. The period during which the landfill was in use falls outside the period of significance established for the Fort Missoula Historic District Addendum and Boundary Increase and considered a noncontributing resource (Krigbaum 2010).

24MO0937, prehistoric lithic scatter (individual National Register eligibility undetermined; one noncontributing site to the Fort Missoula Historic District Addendum and Boundary Increase) consists of six obsidian flakes identified on the site surface, and an additional three obsidian flakes, one agate flake, one clear glass fragment, one mammal bone fragment, and several charcoal flecks recovered from a 1 m x 1 m test unit (Hall and Knudsen 2004). This site falls outside the period of significance established for the Fort Missoula Historic District Addendum and Boundary Increase.

Tennis Court (one noncontributing site). This site consists of a concrete pad that originally served as a tennis court. Although the posts that supported the net no longer exist, a tall metal fence constructed of light wire mesh and vertical metal poles that served to restrict the movement of errant tennis balls stands at each end of the court. The tennis court was constructed circa 1950, outside of the period of significance.

Historic Stone Alignment (one noncontributing site). Located just northwest of Building 142 and partially aligned with, and visible in J Street (unpaved), this alignment measures 100 ft long (NE-SW) and 2 ft wide. It is constructed from large stones that average approximately 1 ft in size. Historic maps and consultation with Fort Missoula personnel failed to identify the use of, or when this alignment was constructed.

Fort Missoula Historic Cultural Landscape (one contributing site). When the Fort Missoula Historic District was formally listed in the National Register of Historic Places in 1987, the historic landscape was not included. A cultural landscape is produced when human interaction with the land leaves traces of historically significant use. A key component of a cultural landscape is its visual character. Analyzing the visual character of a cultural landscape includes identifying the area's original configuration, significant changes that have occurred through time, and current condition.

The visual character of any historic district is determined by three fundamental factors including the site configuration of the natural or manmade topography and vegetation, the layout or the way in which the travel routes are laid out and property parcels are arranged, and the architecture, specifically, the design of the buildings, structures, and objects (Francaviglia 1991:13).

In addition to the site configuration, layout, and architecture, the extended viewshed of a historic property provides its larger visual context, how the property fits into its surroundings. Viewsheds are determined from and towards a central point of focus that include the significant elements of a project area and its surrounding landscape (USDI NRHP Bulletin 30). The point of focus at Fort Missoula is the second parade ground. This area is centrally located within the Fort Historic District and has been in use since the reconstruction of the original post in 1908 (McDonald and Bick 1986).

The historic district's cultural landscape generally reflects two significant periods within the context of Fort Missoula history. The first consists of an attempt to "beautify" the area following a national trend during the late 1800s and early 1900s. The second period consists of the landscaping conducted by the Civilian Conservation Corps (CCC) in the 1930s and early 1940s.

Site Configuration

Originally, the location of Fort Missoula was an open prairie terrace located on the north bank of a large bend in the Bitterroot River four miles southwest of the town of Missoula. Native plant communities would have included bluebunch wheatgrass (*Pseudoreynaria spicata*), rough fescue (*Festuca scabrella*), Idaho fescue (*Festuca idahoensis*) and junegrass (*Koeleria macrantha*) as dominant grasses. Silky lupine (*Lupinus sericeus*), larkspur (*Delphinium bicolor*), arrowleaf balsamroot (*Balsamorhiza haggittata*), and penstemon (*Penstemon wilcoxii*) would have been common spring wildflowers, and hairy golden aster (*Chrysopsis villosa*), blanket flower (*Gaillardia aristata*), and asters (including *Aster pansus* and *A. falcatus*) were common late-season wildflowers. Forested sections, primarily the riparian area along the Bitterroot River, were dominated by old growth black cottonwood (*Populus trichocarpa*) and mixed deciduous shrubs including chokecherry, hawthorn, and dogwood. Native grasses and sedges, snowberry and false Solomon's seal dominated the under story (Marler 2006).

With the arrival of the military, the landscape of the area began to change. The first significant period reflecting the fort's landscape development resulted from the "City Beautiful" movement, which swept the nation in the late 1800s and early 1900s (Wilson 1964:xiii). The movement, which developed between 1880 and 1920, reached its climax between 1900 and 1910. This movement attempted to fashion American cities into beautiful functional places that would inspire civic pride and moral responsibility. The ideal

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found physical expression in urban design, with public and semi-public buildings, civic centers, and park and boulevard systems, with extensions or embellishments to the existing systems. These changes were the "tokens of the improved environment" that constituted the goal of the movement. These tokens of improvement were also found in ordinary street improvements, including "good pavement, attractive fixtures such as lampposts, and carefully selected and maintained trees" (Wilson 1989:1).

A prime example of a military post influenced by the City Beautiful movement is the Presidio in San Francisco. In the late 1890s and early 1900s, the Presidio saw an increase in troop numbers and a subsequent need for additional buildings and access routes. The post consulted with Daniel Burnham, a city planner who utilized City Beautiful ideals in his designs. Burnham recommended the drives and concourses around the Presidio be arranged so the public could enjoy the best views of the landscape. This paralleled his design ideas for the city (Benton-Short 1998:39). In her book, *The Presidio: From Army Post to National Park*, Lisa Benton-Short described the City Beautiful influence on the Presidio as helping to craft "a distinctive cultural landscape" at the post. She states, "Intentional beautification efforts had changed the natural environment and brought into being an intensely humanized landscape," (Benton-Short 1998:39).

The landscape at Fort Missoula reflects the City Beautiful movement in several ways. Examples from the fort landscape are evident in the very design of the fort complex as well as elements like the widened boulevard system, the careful selection and planting of ornamental shrubs and trees, and the addition of wrought iron fences, concrete sidewalks, raised boardwalks, raised planter flower boxes along the sidewalks on Officers Row, seeded grass lawns, and decorative fire hydrants and lampposts.

Beautifying of the fort during its initial construction in the late 1870s and early 1880s included attempts to organize the layout and natural configuration with manageable transportation routes and introduced vegetation. The Fort Missoula historic record from this period is sprinkled with references to the goals and ideals of the City Beautiful movement. An 1884 letter from the post commander to the Adjutant General's office indicated that in regards to "beautifying of the post" long lines of cottonwoods transplanted from nearby groves and yards had been added in front of the officers' quarters. These improvements were watered by a three-inch main from the Bitterroot River (Fort Missoula Collection, Series 1, Box 1, Folder 2 "Correspondence 1877-1899":216).

The military post at Missoula, which had an "open design" from the beginning, also followed the City Beautiful movement during the renovation of the fort complex between 1908 and 1912 (Flaherty 1978:15-16). During the renovation of the fort, tokens of improvement following the City Beautiful ideals were incorporated in the street and landscaping design. These included wider transportation routes around the new parade ground, street trees, lampposts, sidewalks, and low wrought-iron fencing to protect the new lawns seeded in front of the new officers' quarters. The sidewalks delineating the seeded lawns and new trees around the Post Hospital during this time were of a raised wooden plank construction, a unique system at Fort Missoula. Other landscaping improvements included raised flower boxes lining the sidewalks along Officers Row. These tokens of improvements, including the open interior views, delineated and cultivated lawns and street trees, and widened boulevards, helped craft a distinctive cultural landscape at Fort Missoula. As with the Presidio in San Francisco, Fort Missoula became both a park and a small military community within the larger and continually growing urban community of Missoula (Benton-Short 1998:39).

The general use of the fort complex, including but not limited to renovations, new construction, transportation routes, landscaping, and the introduction of grain and hay-fed livestock into the greater fort area, allowed for the continued reduction of native vegetation and the increasing presence of non-native elements. Non-native invasive plant species that have become established in the fort area over the course of time include spotted knapweed, leafy spurge, sulfur cinquefoil, henbane, baby's breath, quack grass, and smooth brome, in varying densities (Marler 2006).

The second significant period of the fort's landscape configuration reflected the efforts of the Civilian Conservation Corps (CCC). Between 1933 and 1942 Fort Missoula served as a regional headquarters for the Corps. During the CCC's presence at the fort, the Corps conducted numerous landscaping projects including the planting of boulevard trees along the original entrance road and other areas of the fort.

Multiple lines of evidence suggest the CCC planted the Siberian Elms at Fort Missoula. One source notes "the trees along the original entrance road were planted by the CCC in 1934" (McDonald, Long, and Hardin 1984:64). A May 1935 edition of the *Green Guideon*, a monthly newsletter published by the CCC, mentions that the Corps conducted landscaping at the fort, but does not describe what specific landscaping activities occurred (*Green Guideon*, 31 May, 1935). Historic aerial photographs taken during the CCC period depict ornamental trees and shrubs around the buildings along Officers Row, including shrubs in the backyards that define the individual yards much like fences. According to the Missoula City Urban Forester, the Siberian Elms at the fort are of the proper age to have been planted by the CCC (Scott Stringer, personal communication, August 8, 2007). The final line of evidence, and the most

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compelling, comes from historic photographs. The trees along what would become E and H streets and along the main entrance road were already well established by the time these photographs were taken in the early 1940s, indicating they were likely planted before the internment camp presence suggesting a CCC association.

The CCC utilized a large portion of the western edge of the fort during the 1930s and early 1940s creating a need for additional buildings and access routes. This increased use of a wider area of the fort, with additional structures and transportation routes, continued to impact the remaining native vegetation. In the riparian area along the river, some ornamental shrubs and box elder were introduced, specifically on Steven's Island located south of the original parade grounds. Since box elder is not native west of the continental divide, it is an artificial assemblage. In addition, non-native grasses and forbs, including several noxious weeds such as common tansy, hounds tongue, and Canadian thistle are present. Exotic grasses present include Kentucky bluegrass (*Poa pratense*) and reed canary grass (*Phalaris arundinaceae*) (Marler 2006).

Site Layout

Fort Missoula was constructed using an open design implemented by the military in the 1870s. Based on this design, the fort had no palisade walls or defensive earthworks. This open design was used for forts constructed primarily in the West and was meant to create a "logistical center for an army actively patrolling and policing the countryside," (McDonald and Bick 1986). This open design assisted with monitoring travel to and from the military post. The design called for "open, exposed clusters of buildings" around the traditional rectangular parade grounds. Seven of the eleven major military posts built in Montana during the late 1800s used the open design (McDonald and Bick 1986).

The original design of the fort had the post structures arranged around a rectangular parade ground with the long southern edge of the parade ground paralleling the Bitterroot River. The structures included a hospital, dead house, headquarters, chapel, laundress quarters, a Chinese laundry, a post sutler, barracks, officers' quarters, adjutant's office, gymnasium, powder magazine, guardhouse, subsistence storehouse, quartermaster's storehouse, non-commissioned officers' quarters, and bakery. The officers' quarters were located along the long north leg of the parade ground, facing the river. The laundress quarters and barracks were on the east and west end of the complex (Long 1991).

During the late 1800s, transportation routes included a southwest-running dirt road that accessed the fort from town. There was also a second access to the fort area from the west, an access road from the fort to the Post Cemetery located several hundred feet to the north, and unnamed dirt lanes that provided access between the structures.

Based on research conducted by Dale Jones, a Montana railroad historian, the Northern Pacific Railroad (NP) reached Missoula in 1883 but provided no rail access to the fort. The Missoula and Bitterroot Valley Railroad, a subsidiary of the NP, built a rail line that ran southwest from Missoula towards Hamilton in 1888. This line had a siding named "Post" in the vicinity of the Missoula-Bitterroot Valley Road southeast of the fort. The siding was 1,051 ft long and listed on Northern Pacific timetables from 1888 to 1968 (Dale Jones, personal communication, January 26, 2008). Any freight from the Northern Pacific's mainline or the Bitterroot branch line intended for the fort was most likely moved by wagon from the Post siding or from Missoula proper. This "Post" siding may have leant its name to the Post Siding Road that accesses the fort complex running northwest from the old Highway 93 route, which was originally known as the Missoula-Bitterroot Valley Road (McDonald, Long, and Hardin 1984:64).

North of the fort complex is an area that historically served and continues to be open space. This area, east and west of the Post Cemetery, was historically used as a target range for artillery practice. The artillery was set up near the fort and directed away from the buildings and structures. When not utilized for target practice, cattle grazed the area. Later, the open space served as tent camping for the CCC. Because of its proximity to the fort, the area also allowed for both passive recreation and more organized forms of recreation by the military and later the CCC.

The reconstruction of the fort during the early 1900s moved the focus of the post design a few hundred feet to the northeast. A new parade ground was established with a curved row of new officers' quarters and barracks on the north and east sides facing the new grounds. A new post hospital, guardhouse, water tower, post-exchange, and headquarters were also added (Long 1991:12-13). In addition, two non-commissioned officers' quarters, a post bakery, quartermaster's storehouse and root cellar were added a short distance southeast and east of the new grounds (McDonald and Bick 1986).

Transportation routes within the fort complex were added to access the new structures. The Fort Road, which ran southwest, and the Post Siding Road, which ran west-northwest, connected the military post with the Missoula-Bitterroot Valley Road. The Fort Road led

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to a sentry box and the Provost Marshall's Office until the fort was abandoned by the military in 1947. It now connects with the fort complex's internal road system at G Street (McDonald, Long, and Hardin 1984:64). Routes that would become A, D, E, F, H, and J Streets outlined the new parade grounds and followed the curve of the new officers' quarters.

In the early decades of the 1900s, the Post Siding Road was used as a street railway route by the Missoula Streetcar Company. The street railway route did not enter the fort proper but ended at a "roundabout" located in the triangle point between the Post Siding Road and the original Fort Road, directly east of the Fire Station. The streetcar company operated from the early 1910s into the late 1930s when all lines were abandoned (Dale Jones, personal communication, January 26, 2008).

The use of the fort as a regional headquarters for the CCC increased activity on the western edge. This in turn required additional access routes. New routes included what would become B and C Streets. An unnamed street that ran north of and parallel to E Street was also added. Although this unnamed street no longer exists, evidence of it remains as a linear arrangement of trees along its route.

At the onset of World War II, several rows of barracks were constructed to house internees. These were built on the southeast end of the fort complex in an open field located east of the two large army barracks built during the reconstruction of the fort. Unnamed dirt roads and I Street provided access between the internee barracks and the rest of the fort complex. In the fall of 1941, a road was constructed by a contractor for the CCC so they could access their facilities on the northwest end of the fort complex and would not have to pass through the internment camp area constructed on the southeast end of the fort (The Missoula Sentinel, 25 October, 1941). This is the road known as Guardsman Lane and/or the CCC Road that currently accesses the west end of the fort complex from South Avenue and is the main access route to the fort cemetery. An unnamed dirt road that is no longer maintained accessed the fort cemetery running north from the west end of Officers' Row. This road may have been a continuation of D Street and was most likely used to access the Fort Missoula Gun Club established by military personnel in the 1940s (Hall 2003:12).

Viewshed

The original fort viewshed was extensive on three sides. The natural vegetation along the Bitterroot River limited the view from and towards the fort on the south. The distance from the main town, and its increasing residential and commercial construction, coupled with the open design, flat topography, and sparse vegetation, provided an expansive view from and towards the fort. After the reconstruction of the fort in the early 1900s, the new officers' quarters and barracks reduced the direct line of sight to the east. Even so, the fort viewshed was still fairly expansive and its configuration in an open prairie on the north bank of a bend in the Bitterroot River was still quite evident. During this phase of the fort's development, the water tower was one of the more prominent elements.

The fort's viewshed remained fairly open and the water tower served as one of the most commanding visible structures during the use of the fort by the CCC and subsequent use as an internment camp. The most unobstructed view from the second parade grounds was towards the northwest. Although trees and structures have reduced the expansiveness of the original viewshed, the fort area was still highly visible along the open plains between the town of Missoula and the Bitterroot River as late as 1950.

Current Conditions

Although the visual character of the original 1878 post has been compromised by subsequent periods of construction and use, elements remain. These include the non-commissioned officers' quarters, the powder magazine, some of the original transportation routes, the open space north of the fort complex, and the still undeveloped location of the original parade grounds; these provide a connection to the original fort plan.

The visual character of the reconstruction period, which occurred during the height of the City Beautiful movement nationwide, is the strongest presence within the fort complex. The Fort Hospital building, the buildings along Officers' Row, the large barracks buildings, the post-exchange and headquarters buildings, additional transportation routes, and the still undeveloped second parade grounds, all remain from the reconstruction period. The lawns and street trees, first added during this time and further improved upon during the landscaping efforts of the CCC, also serve as visual reminders of the fort's early history.

Currently, most of the transportation routes within the fort complex have been improved and paved. Some of these routes date to the original layout of the fort and some remain from the reconstruction period, the CCC period, and the internment camp period. Other routes, including the one north and parallel to E Street, no longer exist. Most of the original post structures were removed beginning in the 1960s. Many of the reconstruction period buildings are still being used although some have been altered from their original design. CCC period structures are still being utilized although two large warehouses no longer exist. Several additional structures were erected

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within the main fort complex after 1947 though most are maintenance and ancillary buildings for existing structures (McDonald and Bick 1986).

Although the removal of some of the Siberian elms planted along the Fort Road occurred and some replaced, the majority remains, and the tree-lined corridor along this historic entryway still elicits the historic aspect associated with the road. In a few areas, most of the elms, specifically along the front of the fort's reconstruction-era Officers' Row, have been removed; however, many of the boulevards still possess their tree-lined visage evoking the historic period of Fort Missoula in a compelling fashion. The elms and other trees planted along streets, plants resulting from landscaping and watering, in association encroaching development, power lines, and structures, has resulted in a diminished viewshed to and from the second parade ground.

At present, the open area north of the fort complex continues to serve in a recreational capacity. Though artillery fire no longer peppers the area, the section east of Guardsman Lane/CCC Road is home to multiple baseball diamonds, a tennis court, and continues to be used for cattle grazing, while the area west of the road contains two soccer fields. The low profile of these features does not detract, nor are noticeable, from the fort itself. So while the specific use of the open space has changed since its inception, its intended use as an open space to accommodate a variety of functions remains; it currently still serves a variety of recreational functions as it did historically.

As early as the 1930s, the area surrounding the fort complex began to be developed. The Missoula Country Club was one of the first entities to establish itself in the vicinity of the fort. It is directly southeast of the fort complex and within 75 feet of the water tower. As the town of Missoula grew, and with the sale or lease of portions of the fort's holdings starting in 1948, additional development in the area was inevitable. Community Hospital, a recreational complex, a public golf course, and other private entities have been established on what was once part of the fort's holdings to the east of the main complex along the original access route from Missoula.

STATEMENT OF INTEGRITY

The Fort Missoula Historic District and Boundary Increase retains a high degree of historic and archaeological integrity. Although modern development has occurred on three sides of the fort complex, the buildings and landscape resources evoke much of the setting and feeling of the Fort reflected during its different iterations of use. From the resources dating to the earliest period of the Fort's history, through the CCC period and culminating with the post-interment period of use, the Fort Missoula Historic District and Boundary Increase area provide a glimpse of an evolving military facility. The essential physical features that comprise the district include the buildings, structures, objects, and sites associated with the Fort Missoula Military Post, the Civilian Conservation Corps, the Alien Detention Camp, the Northwestern Branch United States Disciplinary Barracks, and the overall historic landscape. These features graphically and evocatively convey the significance of the historic district. One of the most compelling physical features of the district is the historic landscape. The historic landscape retains a high degree of integrity representing the use of an area for specific purposes while integrating the natural environment. While undergoing some changes, the landscape still strongly reflects the rural setting of the original Fort.

The Fort is directly associated with significant historical events and, because the fort area has retained significant historic characteristics, it still evokes a sense of those past events. In the mid-to-late 1940s, after the fort's most intensive use, the Army sold or leased portions of the fort property to various agencies including the Department of Civil Defense, the Marine Corps, the Montana National Guard, the Forest Service, the University of Montana, and both the Army and Navy Reserves. The transfer of different portions of the property resulted in a wide variety of uses of the fort by federal, state and county agencies, and private organizations. The 1960s witnessed the systematic dismantling of the earliest fort buildings near the southwest corner of the fort by the General Service Administration. The restoration of the original Non-Commissioned Officers Quarters (Building 201) by the Montana Ghost Town Preservation Society occurred at this time. The non-profit Northern Rockies Heritage Center owns and preserves much of the heart of the current Fort Missoula Historic District.

The county supported Fort Missoula Historical Museum today occupies the 1911 Quartermaster's Storehouse (Building 322). As part of the museum's artifact collection, several buildings and structures have been recently acquired or donated and moved from their original locations in the Missoula vicinity to a small, 10 acre parcel of undeveloped land to the north of the original parade ground. The land upon which these buildings were placed was used historically as the fort garden and no fort buildings were erected here. Although these recently moved buildings bear no historical relationship to one another or to the military fort properties and are noncontributing elements within the Fort Missoula Historic District, they do not overly detract from the setting and feeling of the district. The integrity of the fort complex, even with the removal of the earliest buildings and the addition of more recent elements, remains extra high, weathering both ownership changes and adaptive reuse of the individual buildings and property.

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Subsurface investigation at 24MO0188 (the historic Fort Missoula dump), the Original Post Bakery Site, the CCC Warehouse Building 308 Site, and the 1880s-era Trash Deposit Site indicate the presence of intact subsurface deposits with good integrity exist at the Fort based on the identification of artifacts and structural remains. The identification of several areas displaying archaeological integrity strongly suggests other such areas exist on the fort property. These archaeological deposits provide another avenue of inquiry regarding the history and use of Fort Missoula.

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Fort Missoula Historic District Addendum and Boundary Increase, Contributing and Noncontributing Resources

Note: All resources recorded in the 1987 nomination and in this addendum and boundary increase are included in this table. Each resource is presented in two lines. Information presented in the first line relates to the original 1987 nomination and the second line provides current information including present ownership and/or use. The information provided in the second line pertains to this addendum and boundary increase.

Table 1. Contributing and Noncontributing Resources of the Fort Missoula Historic District Addendum and Boundary Increase

NO.	NAME	DATE(S)	DESCRIPTION/COMMENT	C OR NC	CLASSIFICATION
1	Post Headquarters	1940*	2 ½ story frame, Offices	C	Building
1	(Lolo NF, vacant)		Unchanged	C	
2	Post Exchange	1906	2 ½ story brick, Offices	C	Building
2	(NRHC, Heritage Hall)		Restored in 1998	C	
9	Post Hospital	1911	3 ½ story concrete, Hospital	C	Building
9	(WMMHC - offices)		Unchanged	C	
11	Garage	Ca. 1938	1 story balloon frame, Constructed by the CCC	N/A	Building
11	(WMMHC - storage)		Unchanged	C	
12	Hospital Staff Quarters	1938	1 story frame residence, Constructed by the CCC	C	Building
12	(WMMHC - Family Services)		Minor modifications - windows and doors replaced, modernized	C	
14	NCO Quarters	1910	2 story frame duplex, Windows and doors boarded over	C	Building
14	(U. of M., vacant)		Unchanged	C	
15	Garage		1 story balloon frame, Storage	N/A	Building
15	(U. of M.)	Ca. 1938	Unchanged	C	
16	NCO Quarters	1910	2 story frame duplex	C	Building
16	(U. of M., vacant)		Unchanged, Windows and doors boarded over	C	
17	Pump house		1 story cement, partially submerged, Associated with Water Tank	N/A	Building
17	(NRHC)	Ca. 1912	Exterior unchanged, Vacant, equipment removed	C	
18	Transformer shed		Balloon frame, Associated with Water Tank	N/A	Building
18	(NRHC)	Ca. 1912	Exterior unchanged, Vacant, equipment removed	C	
19	Shed		1 story, balloon frame, Base of Water tank	N/A	Building
19	(NRHC)	Ca. 1912	Unchanged	C	

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20	Pump house		1 story cement, partially submerged, Associated with Water Tank	N/A	Building
20	(NRHC)	Ca. 1912	Exterior unchanged, Vacant, equipment removed	C	
21	Electrical Substation	Ca. 1954	1 story concrete substation	NC	Building
21	(NRHC)	Ca. 1940	Unchanged, constructed for Internee Camp, Vacant	C	
24	Company Barracks	1910	2 ½ story concrete barracks	C	Building
24	(Lolo National Forest SO)		Unchanged	C	
26	Company Barracks	1910	2 ½ story concrete barracks	C	Building
26	(U.S. Army)		Unchanged	C	
27	Officers Quarters	1910	2 ½ story concrete fourplex	C	Building
27	(NRHC)		Unchanged	C	
28	Officers Quarters	1910	2 ½ story concrete duplex	C	Building
28	(NRHC)		Unchanged	C	
29	Officers Quarters	1910	2 ½ story concrete duplex	C	Building
29	(NRHC)		Unchanged	C	
30	Commanding Officer's Quarters	1910	2 ½ story concrete residence	C	Building
30	(NRHC Offices)		Unchanged	C	
31	Officers quarters	1910	2 ½ story concrete duplex	C	Building
31	(NRHC)		Unchanged	C	
32	Officers Quarters	1910	2 ½ story concrete duplex	C	Building
32	(NRHC)		Unchanged	C	
33	Officers Quarters	1910	2 ½ story concrete duplex	C	Building
33	(NRHC)		Unchanged	C	
34	Garage		4 car, balloon frame	N/A	Building
34	(NRHC)	Ca. 1938	Unchanged	C	
35	Garage		Single car, balloon frame	N/A	Building
35	(NRHC)	Ca. 1938	Unchanged	C	
36	Garage		4 car, balloon frame	N/A	Building
36	(NRHC)	Ca. 1938	Unchanged	C	
37	Garage		4 car, balloon frame	N/A	Building
37	(NRHC)	Ca. 1938	Unchanged	C	
46	Fire Station/ Guard House	1940	2 story concrete offices	C	Building
46	(Lolo NF)		Unchanged	C	

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51	Water tank	1912	151' metal tower, Mistakenly listed as T-19 on some references	C	Structure
51	(NRHC)		Unchanged	C	
63	Provost Marshall's Office	1945	1 story frame office	NC	Building
63	(BLM, storage)		Unchanged	C	
101	Army Reserve Motor Pool	Ca. 1947	1 story concrete block	NC	Building
101	(U.S. Army)		Altered doors	NC	
105	Post Bakery	1910	1 ½ story concrete	C	Building
105	(U.S. Army)		Unchanged	C	
114	USFS Laboratory	Ca. 1965	Mobile home laboratory	NC	Building
114	(USFS)		Unchanged	NC	
142	Quartermaster's Stable	1910	1 ½ story concrete stable	C	Building
142	(U. of M.)		Unchanged	C	
150	Recreation Hall/Gym	1940	3 story frame building	C	Building
150	(U.S. Army)		Unchanged	C	
154	Vocational Education Building	1945	1 story metal Quonset hut, Moved in 1987	NC	Building
154			Removed	NC	
156	Solitary Cell Block	1945	1 story concrete block	NC	Building
156	(U. of M., academic labs)		Unchanged	C	
157	Solitary Cell Block	1945	1 story concrete block	NC	Building
157	(U. of M., academic labs)		Unchanged	C	
201	NCO Quarters	1877	1 story log duplex	C	Building
201	(Historical Museum at Fort Missoula)		Unchanged	C	
202	Carriage House	1880	1 story frame	C	Building
202	(Historical Museum at Fort Missoula)		Unchanged	C	
203	Warehouse	1940	1 story frame, Built by CCC	C	Building
203	(Historical Museum at Fort Missoula)		Doors and roof substantially altered	NC	
210	Respite House	1998	1 story frame	N/A	Building
210	(CDC)		New construction	NC	

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214	CCC Barracks	1938	1 story frame residence	C	Building
214	(CDC)		Altered, incompatible additions	NC	
310	Boiler Plant	Ca. 1947	1 story frame plant, residence	NC	Building
310	(U.S. Army)		Unchanged	C	
312	Warehouse	1936	2 story frame warehouse	C	Building
312	U.S. Army		Unchanged	C	
316	CCC Admin Building	1936	1 ½ story frame offices	C	Building
316	(RMMM)		Incompatible alterations, reduced integrity	NC	
322	Quartermasters Storehouse	1911	1 ½ story brick offices	C	Building
322	(Fort Missoula Historical Museum)		Unchanged, stabilized	C	
323	Quartermasters root cellar	1908	Underground storage cellar	C	Building
323	(Fort Missoula Historical Museum)		Unchanged, stabilized	C	
327	Oil Storage Building	1940	1 story frame warehouse, built by CCC	C	Building
327	(U.S. Army)		Unchanged	C	
328	Motor Pool Garage	1940	1 story frame garage, built by CCC	C	Building
328	(U.S. Army)		Unchanged	C	
330	Motor Pool Garage	1945	1 story frame garage, built by CCC	NC	Building
330	(U.S. Army)		Unchanged	C	
334	Powder Magazine	1878	1 story stone storage building	C	Building
334	(NRHC)		Unchanged	C	
350	Maintenance Shop	1962	1 story frame shop	NC	Building
350	(U.S. Army)		Unchanged	NC	
351	Storage	Ca. 1962	1 story cinder block	N/A	Building
351	(U.S. Army)		Unchanged	NC	
	Gambrel Roof Shed	Ca. 2000	Recent small pre-fabricated gambrel roof shed	N/A	Building
	(USFS)			NC	
	Cinder Block Building	Ca. 1990	Small, square gable roof building	N/A	Building
	(U.S. Army)			NC	
	Wood frame open shed	Ca. 1990	Rectangular open gable roof shed supported by 14 vertical wood posts	N/A	Structure
	(U.S. Army)			NC	

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	Truck Port	Ca. 2000	Metal gable roof supported by six vertical I-beams	N/A	Structure
	(U.S. Army)			NC	
	Bureau of Land Management Building	1984	1 story stucco	NC	Building
	Bureau of Land Management		Unchanged	NC	
	Miller Creek Guard Station	Ca. 1910	Log cabin with gable roof	NC	Building
	(Fort Missoula Historical Museum)	Moved to Fort Missoula in 1983	Unchanged	NC	Building
	Hays Homestead, cabin, barn and outhouse	Ca. 1900	Referred to as Ninemile Homestead in original nomination	NC NC NC	Building Building Building
	(Fort Missoula Historical Museum)	Moved to Fort Missoula in 1974	Barn restored	NC NC NC	
	Pumphouse	1983	Small, wood frame, gable roof building.	NC	Building
	(Fort Missoula Historical Museum)		Unchanged	NC	
	Sliderock Lookout	1933	L-4 type lookout	NC	Building
	(Fort Missoula Historical Museum)	Moved to Fort Missoula in 1983	Unchanged	NC	
	Grant Creek School	1907	Wood frame school	NC	Building
	(Fort Missoula Historical Museum)	Moved to Fort Missoula in 1976	Restored	NC	
	Drummond RR Depot	1910	Wood frame depot originally located in the town of Drummond	NC	Building
	(Fort Missoula Historical Museum)	Moved to Fort Missoula in 1982	Restored	NC	

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	Drummond RR Outhouse	1910	Wood frame outhouse associated with the depot	NC	Building
	(Fort Missoula Historical Museum)	Moved to Fort Missoula in 1982	Restored	NC	
	St. Michael's Church	1863	One story log church constructed by Jesuits at Hell Gate, four miles west of Missoula	NC	Building
	(Fort Missoula Historical Museum)	Moved to Fort Missoula in 1981	Unchanged	NC	
	Storage Building	Ca. 1950	One story frame building	NC	Building
	(Fort Missoula Historical Museum)		Unchanged	NC	
	Garage A	Recently constructed	Wood frame, front gable.	N/A	Building
	(Fort Missoula Historical Museum)	Moved to Fort Missoula in 1990s		NC	
	Garage B	Built 2005	Wood frame, front gable	N/A	Building
	(Fort Missoula Historical Museum)			NC	
	Trolley Car Building	2011	Wood Frame gable building with shed addition	N/A	Building
	(Fort Missoula Historical Museum)			NC	
	Restroom	Modern	Gable roof restroom, similar in style to RR depot	N/A	Building
	(Fort Missoula Historical Museum)	Built in 2000		NC	
	Log Cabin "Fort Missoula Mercantile" Building	1998	Recent, gable roof log building	N/A	Building
	(Fort Missoula Historical Museum)			NC	

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	Ticket Booth	1998	Recent gable roof building	N/A	Building
	(Fort Missoula Historical Museum)			NC	
	ADC barracks	1941	Large rectangular gable roof building	N/A	Building
	(Fort Missoula Historical Museum)	Moved to present location in 1995		NC	
	Gable Roof Board-and-batten Shed	2008-2009	Recent small gable roof building with board-and-batten siding	N/A	Building
	(Fort Missoula Historical Museum)			NC	
	Concession Booth	1998	Recent shed roof building east of RR depot	N/A	Building
	Fort Missoula Historical Museum)	Moved in 2004		NC	
	Sentry boxes	1941	Not in-situ	NC NC	Building Building
	(Fort Missoula Historical Museum)		Unchanged, moved several times, additional moves planned	NC NC	
	Original Fort Missoula Road	1880s	Delineated within the original Fort Missoula Historic District Boundary	C	Structure
			Unchanged	C	
	Guardsman Lane / CCC Road	1941	Two lane road, constructed for CCC	N/A	Structure
	(City of Missoula Parks and Recreation)			C	
	Bandstand	1976	South of Main Museum Bld.	NC	Structure
	(Fort Missoula Historical Museum)	Moved 1983	Unchanged	NC	
	Forestry Interpretive Display	1985 to present	Consists of forestry and logging related machinery and artifacts. Two gable roof sheds cover much of the equipment	N/A N/A N/A	Structure Structure Structure
	(Fort Missoula Historical Museum)			NC NC NC	
	Rappelling Tower	Ca. 1950	Wood tower	NC	Structure
	(NRHC)		Unchanged	NC	

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	Tipi Burner	Ca. 1916	Sheet metal construction	N/A	Structure
	(Fort Missoula Historical Museum)	Moved to Fort Missoula in 2006		NC	
	Fort Entrance Monument/ Pillars	1929	Stone pillars (2) and commemorating sign	C	Object
	Dearborn & Reserve, LLP		Unchanged	C	
	Fort Missoula Dedication Monument	1929	Stone obelisk with plaque, plaque made by ACM Co., Notes Fort Missoula origins	C	Object
	(NRHC)		Unchanged	C	
	Second Parade Grounds	1910	Parade ground of the SW quadrant	C	Site
	(NRHC)		Unchanged, Center of today's Fort complex	C	
	Original Parade Grounds and Foundations	1877	Parade ground of the NW quadrant / Officers Quarters and Barracks	C	Site
	(Fort Missoula Historical Museum)		Unchanged, Center of the original Fort complex	C	
	Post Cemetery	1878	0.88 acre military cemetery	C	Site
	(U.S. Army)		Unchanged	C	
	Foundations – Internment Camp depressions	1941	Internment camp building foundations and depressions	C	Site
	(U. of M.)		Paved parking lots (2) are located in the vicinity of foundations	C	
	24MO0188, Fort Missoula Historic Dump	1880s	Excavations by the University of Montana Department of Anthropology	N/A	Site
	(U. of M.)		Unchanged	C	
	Original Post Bakery Foundation Site	1878	Site from 1 story log structure	N/A	Site
	(City of Missoula Parks and Recreation)		SHPO Concurrence, contributing resource, 01/14/2005, Data recovery mitigation excavations	C	
	Tennis Court	Ca. 1950	Concrete tennis court immediately north of rappelling tower	N/A	Site
	(NRHC)			NC	

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	CCC Warehouse, Building 308 Site	CA. 1938	site of 1 story frame warehouse	N/A	Site
	(City Of Missoula Parks And Recreation)		Data Recovery Mitigation Excavations	C	
	Trash Deposit Site	Ca. 1880s	Previously unknown trash scatter	N/A	Site
	(City of Missoula Parks and Recreation)		Data recovery mitigation excavations	C	
	24MO0937, prehistoric lithic scatter	prehistoric	Not addressed during original nomination process.	N/A	Site
	(U. of M.)		Six obsidian surface flakes and five obsidian flakes recovered from a 1 m x 1 m unit.	NC	NC to Addendum and Boundary Increase area; NR eligibility undetermined
	24MO1616 historic landfill	1956-80	Not addressed during original nomination process.	N/A	Site
	(U.S. Army)			NC	
	Historic Stone Alignment	Unknown	Not addressed during original nomination process.	N/A	Site
	(U. of M.)			NC	
	Fort Missoula Historic Landscape	1877-present	Not addressed during original nomination process.	N/A	Site
	(Various)			C	

C=Contributing resource to the historic district, NC= Noncontributing resource to the historic district. Original building number T and P designations, Temporary and Permanent, removed to simplify the numbering system. N/A – the 1987 nomination did not address this building or feature. NRHC=Northern Rockies Heritage Center, WMMHC=Western Montana Mental Health Center, U. of M.=University of Montana, CDC=Child Development Center, RMMMh=Rocky Mountain Museum of Military History

*Recent investigations indicate the original chapel located on the campus was moved and converted into Building (T)1 between 1932 and 1935 (Adler Architects 2011).

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

POLITICS/GOVERNMENT
 COMMERCE
 MILITARY

Period of Significance

1877-1947

Significant Dates

1877, 1933, 1944

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

This addendum and boundary increase extends the period of significance from the closing date of the original Fort Missoula Historic District nomination (listed April 1987) from 1944 to 1947. The original nomination closed with the end of WWII internment activities; this document extends the period of significance by including the significant post-internment period, when the fort served as a medium-security Army prison camp, and also documents features not discussed in the original nomination.

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Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Fort Missoula Historic District, including the boundary increase area nominated here, is eligible for listing in the National Register of Historic Places at the state and local level of significance. The Fort Missoula Historic District, amended through this addendum, retains its eligibility under Criterion C. This boundary increase and addendum provides additional information regarding the district's eligibility under Criterion A, particularly the expanded period of significance. This document also provides a new Criterion D discussion associated with subsurface archaeological features not identified in the original nomination.

The period of significance for the original nomination area and the boundary increase is extended from 1944, when the fort was used for WWII internment, to 1947, to capture the post-internment area period and include those features associated with this later period of use. Though indirectly related to the military's role in quelling tribal uprising in the area, the Fort Missoula Historic District Addendum and Boundary Increase gains greater significance and is eligible under Criterion A for its early role in non-combatative military uses of the property by the federal government and its associated contribution to the local economic development of the area. The Fort was also used to investigate possible military uses of the bicycle by the Black 25th Infantry Regiment, the establishment of a government training school for mechanics in WWI, the largest CCC headquarters in the United States in the 1930s, its use as an Italian and Japanese detention camp during WWII, and for a brief period its use as a medium security prison for American soldiers. Improvements made at the fort during this period are integral components that display the evolution and historic adaptive reuse of the property. Though the barracks were removed after 1947, the remaining foundations provide a stark reminder of this later history of this era of the fort.

Additional significance is gained under Criterion D established through subsurface investigations in several portions of the district. Sites 24MO0188, the Original Post Bakery Site, the CCC Warehouse Building 308 Site, and the Trash Deposit Site have all displayed excellent potential to contribute information important to the Fort and its various permutations related to its different uses. This information is not restricted to the cultural materials but extends to information about non-extant buildings. Study of the archaeological record would greatly enhance the understanding of military life specific to fort costumes and culture, both locally and likely regionally.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

(Revisions to addendum and boundary increase incorporated into Significance statement from original nomination)

Under Criterion A, the Fort Missoula Historic District Addendum and Boundary Increase area is eligible for listing for its association with military history, its important contribution to local and regional commerce, and by its political and governmental associations. Although constructed to serve a military capacity, the Fort in fact, functioned less in a military role and more in a non-combatative military use resulting in increased economic benefit to the area. Constant scrutiny of the Fort for possible closure was strongly resisted by the local business community of Missoula, which was well aware of the significant economic contribution the Fort provided and who fought to maintain its presence. Congressional appropriations allowed for the reconstruction of the Fort in 1904, though it wasn't until its establishment as the Rocky Mountain Regional Civilian Conservation Corps (CCC) administrative center from 1933-1942 that its most active period of use occurred resulting in an increased economic assist to the city of Missoula and the region. With the start of World War II and concurrent decrease in CCC activities, the Fort became the largest internment camp for non-military foreign and native persons. The Fort fit perfectly the U. S. Immigration and Naturalization Service's (INS) criteria and was chosen as one of the numerous inland internment camps for approximately 1200 Italian nationals and 1000 Japanese-Americans during World War II. After the close of the War, the Fort served as an Army prison camp with the release of wartime internees. Foundations serve as the only physical above ground evidence of the location and arrangement of the rows of internment camp barracks buildings which were systematically dismantled after 1947.

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The Fort Missoula Historic District Addendum and Boundary Increase area gains additional significance under Criteria D established through archaeological investigations conducted at the property through the last 30 years. Subsurface investigations at sites 24MO0188, the Original Post Bakery Site, the CCC Warehouse Building 308 Site, and the Trash Deposit Site all yielded valuable deposits. Criterion D significance is derived not only through recoverable artifacts, but also through information derived from the actual physical structural remains associated with former buildings; recent excavations at the Original Post Bakery Site and the CCC Warehouse Building 308 Site indicate the presence of both structural elements and historic artifacts that will allow further interpretation of the history and use of the Fort (Ogborne et al. 2008). Investigations at 24MO0188, the Fort Missoula Historic Dump, yielded a variety of artifacts dating to the earliest use of Fort Missoula from 1877 to 1900; further investigation could provide additional information regarding this embryonic period. Subsurface investigations at the Trash Deposit Site revealed disturbed artifacts dating from the late 1800s to the early 1900s within the 0-30 cmbs plow zone; however, shovel probes and the use of metal detectors indicate the majority of the trash deposit remains undisturbed below 30 cmbs (Hall 2003:12). The presence of recoverable archaeological data from the above four mentioned sites strongly suggest buried deposits likely also occur at the Internment Camp Foundations site.

Developmental history/additional historic context information (if appropriate)

HISTORICAL NARRATIVE

Introduction (Original Nomination with revisions)

Due in large measure to the lack of a compelling military need for Fort Missoula, the fort was plagued by recurrent threats of closure by the Army. However, Missoula business people were well aware that the presence of the fort contributed significantly to the local economy and they worked hard to maintain the fort's existence. Through the effective lobbying efforts of U.S. Senator Joseph Dixon from Missoula during the first years of the 20th Century, Congressional appropriations were secured for the complete reconstruction of the Fort in 1904, although no discernible military purpose for the complex had been identified. With its collection of substantial, well-designed new buildings, Fort Missoula continued to flounder through the 1910s and 1920s, until its most active period of use began with the establishment of the Fort as the Rocky Mountain Regional Civilian Conservation Corps (CCC) administrative center from 1933-1942.

Fort Missoula was the largest CCC headquarters in the United States and the buildings and structures associated with CCC use of the property gain significance due to their association with this highly successful work program for young men during the depression years. The program contributed greatly to the general economic recovery of not only the City of Missoula but the Montana-Idaho-Wyoming region, an area characterized by sparse population, heavy timber, and extensive grasslands. The CCC is known in the West as the most popular of the New Deal programs. In addition to providing employment for thousands of young men during the Depression era, the CCC program resulted in a wide variety of significant improvements to the environment, including land reclamation and water development projects, fencing, road building, bridge construction, fire control and improvements to the state and national parks of the Rocky Mountain region. Strong community interest in having a CCC camp located nearby is evidenced by the fact that the program directors at Fort Missoula were careful to achieve a wide geographical distribution of the camps so that the benefits of the program would be shared equitably. Fort Missoula's role as the administrative headquarters lends those buildings constructed during this period historical significance.

When World War II began and the CCC activities abated, the Fort became the largest internment camp for non-military foreign and native persons. The Fort fit perfectly the U. S. Immigration and Naturalization Service's (INS) criteria and was chosen as one of the numerous inland internment camps, confining approximately 1200 Italian nationals and 1000 Japanese-Americans during World War II. The Fort's involvement with the INS detention and screening of the Issei is of great significance, and the foundation remains of the internment camp serve as a poignant reminder of one of the more tragic periods of the nation's history.

Fort Missoula was the primary internment camp in the United States for Japanese-born American citizens and was distinct from the numerous camps operated during the war by the War Relocation Authority (WRA) for the detention of over one hundred thousand citizens of Japanese descent who were born in the United States (Nisei). The Japanese-born Issei were perceived as a particular threat to United States security at the start of World War II. Lists of prominent Issei had been developed by the Federal Bureau of

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Investigation prior to the initiation of the hostilities between the United States and Japan. Within ten days of the bombing of Pearl Harbor, hundreds of Issei residents in West Coast cities were rounded up and transported to Fort Missoula where INS staged immigration and "loyalty" hearings. When the Fort Missoula internment camp had reached its capacity within weeks of the beginning of the war, the INS established another camp at Fort Lincoln in North Dakota to accommodate additional Issei prisoners.

After the close of the War, the fort served as a prime location for an Army prison camp when the wartime internees were released. Two maximum-security cellblocks and a limited number of other improvements at the fort were constructed during this phase of the fort's history. The two cell blocks and other improvements related to the Army prison camp are integral components of the evolution and historical adaptive use of Fort Missoula by the U. S. Army over a 70-year period, which is characterized by the lack of military uses for the property. Only foundation remains exist to mark the location and arrangement of the rows of internment camp barracks buildings. These wood-frame barracks were systematically dismantled after 1947 but the significance of the events that took place on this site at the east end of the fort complex are recalled by the rows of concrete pads in the open, windswept field.

CREATION AND CONSTRUCTION

The following information, except when noted, is from the original Fort Missoula Historic District National Register nomination (NR#87000865) [McDonald and Bick 1986]

In 1867, Chief Red Cloud's war against the forts along the Bozeman Trail, especially Fort C.F. Smith in Montana Territory and Fort Phil Kearny in Wyoming Territory, caused panic among Montanans. The panic resulted in a deluge of telegrams from active Gov. Thomas R. Meagher to Secretary of War Edwin Stanton requesting additional federal troops and permission to call out the Montana militia. Neither request was officially granted, but the militia took up arms and roamed about the countryside. They accomplished very little, except to run up a bill for \$1,100,000.00 which was forwarded to the War Department. After a series of investigations, the territorial government was reimbursed \$515,343 in 1872, but no forts were built for the defense of western Montana.

In the spring of 1874, when President Ulysses Grant ordered the removal of the Flathead Indians from the Bitterroot Valley, Chief Charlo refused to leave. Fearing the outbreak of hostilities, Governor Benjamin Potts and territorial delegate Martin Maginnis issued a series of petitions to Congress requesting a military post to be located in Missoula, ostensibly to control the area's Indians. Local newspapers stated that the presence of soldiers would "invite immigration... stimulate the development of resources... and would be an advantage to business." Variations of this theme appeared all through 1874 and 1875.

Bowing to political pressure, the War Department sent Lt. Col. Wesley Merritt to the Missoula Valley in January, 1876. After examining several locations, he recommended that a one- or two-company post be built at or near Hellgate Pass. Two men were sent out that same year to select and survey the location and later in 1876, the Quartermaster General appropriated \$28,000 to build the new post. In June 1877, two companies from the Seventh Infantry were sent to Missoula to construct the Fort. They marched the 217 miles from Fort Shaw in 17 days and began work on the Fort in late June. Lack of equipment, the long distances over which supplies had to be hauled and the small labor force hampered the construction effort, but the majority of the Fort was finished in 1878.

Fort Missoula, contrary to the popular picture of forts, was never surrounded by walls. After 1870, most of the forts constructed in the West were of a new design and were intended to be the logistical center for an army actively patrolling and policing the countryside. Fort Missoula, and her sister fort, Fort Huachuca in Arizona, both built in 1877, reflect this more aggressive policy. Open, exposed clusters of buildings, most still surrounding the traditional rectangular parade ground, was the new design. Of the eleven major posts constructed in Montana between 1866 and 1892, only four were fortified in some manner; the rest were all built without walls or other defensive works.

NEZ PERCE WAR

The only Indian battle involving Fort Missoula was against the Nez Perce, a tribe living outside the boundaries of the present state of Montana. When the Nez Perce had been ordered by the government to relocate to a reservation in Idaho away from their ancestral lands, they attempted to flee to Canada. During the course of their retreat from Oregon, the Indians traveled east, following the Lolo Trail into Montana. The soldiers at Fort Missoula were ordered to arrest and disarm them. An earth and log barricade was set up across the Lolo Creek canyon, about five miles above the mouth of the creek, to stop the fleeing Indians. The Indians refused to surrender and changed their course of travel to bypass the fortification. This site was ever after referred to as Fort Fizzle. The soldiers returned to their post and a few days later joined a column led by Col. John Gibbon, commander of Fort Shaw. Loaded into wagons,

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they set off in pursuit of the slow-moving tribesmen, catching them about 125 miles southeast of Missoula at a place called the Big Hole.

On August 9, 1877, a dawn attack was launched against the sleeping Indian encampment. In 20 minutes, the soldiers were in possession of the camp and the Nez Perce were fleeing in confusion. To cover their families' escape, the warriors rallied and counter-attacked, driving the white men from the village and onto a hillside, besieging them there. During the fierce battle, heavy casualties were inflicted on both sides. The soldiers suffered 40 percent casualties, both wounded and dead, and only the approach of additional soldiers on August 10 saved the garrison from complete destruction. The Indian survivors continued their doomed flight toward Canada and were finally captured by the Army in the Bear Paw Mountains in north-central Montana. A few Nez Perce escaped that battle and made it into Canada but ran into trouble later when they attempted to return to Idaho.

Meanwhile, on November 8, 1877, the post had officially been named Fort Missoula. Companies B, D, H, and I, 3rd Infantry Regiment, had replaced the 7th Infantry garrison on November 14. Newly arrived from Texas, these men lived in tents until frame barracks and non-commissioned officer's quarters were completed in February, 1878. The officers continued to rent quarters in Missoula, four miles away until their quarters were completed in mid-summer of 1878.

A limited number of buildings remain at Fort Missoula today to represent this early period of the Fort's history. The first parade ground, which was originally surrounded by regularly placed one and two story log and frame buildings that served as the officer's quarters and barracks for the enlisted men in the late 19th Century, is now defined by the surrounding foundations of these structures. Although not used for ceremonial purposes since the reconstruction of the Fort in 1908, the original parade ground remains clearly visible and distinct. One Non-commissioned Officer's Quarters (#201) and a carriage house (#202) and a stone powder magazine (#334) remain standing at a short distance from the original parade ground and retain a high degree of historic architectural integrity. The .88 acre original post cemetery, established in 1878, is located approximately one-half mile from the original Fort complex and is included in this nomination as a contributing element.

THE 25TH INFANTRY REGIMENT

May of 1888 witnessed the arrival of the most unique group of soldiers to be stationed at Fort Missoula: members of the 25th Infantry. This unit was one of four Negro regiments surviving the Army Reorganization of 1869. After many years of duty in the southwest and upper Midwest, the regiment was transferred to Montana. Fort Missoula became regimental headquarters, and the Commanding Officer, non-commissioned staff, band and four companies formed the garrison. The remainder of the unit was used at various times to garrison Fort Custer, Fort Harrison, and Fort Assinniboine.

Normal military duties, such as practice marches, target practice, drill and ceremonies, and care of buildings and grounds filled the regiment's day. But there were additional tasks of a special nature that were also included, such as the 1890 involvement of Companies F and H from Fort Missoula in quelling of Sioux "Ghost-Dance" violence in Pine Ridge Agency, South Dakota and the 1892 and 1894 suppression of violence resulting from labor unrest and the march of "Coxey's Army" in Montana and Idaho. The most unusual task assigned to the regiment, however, was to evaluate the military possibilities of the bicycle.

Lieutenant James A. Moss, an active cycling enthusiast, was ordered to form the 25th Infantry Bicycle Corps. By a series of trips, both long and short, throughout the area, he hoped to impress the War Department with the usefulness of the bicycle. He organized a trip from Fort Missoula to St. Louis, Missouri. He felt that the trek of 1,900 miles in length over a variety of terrain and through several climactic zones would best demonstrate the endurance of both men and machines. His men had to be able to do more than just ride the bicycles. They had to learn to perform drill, to scale fences, to ford streams and rivers, and to travel forty miles a day, carrying all of their equipment.

Lt. Moss, Asst. Surgeon J.M. Kennedy, and twenty enlisted men comprised the unit making the trip to St. Louis. They departed from Missoula at 5:30 a.m. on Monday, June 14, 1897. They arrived at St. Louis at 6:00 p.m. on Saturday, July 24, having only taken four days of rest in the forty days since their departure. They had endured heat, cold, mud, too much water, too little water, pleasant conditions and hellish ones. The Army was not impressed; the bicycle was not adopted by the U.S. Army as a means of transportation. The Bicycle Corps returned to Montana by train. The 25th Infantry Regiment left Fort Missoula in 1898.

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THREATENED FORT ABANDONMENT

On March 20, 1898, the Army ordered the abandonment of Fort Missoula due to the lack of a clear purpose and the fact that the Fort was built upon land with unclear title due to an error in the original land survey at the time of the initial Fort construction in 1877. Abandonment did not occur immediately and was ultimately forestalled.

A locally-raised volunteer cavalry company, Troop F of the 3rd U.S. Volunteer Cavalry, was temporarily garrisoned at Fort Missoula in May of 1898. Four troops had been raised in Montana as part of the contribution to the Spanish-American War efforts. Never to receive the fame accorded to the Rough Riders (1st U.S. Volunteer Cavalry Regiment), Grigsby's Cowboys, as the 3rd U.S. V.C. was known, through no fault of their own never left U.S. soil. They did, however, suffer from heat, disease and official neglect. They left Montana for Camp Thomas, Georgia in the latter part of May. They returned to Missoula in September with one man dead and many others very ill as a result of unsanitary conditions at the Georgia camp.

Local citizen protest against the Army's order of abandonment and their rapid mobilization to secure the land of unclear title for donation to the Army resulted in the Fort's revitalization. Because business people in Missoula recognized that the military presence in Missoula and the active use of the Fort constituted a vital economic resource, they raised the funds necessary to purchase 320 acres upon which the Fort was built and managed to persuade the Northern Pacific Railroad to donate another 240 acres, all of which was turned over to the U.S. Army. Official orders for abandonment were postponed, but the Fort was not actively used for the next four years. In 1902 the Quartermaster General's Report to the Army recommended that Fort Missoula either be completely abandoned or rebuilt.

FORT RECONSTRUCTION

On March 28, 1904, after the concerted lobbying efforts of U.S. Senator Joseph Dixon of Missoula, Congress passed the appropriation necessary to reconstruct Fort Missoula, even though no clear military purpose for the Fort had been identified. Reconstruction began in 1906 and continued through 1912. During this time, some of the earliest log buildings at the original Fort were dismantled. New, cast concrete buildings were erected in a curved row only a few hundred feet to the northeast of the original parade ground.

Eighteen [sic] substantial buildings remain today from this period of the Fort's reconstruction. Along the curved boulevard, a new Post Headquarters (#2), seven new, cast concrete, 2 ½ story buildings forming a new Officer's Row (#27, #28, #29, #30, #31, #32, #33), and two large Company Barracks buildings (#24, #26), also of concrete construction and 2 ½ stories in height, mark the edge of the new parade ground. Two Non-Commissioned Officer's Quarters (#14, #16), the Post Bakery (#105), the Post Hospital (#9), the Quartermaster's storehouse (#322) and root cellar (#323), and a new water tower (originally #19, correct number is 51) were constructed at a short distance from the parade ground. At the end of this second building period, the Fort was completely outfitted to serve as a regimental headquarters. However, research indicates that no regimental force was ever actually stationed at Fort Missoula. Between the years 1912 and 1918, the Army repeatedly raised questions about closing of the Fort.

WORLD WAR I

Just prior to America's entry into World War I, Fort Missoula finally was abandoned as a military post. However, the War did not entirely bypass the Fort. The University of Montana contracted to operate a training school, utilizing some Fort buildings. On August 15, 1918, the first group of 200 men arrived to begin the two-month training courses in automobile repair, blacksmithing, wireless (radio), and general mechanics. The University was responsible for housing, feeding and instructing the men. Instructors were hired by the University, from the civilian skilled manpower pools. Eight hours of instruction were provided each day. Equipment was supplied by the University, with the government providing all the funding for the program.

Not long after the Armistice was signed on November 11, 1918, the school was closed. Fort Missoula was once again idle. In 1918, a bill was passed in Congress to permit the military to lease or sell portions of the Fort property to other entities. The Fort would not be re-garrisoned until September, 1921.

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DEPRESSION YEARS AND THE CCC

Activities at the Fort between 1921 and 1933 were routine and not particularly unusual, with a small garrison of soldiers residing there. In 1925, the Fort became the summer Civilian Military Training Camp. Again slated for abandonment in 1933 by the Army, the Fort was put to use as the headquarters for the Rocky Mountain Region Civilian Conservation Corps and continued to serve this purpose until 1941. The CCC was established in an effort to provide work for the nation's young men. The U.S. Army, the only federal entity capable of mobilizing the thousands of young enrollee at the start of the program in July, 1933, was responsible for organizing, housing and training the men in usable skills. The enrollees were not given military training. Other federal agencies, including the Forest Service, Soil Conservation Service, Reclamation Bureau, Fish and Wildlife Service and National Park Service, defined the tasks to be accomplished.

Fort Missoula was the largest district CCC headquarters in the United States. As the administrative center for all of the camps located in Montana, Idaho, Wyoming and Yellowstone and Glacier National Parks, Fort Missoula was the place where enrollees were initially trained and assigned. In all, approximately 269 camps were established in the region, some only operating for one or two years. On the average, each year there would be 24 camps in Montana, 57 in Idaho, and 21 in Wyoming. Approximately 200 young men from 18 to 25 years old were stationed at each of the regional CCC work camps. During the first months of the program in the summer of 1941, 400 – 500 young men arrived at Fort Missoula daily. Over the nine year period of the program, approximately 200,000 men were employed, about 86,000 from the region and 114,000 from other states.

Various services, not available at the dispersed camps, were provided at the administrative headquarters at Fort Missoula. The Post Hospital provided medical care beyond that which the simple camp dispensaries could provide. Medical problems were resolved by the district surgeon, the district dentist, etc. The Fort handled supplies, finances, religious services, veterinarian needs and education programs. Lack of recreational opportunities, especially during the long winter months, was identified as one major problem at Fort Missoula. A large new recreation hall (#150) was constructed by the WPA in 1940 to fill this need at the Fort, although this building would only be completely outfitted after the Fort had been turned over to the Immigration and Naturalization Service in 1941.

A number of buildings and structures associated with the CCC use of the property remain in existence today: the CCC administration building (#316), two residential buildings (#12, #214), two warehouses (#203, #312), the motor pool garage (#330), a storage building (#327) and the monument located at the entrance to the Fort on Reserve Street. Also, during this period, the Army made improvements at the Fort and constructed a new administration building (#1) and the fire station/guard house (#46).

WORLD WAR II (Revisions to Original Nomination)

In the spring of 1941, control and operation of the fort was transferred to the U.S. Immigration and Naturalization Service (INS). Prior to its entry into World War II, the United States had begun to arrest the crews and confiscate the commercial ships of Nazi Germany and Fascist Italy as they arrived at U.S. seaports. On March 30, 1941, President Franklin Roosevelt ordered Axis ships to be seized at harbor and 69 German, Italian and Danish ships were seized in the first weekend. Locations such as Fort Missoula were chosen for their locations far from industrial centers and international borders (Van Valkenburg 1988:5-8).

As many as 1200 Italian male civilians were transported to Fort Missoula for internment in April of 1941. While the presence of some Germans has been suggested, evidence for this is lacking. The Italian detainees included crewmen from confiscated merchant ships and luxury liners, individuals arrested from East coast bars and lodging houses, and approximately 100 artists, musicians and entertainers from the New York World's Fair with expired visas. Individuals were originally housed in cramped dormitories until the INS authorized the construction of thirteen additional prefabricated bunkhouses. Detainees were paid by the INS to serve as construction workers on these projects (Van Valkenburg 1988:10-11, 14-16, 29-30; Fox 1990:164-165; Long 1991:18).

Immigration hearings, reportedly held at the fort, determined the official immigration status of each internee and to establish political affiliations. Since deportation was not possible while the war was ongoing, most Italian men waited out the hostilities at the fort. Some of the internees who were eligible for reassignment to other ships chose instead to remain at Fort Missoula for the duration of the war, where conditions were rather pleasant. Actual control and operation of the facility were in the hands of the U.S. Border Patrol. The internees were largely governed and disciplined by their own officers. It is important to note that according to oral histories, no such hearings were conducted (Long 1991:18, Fiset 1997:45).

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The Italian internees named the camp "Bella Vista" meaning "beautiful view." Although there were armed guards, watchtowers and steel fences, routine security measures amounted to little more than roll calls, bed checks and perimeter patrols more useful in turning away curious locals. The mess halls, laundry and similar facilities were staffed by the internees themselves. Internees had access to a new recreation hall (#150) built by the WPA for the fort's previous incarnation as a CCC camp. It included a basketball court, bowling alley, dance hall and restaurant, and was outfitted by the INS camp commander Nick C. Collaer for the internees' use. Theatrical productions and concerts were put on by the internees for their own entertainment. One concert, to which Missoula citizens were invited, attracted a crowd of over 1000 (Van Valkenburg 1988:9-10, 16, 17, 27, 29-30; Fox 1990:164-165). There were no escape attempts.

Due to the local shortage of labor caused by the war effort, many Italian men were paroled to work within a year and a half of interment. Initial work was limited to field labor in sugar beet fields near Missoula and later near Butte. They were also employed as orderlies at the St. Patrick's Hospital, in hotels as cooks and maids, by the Forest Service and as railroad workers (Van Valkenburg 1988:127-128; Fox 1990:165). Some of these men lived in town and reported to the fort only weekly. Restaurants and hotels around the country also wrote to the commanding officer to offer jobs for the parolees.

Barracks construction continued with the addition of another 16 buildings in July of 1941 to bring the internment camp capacity up to 3000. This newer group of barracks was fenced off from the first collection, likely in preparation for the new type of internee that began to arrive at the fort in mid-December, 1941.

After the bombing of Pearl Harbor on December 7, 1941, the U.S. Government immediately began arresting men of Japanese birth (Issei) on the West Coast of the United States in the belief some might be saboteurs or agents for the government of Japan. Even before the commencement of hostilities, the Federal Bureau of Investigation began to compile lists of Japanese individuals suspected of being potential security risks to the United States and likely saboteurs. Targeted individuals included community leaders, newspaper editors, professionals, laborers, and political activists. The majority were immigrants, not citizens, as U.S. law after 1924 prevented Japanese immigrants from obtaining citizenship (Burton et al 1999; Fiset 1997:28-31).

The first Issei detainees arrived at the fort on December 18, 1941. The two groups of detainees were kept separate, the Italians in the stucco barracks and the Japanese in the wood prefabricated barracks, with the two areas divided by a fence. Initial reports at the fort indicated that the Italian and Japanese groups did not interact and were openly unfriendly with one another. The new Japanese community quickly established its own internal system of organization with a community mayor. Like their Italian counterparts, the Japanese had access to various recreational sports and activities within the confines of the fort, attended religious services and held classes in English and History taught by other detainees. Eventually, they were allowed outside of the fort for outdoor recreation and paroled for labor. However, unlike the Italians, the Japanese endured censorship in their correspondence with family and friends, payment of taxes and greater restricted mobility. Letters written by detainee Iwao Matsushita indicate that eventually the Italians and Japanese arrived at an amicable relationship, both groups participating in musical performances and playing baseball (Aren 1942; Van Valkenburg 1988:84; Long 1991:18; Fiset 1997:40-46, 51-58, 158; Burton et al 1999).

Fort Missoula was the largest camp operated by the INS in the United States and was distinct from those camps established during subsequent months by Executive Order of February 19, 1942, and operated by the War Relocation Authority (WRA) for the detention of approximately 107,000 American men, women and children of Japanese ancestry (Nisei). Unlike with the Italians, the INS commenced Alien Enemy Hearing Boards to determine which of the Japanese detainees to free, parole or hold for the entire war. By the end of the year, 633 Japanese were detained at the fort, and the population eventually reached approximately 1,000. Beginning in the summer of 1942, many of the detainees were relocated to WRA detention centers or other INS facilities. By the fall of that year only 28 Japanese men were left at the fort, existing in a state of relocation limbo. The last of the Japanese detainees were relocated in 1944, the Italians having been released earlier in 1943 (Van Valkenburg 1988:79-84, 114; Fiset 1997:46, 50; Burton et al. 1999). Foundations and ground depressions survive from this period and the spacing, lay-out, and relationship of these developments to the original fort is clearly perceptible. Two of the original internment camp guard towers removed from the fort property during the dismantling were recently recovered by the Fort Missoula Historical Museum staff and plans include the restoration of these structures to their original location.

Shortly after the departure of the Japanese detainees, the Army resumed control of Fort Missoula in June of 1944. Due to its then current condition of a detention center, the Army selected it for adaptation into their disciplinary barracks system. With the addition of

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a few structures, Fort Missoula became the Northwestern Branch of the United States Disciplinary Barracks. In addition to the detention blocks already constructed, the Army added two solitary confinement barracks (buildings #156 & 157) that could hold up to ninety-six men in total. The fencing system was also improved, resulting in a three-fence system to deter prisoner escape. The two and a half years the fort was used as Disciplinary Barracks boasted the largest military garrison; 803 personnel in total consisting of officers, enlisted and civilian personnel. The prison population was nearly double this: approximately 1,800 inmates. Of this population, only 110 escape attempts were recorded, the majority were captured within a few hours though a few escapees managed to last a few months before being captured. Two were shot while attempting escape, one of which survived (Long 2005:1-4, 11, 27-29). In 1946, all of the prisoners were relocated to other disciplinary centers, the Army personnel leaving the fort in the spring of 1947 (Long 1991:210). The buildings constructed during the fort's tenure as disciplinary barracks represent a continuation of the detention facility theme first exhibited by the fort's use by the INS. This last period in the fort's historical significance reflects the national trend of the Army's expansion during the years of WWII and is also the largest garrison in the fort's history.

POST-WAR RE-ALLOCATION (Revisions to the Original Nomination)

The fort underwent a process best be described as dissolution after its period of most intensive use during the Great Depression and World War II. During this period of dissolution, the Army began its program to sell or lease portions of the fort property. Land, buildings, and titles thereto began to shift as if in a kaleidoscope. Agencies involved include various departments of Civil Defense, Army Reserve, Navy Reserve, Marine Corps Reserve, the Montana National Guard, the University of Montana, and the U.S. Forest Service. Missoula County signed a ten year lease with the Army for most of the fort buildings and 822 acres of fort property in 1948. The Army cancelled the lease after two years, however, intending to establish the fort as a northwestern military supply center, plans that never materialized. The fort buildings have been put to a wide variety of new uses by federal, state and county agencies, as well as by private organizations. For example, during the 1960s, the General Services Administration began to systematically dismantle the earliest fort buildings that surrounded the original parade ground at the southwest corner of the complex. During this effort, the original Non-Commissioned Officers Quarters (#201) was spared and the Montana Ghost Town Preservation Society completed restoration of this building. The Northern Rockies Heritage Center, a non-profit organization, owns and preserves much of the heart of the current Fort Missoula Historic District, including the historic buildings along Officers Row.

Archaeological Significance

The archaeology of the Fort Missoula Historic District will contribute to a better understanding and interpretation of the extant and former features of the district. Site 24MO0188, the Original Post Bakery Site, the CCC Warehouse Building 308 Site and the Trash Deposit Site have all demonstrated the archaeological potential to yield important information regarding the property. While the archaeology of Site 24MO0188 and the Trash Deposit Site are restricted to information related to cultural material, both the CCC Warehouse Building 308 Site and the Original Fort Bakery Site yielded structural remains of the buildings that once occupied these locations in addition to cultural material.

The earliest archaeological investigations at Fort Missoula occurred in 1982 when Dr. Carling Malouf of the University of Montana began testing at 24MO0188 (Malouf 1982), while the latest occurred in 2010 with the investigation of the Trash Deposit Site (Krigbaum 2010). To date, subsurface investigations yielded a variety of artifacts related to building construction, diet, dress, munitions, machinery, medical, and items related to personal use. The materials date from the late 1800s through the CCC use of the Fort.

Investigations at site 24MO0188, the Fort Missoula Historic Dump, indicate very good potential to address research issues about material culture and habits related to the military post. The physical information can augment the written documentation and be used to confirm or rebut the written record. This information would not only be useful in further interpretation of Fort Missoula, but could also be used to better understand similar sites throughout the West.

Examination of the Original Post Bakery Site indicates several research questions can be addressed through subsurface investigation. Information regarding the actual physical footprint of the bakery can be compared to the written record regarding the construction of such buildings. The cultural materials recovered from the site may also shed light on dietary information outside of the known culinary activities associated with the bakery; what foods was the bakery staff consuming while manning the bakery? Were these other foods representative of the rest of the Fort? Although documentation indicates rotating shifts of bakers, does artifactual evidence exist suggesting certain individuals operated the bakery more than others?

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The recovery of a substantial amount of artifacts and the identification of structural remains indicates the CCC Warehouse Building 308 Site has excellent potential to yield additional information regarding this period of the Fort's use. A comparison of recovered artifacts to CCC period supple lists would allow delineation between artifacts requested by the CCC and items of a more personal nature. Initial exploration suggests the northeast portion of the excavation served as a gathering location based on the recovery of a high concentration of personal use items (Ogborne et al. 2008); additional block excavations within other parts of the building's footprint may corroborate if personal use items are restricted to one location. The recovery of three female-oriented artifacts (cosmetic) within a nine meter area in the northeast portion of the excavation indicates the building was not restricted to men. More intensive subsurface excavations in other portions of the site could explore the possibility of women frequenting a larger area of the building than indicated by the recovery of the three artifacts.

Although the Trash Deposit Site exhibits mixed stratigraphy, the site's use dates to the 1880s. Despite a low number of recovered artifacts, a very high magnetic amplitude associated with magnetic data collected prior to testing indicates the origin of the magnetic anomaly was not located, suggesting additional subsurface investigation could yield further information related to the early disposal practices at the Fort. Ammunition related artifacts comprise the majority of the recovered cultural material; additional investigations may indicate if such artifacts were disposed of in different locations from the usual everyday trash associated with the operation of the Fort.

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Hall, Daniel S., Susan L. Knudsen, and Matthew C. Hogan

2004 *Cultural Resource Investigation: Project Impacts Fort Missoula, Missoula, Montana*. Report prepared for JTL Group, Inc. and The University of Montana. MS on file, Missoula City Historic Preservation Office, Missoula, Montana.

Hall, Daniel S., Susan L. Knudsen

2003 *Marysville Road Cultural Resource Inventory, Marysville, Montana*. Report prepared for the Montana Department of Transportation, Helena, MT.

Historical Museum at Fort Missoula

1886 Photograph Collection. Fort Complex, view looking east, from west of the complex, ca. 1886.

1912 Photograph Collection. New post hospital and water tower, looking east, from general location of original parade grounds, ca. 1912.

1936 Photograph Collection. Aerial view of the Fort Complex looking northeast.

1946 *Base Map: Fort Missoula, Montana, October 11, 1946*. Corrected to February 19, 1958; April 23, 1962; March 26, 1962.

Johnson, Dale A.

1983 *History of the Western Montana Ghost Town Preservation Society and Fort Missoula Historical Museum*. Presentation at monthly meeting of "Ghost Towners," October 11, 1983. MS on file, Historical Museum at Fort Missoula, Missoula, Montana.

Knudsen, Susan L. and Daniel S. Hall

2007 *Visual Impact Assessment of Fort Missoula's Historic Water Tower*. Report prepared for the Northern Rockies Heritage Center, Missoula, Montana. MS on file, Missoula City Historic Preservation Office, Missoula, MT.

Long, Wallace J.

2005 *History of the Northwestern Branch United States Disciplinary Barracks Fort Missoula, Montana 23 June 1944 – 19 April 1947*. MS on file, Historical Museum at Fort Missoula, Missoula, MT.

McDonald, James R. and Patricia Bick

1986 *Fort Missoula Historic District, 24MO266*. National Register of Historic Places Inventory – Nomination Form. MS on file, Montana State Historic Preservation Office, Helena, Montana.

McDonald, James R., Wallace Long, and Wes Hardin

1984 *Fort Missoula Historic Resources Study*. Report compiled during the Fort Missoula Architectural and Historical Resource Survey for the NRHP nomination. MS on file, Historical Museum at Fort Missoula, Missoula, MT.

Montana State Historic Preservation Office

Collection Name: Fort Missoula Files. MS on file, Montana State Historic Preservation Office, Helena, MT.

Fort Missoula Historic District Addendum and
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Name of Property

Missoula Co., MT
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Natural Resource Information System

- 2005 Aerial Photograph Imagery. U.S. Farm Services Agency. Natural Resource Information System, Montana State Library. Website access information: <http://nris.mt.gov/gis/>, accessed December 11, 2007.

Northern Rockies Heritage Center

- 2006 Fort Missoula Complex map with structures and streets identified. Map resource available at the Northern Rockies Heritage Center website. Website access information: <http://www.nrhc.org/>, accessed August 4, 2006.

Ogborne, Jennifer H., John M. Fielding, Susan L. Knudsen, and Daniel S. Hall

- 2008 *Fort Missoula Data Recovery Excavations Missoula, Montana*. Report prepared for The City of Missoula Parks and Recreation Department. MS on file, Missoula City Historic Preservation Office, Missoula, MT.

Sharp, Ed

- Nd. Ed Sharp Collection, CCC Materials, Archives and Special Collections, Montana Historical Society, Helena, MT.

The University of Montana Archives and Special Collections

Collection Name: Fort Missoula

Collection Number:

Series 1, Box 1, Folder 2 "Correspondence 1877-1899":216

Series 2, Box 1, Folder 1 "Annual Reports from all of the Major Camps in Montana, 1937 – 1940.

Collection Name: General Photograph Collection, no name.

Ascension Number: 76-443: Officer's Row at Fort Missoula 1918.

Collection Name: Grant Maclay

Ascension Number: 92-24.7: Fort Missoula from old Sutler's Store 1886.

Collection Name: R. H. McKay

Ascension Number: 94-0295: Fort Missoula, aerial view, looking northwest, ca. 1941

Ascension Number: 94-2378: Fort Missoula, new Barracks and Officers' Row, 1931.

Ascension Number: 94.2977: Post Hospital, undated.

Ascension Number: 94.2375: Parade grounds, officers' quarters, and barracks, 1931.

Ascension Number: 94.2373: Fort Missoula from Blue Mountain, ca. 1931.

Ascension Number: 94-0283: Aerial view of the Fort Complex, 1950.

Collection Name: James E. Murray

Ascension Number: 82-11: Fort Missoula aerial view, looking west, ca. 1941.

Ascension Number: 82-220: Fort Missoula internment/prison barracks, ca. 1942.

Newspapers

Daily Missoulian

- 1918 *The Daily Missoulian* 17 May and 15 August. Missoula, Montana.

Great Falls Tribune

- 1918 *Great Falls Tribune*, July 21, 1918. Great Falls, Montana

- 1944 *Great Falls Tribune*, June 25, 1944, Great Falls, Montana.

- 1946 *Great Falls Tribune*, November 24, 1946. Great Falls, Montana.

Fort Missoula Historic District Addendum and
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Missoula Co., MT

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Missoula Sentinel

1941 The Missoula Sentinel, October 25, 1941. Missoula, Montana.

New York Times

1942 *The New York Times*, January 12, 1942. New York, New York.

Sunday Missoulian

1911 Modern Water System at Fort Missoula. *The Sunday Missoulian* 9 April. Missoula, Montana.

Interviews

Azzara, Jim

2008 Personal Communication, January 15, 2008. Director, Northern Rockies Heritage Center.

Browman, Ludwig

1983 Interview, November 15, 1983. Missoula County Board of Trustees for the Fort Missoula Historical Museum. MS on file, Historical Museum at Fort Missoula.

Dopp, Jim

1983 Interview, November 16, 1983. Missoula County Records Officer, MS on file, Historical Museum at Fort Missoula, Missoula, Montana.

Jones, Dale

2008 Personal communication, January 18, 2008. Electronic information available at:
<http://www.montanarailroadhistory.info.htm>

Krebsbach, Kevin

2008 Personal communication, March 12, 2008, Associate Director, Facilities Services, The University of Montana.

Long, Wallace J.

2008 Personal communications, January 31, February 20, and March 11, 2008. Fort Missoula Historian.

Maechling, Phillip

2008 Personal communication, March 5, 2008. Missoula City-County Historic Preservation Officer.

Richards, L. Jane

2008 Personal communication, February 21, 2008, Curator, Historical Museum at Fort Missoula.

Stringer, Scott

2007 Personal communication. Missoula City Urban Forester, Missoula City Parks and Recreation Department, Missoula, Montana.

Van Valkenburg, Carol B.

1986 Interview, July 25, 1986. MS on file, Historical Museum at Fort Missoula.

Volinkaty, Chris

2008 Personal communication, March 12, 2008. Child Development Center employee.

**FORT MISSOULA DISTRICT BOUNDARY
INCREASE ADDENDUM - 2012**

Fort Missoula Historic District Addendum and
 Boundary Increase
 Name of Property

Missoula Co., MT
 County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: Missoula City Historic Preservation Office

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 208
 (Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

(See Continuation Sheet for 1:24,000 USGS topographic map of UTM Reference Points)

001	11	723586E	5192515N	011	11	724283E	5192056N	021	11	723587E	5192049N
002	11	724883E	5192562N	012	11	724259E	5191941N				
003	11	724906E	5192351N	013	11	723972E	5192022N				
004	11	724809E	5192334N	014	11	723713E	5192126N				
005	11	724823E	5192135N	015	11	723620E	5191788N				
006	11	724907E	5192130N	016	11	724373E	5191219N				
007	11	724914E	5192070N	017	11	724340E	5191178N				
008	11	724821E	5192007N	018	11	723973E	5191439N				
009	11	724718E	5192061N	019	11	723311E	5191715N				
010	11	724470E	5191982N	020	11	723315E	5192028N				

Verbal Boundary Description (Describe the boundaries of the property.)

The Fort Missoula Historic District Addendum and Boundary Increase starts at point 1 on South Avenue. Proceed east along the south side of South Avenue 0.8 miles to point 2, the northeast corner of Missoula County Park. From point 2, follow the park/hospital property boundary south about 0.15 miles to point 3. From point 3, follow the property boundary west about 0.05 miles to point 4. From point 4, follow the property boundary south almost 0.15 miles to point 5. From point 5, follow the property boundary east 0.05 miles to point 6. From point 6, follow the property boundary south about 0.02 miles to point 7, on the north edge of the tree-lined Fort Missoula Road. From point 7, proceed southwest along the north edge of the Original Fort Missoula Road for approximately .15 miles to Point 8. Turn northwest and go about .1 mile to Point 9. At Point 9, proceed southwest for about .15 mile to Point 10. Turn northwest and proceed less than .15 mile to Point 11 located on D Road and just north of the intersection of D Road and G Road. Turn south-southwest and proceed just less than .1 mile to the intersection of D and G roads (Point 12). Proceed northwest along G Road for about .2 mile to the intersection of B and G roads (Point 13). Continue in a northwesterly direction for about another .2 mile to Point 14 at the most western end of G Road. Go southwest almost .25 mile along an unnamed road to the northwest tip of Slevén's Island in the Bitterroot River. The boundary then follows the northern bank of Slevén's Island for about .65 mile (point 16) where it turns southwest following the east edge of the island for just over .1 mile (Point 17). The boundary then moves northwest along the south edge of Slevén's Island back to Point 15. It proceeds almost .2 miles west from this location to Point 19, on the north bank of the Bitterroot River. At this point it turns north for just under .25 miles (point 20) where it again turns east for just under .25 mile to a location on Guardsman Lane (Point 21). The boundary turns north for about .25 miles to return to Point 1.

Fort Missoula Historic District Addendum and
Boundary Increase
Name of Property

Missoula Co., MT
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Boundary Justification (Explain why the boundaries were selected.)

The Fort Missoula Historic District Boundary Increase area is based upon the original historic district boundary, the historic cultural landscape, and the results of recent historical studies and historical archaeological excavations conducted by the University of Montana, archaeologist Dagny Krigbaum, and Western Cultural, Inc. The boundary increase utilizes a combination of property boundaries, visual breaks, and natural and manmade features to include the historic resources within the original district boundary, the historic cultural landscape, newly located historical archaeological resources, the post cemetery and the historic dump site excavated by the University of Montana. The original district boundary included the Fort Missoula Road, historically the primary entrance to the Fort, and the manmade tree-lined corridor feature through which the road runs in a southwest direction. This tree-lined corridor was originally measured at 60 feet in width, centered on the road itself. This measurement has been corrected to 65 feet, centered on the road, to reflect the actual width of the corridor.

11. Form Prepared By

name/title Dan Hall
organization Western Cultural Inc. date March 2008
street & number Building 28, Suite 2, Fort Missoula Road telephone (406)829-0301
city or town Missoula state MT zip code 59806
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:
City or Vicinity:
County: State:
Photographer:
Date Photographed:
Description of Photograph(s) and number:
1 of ____.

See Continuation Sheets

Fort Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Name of Property

County and State

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name/title: United States Army
street & number: Fort Missoula Road
city or town: Missoula **state:** MT
telephone:
zip code: 59804

name/title: Missoula County
street & number: 200 W. Broadway St.
city or town: Missoula **state:** MT
telephone:
zip code: 59802

name/title: Northern Rockies Heritage Center
street & number: PO Box 1884
city or town: Missoula **state:** MT
telephone:
zip code: 59806-1884

name/title: Western Montana Comprehensive Child Development Center
street & number: T-214 Fort Missoula Road
city or town: Missoula **state:** MT
telephone:
zip code: 59804-7209

name/title: Western Montana Regional Community Mental Health Center
street & number: 9 Fort Missoula Road
city or town: Missoula **state:** MT
telephone:
zip code: 59801

name/title: University of Montana Board of Regents
street & number: Campus Bld. 32 Facilities Services
city or town: Missoula **state:** MT
telephone:
zip code: 59812-0001

name/title: City of Missoula
street & number: 435 Ryman Street
city or town: Missoula **state:** MT
telephone:
zip code: 59802-4207

name/title: Jim Pope
street & number: 3255 Fort Missoula Road
city or town: Missoula **state:** MT
telephone:
zip code: 59804-7204

name/title: Community Medical Center, Inc.
street & number: 2827 Fort Missoula Road
city or town: Missoula **state:** MT
telephone:
zip code: 59804-7408

name/title: Lolo National Forest
street & number: Fort Missoula, Bld. 24
city or town: Missoula **state:** MT
telephone:
zip code: 59804

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

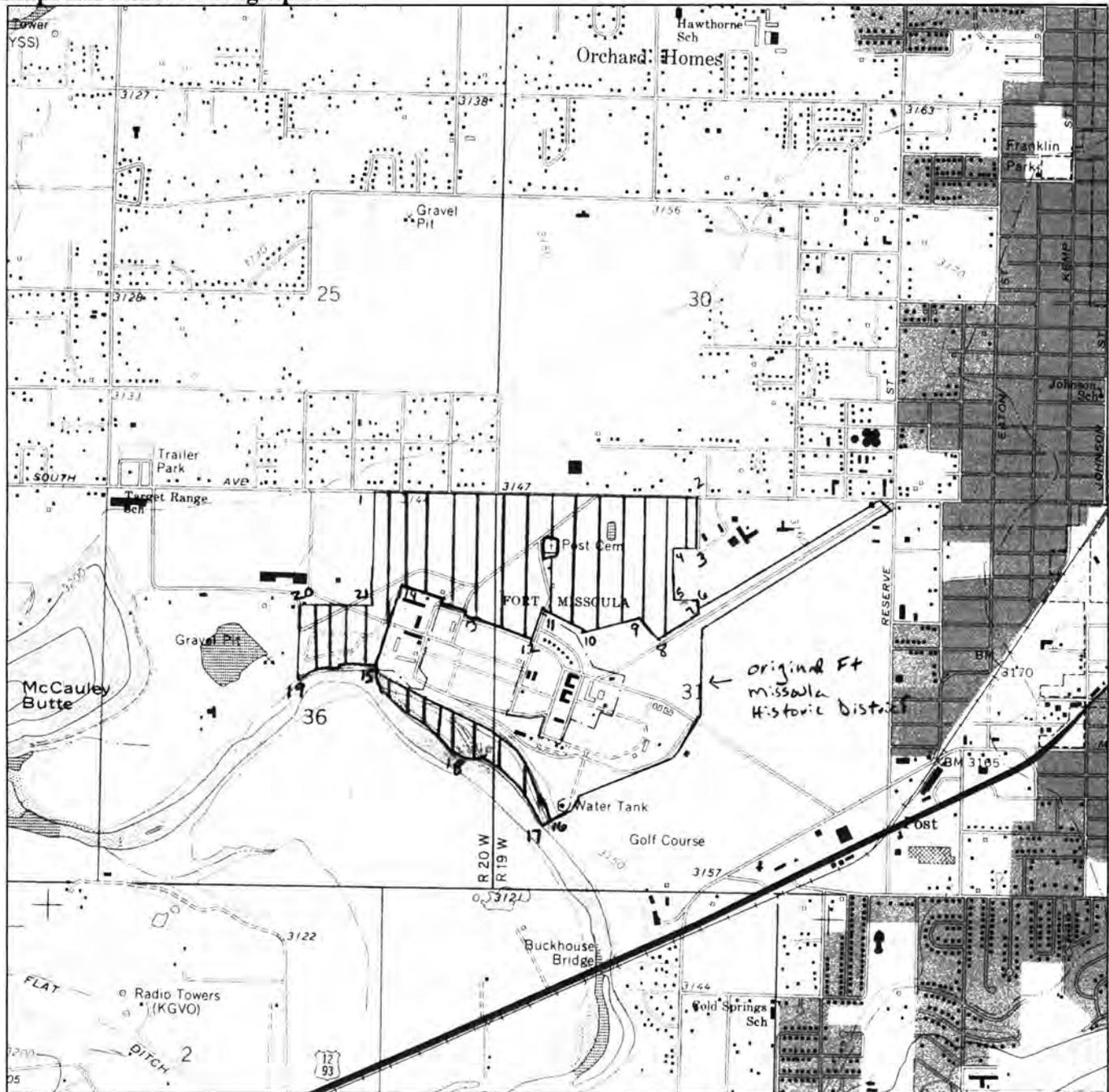
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Maps and Aerial Photographs Page 1

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property Missoula Co., MT
County and State
Name of multiple listing (if applicable)

Maps and Aerial Photographs



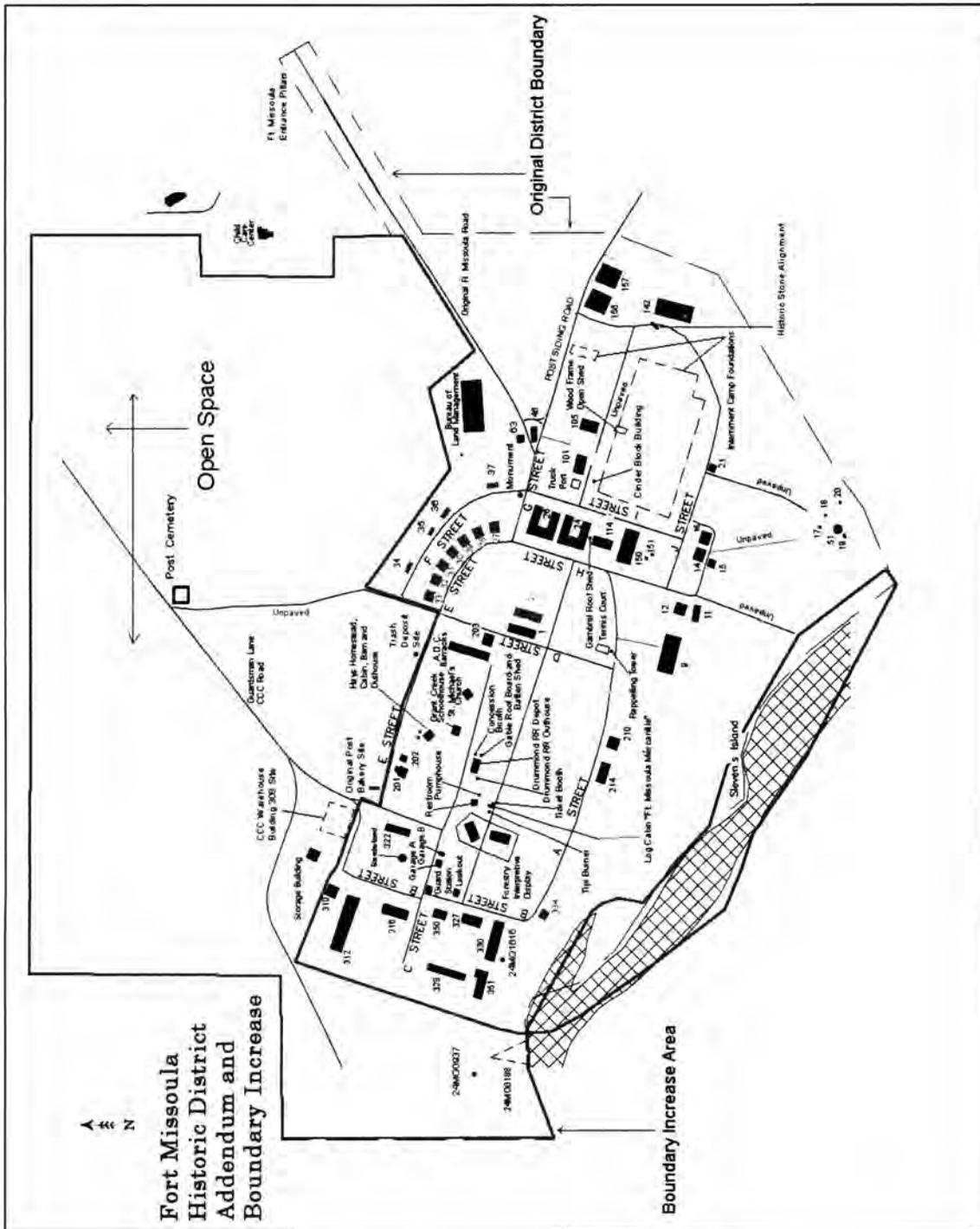
Fort Missoula Historic District and Boundary Increase (Boundary Increase area marked by vertical lines. Area without vertical lines represents original district/addendum area). Found on: Southwest Missoula, Montana 1964, Photorevised 1978, 7.5' quadrangle

United States Department of the Interior
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Section number Maps and Aerial Photographs Page 2

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property Missoula Co., MT
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Name of multiple listing (if applicable)



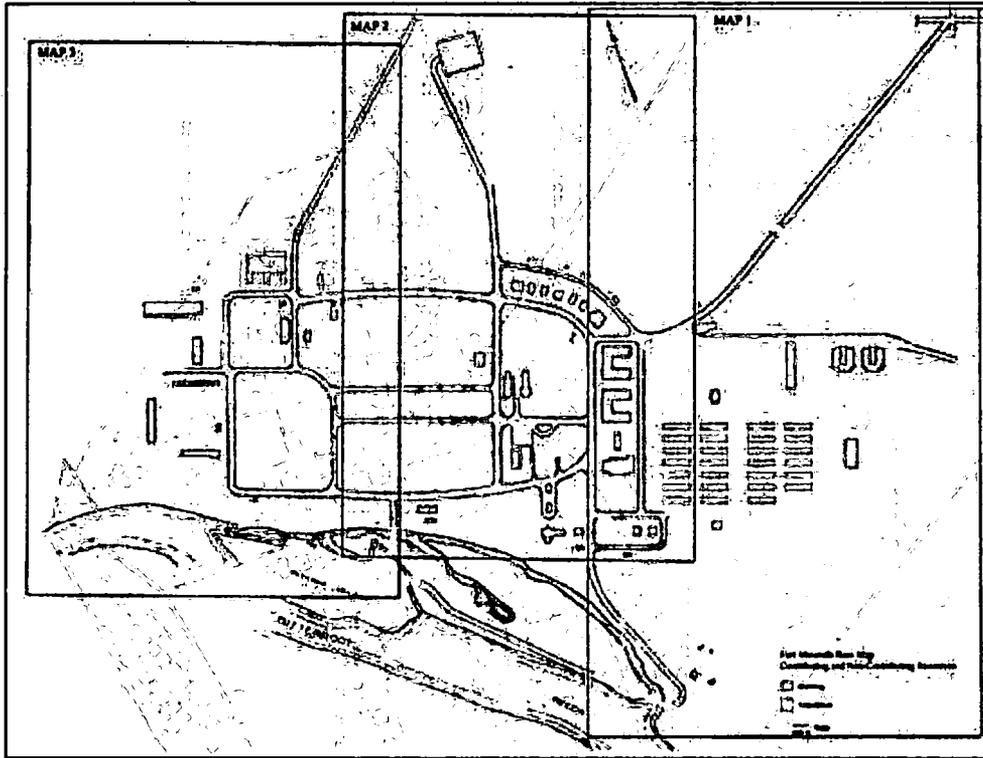
Map of Original Fort Missoula Historic District and Boundary Increase Area (Adapted from map of the Northern Rockies Heritage Center). Boundary increase area conscribed by dark solid line.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Maps and Aerial Photographs Page 3

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property Missoula Co., MT
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Name of multiple listing (if applicable)



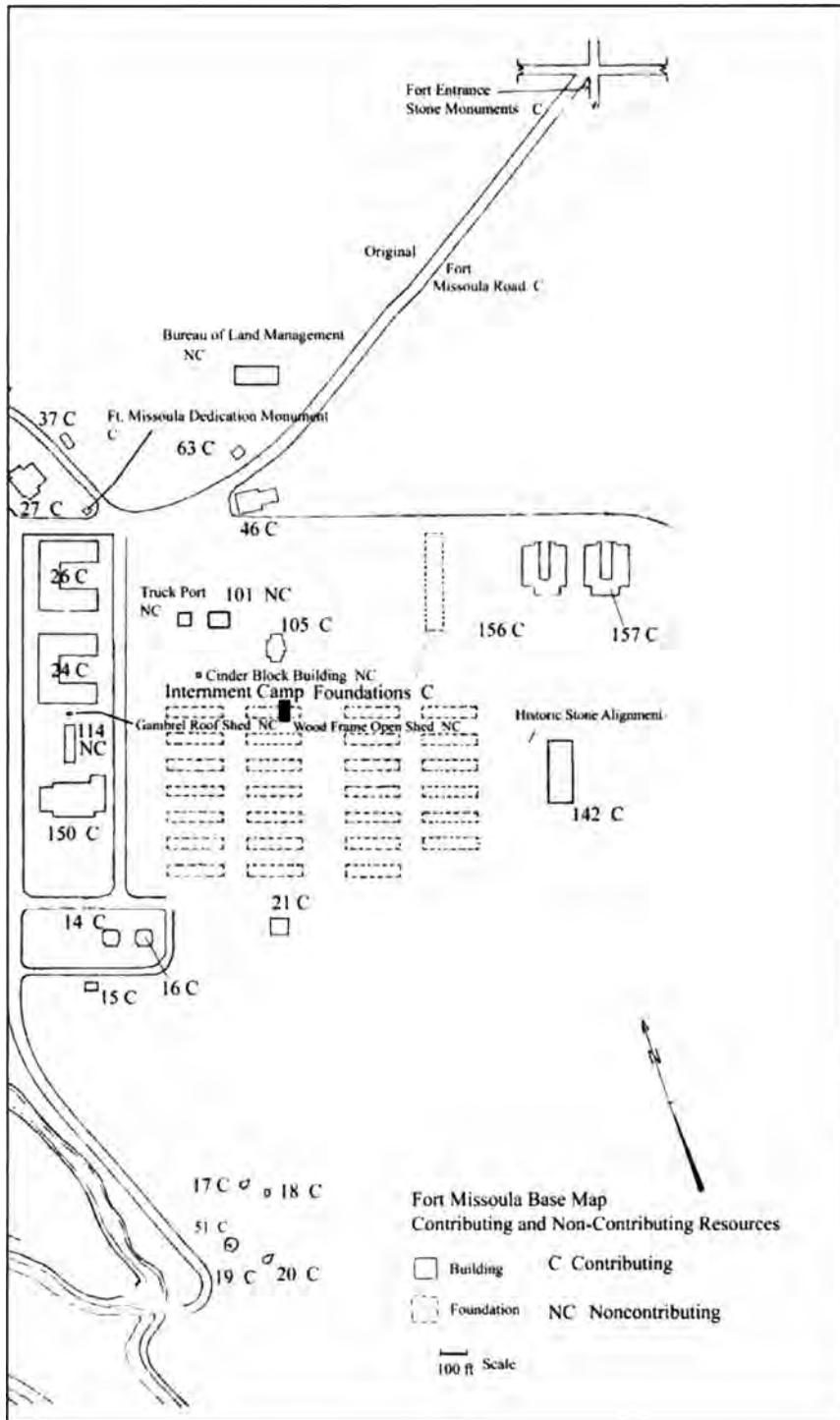
Fort Missoula Addendum and Boundary Increase Base Map.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Maps and Aerial Photographs Page 4

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property Missoula Co., MT
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Name of multiple listing (if applicable)



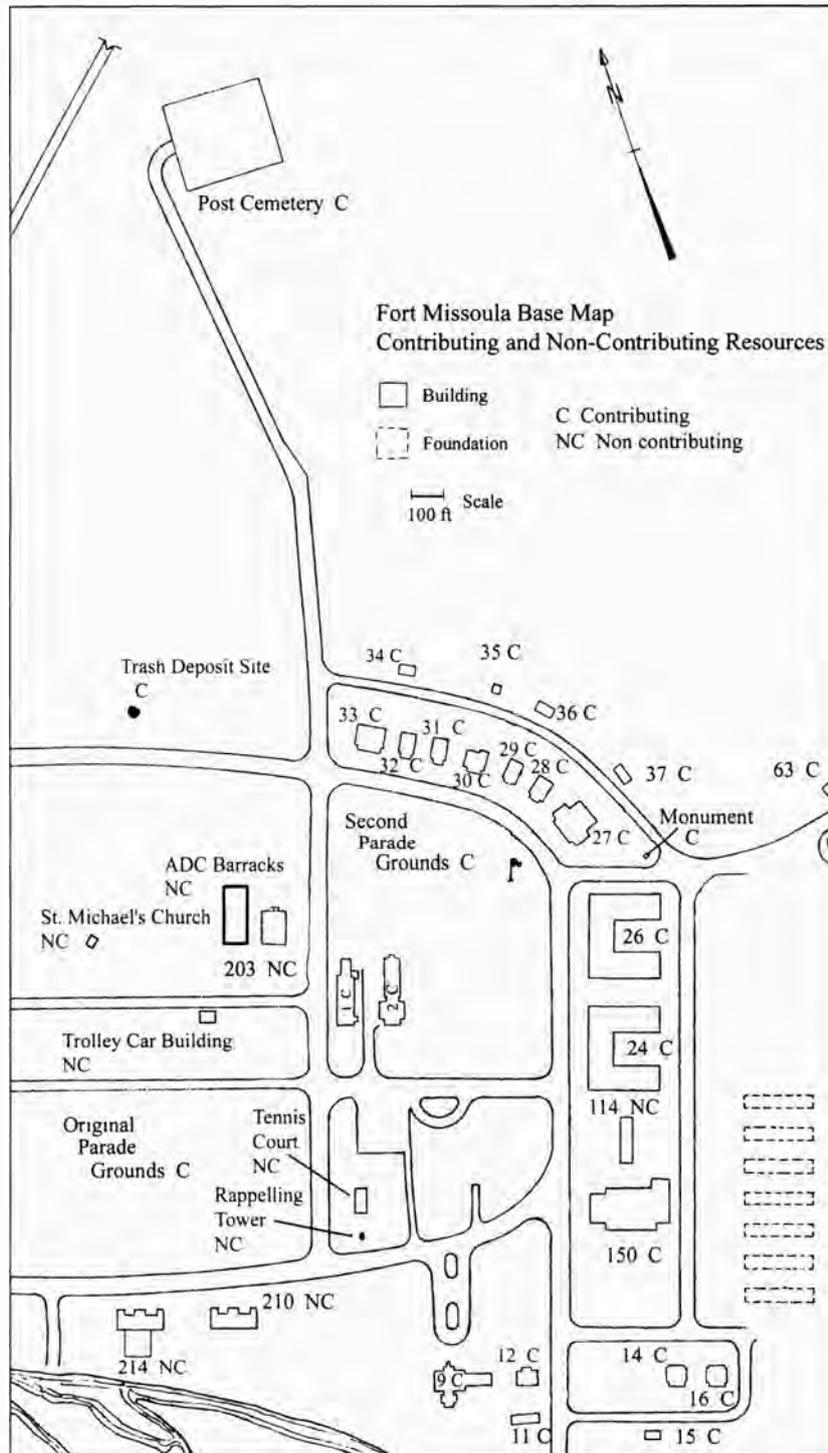
Fort Missoula Base Map 1, Contributing and Noncontributing Resources (including resources from original 1987 nomination).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Maps and Aerial Photographs Page 5

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property Missoula Co., MT
County and State
Name of multiple listing (if applicable)



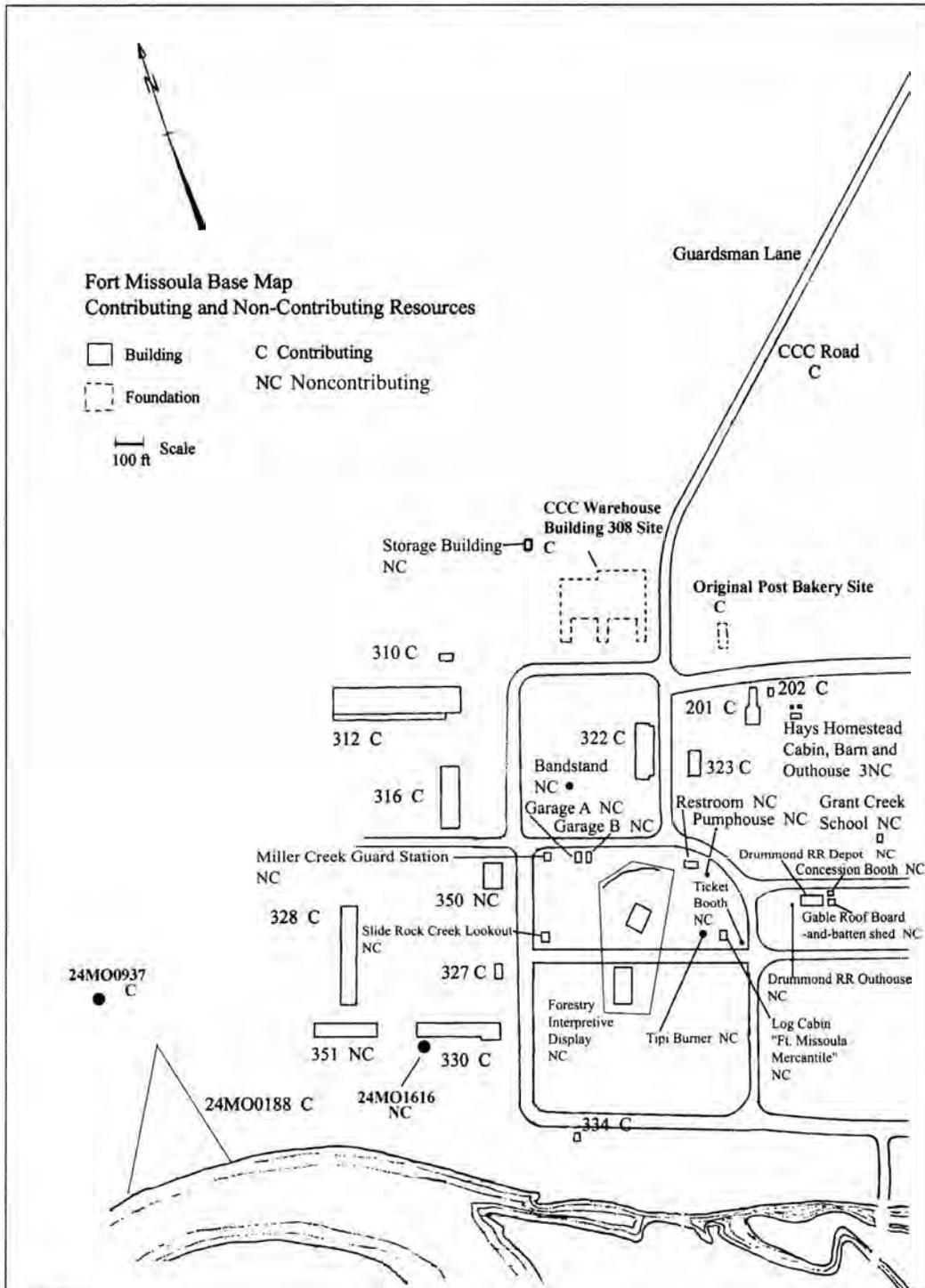
Fort Missoula Base Map 2, Contributing and Noncontributing Resources (including resources from original 1987 nomination).

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Section number Maps and Aerial Photographs Page 6

Fort Missoula Historic District Addendum and Boundary Increase
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Fort Missoula Base Map 3, Contributing and Noncontributing Resources (including resources from original 1987 nomination).

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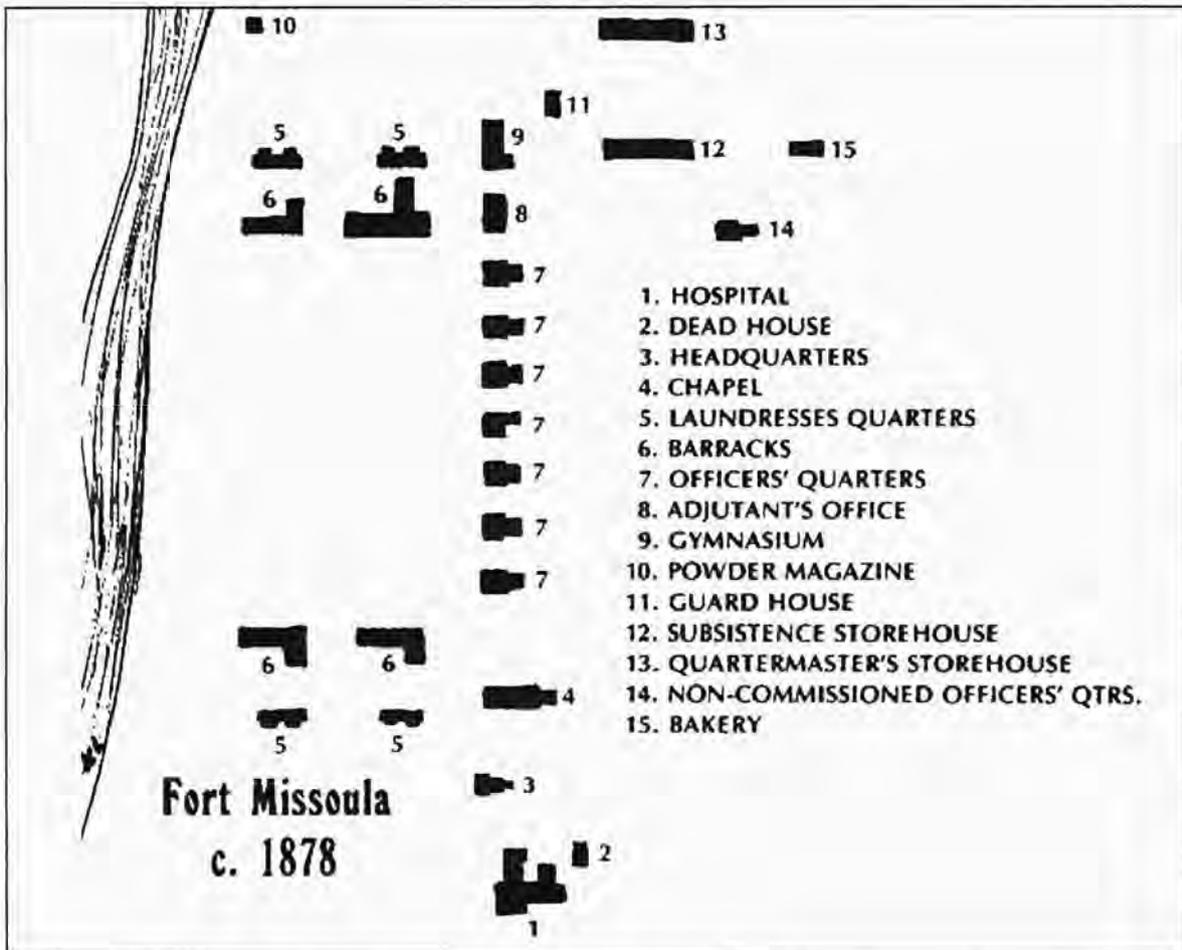
Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



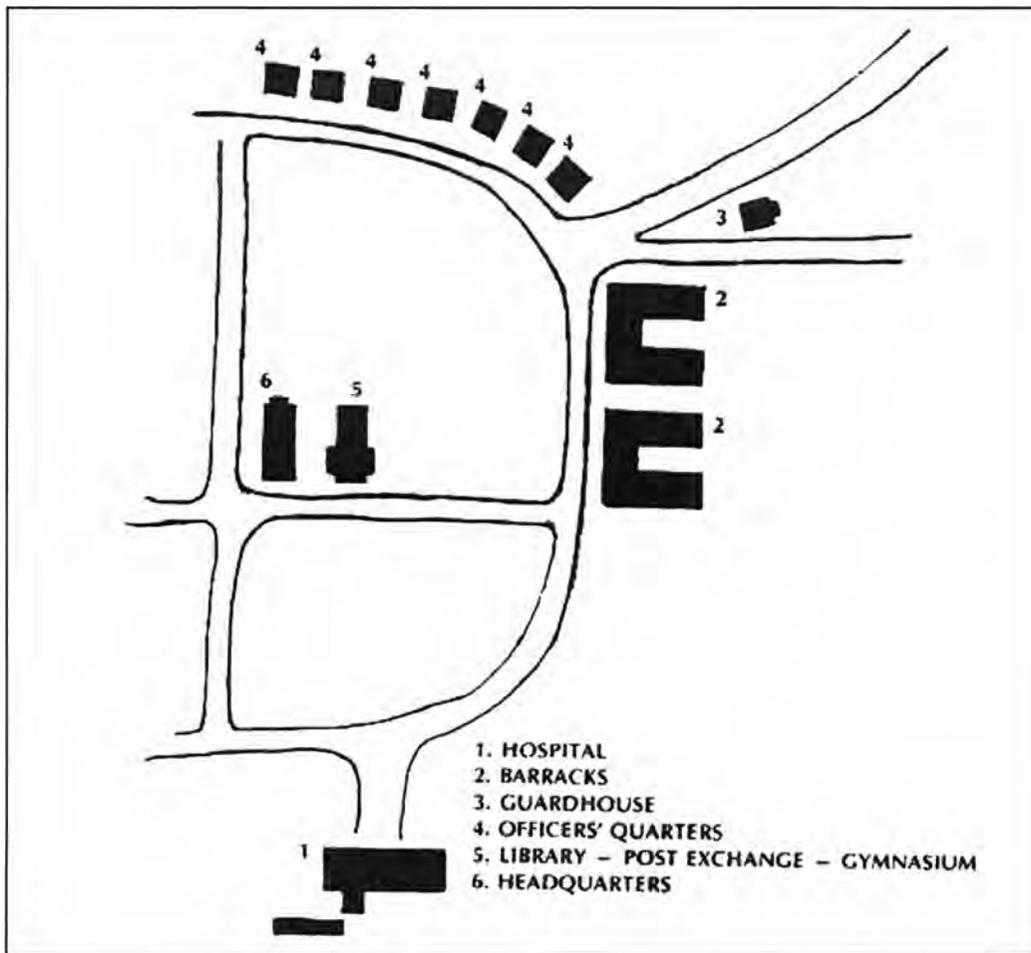
1878 plan of Fort Missoula (Long 1991)

United States Department of the Interior
National Park Service

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Fort Missoula Historic District Addendum and Boundary Increase
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Second Fort Plan, circa 1906 (Long 1991:13)

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Fort Missoula Historic District Addendum and Boundary Increase
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Overview of the Fort Complex, ca 1886, looking east-northeast from the west of the complex (photo courtesy of the Historical Museum at Fort Missoula)

United States Department of the Interior
National Park Service

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Fort Missoula Historic District Addendum and
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View of Fort Missoula from Blue Mountain, October 20, 1931 (94.2373, R.H. McKay Collection, Archives and Special Collections, The University of Montana - Missoula)



Fort Missoula, 1932 (87.056, Archives and Special Collections, The University of Montana - Missoula)

United States Department of the Interior
National Park Service

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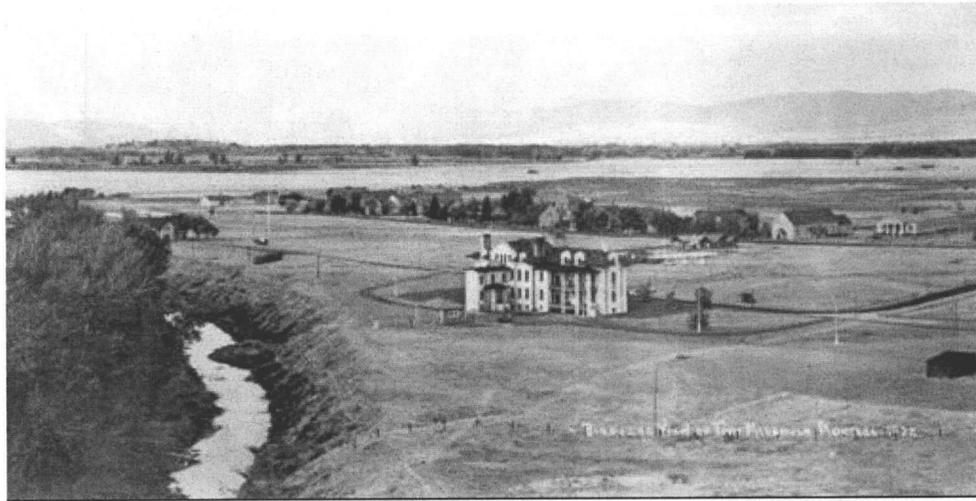
Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

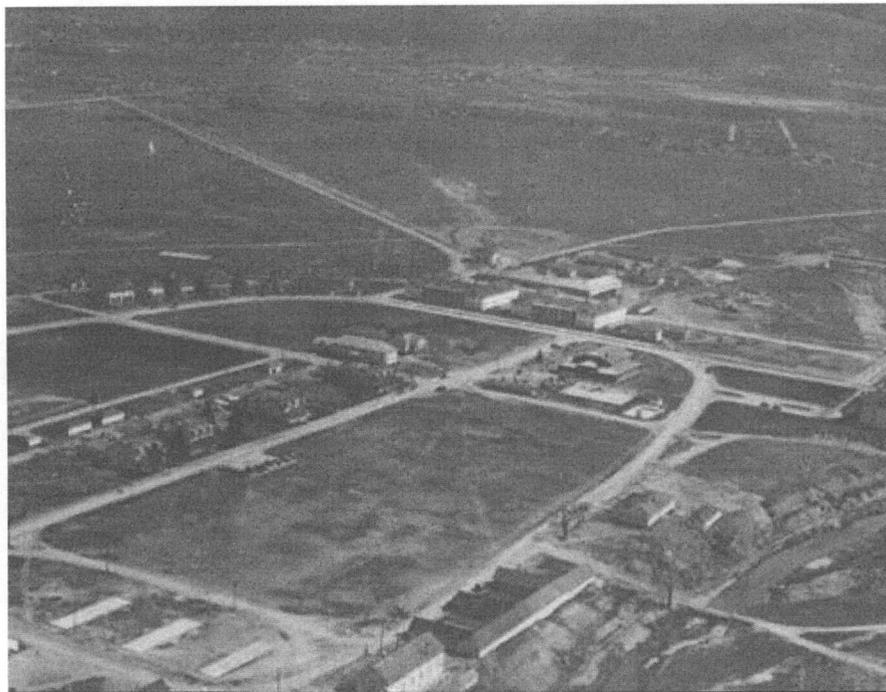
Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Fort Missoula aerial, 1932 (87.058, Archives and Special Collections, The University of Montana - Missoula)



Fort Missoula aerial, 1935 (Courtesy of The Historical Museum, Fort Missoula, Missoula, Montana)

United States Department of the Interior
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Fort Missoula Historic District Addendum and Boundary Increase
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Aerial view of Fort Missoula, looking west, 1941 (82-11, James E. Murray Collection, Archives and Special Collections, The University of Montana)

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Fort Missoula Historic District Addendum and Boundary Increase
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Fort Complex aerial view, ca. 1941. CCC structures in top-right of photo (82-11, James E. Murray Collection, Archives and Special Collections, The University of Montana-Missoula)

United States Department of the Interior
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Fort Missoula Historic District Addendum and
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Name of Property

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Fort Missoula aerial, 1944 (94.0295, R.H. McKay Collection, Archives and Special Collections, The University of Montana - Missoula)

United States Department of the Interior
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Fort Missoula Historic District Addendum and Boundary Increase
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Fort Missoula aerial, 1950 (94.0283, R.H. McKay Collection, Archives and Special Collections, The University of Montana - Missoula)

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Fort Missoula Historic District Addendum and
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Aerial photograph of the Fort Historic District, August 5, 2005 (Natural Resource Information System)

United States Department of the Interior
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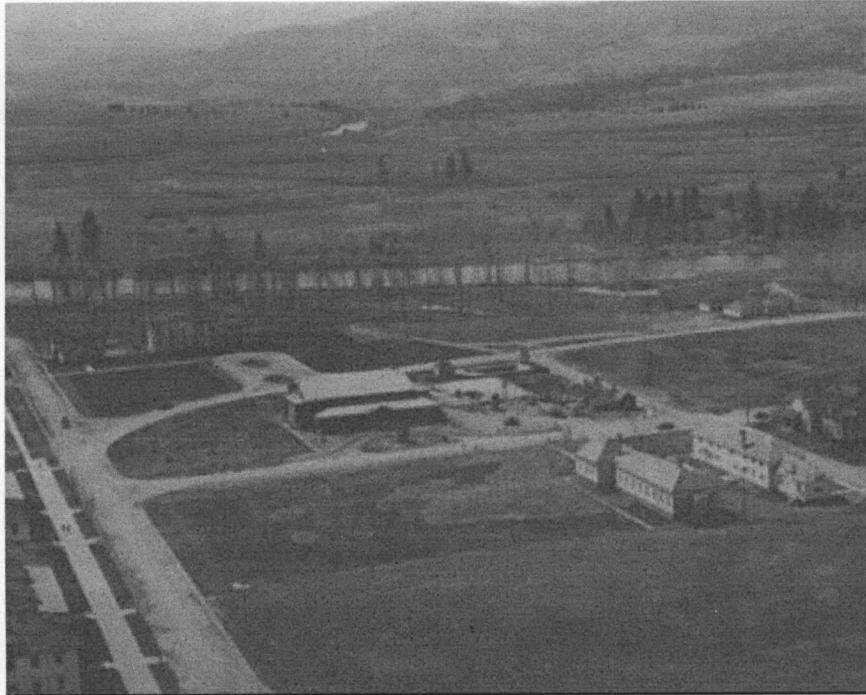
Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

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Description/View: Fort Missoula aerial, unknown date

United States Department of the Interior
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Fort Missoula Historic District Addendum and
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Name of Property

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Description/View: Fort Missoula aerial, unknown date

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Fort Missoula Historic District Addendum and Boundary Increase
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Historic Photographs



Fort Missoula Post Hospital and Water Tower, 1912 (Courtesy of the Historical Museum, Fort Missoula)

United States Department of the Interior
National Park Service

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Fort Missoula Historic District Addendum and Boundary Increase
Name of Property
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Name of multiple listing (if applicable)



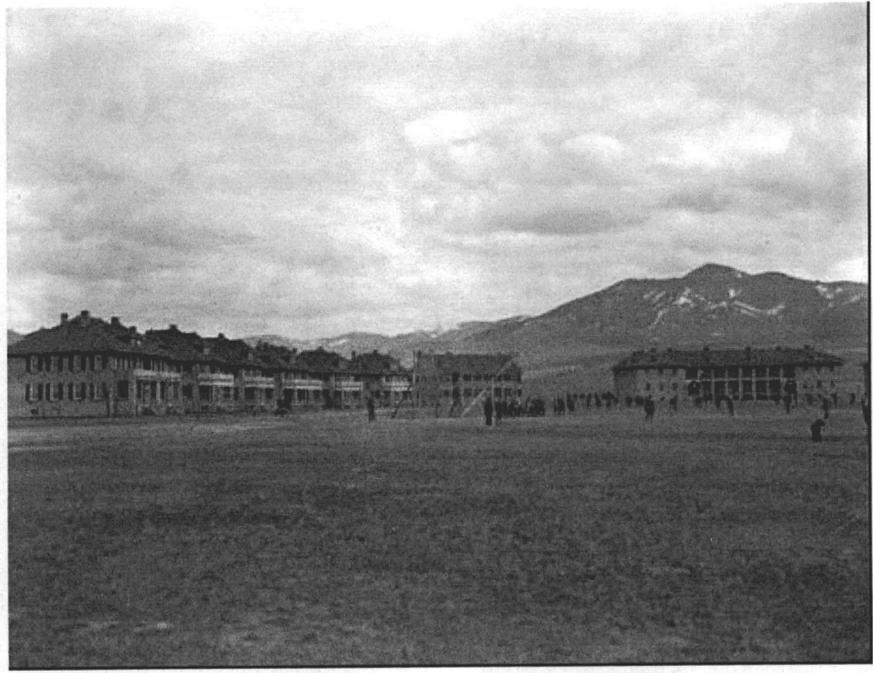
Fort Missoula, Barracks and Officer's Row, October 20, 1931 (94.2378, R.H. McKay Collection, Archives and Special Collections, The University of Montana - Missoula)

United States Department of the Interior
National Park Service

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Fort Missoula Historic District Addendum and Boundary Increase
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Fort Missoula Parade Grounds, October 20, 1931 (94.2375, R.H. McKay Collection, Archives and Special Collections, The University of Montana - Missoula)

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Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

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Name of multiple listing (if applicable)



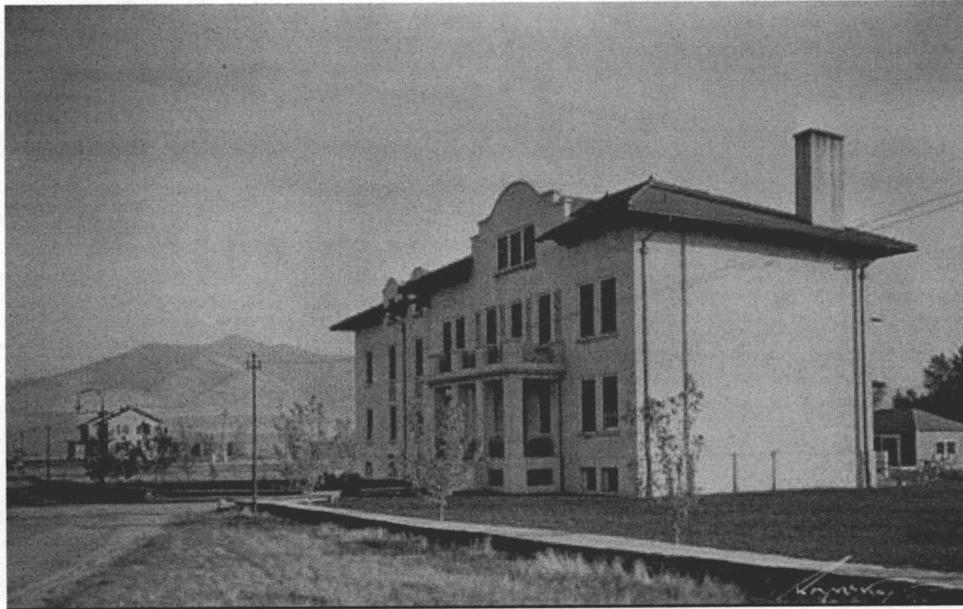
Fort Missoula Internment Camp Barracks, 1945 (83.39, Archives and Special Collections, The University of Montana - Missoula)

United States Department of the Interior
National Park Service

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Fort Missoula Historic District Addendum and Boundary Increase
Name of Property Missoula Co., MT
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Name of multiple listing (if applicable)



Description/View: Fort Missoula Post Hospital, Undated (94.2977, R.H. McKay Collection, Archives and Special Collections, The University of Montana - Missoula)

United States Department of the Interior
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Fort Missoula Historic District Addendum and
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Officer's Row, circa 1918. (76.443, Archives and Special Collections, The University of Montana-Missoula)

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Fort Missoula Historic District Addendum and Boundary Increase
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Fort Missoula Aerial, 1940 (82.0220, James E. Murray Collection, Archives and Special Collections, The University of Montana-Missoula)

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Name of multiple listing (if applicable)



Fort Missoula, ca. 1886, looking east from old Sutler's store (92-24.7, Grant Maclay Collection, Archives and Special Collections, The University of Montana-Missoula,)

United States Department of the Interior
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Section number Additional Documentation Page 9

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

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MSR #2 at Fort Missoula, December 30, 1921. (Charles A. Lane-LOK)

Missoula Streetcar Company trolley that ran to Fort Missoula, 1921 (Interurbans Magazine Spring 1970:75)

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 1

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)

National Register Photographs

Photograph Log

The photographs accompanying this nomination are digital images. In accordance with the National Register of Historic Places March 2005 Photo Policy expansion, the photos are printed on glossy HP Premium Plus Photo Paper, using the Hewlett Packard Viverra Ink (97 tri-color cartridge). This combination of paper and ink is included on the NR's list of "Acceptable Ink and Paper Combinations for Digital Images." The images are also recorded as .tif files on a CD-R at or larger than 1600x1200 pixels at 300 ppi in 8-bit or higher format.

Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 11, Garage, facing southwest

Photograph Number 0001

Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 15, Garage, facing southwest

Photograph Number 0002

Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 17, Pump House, facing northwest

Photograph Number 0003

Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 18, Transformer Shed, facing southeast

Photograph Number 0004

Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 19, Shed, facing northwest

Photograph Number 0005

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Continuation Sheet**

Section number Photographs Page 2

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property
Missoula Co., MT
County and State
Name of multiple listing (if applicable)

Name of Property: Fort Missoula Historic District (Boundary Increase)
County and State: Missoula County, Montana
Name of Photographer: Helen Keremedjiev and John Fielding
Date of Photograph: 2007
Location of Original Negative: MT SHPO
Description/View: Building 20, Pump House, facing southwest
Photograph Number 0006

Name of Property: Fort Missoula Historic District (Boundary Increase)
County and State: Missoula County, Montana
Name of Photographer: Helen Keremedjiev and John Fielding
Date of Photograph: 2007
Location of Original Negative: MT SHPO
Description/View: Building 21, Electrical Sub Station, facing east
Photograph Number 0007

Name of Property: Fort Missoula Historic District (Boundary Increase)
County and State: Missoula County, Montana
Name of Photographer: Helen Keremedjiev and John Fielding
Date of Photograph: 2007
Location of Original Negative: MT SHPO
Description/View: Building 34, Garage, facing northwest
Photograph Number 0008

Name of Property: Fort Missoula Historic District (Boundary Increase)
County and State: Missoula County, Montana
Name of Photographer: Helen Keremedjiev and John Fielding
Date of Photograph: 002007
Location of Original Negative: MT SHPO
Description/View: Building 35, Garage, facing northeast
Photograph Number 0009

Name of Property: Fort Missoula Historic District (Boundary Increase)
County and State: Missoula County, Montana
Name of Photographer: Helen Keremedjiev and John Fielding
Date of Photograph: 2007
Location of Original Negative: MT SHPO
Description/View: Building 36, Garage, facing northwest
Photograph Number 0010

Name of Property: Fort Missoula Historic District (Boundary Increase)
County and State: Missoula County, Montana
Name of Photographer: Helen Keremedjiev and John Fielding
Date of Photograph: 2007
Location of Original Negative: MT SHPO
Description/View: Building 37, Garage, facing north
Photograph Number 0011

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Section number Photographs Page 3

Fort Missoula Historic District Addendum and
 Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)

Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 63, Provost Marshall's Office, facing northwest
 Photograph Number 0012

Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 156, Solitary Cell Block, facing southwest
 Photograph Number 0013

Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 157, Solitary Cell Block, facing southeast
 Photograph Number 0014

Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 203, Garage, facing northwest
 Photograph Number 0015

Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 214 with rear addition, CCC Barracks, facing west
 Photograph Number 0016

Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 310, Boiler Plant, facing southwest
 Photograph Number 0017

United States Department of the Interior
National Park Service

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property
Missoula Co., MT
County and State
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Photographs Page 4

Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 316, CCC Administrative Building, facing southwest
 Photograph Number 0018

Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 330, CCC Motor Pool Garage, facing southwest
 Photograph Number 0019

Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 351, Storage Building/Garage, facing northwest
 Photograph Number 0020

Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: 24MO0188, Historic Dump site, facing west
 Photograph Number 0021

Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Unknown
 Date of Photograph: ca. 1986
 Location of Original Negative: MT SHPO
 Description/View: Building 316, view of the west side, circa 1986, facing northeast
 Photograph Number 0022

Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 316, view of the west side, October 2007, facing northeast
 Photograph Number 0023

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 5

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Building 351, view of the east and north elevations, facing southwest.

Photograph Number 0024

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Cinder Block Building, view of the east and north elevations, facing southwest.

Photograph Number 0025

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Garage B and A, view of the east and north elevations, facing southwest.

Photograph Number 0026

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Trolley Car Barn, view of the east and north elevations, facing southwest.

Photograph Number 0027

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Restroom, view of the west and south elevations, facing northeast.

Photograph Number 0028

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Log Cabin "Fort Missoula Mercantile", Ticket Booth, tipi burner, restroom, pumphouse, Forestry Interpretive
Display, view of the east elevations, facing west.

Photograph Number 0029

United States Department of the Interior
National Park Service

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property
Missoula Co., MT
County and State
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Photographs Page 6

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase
 County and State: Missoula County, Montana
 Name of Photographer: Kate Hampton
 Date of Photograph: May 2011
 Location of Original Negative: MT SHPO
 Description/View: ADC Barracks, view of the west elevation, facing east.
 Photograph Number 0030

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase
 County and State: Missoula County, Montana
 Name of Photographer: Kate Hampton
 Date of Photograph: May 2011
 Location of Original Negative: MT SHPO
 Description/View: Shed west of Building 203 and Concession Building, view of the west and south elevations, facing east-northeast.
 Photograph Number 0031

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase
 County and State: Missoula County, Montana
 Name of Photographer: Kate Hampton
 Date of Photograph: May 2011
 Location of Original Negative: MT SHPO
 Description/View: Gambrel Roof Shed, view of the east and north elevations, facing southwest.
 Photograph Number 0032

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase
 County and State: Missoula County, Montana
 Name of Photographer: Kate Hampton
 Date of Photograph: May 2011
 Location of Original Negative: MT SHPO
 Description/View: Forestry Interpretive Display, facing east.
 Photograph Number 0033

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase
 County and State: Missoula County, Montana
 Name of Photographer: Kate Hampton
 Date of Photograph: May 2011
 Location of Original Negative: MT SHPO
 Description/View: Forestry Interpretive Display, facing southeast.
 Photograph Number 0034

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase
 County and State: Missoula County, Montana
 Name of Photographer: Kate Hampton
 Date of Photograph: May 2011
 Location of Original Negative: MT SHPO
 Description/View: Tipi Burner with part of Forestry Interpretive Display in background, facing northwest.
 Photograph Number 0035

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Continuation Sheet**

Section number Photographs Page 7

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Truck Port with Army Reserve Motor Pool Building in background, north and west elevations, facing southeast.

Photograph Number 0036

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Wood Frame Open Shed, facing southeast.

Photograph Number 0037

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Tennis Court, facing northeast.

Photograph Number 0038

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Philip Maechling

Date of Photograph: June 2011

Location of Original Negative: MT SHPO

Description/View: Post Cemetery with cattle grazing in open space in background, facing north.

Photograph Number 0039

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Philip Maechling

Date of Photograph: June 2011

Location of Original Negative: MT SHPO

Description/View: Open Space north of fort, facing east.

Photograph Number 0040

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Hay Homestead Buildings with Original Fort Bakery Foundation Site near trees in background, facing north-northwest

Photograph Number 0041

United States Department of the Interior
National Park Service

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Continuation Sheet

Section number Photographs Page 8

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: NCO Quarters, Building 201 with CCC Warehouse Building 308 Site near trees in background, facing north-northwest.

Photograph Number 0042

Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: September 2011

Location of Original Negative: MT SHPO

Description/View: Historic stone alignment, facing northeast.

Photograph Number 0043

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 9

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property
Missoula Co., MT
County and State
Name of multiple listing (if applicable)



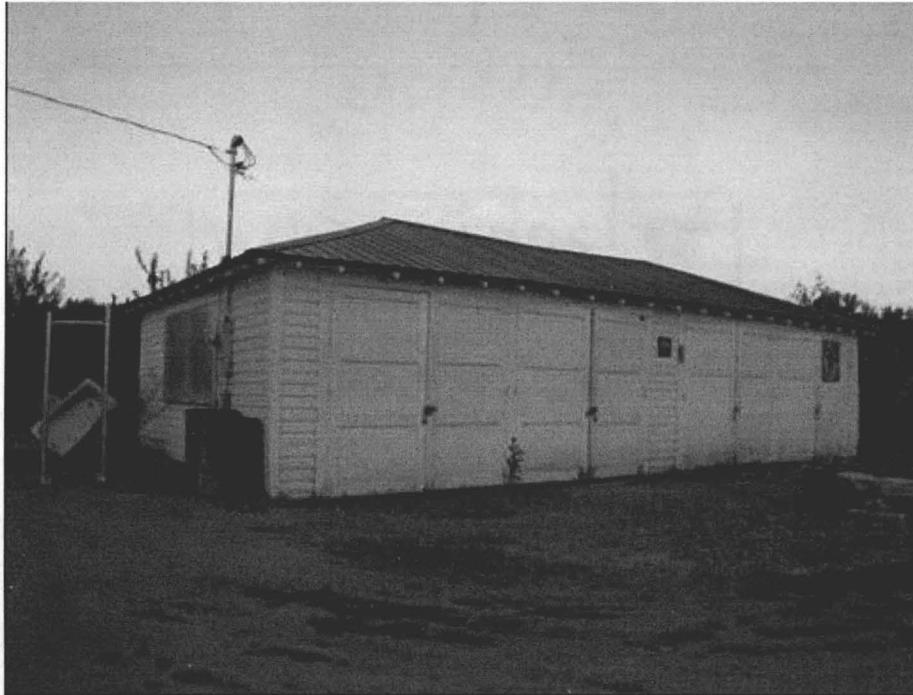
Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 11, Garage, facing southwest
 Photograph Number 0001

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section number Photographs Page 10

Fort Missoula Historic District Addendum and Boundary Increase
----- Name of Property
Missoula Co., MT
----- County and State
----- Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 15, Garage, facing southwest
 Photograph Number 0002

United States Department of the Interior
National Park Service

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

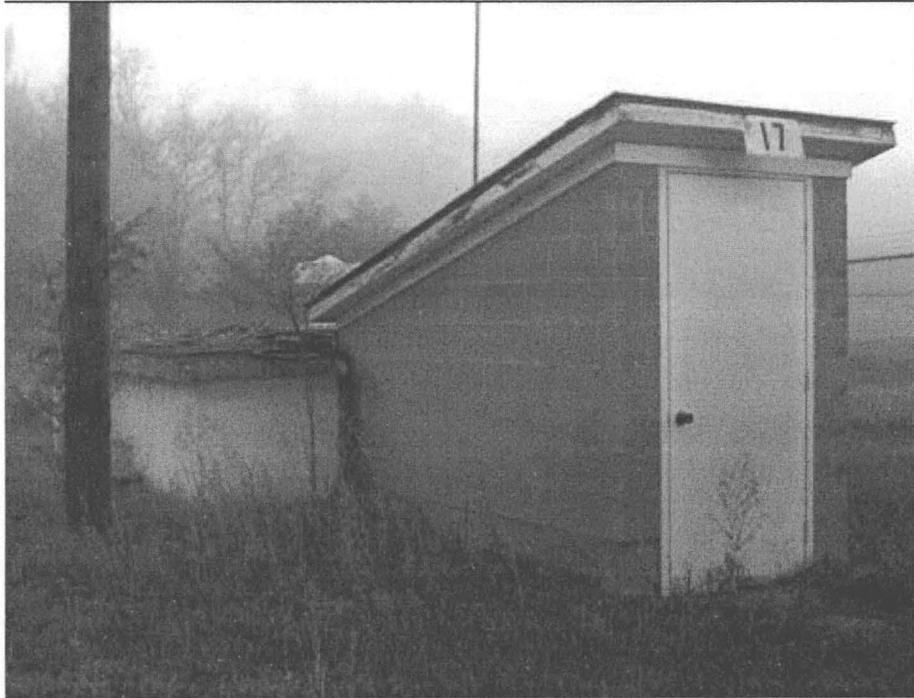
Missoula Co., MT

County and State

Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 11



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 17, Pump House, facing northwest

Photograph Number 0003

**United States Department of the Interior
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Continuation Sheet**

Section number Photographs Page 12

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property
Missoula Co., MT
County and State
Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 18, Transformer Shed, facing southeast
 Photograph Number 0004

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

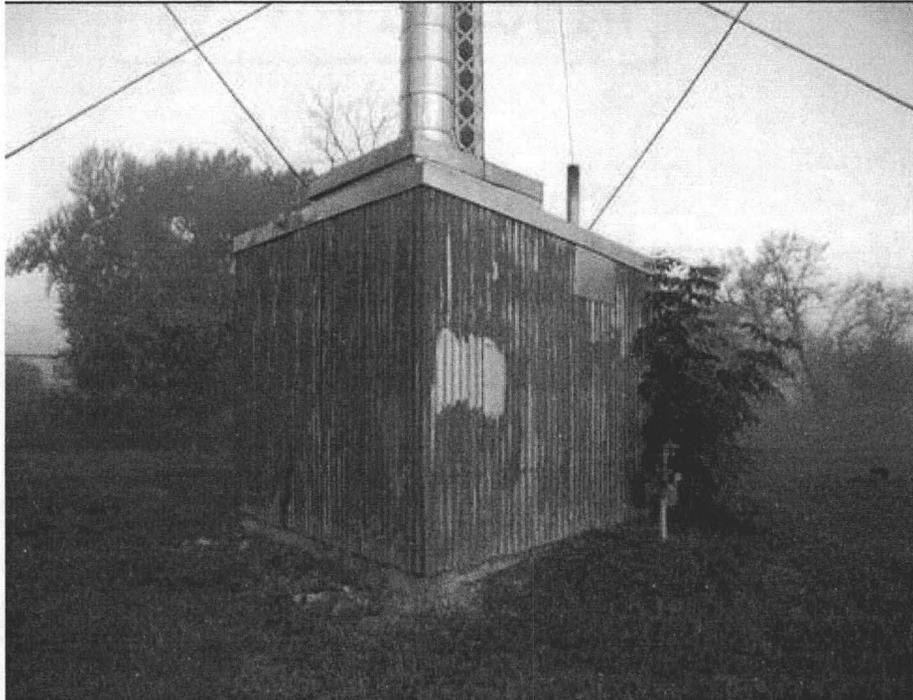
Section number Photographs Page 13

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property
Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 19, Shed, facing northwest

Photograph Number 0005

United States Department of the Interior
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Section number Photographs Page 14

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 20, Pump House, facing southwest

Photograph Number 0006

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 15

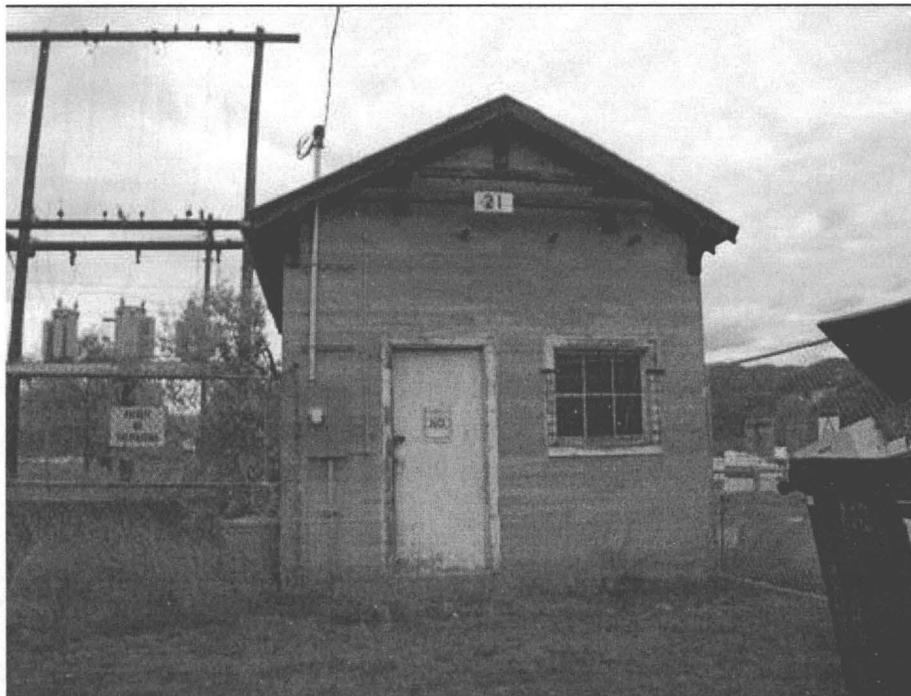
Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 21, Electrical Sub Station, facing east

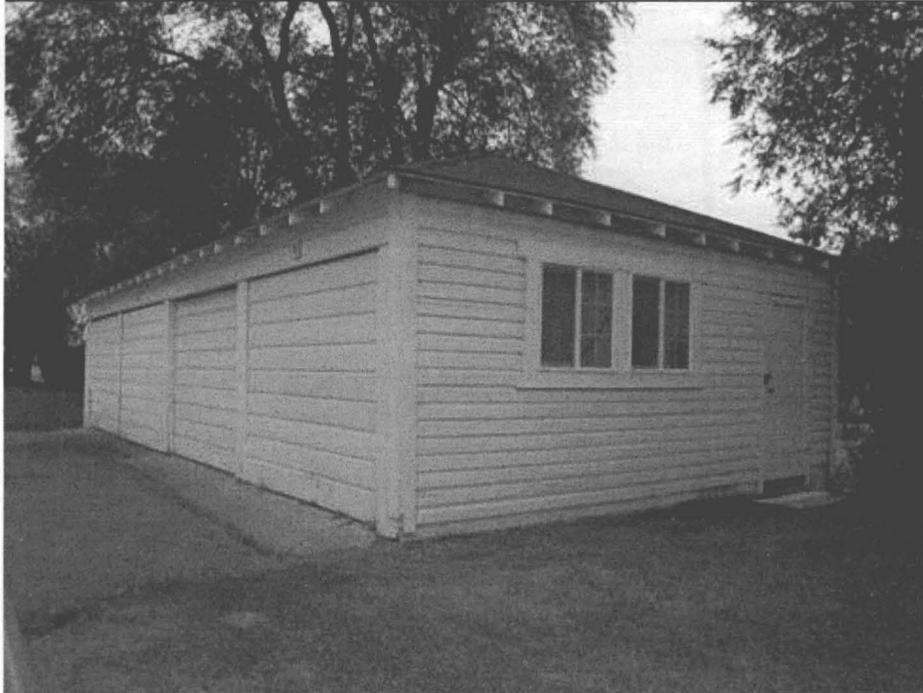
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United States Department of the Interior
National Park Service

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Continuation Sheet

Section number Photographs Page 16

Fort Missoula Historic District Addendum and Boundary Increase
----- Name of Property
Missoula Co., MT
----- County and State
----- Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 34, Garage, facing northwest
 Photograph Number 0008

United States Department of the Interior
National Park Service

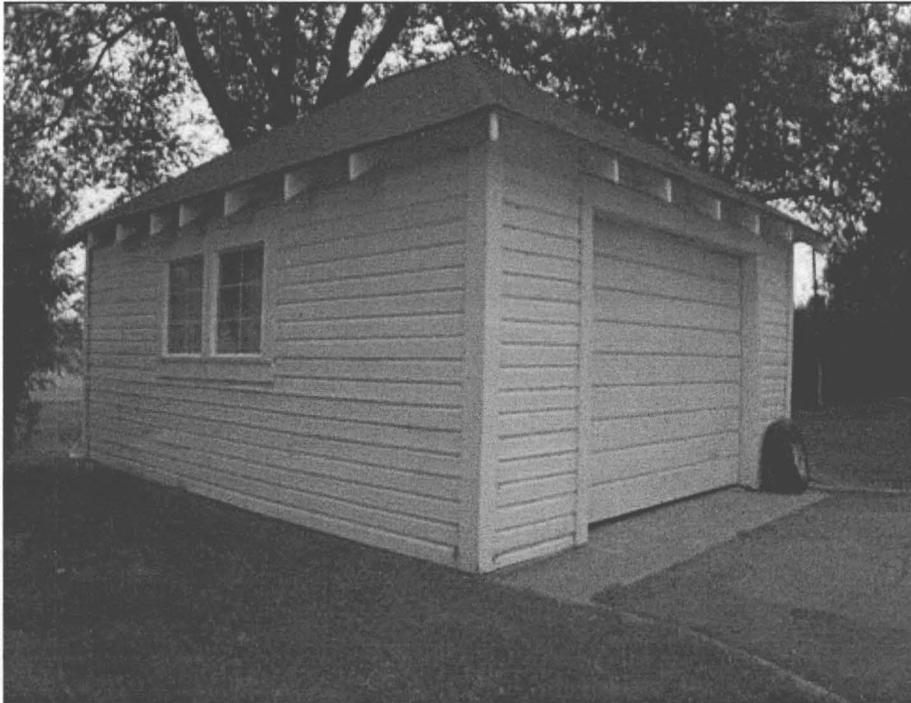
National Register of Historic Places
Continuation Sheet

Section number Photographs Page 17

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property
Missoula Co., MT
County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 002007

Location of Original Negative: MT SHPO

Description/View: Building 35, Garage, facing northeast

Photograph Number 0009

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 18

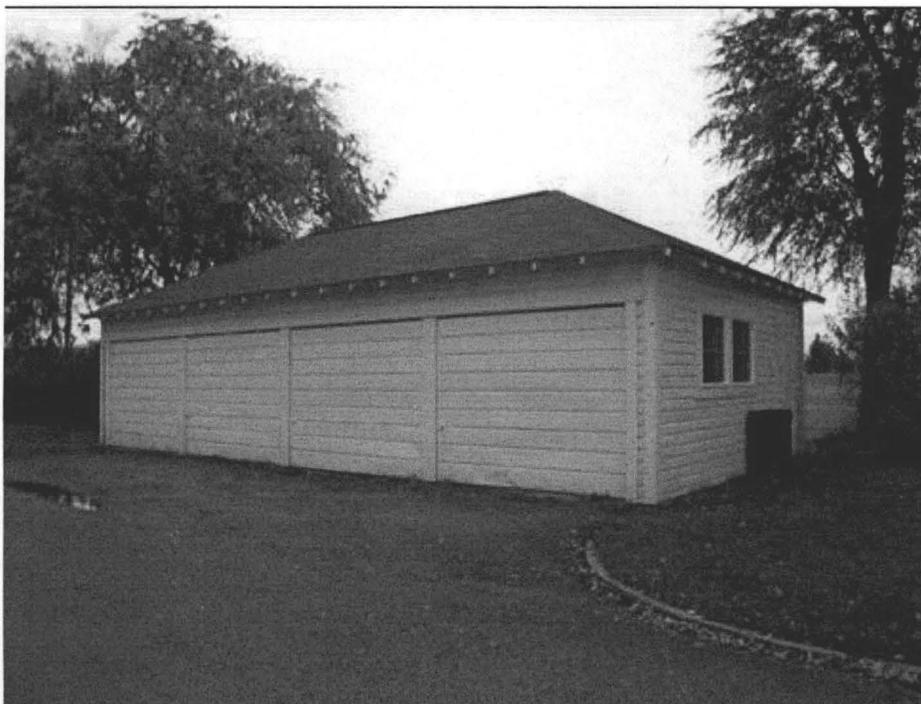
Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 36, Garage, facing northwest

Photograph Number 0010

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 19

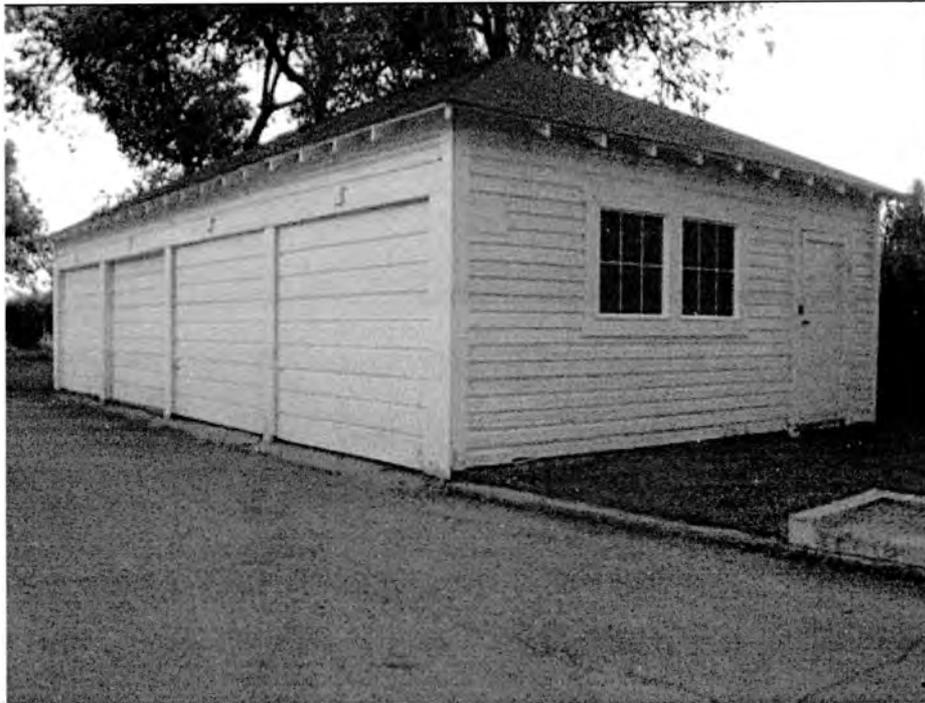
Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 37, Garage, facing north

Photograph Number 0011

United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 20

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 63, Provost Marshall's Office, facing northwest

Photograph Number 0012

United States Department of the Interior
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Continuation Sheet

Section number Photographs Page 21

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property Missoula Co., MT
County and State
Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: Building 156, Solitary Cell Block, facing southwest
 Photograph Number 0013

United States Department of the Interior
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Continuation Sheet**

Section number Photographs Page 22

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 157, Solitary Cell Block, facing southeast

Photograph Number 0014

United States Department of the Interior
National Park Service

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Continuation Sheet**

Section number Photographs Page 23

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 203, Garage, facing northwest

Photograph Number 0015

United States Department of the Interior
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Section number Photographs Page 24

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 214 with rear addition, CCC Barracks, facing west

Photograph Number 0016

United States Department of the Interior
National Park Service

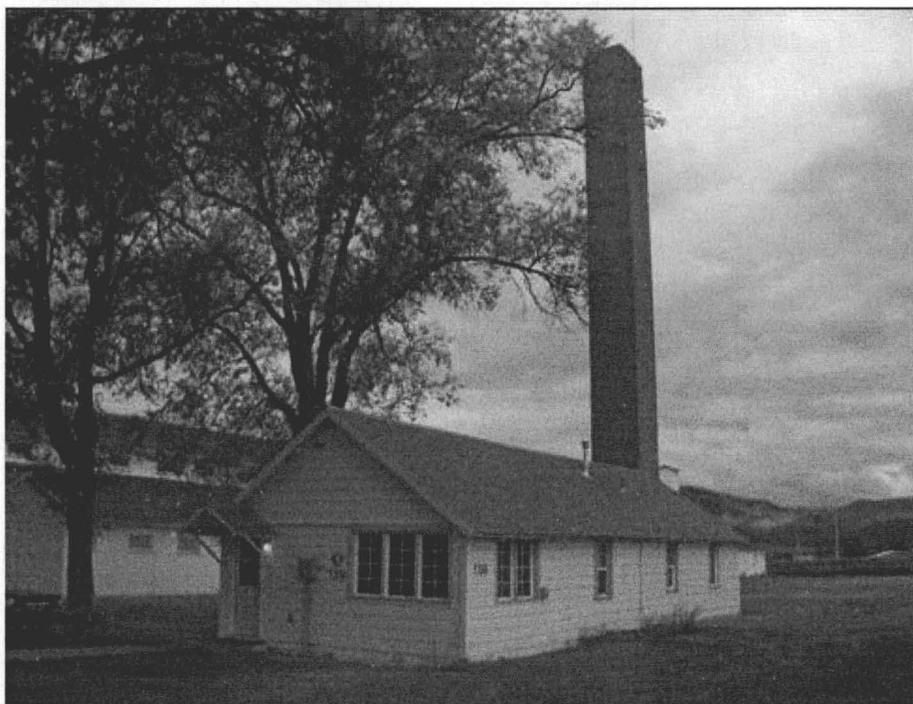
**National Register of Historic Places
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Section number Photographs Page 25

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property
Missoula Co., MT
County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 310, Boiler Plant, facing southwest

Photograph Number 0017

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 26

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 316, CCC Administrative Building, facing southwest

Photograph Number 0018

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 27

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property
Missoula Co., MT
County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 330, CCC Motor Pool Garage, facing southwest

Photograph Number 0019

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 28

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 351, Storage Building/Garage, facing northwest

Photograph Number 0020

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 29

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property Missoula Co., MT
County and State
Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)
 County and State: Missoula County, Montana
 Name of Photographer: Helen Keremedjiev and John Fielding
 Date of Photograph: 2007
 Location of Original Negative: MT SHPO
 Description/View: 24MO0188, Historic Dump site, facing west
 Photograph Number 0021

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 30

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Unknown

Date of Photograph: ca. 1986

Location of Original Negative: MT SHPO

Description/View: Building 316, view of the west side, circa 1986, facing northeast

Photograph Number 0022

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 31

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District (Boundary Increase)

County and State: Missoula County, Montana

Name of Photographer: Helen Keremedjiev and John Fielding

Date of Photograph: 2007

Location of Original Negative: MT SHPO

Description/View: Building 316, view of the west side, October 2007, facing northeast

Photograph Number 0023

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 32

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property
Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Building 351, view of the east and north elevations, facing southwest.

Photograph Number 0024

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 33

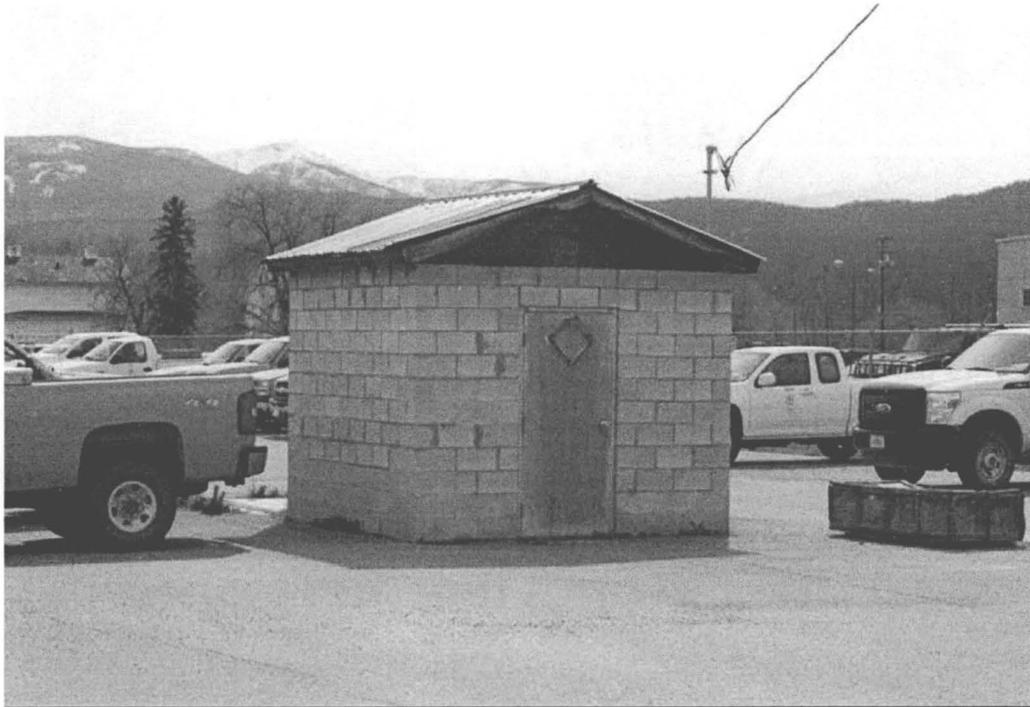
Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Cinder Block Building, view of the east and north elevations, facing southwest.

Photograph Number 0025

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 34

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Garage B and A, view of the east and north elevations, facing southwest.

Photograph Number 0026

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 35

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Trolley Car Barn, view of the east and north elevations, facing southwest.

Photograph Number 0027

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 36

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Restroom, view of the west and south elevations, facing northeast.

Photograph Number 0028

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 37

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Log Cabin "Fort Missoula Mercantile", Ticket Booth, tipi burner, restroom, pumphouse, Forestry Interpretive Display, view of the east elevations, facing west.

Photograph Number 0029

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 38

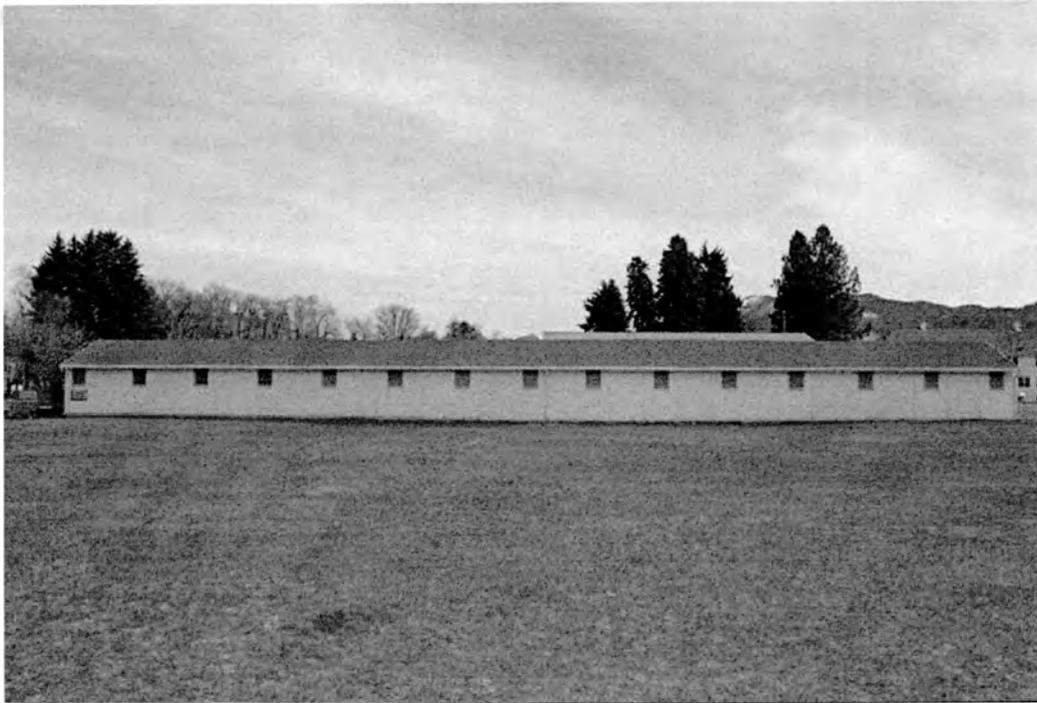
Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: ADC Barracks, view of the west elevation, facing east.

Photograph Number 0030

United States Department of the Interior
National Park Service

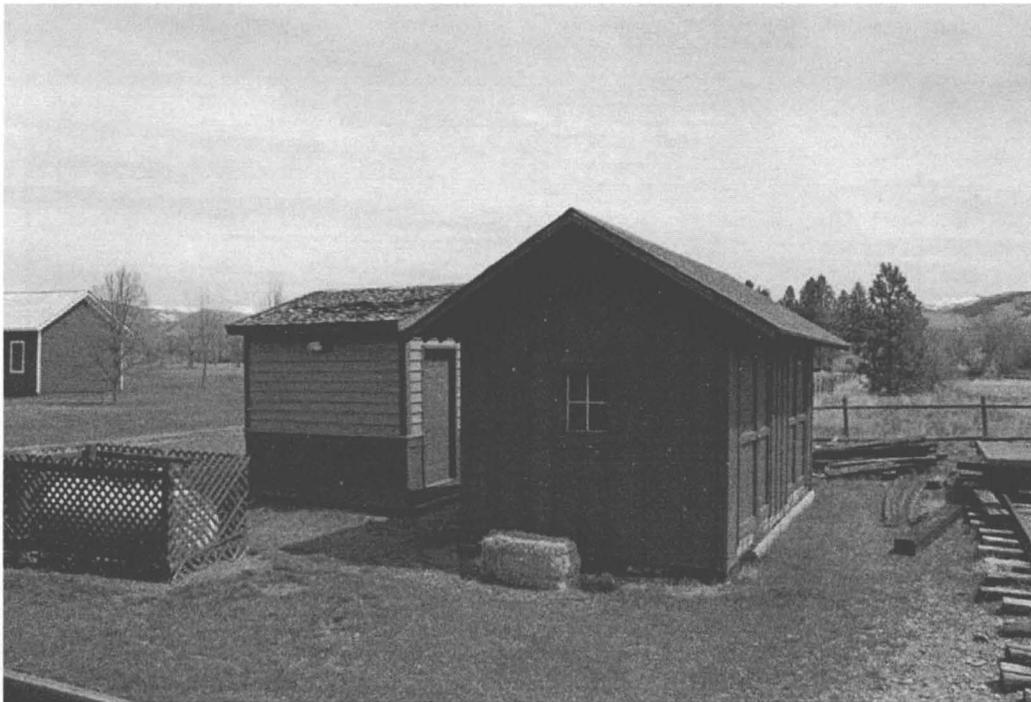
**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 39

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property
Missoula Co., MT
County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Shed west of Building 203 and Concession Building, view of the west and south elevations, facing east-northeast.

Photograph Number 0031

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 40

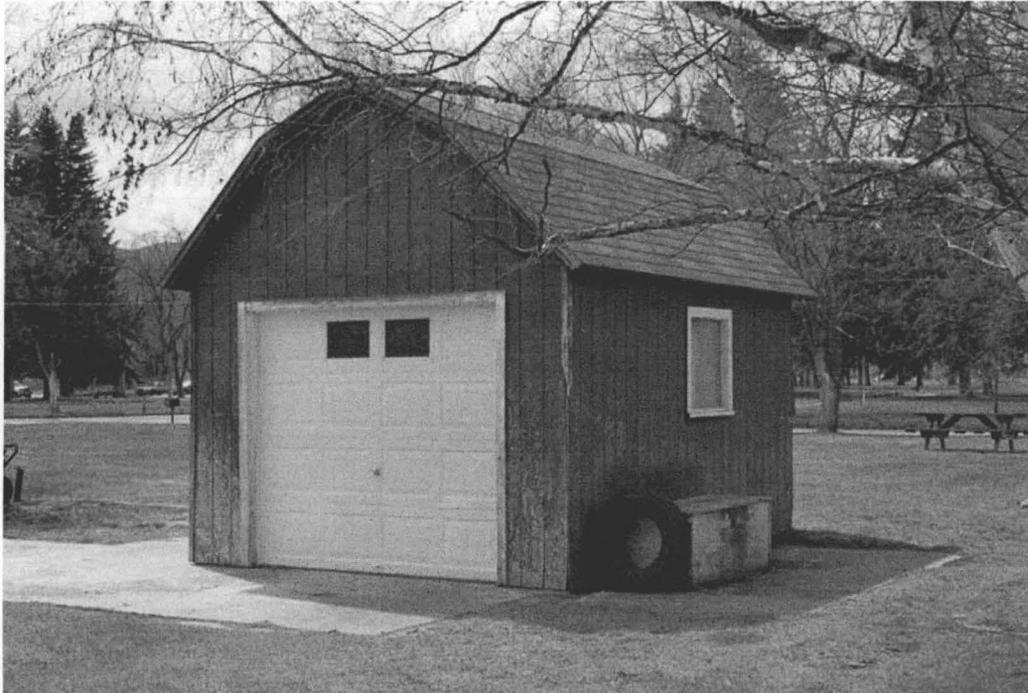
Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Gambrel Roof Shed, view of the east and north elevations, facing southwest.

Photograph Number 0032

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 41

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property
Missoula Co., MT
County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Forestry Interpretive Display, facing east.

Photograph Number 0033

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 42

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Forestry Interpretive Display, facing southeast.

Photograph Number 0034

United States Department of the Interior
National Park Service

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property
Missoula Co., MT
County and State

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 43

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Tipi Burner with part of Forestry Interpretive Display in background, facing northwest.

Photograph Number 0035

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 44

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Truck Port with Army Reserve Motor Pool Building in background, north and west elevations, facing southeast.

Photograph Number 0036

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 45

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: Wood Frame Open Shed, facing southeast.

Photograph Number 0037

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 46

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property Missoula Co., MT
County and State
Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase
 County and State: Missoula County, Montana
 Name of Photographer: Kate Hampton
 Date of Photograph: May 2011
 Location of Original Negative: MT SHPO
 Description/View: Tennis Court, facing northeast.
 Photograph Number 0038

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 47

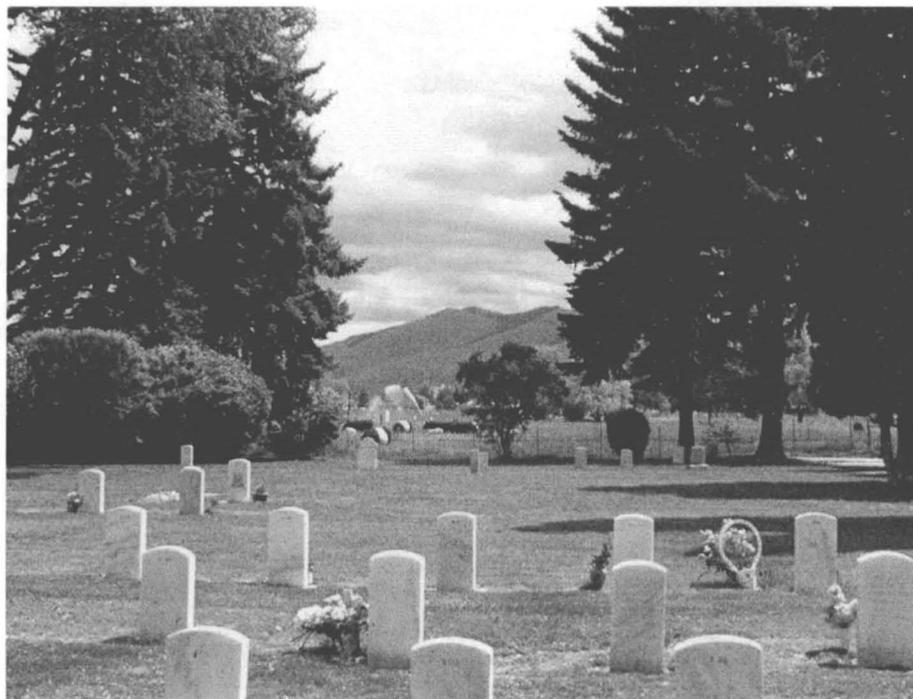
Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Philip Maechling

Date of Photograph: June 2011

Location of Original Negative: MT SHPO

Description/View: Post Cemetery with cattle grazing in open space in background, facing north.

Photograph Number 0039

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 48

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Philip Maechling

Date of Photograph: June 2011

Location of Original Negative: MT SHPO

Description/View: Open Space north of fort, facing east.

Photograph Number 0040

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 49

Fort Missoula Historic District Addendum and Boundary Increase
Name of Property
Missoula Co., MT
County and State
Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase
 County and State: Missoula County, Montana
 Name of Photographer: Kate Hampton
 Date of Photograph: May 2011
 Location of Original Negative: MT SHPO
 Description/View: Hay Homestead Buildings with Original Fort Bakery Foundation Site near trees in background, facing north-northwest
 Photograph Number 0041

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 50

Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: May 2011

Location of Original Negative: MT SHPO

Description/View: NCO Quarters, Building 201 with CCC Warehouse Building 308 Site near trees in background, facing north-northwest.

Photograph Number 0042

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 51

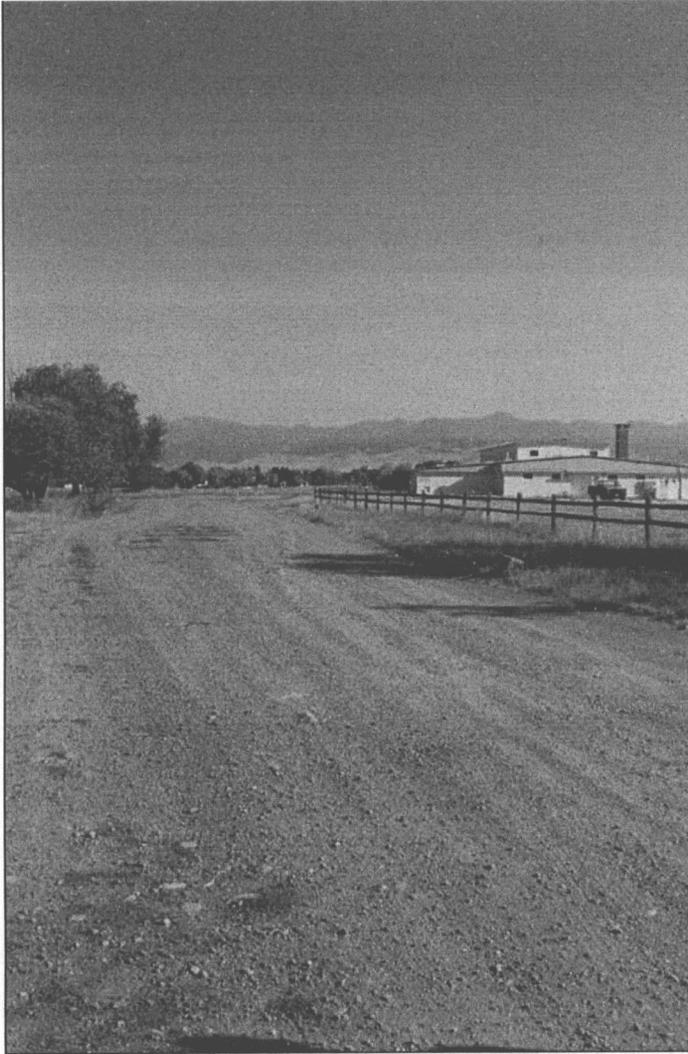
Fort Missoula Historic District Addendum and
Boundary Increase

Name of Property

Missoula Co., MT

County and State

Name of multiple listing (if applicable)



Name of Property: Fort Missoula Historic District Addendum and Boundary Increase

County and State: Missoula County, Montana

Name of Photographer: Kate Hampton

Date of Photograph: September 2011

Location of Original Negative: MT SHPO

Description/View: Historic stone alignment, facing northeast.

Photograph Number 0043

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Fort Missoula Historic District (Boundary Increase)

MULTIPLE NAME:

STATE & COUNTY: MONTANA, Missoula

DATE RECEIVED: 1/13/12 DATE OF PENDING LIST: 2/06/12
DATE OF 16TH DAY: 2/21/12 DATE OF 45TH DAY: 2/28/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000051

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2-28-12 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Ft. Missoula Historic District Addendum
and Boundary Increase

Missoula Co., MT

Photo No 0001



Ft. Missoula Historic District Addendum
and Boundary Increase
Missoula Co., MT

Photo No 0002



Ft. Missoula Historic District Addendum
and Boundary Increase
Missoula Co. MT

Photo No. 0003



18

27

Ft. Missoula Historic District Addendum
and Boundary Increase
Missoula Co., MT

Photo No. 0004



Ft. Missoula Historic District Addendum
and Boundary Increase
Missoula Co., MT

Photo No. 0005



Ft. Missoula Historic District Adendum
and Boundary Increase
Missoula Co., MT

Photo No. 0006



21

NO

PRIVATE
NO
TRESPASSING

Ft. Missoula Historic District Addendum and
(Boundary Increase)
Missoula Co., MT

Photo No. 0007



Ft. Missoula Historic District Addendum
and Boundary Increase
Missoula Co., MT

Photo No. 0008



Ft. Missoula Historic District Addendum
and Boundary Increase

Missoula Co., MT

Photo No. 0009



Ft. Missoula Historic District Addendum
and Boundary Increase

Missoula Co., MT

Photo No. 0010



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Photo No. 0011



T63

T63

Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Photo No. 0012



Fk. Missoula Historic District Addendum and
Boundary Increase
Missoula Co., MT

Photo No. 0013



Ft. Missoula Historic District Addendum and
Boundary Increase
Missoula Co. MT

Photo no. 0014



Ft. Missoula Historic District Addendum and
Boundary Increase.

Missoula Co. MT

Photo No. 0015



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Photo No. 0016



Ft MISSOULA HISTORIC DISTRICT ADDENDUM and
Boundary Increase

Missoula Co., MT

Photo No. 0017



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Photo No. 0018



1390

Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Photo No. 0019



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Photo No. 0020



Ft. Missoula Historic District Abandonment and
Boundary Increase

Missoula Co., MT

Photo No. 0021



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Photo No. 0022



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Photo No 0023



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Photo No. 0024



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Photo No. 0025



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Photo No. 0026



Ft. Missoula Historic District
Addendum and Boundary Increase

Missoula Co., MT

Photo NO. 0027



RESTROOM

RESTROOM
MEN W/IN

Ft. Missoula Historic District Addendum and Boundary
Increase

Missoula Co., MT

Photo NO. 0028



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

photo No. 0029



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co. MT

Photo 0030



Ex. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT
Photo NO. 0031





HP Premium Plus

Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

photo NO. 0032

HP Premium Plus



HP Premium Plus





Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

PLUG NO. 0033





Ft. Missoula Historic District Addendum
and Boundary Increase

Missoula Co., MT
Photo NO. 0034





Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT

Photo No. 0035



Ft. Missoula Historic District Addendum
and Boundary Increase

Missoula Co., MT

Photo # 0036



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula (City) MT

Photo No. 0037



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula Co., MT
photo NO. 0038



Ft. Missoula Historic District Addendum
and Boundary Increase

Missoula Co., MT

Photo No. 0039



Ft. missoula Historic District Addendum and
Boundary Increase

missoula Co., MT

Photo No. 0040



Ft. missoula Historic District Addendum and
Boundary Increase

Missoula, MT

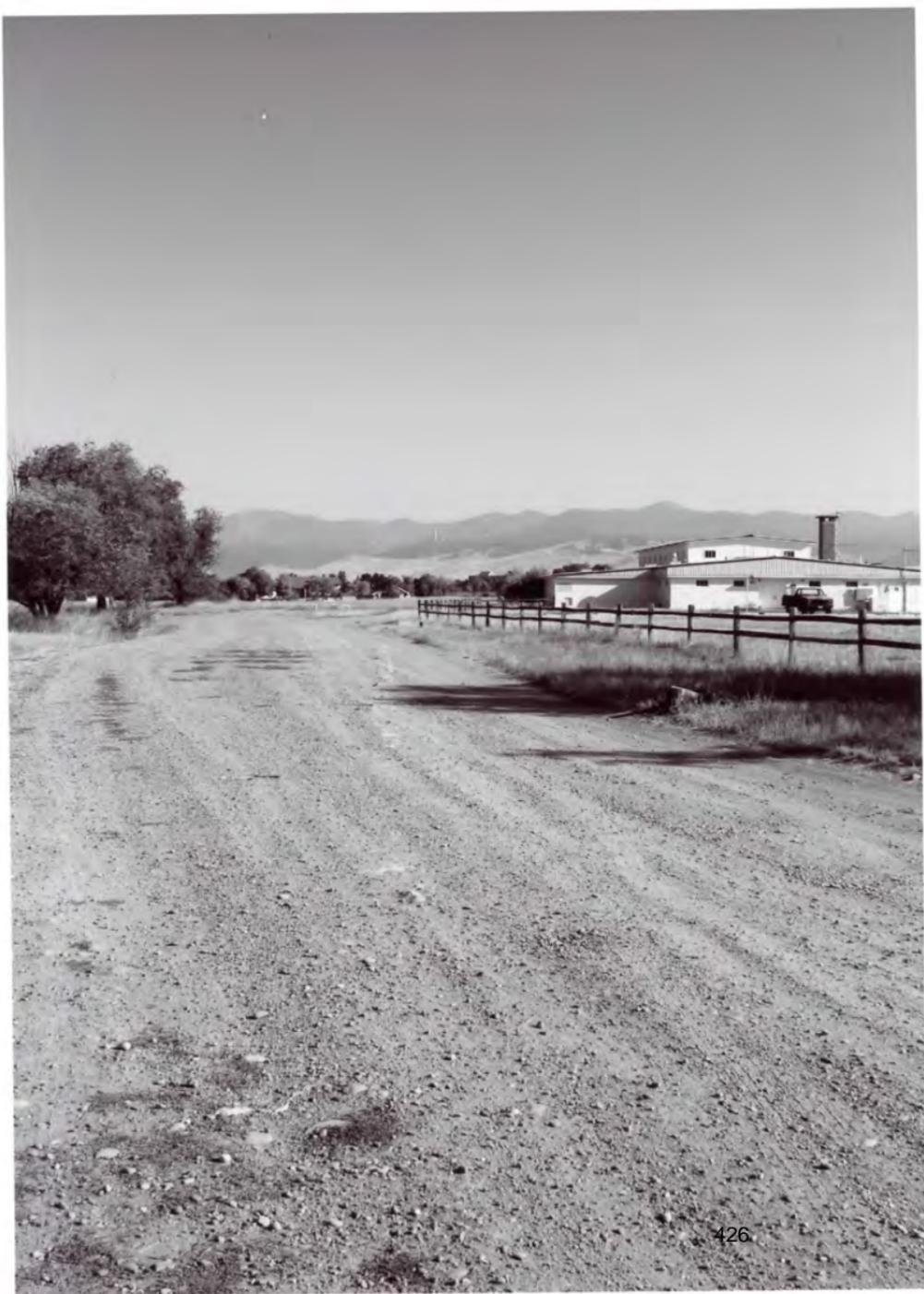
Photo # 0041



Ft. Missoula Historic District Addendum and
Boundary Increase

Missoula, MT

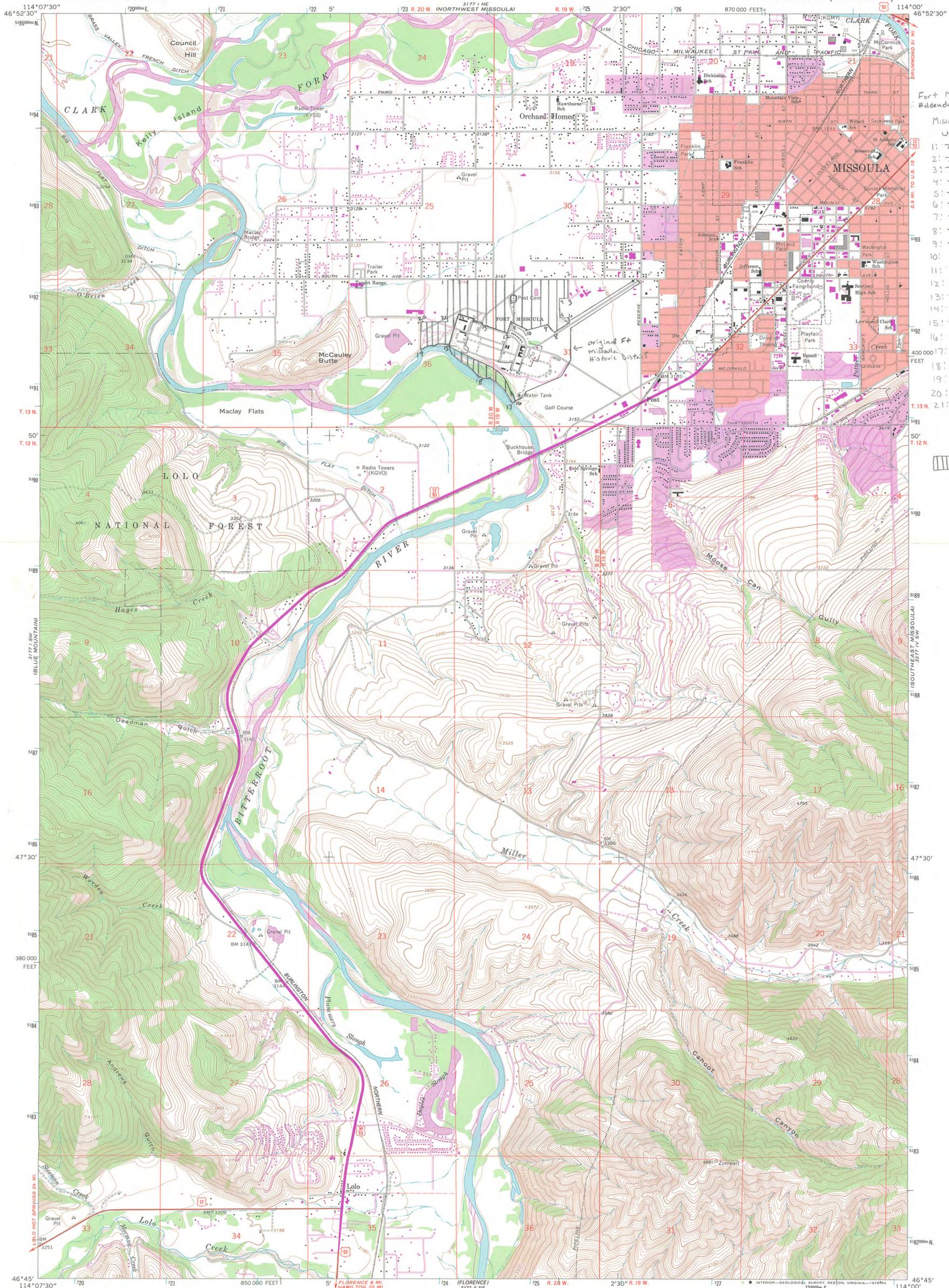
Photo # 0042



Ft. Missoula Historic District
Addendum and Boundary Increase

Missoula, MT

photo # 0043



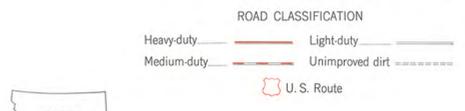
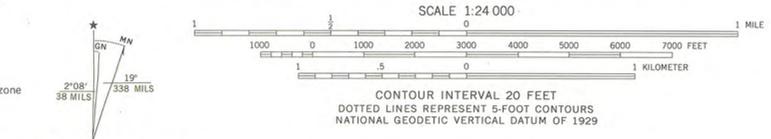
Fort Missoula Historic District
Addendum and Boundary Increase

Missoula, Montana
UTM Zone 11

1:	723584 E	5192515 N
2:	724883 E	5192502 N
3:	724906 E	5192351 N
4:	724809 E	5192334 N
5:	724823 E	5192135 N
6:	724907 E	5192130 N
7:	724914 E	5192070 N
8:	724821 E	5192007 N
9:	724718 E	5192061 N
10:	724470 E	5191982 N
11:	724283 E	5192056 N
12:	724259 E	5191941 N
13:	723972 E	5192022 N
14:	723713 E	5192126 N
15:	723620 E	5191788 N
16:	724373 E	5191219 N
17:	724340 E	5191178 N
18:	723973 E	5191439 N
19:	723311 E	5191715 N
20:	723315 E	5192028 N
21:	723587 E	5192049 N

■ = Ft. Missoula Historic District Boundary Increase

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1961. Field checked 1964
Polyconic projection. 1927 North American datum
10,000-foot grid based on Montana coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks, zone 11, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Purple tint indicates extension of urban areas
Revisions shown in purple and recompilation of woodland areas compiled from aerial photographs taken 1976. Map edited 1978
This information not field checked



SOUTHWEST MISSOULA, MONT.
N4645—W11400/7.5
1964
PHOTOREVISED 1978
AMS 3177 1 SE—SERIES V894

MONTANA OUTDOOR SPORTS
708 N. MAIN
HELENA, MT 59601
406-443-4119x28

Fort Missoula Historic District National Register Nomination (UNCLASSIFIED)
Patton-Williams, Toni Ms CIV USA ASA IEE [toni.m.pattonwilliams@us.army.mil]

Sent: Tue 11/1/2011 11:33 AM

To: Boughton, John

Cc: McLaughlin, Kathleen A Ms CIV US USA ACSIM; Manning, Derek Mr CIV NG NGB ARNG;
Guldenzopf, David B Dr CIV USA ASA IEE

Classification: UNCLASSIFIED

Caveats: NONE

Dear Mr. Boughton:

Please accept our sincere apology for the delay in returning the National Register of Historic Places Registration Form. Mr. Hew Wolfe, Deputy Assistant Secretary of the Army for Environment, Safety and Occupational Health (DASA (ESOH)) who also serves as the Army's Federal Preservation Officer, has signed and dated the registration form. The original is being mailed today, November 1, 2011, in a flat envelope as requested. A copy of the document is attached.

Again, we apologize for the delay. Please feel free to email me if you have any questions.

Toni Patton-Williams
Office of the Deputy Assistant Secretary of the Army
Environment, Safety and Occupational Health
(703) 697-3937

Classification: UNCLASSIFIED

Caveats: NONE



January 3, 2012

Carol Shull, Keeper
National Register of Historic Places
National Park Service
1201 Eye St. NW
8th Floor (MS 2280)
Washington, D.C. 20005

Dear Ms. Shull,

Enclosed please find the following nomination for your consideration for listing in the National Register of Historic Places:

Fort Missoula Historic District Addendum and Boundary Increase, Missoula County, Montana.

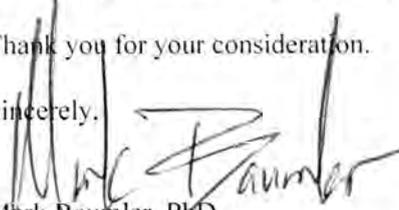
Please be advised that I submit the enclosed nomination under your revised procedures. I notified the owners and public officials in excess of 30 days prior to the Preservation Review Board meeting and received no notarized objections to the nomination from the property owners of record. The Review Board unanimously recommended that this property be nominated and I concur with its recommendation.

Also, please note the cover page of the nomination is a scanned copy bearing the signatures of the US Army Federal Preservation Officer (Mr. Hew Wolfe), the Regional Archaeologist of the US Forest Service (Mr. Carl Davis), and the original signature of the Montana State Historic Preservation Officer (Dr. Mark Baumler). After both the Regional Archaeologist and the US Army Federal Preservation Officer signed the cover page, the Army sent the hardcopy bearing the original signature back to the Montana State Historic Preservation Officer on November 1, 2011; unfortunately, the hardcopy was never received at the Montana SHPO. However, the Army did scan and e-mail the cover page prior to sending the hardcopy.

Please note on page 2 of this letter is the e-mail communiqué from Toni Patton-Williams, Office of the Deputy Assistant Secretary of the Army, Environment, Safety and Occupational Health to John Boughton, National Register Coordinator at the Montana SHPO indicating Mr. Wolfe had signed the nomination cover sheet and the original copy was being placed in the mail. Page three of this letter is the scanned e-mail attachment from the Army (prior to it being signed by the Montana State Historic Preservation Officer).

Thank you for your consideration.

Sincerely,


Mark Baumler, PhD
State Historic Preservation Officer

Enclosure

225 North Roberts Street
P.O. Box 201201
Helena, MT 59620-1201
(406) 444-2694
(406) 444-2696 FAX
montanahistoricalociety.org

EXHIBIT 13

ENVIRONMENTAL SITE ASSESSMENT

ANALYTICAL RESULTS REPORT – WMMHC APRIL 2011

START 3

Superfund Technical Assessment and Response Team 3 -
Region 8



**United States
Environmental Protection Agency
Contract No. EP-W-05-050**

**ANALYTICAL RESULTS REPORT
For PHASE II ENVIRONMENTAL SITE ASSESSMENT**

**WESTERN MONTANA MENTAL HEALTH CENTER
City and County of Missoula, Montana**

TDD No. 1102-01

April 15, 2011



URS
OPERATING SERVICES, INC.

**In association with:
Garry Struthers Associates, Inc.
LT Environmental, Inc.
TechLaw, Inc.
Tetra Tech EM, Inc.
TN & Associates, Inc.**

URS OPERATING SERVICES

1099 18TH STREET
SUITE 710
DENVER, COLORADO 80202-1908
TEL: (303) 291-8200
FAX: (303) 291-8296

April 15, 2011

Mr. Ted Lanzano
EPA Brownfields Project Manager
U.S. Environmental Protection Agency, Region 8
1595 Wynkoop Street, Mail Code 8EPR-B
Denver, Colorado 80202-1129

**SUBJECT: START 3, EPA Region 8, Contract No. EP-W-05-050, TDD No. 1102-01
Phase II Analytical Results Report for Targeted Brownfields Assessment for the
Western Montana Mental Health Center**

Dear Ted:

Attached is an electronic copy of the final Phase II Analytical Results Report for Targeted Brownfields Assessment at the Western Montana Mental Health Center in the City and County of Missoula, Montana. This document has incorporated an updated cost estimate based on the additional investigation into lead contamination in the surrounding soils of the WMMHC.

If you have any questions, please call me at 303-291-8202.

Sincerely,

URS OPERATING SERVICES, INC.

Steve Norris
Project Manager

Attachment

cc: C. W. Baker w/o attachments
File/UOS

**PHASE II ANALYTICAL RESULTS REPORT
for
TARGETED BROWNFIELDS ASSESSMENT**

**WESTERN MONTANA MEDICAL HEALTH CENTER
City and County of Missoula, Montana**

**EPA Contract No. EP-W-05-050
TDD No. 1102-01**

**Prepared By:
Steve Norris
Environmental Scientist**

**URS Operating Services, Inc.
1099 18th Street, Suite 710
Denver, CO 80202-1908**

Approved: _____ Date: _____
Ted Lanzano, Brownfields Project Manager, EPA, Region 8

Approved: _____ Date: _____
Charles W. Baker, START 3 Program Manager, UOS

Approved: _____ Date: _____
Steve Norris, Environmental Scientist, UOS

This document has been prepared for the U.S. Environmental Protection Agency under Contract No. EP-W-05-050. The material contained herein is not to be disclosed to, discussed with, or made available to any person or persons for any reason without prior express approval of a responsible officer of the U.S. Environmental Protection Agency. In the interest of conserving natural resources, this document is printed on recycled paper and double-sided as appropriate.

DISTRIBUTION LIST

U.S. ENVIRONMENTAL PROTECTION AGENCY

Ted Lanzano (1 electronic & 3 hard copies) Brownfields Project Manager, EPA Region 8

URS OPERATING SERVICES, INC.

Steve Norris (1 copy) Environmental Scientist, START 3, EPA Region 8
File (2 copies) START 3, EPA Region 8

ANALYTICAL RESULTS REPORT
for
PHASE II ENVIRONMENTAL SITE ASSESSMENT

WESTERN MONTANA MENTAL HEALTH CENTER
TARGETED BROWNFIELDS ASSESSMENT
City and County of Missoula, Montana

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EXECUTIVE SUMMARY

This Phase II Report includes analytical results from an environmental investigation conducted at the Western Montana Mental Health Center (WMMHC) property to characterize, delineate, and identify asbestos-containing material (ACM), potential lead-based paint (LBP), and lead and asbestos contamination in soils. This report also provides cleanup options and associated costs for ACM and LBP abatement and contaminated soil removal. The assessment took place on March 8, 9, and 29, 2011, and included the collection of 74 potential ACM samples, 434 X-ray Fluorescence (XRF) LBP readings, 14 potential ACM soil samples, 81 XRF lead in soil readings, and 24 potential lead soil samples. The assessment was based on a 1992 limited Phase II investigation performed by MCS Environmental.

Suspect ACM samples were analyzed using Polarized Light Microscopy (PLM) to determine the percentage and mineral type of asbestos present in the sample. Samples determined to be asbestiform material in concentrations of 1 percent or greater are considered positive, per State of Montana asbestos regulations. Out of the 22 potential ACM material types collected, 16 materials had positive results for asbestos (Table 2). The materials identified in the WMMHC building as ACM include mudded joints, window caulking, debris, vinyl floor tile, roof flashing, tank insulation, and pipe insulation (see Table A). ACM locations were present throughout the interior and exterior of the building, with the majority located in the basement. A significant amount of the ACM in the building was friable (capable of being made into a powder with hand pressure) and damaged, which creates a situation where asbestos exposure is more likely because the asbestos can readily become airborne. The greatest amount of damaged, friable ACM was located in the boiler room of the basement.

The interior and exterior of the building were screened with a handheld Alpha XRF to determine whether LBP was present on the building elements contained in the structure. Personnel took 434 readings, of which the XRF confirmed LBP in 300 of the readings (Table 5). All rooms and most building elements were positive for LBP. When XRF readings were questionable, personnel collected a paint chip sample to determine whether the paint contained regulated amounts of lead. Of the six questionable samples submitted for laboratory analysis, four results were confirmed as positive and two as negative for regulated amounts of lead (Table 4).

During the first sampling event, fourteen soil samples were collected around the perimeter of the building's exterior walls and analyzed for asbestos and lead. Lead results for the soils were above the EPA residential guidance level of 400 milligrams per kilogram (mg/kg) for 10 of 14 samples (Table 6). Based on these initial results, additional investigation of the soils was warranted, as common background

levels for lead in soils of the Missoula area average less than 10 mg/kg (USGS 1984). All soil sample results were negative for asbestos (Table 3).

An additional sampling event was required to properly identify and delineate the extent of lead contamination present around the exterior walls of the WMMHC. A handheld Omega XRF was used to obtain 81 preliminary lead readings from the surrounding soils. Of these 81 readings, 20 laboratory-corrected readings were found to be above the EPA residential guidance level of 400 mg/kg. The observed range of lead in soils was less substantial than the results from the initial sampling event. Only 3 laboratory-corrected results were found to be above the 1,000 mg/kg with a maximum value of 1,138 mg/kg.

Based on the findings and proposed use of the structure as an inpatient treatment center, cleanup of LBP and ACM is strongly recommended before renovation activities begin. Failure to address these environmental concerns could result in exposure to potential site workers and future occupants. Table 8 contains a cost estimate for cleanup of LBP and ACM.

The cost estimates created for the property includes abatement of the ACM and LBP present at the WMMHC building, and a small-scale soil removal for lead-contaminated soils. Table 8 provides a detailed breakdown of how estimates were calculated. With the exception of the interior walls that are assumed to be covered with drywall, all ACM and LBP have been selected for removal, including lead contaminated soil around the perimeter of the building. Estimated cleanup costs are as follows:

- Abatement of asbestos containing materials in the interior and exterior of building: \$99,760
- Abatement of lead-based paint: \$155,786
- Removal and disposal of 186 cubic yards of lead contaminated soil, and replacement with clean fill: \$2,991
- Total estimated cost: \$258,537

All cost estimates include a 20 percent contingency. Regardless, prospective contractors and their respective bids should be solicited for exact costs and specifications.

1.0 INTRODUCTION

This document is submitted in accordance with the task elements specified in Technical Direction Document (TDD) 1102-01 dated February 9, 2011, issued to URS Operating Services, Inc. (UOS) START in Region 8 of the U.S. Environmental Protection Agency (EPA). The purpose of this TDD is to perform a Targeted Brownfields Assessment (TBA) at the Western Montana Mental Health Center (WMMHC) in the City and County of Missoula, Montana. The scope of services is to perform a Phase II Environmental Site Assessment (ESA), provide cost estimates for abatement activities, and to submit a property profile form.

This document contains the laboratory results from field sampling which occurred on the WMMHC property on March 8, 9, and 29, 2011 and provides cleanup options and cost estimates.

The Missoula Area Economic Development Corporation (MAEDC) has requested assistance from EPA with characterizing environmental conditions for the WMMHC property in Missoula, Montana (Figure 1). The MAEDC intends to aid the WMMHC group with the redevelopment of the property into an inpatient center for addiction treatment, which will be the only clinic located in and servicing the western Montana region (MAEDC 2011a). The structure will include up to 44 beds, dining areas, recreation and meeting rooms, and offices (MAEDC 2011b).

Field samples collected from the WMMHC property included in situ X-ray Fluorescence (XRF) readings, paint chip samples, suspect asbestos-containing material (ACM) samples, and soil samples for lead and asbestos analyses.

1.1 OBJECTIVES

The specific objectives of this Phase II field sampling event are to:

- Identify and evaluate ACM and LBP contamination present at the WMMHC property; and,
- Develop detailed cleanup options with accurate cost estimates to assist the WMMHC and MAEDC in making informed decisions regarding future cleanup activities.

1.2 DETAILED SCOPE OF SERVICES

The scope of services for this Phase II investigation includes environmental sampling and analysis of ACM, LBP, and lead and asbestos in soil at the WMMHC property.

The scope of services for this Phase II ESA is in compliance with ASTM International (ASTM) E1903-97, Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process (ASTM 2002). This scope of services may be modified by EPA as more information regarding property conditions becomes available.

1.3 SIGNIFICANT ASSUMPTIONS, LIMITATIONS, AND EXCEPTIONS

START prepared the Phase II sampling plan for this property based on information provided by representatives of the WMMHC group, the 1992 Phase II by MCS Environmental (MCS), and the TBA applicant, MAEDC.

Because the WMMHC property is listed on the U.S. Park Service's National Registry of Historic Places, historical elements are assumed as needing to be retained during redevelopment. Assumptions for elements in this report include the brick-encased boiler, windows, and balustrades.

2.0 BACKGROUND INFORMATION

2.1 LOCATION AND LEGAL DESCRIPTION

The WMMHC property is located 3.25 miles southwest from downtown Missoula along the north bank of the Bitterroot River. The property covers 4.88 acres, and its improvements consist of one 16,750-square foot (sq. ft.) structure with two full floors, an attic, and a basement, and a paved parking lot located on the north side of the building (MAEDC 2011a). The address for the WMMHC is Building T-9, Fort Missoula, Missoula, Montana, 59804. It is bordered by Fort Missoula Road on the north and east sides of the property (Figure 1). The legal description of the property is plat 1, parcel 10B, COS 5112, Tract 2 in Section 31, T. 13 N., R. 19 W. (Missoula County Property Information System 2011). The geographic coordinates of the property are - 114.058921° west longitude and 46.839851° north latitude.

2.2 PROPERTY HISTORY AND LAND USE

The WMMHC property is located on the historic Fort Missoula campus and was originally used as an Army hospital prior to its closure in 1994, 50 years after construction (Missoula County 2010; Bechtle Architects 2010).

2.3 CURRENT AND FUTURE PROPERTY USE

Currently, the WMMHC property uses the first floor for administrative purposes, while the remaining floors are used for storage and are controlled due to the potential health risks caused by friable ACM (MAEDC 2011a). The access limitations for the basement and upper floors were put in place based on the results from the limited ACM and LBP survey performed in 1992 by MCS Environmental. During sampling operations, the investigators observed an occupied janitor's office adjacent to the boiler room.

Future use of the structure includes redeveloping the property into an inpatient center for addiction treatment, which will be the only clinic servicing the western Montana region (MAEDC 2011a). The structure will include up to 44 beds, dining areas, recreation and meeting rooms, and offices (MAEDC 2011b). Renovation activities will attempt to preserve the historic integrity of the structure by using abatement activities that will not remove or destroy historical elements such as the exterior, the windows, wood floors, and the interior staircase (Bechtle Architects 2010).

2.4 SURROUNDING PROPERTIES

The surrounding properties include open space and light commercial property. Starting from the north and working clockwise, the surrounding property descriptions and approximate distances are as follows (Bechtle Architects 2010; Missoula County Property Information System 2011; Northern Rockies Heritage Center [NRHC] 2011):

- North: Open space and parking lot (500 ft.) for the NRHC (900 ft.);
- Northeast: Small commercial buildings including the Lolo National Forrest office and US Army offices (400 ft.);
- East: Small residential building for the Fort Missoula Family Services (40 ft.); open space beyond (100 ft.);
- Southeast: Small residence used for WMMHC offices (50 ft.); open space beyond (100 ft.);
- South: Open space (50 ft.); followed by the Bitterroot River wetlands (150 ft.);
- Southwest: Open space (50 ft.); followed by the Bitterroot River wetlands (150 ft.);
- West: Open space (75 ft.); followed by the Bitterroot River wetlands (200 ft.); and

- Northwest: Open space (50 ft.); followed by the Respite House and Centers for Disease Control offices (750 ft.).

2.5 PREVIOUS ASSESSMENTS

A limited Phase II survey was performed in 1992 by MCS Environmental for the WMMHC property, looking only for friable ACM and LBP. A total of 24 bulk samples, 3 dust samples, and 7 air samples were collected for asbestos analyses. Sample results for asbestos in air were all non-detect. The dust sample results indicate moderate to heavy concentrations of asbestos-containing dust. Eighteen bulk samples were returned with positive detections for either chrysotile and/or amosite asbestos materials. Asbestos detections were primarily found in the thermal insulation system throughout the basement and second floor of the building. The survey was limited in scope, as no attempt was made to quantify non-friable ACM in the building (MCS 1992). No record of abatement has been found for the property.

Twenty-six lead swab samples and six bulk samples were collected from the WMMHC building for lead paint analysis. Lead detections were found in decorative materials throughout the structure. Paint located on the second and third floors was noted to be in poor or extremely poor condition (MCS 1992). A copy of the limited Phase II assessment is included in Appendix C of the Field Sampling Plan (FSP).

3.0 PROJECT DATA QUALITY OBJECTIVES

The EPA Data Quality Objectives (DQO) process is a seven-step systematic planning approach to develop acceptance or performance criteria for EPA-funded projects. The seven steps of the DQO process are:

- Step 1 The Problem Statement;
- Step 2 Identifying the Decision;
- Step 3 Identifying the Decision Inputs;
- Step 4 Defining the Study Boundaries;
- Step 5 Developing a Decision Rule;
- Step 6 Defining Tolerance Limits on Decision Errors; and
- Step 7 Optimizing the Sample Design.

UOS developed these DQOs based on information provided by the TBA applicant and the WMMHC group. A complete step-by-step explanation of the DQO process for this property is provided in the approved FSP (UOS 2011).

The three questions identified in the DQO process to be answered by this investigation were:

1. How contaminated is the WMMHC property with ACM and LBP?
2. If contamination is detected, is abatement required for redeveloping the WMMHC property?
3. What are the remediation options and estimated costs for ACM and LBP abatement?

Data supporting the DQOs for this assessment are located in Appendix C.

4.0 SAMPLING ACTIVITIES AND LOCATIONS

Sampling activities were conducted on March 8, 9, and 29, 2011. All sampling activities were conducted in accordance with the approved FSP except as indicated in the appropriate sections below.

4.1 ASBESTOS CHARACTERIZATION OF BUILDING STRUCTURE

The building inspector collecting asbestos characterization samples is certified by the Asbestos Hazard Emergency Response Act (AHERA) - and Montana Department of Environmental Quality (MDEQ) as required by State regulations.

START personnel wore personal protective equipment (PPE) appropriate to the hazard present at the time, adopting the following guidelines: When disturbing friable material, when in an isolated area that is contaminated with friable asbestos, or in a sampling situation that would generate significant quantities of dust, personnel wore gloves and high-efficiency particulate air (HEPA) respiratory protection. Sampling of non-friable materials did not require PPE, provided that the sampling process did not generate dust. Sampling personnel wore respiratory protection during the inspection of the second floor due to the large amounts of dust generated by walking on the insulation (fiberglass batts) that had been laid on the floor. The remaining floors did not contain dust in large amounts, as mentioned in the 1992 MCS inspection; therefore, START did not collect air filter samples from the inspectors' breathing zones.

Bulk samples for asbestos analysis were collected in a random and representative manner based on the EPA publication "Asbestos in Buildings: Simplified Sampling Scheme for Friable

Surfacing Materials” (EPA 1985). Sampling personnel collected 74 suspect ACM samples during the inspection of the property. Seven samples included multiple layers for a total of 83 materials collected and analyzed.

Personnel placed all ACM samples into seal-top poly bags labeled with sample ID, date, and time and sent them via FedEx to International Asbestos Testing Laboratories (IATL) in Mt. Laurel, New Jersey under chain-of-custody (COC) procedures.

Table 1 summarizes sampling locations and rationale and Table 2 lists sample results, descriptions, and locations. Appendix A contains photographs of sample locations, and Appendix B contains laboratory data forms.

Deviations from the sampling plan include not placing plastic sheeting or any other barrier between the stairwells leading to the first floor. This action was not taken due to exterior stairwells providing access to both the basement and upper floors. Actions were taken to limit the amount of dust tracked through the building by donning disposable PPE. All PPE was bagged and disposed of in accordance with the approved FSP.

Additional deviations include removing the floor number from sample nomenclature. The decision was made to employ a “positive-stop” analysis requirement with the laboratory. These changes had no effect on the sample collection methodology or the sample results.

4.2 ASBESTOS SOIL SURVEY

Asbestos soil samples were collected in conjunction with the lead soil samples (Section 5.4). Because window caulking was the most significant source of possible asbestos on the exterior of the building, sample locations were field located under the windows to best capture any contamination present in the soils.

In total, 14 soil samples were collected and placed in seal-top poly bags for asbestos analysis. Samples were labeled with a sample ID, date, and time. The collected soil samples were submitted to IATL under COC procedures. Sample results are available in Table 3.

Deviations from the FSP include collecting samples in spots with patchy grass areas. Samples were taken from areas with the least amount of vegetation approximately 8 inches from the

exterior walls. This deviation had no effect on the sample collection methodology or sample results.

4.3 LEAD-BASED PAINT SURVEY OF BUILDING STRUCTURE

This Phase II investigation involved the collection of 434 XRF readings for lead using a handheld XRF instrument to analyze painted and coated exterior and interior surfaces of the WMMHC building. These readings included one reading of the paint on each wall, one reading of the paint on the ceiling (where accessible and not obstructed by drop ceiling), and as many as four other painted surfaces in each room or building exterior. XRF readings were obtained for each of the following in each section of the building:

- One on each wall of each room or room equivalent;
- One on the ceiling in each room with a painted or coated ceiling; and
- One on each of the following building elements in each room, if present:
 - Window casings, stops, jambs, and aprons;
 - Interior window mullions and window sashes;
 - Door jambs, stops, transoms, casings, and other door frame parts;
 - Door stiles, rails, panels, mullions, and other door parts;
 - Baseboards and associated trim (such as quarter-round or other caps); and
 - Built-in or attached furniture such as bookcases, shelving, and chalk trays.

Twenty-six paint chip samples were collected in accordance with “ASTM E1729-05 Standard Practice for the Field Collection of Dried Paint Samples for Subsequent Lead Determination” (ASTM 2005) to provide quality assurance (QA) (EPA 1995). Paint chip sample were typically collected from a 4-square inch (25-square centimeter) area, and included all paint layers down to the substrate layer.

All paint chip samples were collected and placed into seal-top poly bags labeled with a sample ID, date, and time. The samples were sent with the other samples to IATL under COC procedures.

Sampling locations and rationale are summarized in Table 1. XRF sample results are provided in Table 5.

Only one deviation from the FSP occurred during the LBP analysis. In the sample nomenclature, a one-letter identifier was added to designate a floor number. The change had no effect on the sample collection methodology or the sample results.

4.4 LEAD-BASED PAINT SOIL SURVEY

The WMMHC structure's exterior was primarily surrounded by grass with some walls bordered by concrete walkways and stairs. During the first sampling event, XRF analysis detected no LBP on the exterior walls due to abatement around 1999 (WMMHC 2011). XRF analysis identified LBP on the windows and doors above regulated concentrations; therefore, START collected soil samples 8 inches away from each available wall to quantify potential contamination. Sampling personnel took additional samples from larger walls to more accurately quantify the larger areas.

Fourteen soil samples were collected and placed in seal-top poly bags for lead analysis during the first sampling event. Samples were labeled with a sample ID, date, and time. The collected soil samples were submitted to IATL under COC procedures. Soil sample results are available in Table 6.

Deviations from the FSP include collecting samples in spots with patchy grass areas. Samples were taken from areas with the least amount of vegetation approximately 8 inches from the exterior walls. This deviation had no effect on the sample collection methodology or sample results.

Based on the results from the first sampling event, a subsequent sampling event was required to properly delineate the high concentrations of lead in soil. A handheld Omega XRF was used to screen 81 soil locations and depths for lead. Based on observed conditions, starting sample points were chosen both 3 and 6 feet from the exterior wall. Some sample locations required additional sample points out to a maximum of 21 feet (Figure 10). Once START determined the horizontal delineation of the lead, vertical delineation was determined using 4-inch intervals at sample points with readings greater than 250 mg/kg. START also collected two additional samples 8-inches from the east and north wall to compare to previously collected samples.

Ten soil samples were collected and placed in seal-top poly bags for lead analysis during the second sampling event. Samples were labeled with a sample ID, date, and time (Table 6). The collected soil samples were submitted to Reservoirs Environmental in Denver, CO under COC procedures. Soil sample results are available in Table 6 and were used in developing a correlation

curve for the laboratory-corrected in situ XRF readings in Table 7. An expanded narration of the procedure can be found in Appendix C. Since this sampling event was not anticipated, the sampling design was not included in the FSP.

5.0 ANALYTICAL RESULTS

Analytical results are presented in Tables 2 through 7. The laboratory asbestos results are provided in Tables 2 and 3. Lead confirmation paint chip sample results are provided in Table 4, XRF in situ results in Table 5, and lead soil results in Tables 6 and 7.

The analytical methods used for the analyses are as follows:

- Asbestos in Building Material and Soil – Polarized Light Microscopy (PLM);
- Lead in Paint – EPA Method 6010; and
- Lead in Soils – EPA Method 7420.

5.1 ASBESTOS CHARACTERIZATION OF BUILDING STRUCTURE

Seventy-four suspect ACM samples were collected during the inspection of the WMMHC property. Seven samples include multiple layers for a total of 83 samples collected and analyzed. ACM is identified as material containing greater than 1 percent asbestos (40-CFR-763 & 17.74.352(2), MCA). The laboratory identified asbestos at concentrations greater than 1 percent in 16 of the building materials sampled. The materials identified as asbestos-containing are quantified and identified below in Table A.

**Table A
 Positive ACM and Quantities**

Material	Quantity
Window caulking	4,430 linear feet (lf)
Vinyl floor tile	20 square feet (sq. ft.)
Large tank insulation	250 sq. ft.
Small tank insulation	200 sq. ft.
Transite panels	900 sq. ft.
Soil debris in storage room	7.5 cubic feet (cu. ft.)
Soil debris in hallway	7.5 cu. ft.
Roof flashing	1,400 sq. ft.

Table A
Positive ACM and Quantities

Material	Quantity
3-inch pipe insulation	491 lf
3-inch mudded joints	62
6-inch air cell insulation	230 lf
6-inch air cell mudded joints	23
6-inch pipe insulation	201 lf
6-inch mudded joints	51
8-inch pipe insulation	318 lf
14-inch pipe insulation	85 lf

*See Table 2 for complete sample attributes

Samples were grouped as like materials and by type throughout the sampling event. Once collected, the samples were then submitted to the laboratory with a positive stop methodology. In the positive stop method, the laboratory analyzes the samples by grouping material types together and continues until a positive result for asbestos is encountered. If one sample of the group is found to be positive for asbestos, the remaining samples are considered as positive and not analyzed. Due to the positive stop methodology employed during the sample analysis, 32 collected samples were not analyzed.

The laboratory results summary for the asbestos analysis with sample descriptions and locations is included in Table 2. Visual representation of ACM locations can be found in Figures 2 through 5.

5.2 ASBESTOS SOIL SURVEY

Fourteen grab soil samples were collected along the perimeter walls of the WMMHC building for asbestos analysis. Laboratory results for asbestos in soil samples are available in Table 3. No detections for asbestos were observed in the sample results.

5.3 LEAD-BASED PAINT SURVEY OF BUILDING STRUCTURE

Four hundred thirty-four in situ readings were taken at the WMMHC property for LBP using an Innov-X A-4000 handheld XRF instrument. LBP is defined as paint with a lead concentration greater than or equal to 1 milligram per square centimeter (mg/cm²) or 0.5 percent (5,000

milligrams per kilogram [mg/kg]) (U.S. Department of Housing and Urban Development [HUD] 1997). XRF results of exactly 1 mg/cm² are considered ambiguous readings and must be verified by confirmation paint chip samples. Paint chip samples were also collected from the WMMHC property for Quality Control (QC). Laboratory results for the paint chip samples are listed in Table 4. The laboratory results for lead concentration are given as a percent, which cannot be directly converted to the XRF results which are given in mg/cm². The XRF results can be found in Table 5.

Of the 434 in situ samples analyzed at the WMMHC property, 300 samples (69.1 percent) were identified as containing LBP in concentrations equal to or greater than 1 mg/cm² (Table 5). Based on the in situ results, 15 positive (greater than 1 mg/cm²), 6 ambiguous (equal to 1 mg/cm²), and 5 negative (less than 1 mg/cm²) paint chip samples were collected from the interior of the building and shipped via FedEx to IATL on March 9, 2011 for confirmation analysis. Duplicates were sent for three positive samples.

Of the six ambiguous laboratory-analyzed samples, the results were determined to be split between four positive and two negative samples. One sample result was reversed, having been a positive in situ XRF reading of 2.55 mg/cm² and a negative laboratory result of 0.28 percent. Although not directly comparable, 2.55 mg/cm² is considered positive for the XRF method, whereas a value of 0.5 percent or greater is considered positive by the laboratory method. This result is considered an anomaly as it is the only result during the sampling event to have a reversed reading. All of the other submitted samples were confirmed as either positive or negative for lead in paint.

Laboratory results were used for data correlation, usability, and QA. These results are discussed in detail and summarized in Appendix C. For a visual representation and nomenclature of LBP locations, Figures 6 through 9 provide all room numbers and wall letters to be used in conjunction with the building element table below.

Table B
Building Element Designations

Number	Material Element
01	Walls
02	Window casing, stops, jambs, and aprons
03	Interior window mullions and window sashes

04	Exterior window mullions and window sashes
05	Door jambs, stops, transoms, casings, and other door frame parts
06	Door stiles, rails, panels, mullions, and other door parts;
07	Baseboards and associated trim (such as quarter-round or other caps)
08	Ceiling
09	Floor
10	Attached or built-in furniture

*To be used in conjunction with Figures 6 through 9

5.4 LEAD-BASED PAINT SOIL SURVEY

During the sampling events, 24 soil samples, including one duplicate, and 81 XRF readings were collected along the perimeter of the building for lead analysis. Results indicate lead contamination primarily along the eastern and southern exterior walls of the WMMHC (Figure 10).

Results from the initial soil sampling event include 10 of the 14 samples at or above the EPA residential guidance level of 400 mg/kg in soils, with 7 samples exceeding the 1,000 mg/kg and 2 additional samples close to the EPA guidance level at 370 and 380 mg/kg. Based on these results, an additional sampling event occurred to properly delineate and quantify lead contamination present in the soils.

The second round of sampling was conducted with an XRF designed for soils analysis. START personnel collected 81 in situ lead measurements and 10 soil samples for conformational analysis. Laboratory-corrected in situ readings ranged from 4 mg/kg to 1,138 mg/kg. Twenty results were above the EPA residential guidance level of 400 mg/kg with three being above 1,000 mg/kg (Table 7). Fourteen additional samples were found to be within 300 to 400 mg/kg.

The depths of lead contamination remained shallow in most sample locations. Personnel observed concentrations above EPA residential guidance levels in the pits to a maximum depth of 8 inches (Figure 10).

6.0 DATA QUALITY ASSESSMENT

All applicable Technical Standard Operating Procedures (TSOPs) were followed as prescribed in the approved Field Sampling Plan (FSP) except for those outlined in the appropriate sampling activities in

Section 4. The data quality objectives for this project have been met and are summarized in the Data Quality Assessment located in Appendix C.

7.0 CONCLUSIONS

This Phase II investigation has characterized, delineated, and identified ACM, LBP, and lead-containing soils on the WMMHC property. ACM was observed at concentrations greater than the MDEQ standard of 1 percent. LBP was identified in concentrations exceeding the permissible EPA and HUD levels of 1 mg/cm² of surface area or 0.5 percent by weight. Approximately 25% of lead results for soils around the exterior perimeter of the building were above the EPA residential guidance level of 400 mg/kg.

Asbestos was identified in 16 materials at concentrations greater than 1 percent in materials present throughout the WMMHC property. The materials that contain asbestos include mudded joints, window caulking, debris, vinyl floor tile, roof flashing, tank insulation, and pipe insulation (see Table A for material and quantity breakdowns). During the sampling event, a significant amount of friable ACM was observed to be damaged, with the greatest amount of damaged, friable ACM being located throughout the basement. Damaged, friable ACM creates a situation where an asbestos exposure is more likely because the asbestos can readily become airborne. All materials except the roof flashing and floor tile are considered friable and should be abated before renovation activities begin. The floor tile and roof flashing are considered non-friable unless renovation activities cause materials to become friable.

LBP was identified in 300 of the in situ XRF samples. Detections for LBP were found in all interior rooms and on some exterior elements of the building. Because the paint is expected to be covered with a drywall layer, concern is given only to elements that will be retained and exposed, such as the balustrades and windows.

Lead in soil results for the perimeter of the structure ranged from 4 to 1,138 mg/kg. Twenty of 81 samples had results above the EPA residential guidance level of 400 mg/kg. Eight additional samples were approaching the EPA guidance levels with results between 350 and 400 mg/kg.

8.0 RECOMMENDATIONS

Based on the findings of this Phase II report and the proposed future use of the property, ACM and LBP cleanup and removal of the lead-contaminated soils is strongly recommended before renovation activities begin. Cleanup options and cost estimates for ACM, LBP, and lead-contaminated soils found on the WMMHC property are summarized below. These preliminary cost estimates were tabulated using

quantified values from the March 8,9, and 29, 2011, START field sampling events in conjunction with the 2011 RSMeans Building Construction Cost Data manual and the RSMeans Environmental Remediation Estimating Methods 69th Edition (RSMeans 2010). The cost estimate for ACM and LBP abatement and lead-contaminated soil removal is explained in detail in the sections below and in Table 8.

It is important to note that a meeting and property walkthrough with the State of Montana Historic Preservation Office (SHPO) should be arranged before soliciting bids from prospective contractors. The outcome of the meeting will influence abatement activities at the property and provide requirements to maintain the buildings status on the National Registry of Historic Places.

8.1 CLEANUP CONSIDERATIONS

8.1.1 Asbestos-Containing Material Abatement

Based on the proposed renovations and future reuse, the cost estimate assumes all ACM will need to be removed. The majority of the observed ACM was located in the basement of the WMMHC building. The proposed plans provided by the WMMHC group list meeting and recreation rooms, storage, and facility rooms as the uses for the basement floor (Bechtle Architects 2011). The remaining floors have pipe insulation wrapped around the risers leading to the third floor. These risers will also be abated and removed due to the future use as patient rooms.

All pipe insulation, boiler insulation, floor tile, and window caulking removal operations are tabulated in the respective line items of Table 8. All friable ACM removal will require air filtration, negative pressure conditions, containment barriers, air monitoring, and decontamination units based on regulatory requirements. The disposal of these materials at a landfill will be classified as friable ACM.

Floor tile removal can be performed by hand removing the tile and bagging the waste. The materials created are expected to be non-friable and may not require containment or monitoring. The disposal of these materials will be classified as non-friable ACM.

The windows are considered to be original and will likely need to be kept during renovation so the building retains its Historical Registry designation. Due to this likely requirement, the removal of ACM window caulking is assumed to be performed during the LBP abatement of the windows.

8.1.2 Lead-Based Paint Abatement

The abatement of identified LBP is recommended and may be required depending on selected renovation activities. As the WMMHC is aware, the LBP may be left in place and sealed off behind a new layer of drywall. By doing so, the cost estimate is significantly reduced due to the large amounts of LBP that will be left in the building. Likewise, if the WMMHC decides to keep some or all walls visible and remove the LBP, the associated costs will increase significantly. The cost estimate found in Table 8 assumes all walls and ceilings will be covered with a layer of drywall.

LBP was also identified on window frames, doors, and door jambs in the WMMHC building. When left in place, windows, doors, and door jambs can either be stripped of LBP using a chemical process or have the LBP encapsulated by repainting. Removing LBP from these materials is preferred over encapsulation with new paint because moving and friction on these surfaces will likely cause the paint to become worn and exposed and release lead dust with movement. Alternatively, the windows, doors, and door jambs can also be removed and replaced, although it is strongly recommended that this action be discussed with the state historic preservation office prior to any action.

8.1.3 Lead-Containing Soils

Due to the high concentrations of lead present in the surface soils surrounding the perimeter of the WMMHC building, removal of these soils is strongly recommended. START conducted an additional sampling event and determined the location of lead contamination in the soil surrounding the WMMHC (Figure 10). Soils with lead contamination approaching, but below the EPA residential guidance level are not included in the cost estimate as needing to be removed. If a decision is made to include these locations, the cost will be dependent on the additional amount of soil to be removed.

As is the case with lead abatement activities, removal operations will require a monitoring plan to ensure the safety of personnel working on-site.

8.2 CLEANUP COST ESTIMATION

All cleanup cost estimates and line items can be found in Table 7. Table 7 also includes detailed line items for the mobilization of equipment and site preparation prior to the beginning of abatement activities.

8.2.1 Asbestos Abatement

Seventy-four suspect ACM samples were collected at the WMMHC property and analyzed for asbestos by PLM analysis, of which 16 tested positive for asbestos and 32 are assumed to be positive due to positive stop methodology. Approximately 2,770 sq. ft. of flooring tile, transite panels, tank insulation, and roof flashing, 5,750 lf of window caulking and pipe insulation, 15 cu. ft. of debris, and 136 mudded joints were characterized and identified as ACM on the WMMHC property.

One preliminary cost estimate was completed for this recognized environmental hazard. The cost for abatement of the all ACM on both the interior and exterior of the WMMHC building is \$99,760 (Table 8).

8.2.2 Lead-Based Paint Abatement

Three hundred XRF readings and 19 LBP paint chip samples tested positive for lead by HUD regulations for residential properties. Since walls will be covered with new drywall, only quantities of LBP on windows and balustrades were quantified for LBP abatement. The approximate total quantity of surfaces on the WMMHC property covered with LBP is 112 windows of varying sizes and 360 sq. ft. of balustrade. The estimated cost of abatement of LBP is \$155,786 (Table 8).

8.2.3 Lead-Contaminated Soil Removal

START personnel screened 81 soil samples from the perimeter of the WMMHC building, 20 of which had results above the EPA residential guidance level of 400 mg/kg. Approximately 18 cubic yards are assumed as being removed with an estimated cost of \$2,991 (Table 8).

8.3 COST ESTIMATE ASSUMPTIONS

This cost estimate has been prepared based on certain assumptions made by UOS that substantially affect the conclusions and recommendations of this report. These assumptions below, although thought to be reasonable and appropriate, may not prove to be true in the future. The conclusions and recommendations of UOS are conditional upon these assumptions.

The cost estimates provided in Table 8 were tailored based on proposed plans for the renovation of the WMMHC building. All cost estimates include a 20 percent contingency. Regardless, prospective contractors and their respective bids should be solicited for exact costs and specifications. As mentioned above, a property walkthrough with the SHPO is recommended to determine requirements to maintain the property's designation on the National Registry of Historic Places. The cost estimate provided in this report assumes the windows, brick-encased boiler, and balustrades will remain in place.

Research conducted to compile this cost estimate was aided by the RSMMeans Building Construction Cost Data manual to more accurately quantify expenses as they relate to the WMMHC property. The following assumptions were used in developing the cost estimate:

- All doors in the building will be removed and replaced during renovation.
- Abatement activities are expected to take 14 days with a work week of 6 days a week.
- Newly installed drywall will cover all walls and ceilings with LBP.
- All ACM will be removed from the building.
- Each window component will be removed and renovated for LBP and ACM caulking.
- Caulking will be removed during LBP stripping of the windows.
- Each window frame and sash is built into the per window quote.
- The amount of tile removed is expected to be approximately 1 cu. yd.
- Chemical paint stripping will be used for all LBP on windows and balustrades.
- A swell factor of 1.2 was used to obtain loose cubic yards (LCY).
- A contingency of 20 percent is used.

Based on the assumptions listed above, the estimated cost for the entire ACM and LBP abatement and lead in soils removal is \$258,537.

9.0 LIST OF REFERENCES

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10.0 ENVIRONMENTAL PROFESSIONAL’S QUALIFICATIONS, STATEMENT, AND SIGNATURES

This work was conducted by an environmental professional as specified in Section 7.5.1 of E 1527-05 and defined pursuant to 40 CFR.10 (ASTM 2005).

Tim Bosco has a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering and the equivalent of 25 years of full-time relevant experience. Mr. Bosco is also an AHERA- and MDEQ- certified asbestos building inspector.

Under the supervision of the environmental professional, Steve Norris assisted in the conduct of this all appropriate inquiry.

Steven Norris has a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of science and the equivalent of 3.5 years of full-time relevant experience.

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiry in conformance with the standards and practices set forth in 40 CFR Part 312.

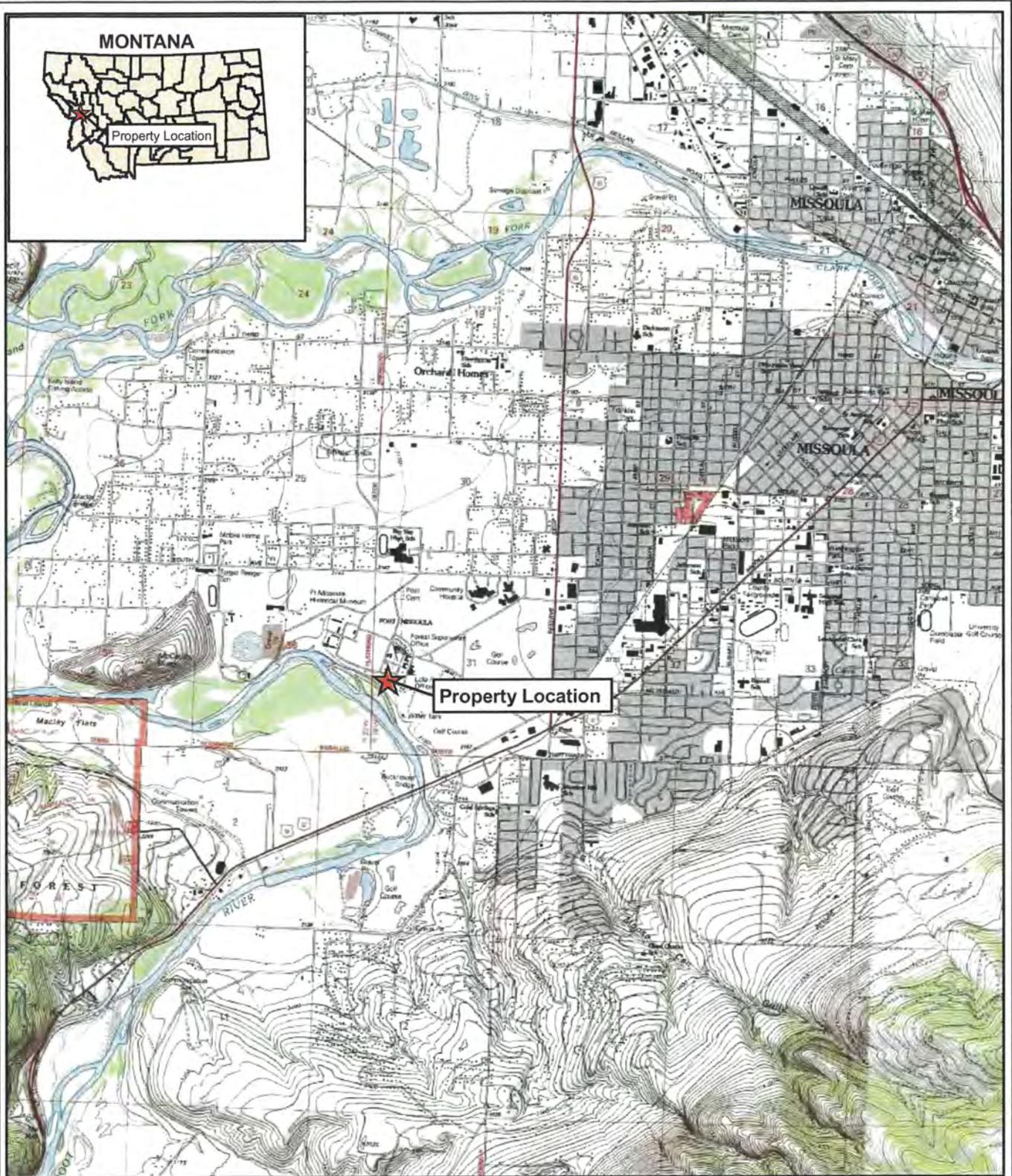
Tim Bosco, P.E., Senior Environmental Scientist

Date: _____

Steve Norris, Project Manager, Environmental Scientist

Date: _____

Figure 1 Property Location Map



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 Universal Transverse
 Mercator Zone 12 North
 North American Datum 1983

0 0.75 1.5
Miles

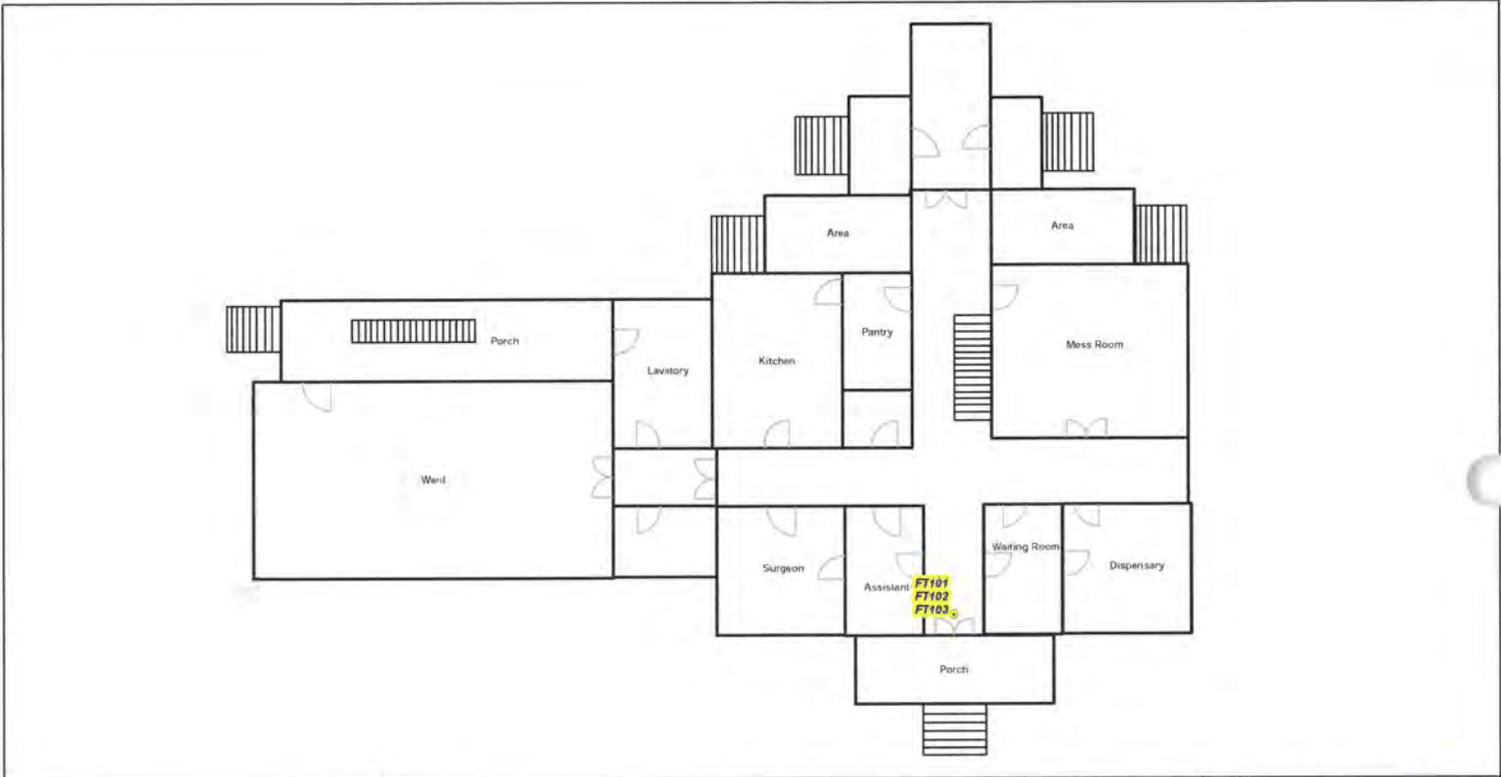
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 Figure: 1
 Figure Title: **Property Location Map**
 TDD County: MISSOULA TDD: 1102-01
 TDD State: MT Date: 04/2011

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 OPERATING SERVICES

Sources:
 USTopo

Figure 2 Asbestos-Containing Material Results Map – First Floor



Sources:
MGS Inc., Mountain Laboratories 1992

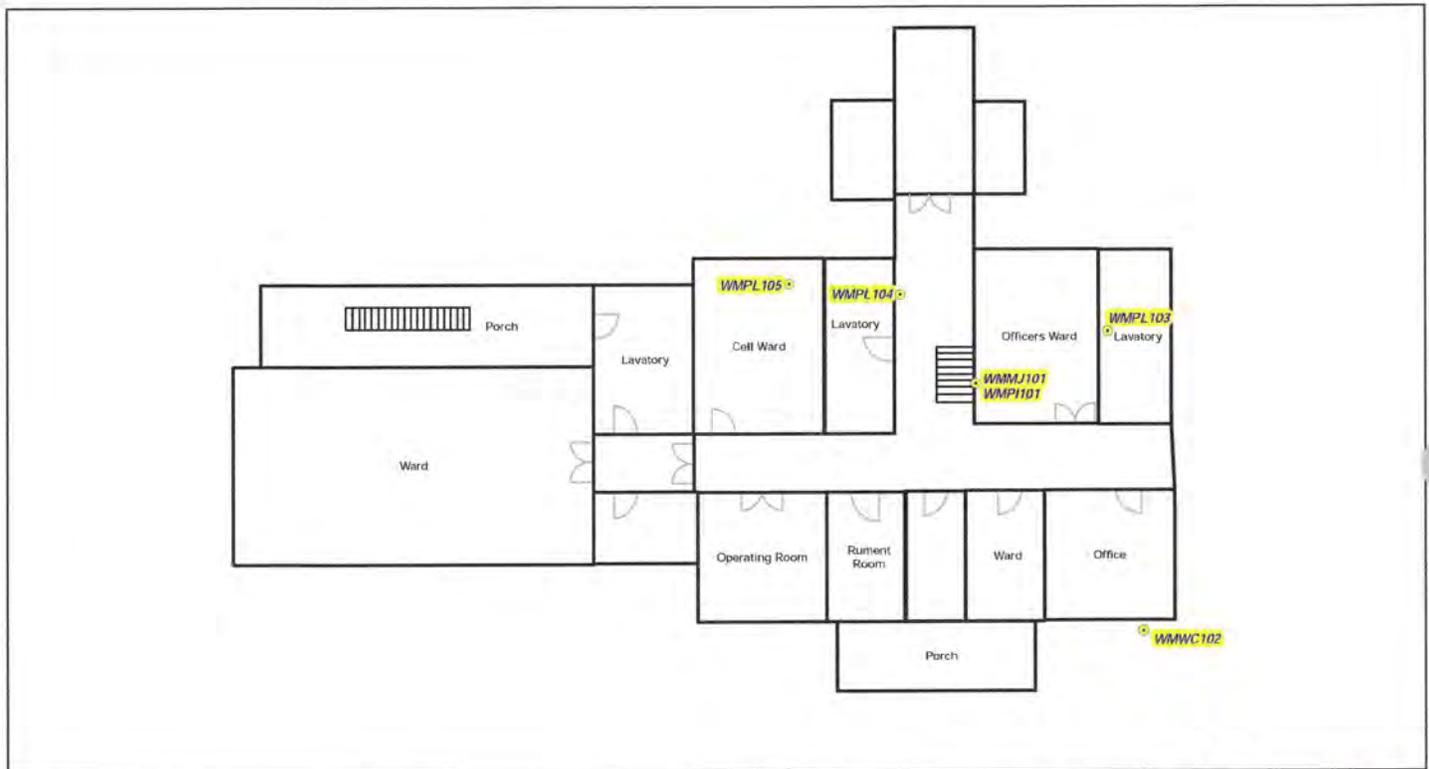
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TDD Title: Western Montana Mental Health Center
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 Figure Title: Asbestos Containing Material Sample Location Map - First Floor
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 TDD State: MT Date: 04/2011

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Figure 3 Asbestos-Containing Material Results Map – Second Floor



Sources:
MGS Inc., Mountain Laboratories 1992

Note: Not to scale.

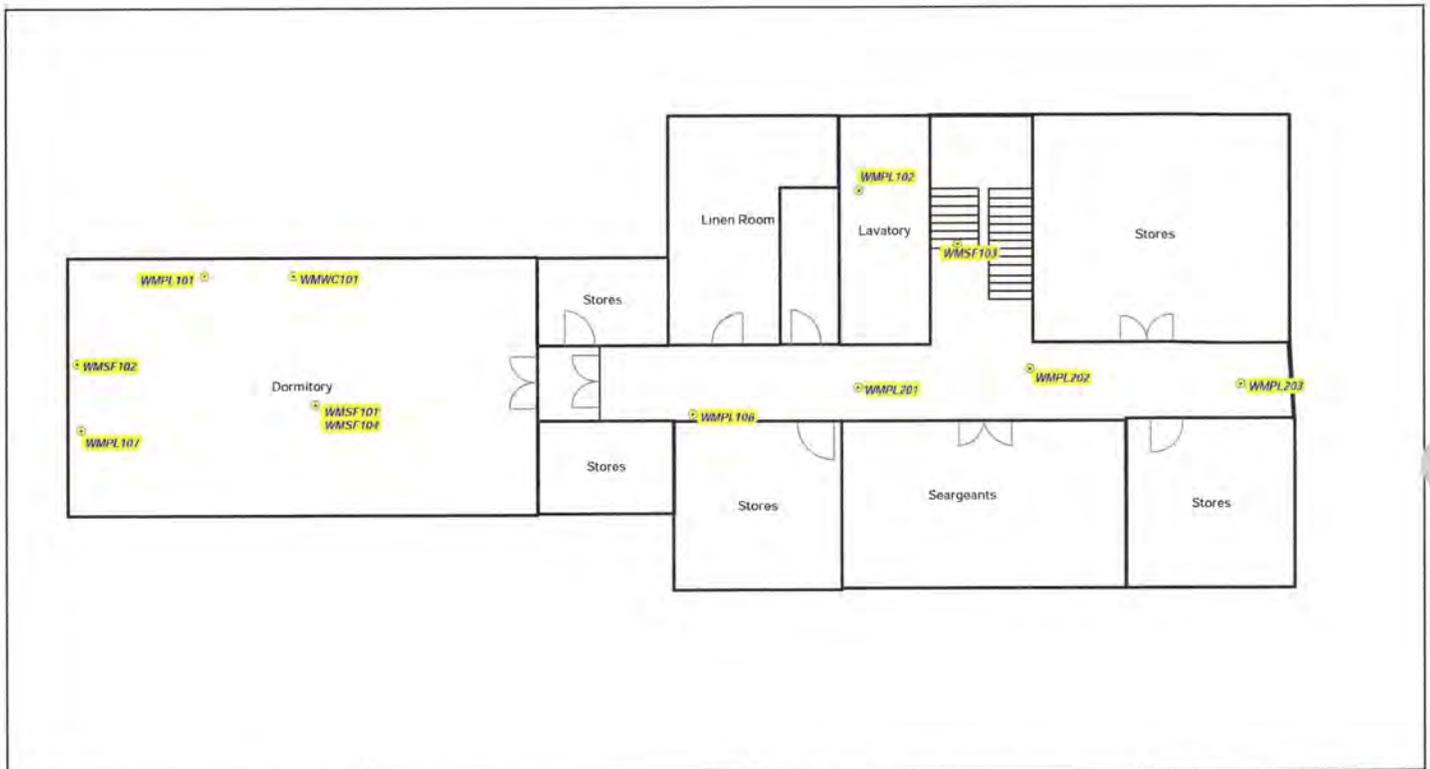
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 TDD State: MT Date: 04/2011

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Figure 4 Asbestos-Containing Material Results Map – Attic



Sources:
MGS Inc., Mountain Laboratories 1992

Note: Not to scale.

TDD Title: Western Montana Mental Health Center

Figure: 4
Figure Title: Asbestos Containing Materials Sample Location Map - Attic Floor

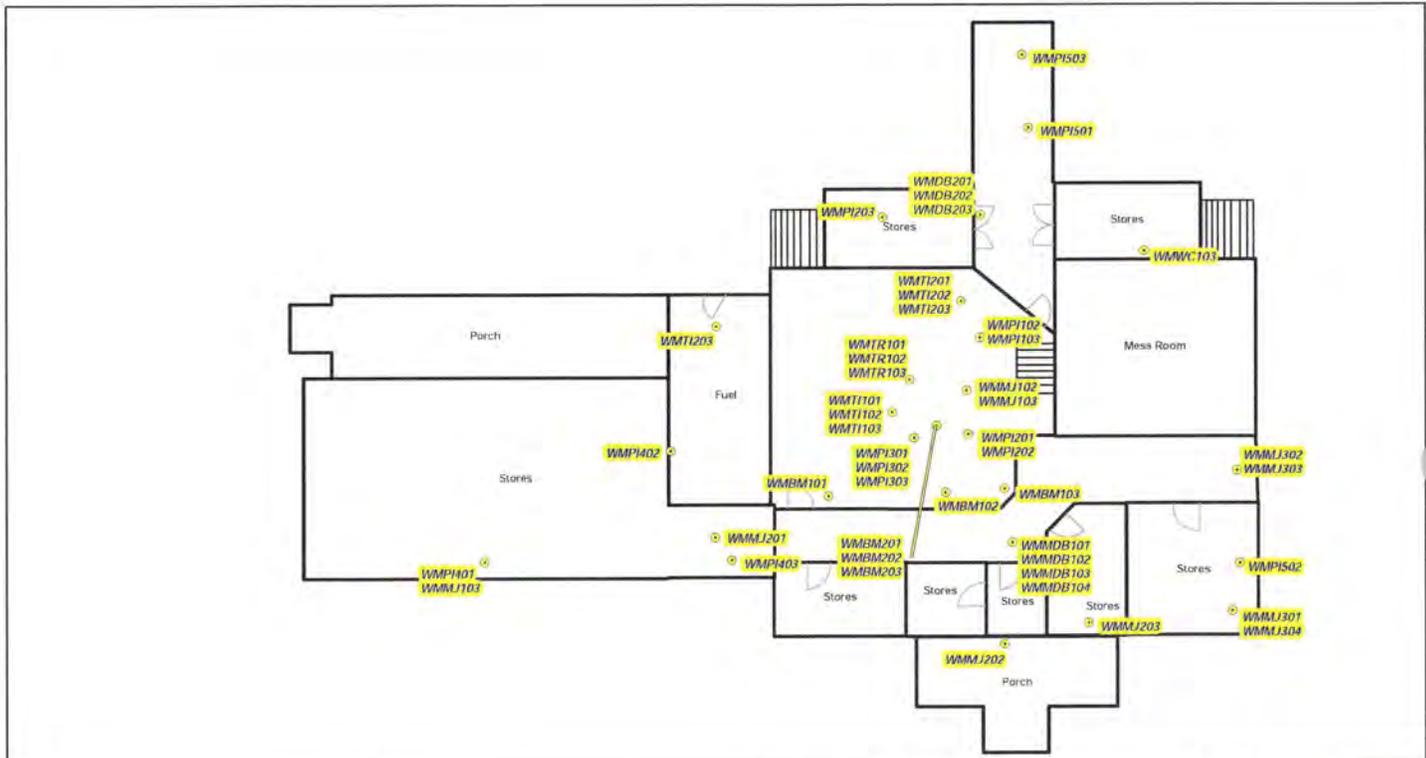
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TDD State: MT Date: 04/2011

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Figure 5 Asbestos-Containing Material Results Map – Basement



Sources:
MGS Inc., Mountain Laboratories 1992

Note: Not to scale.

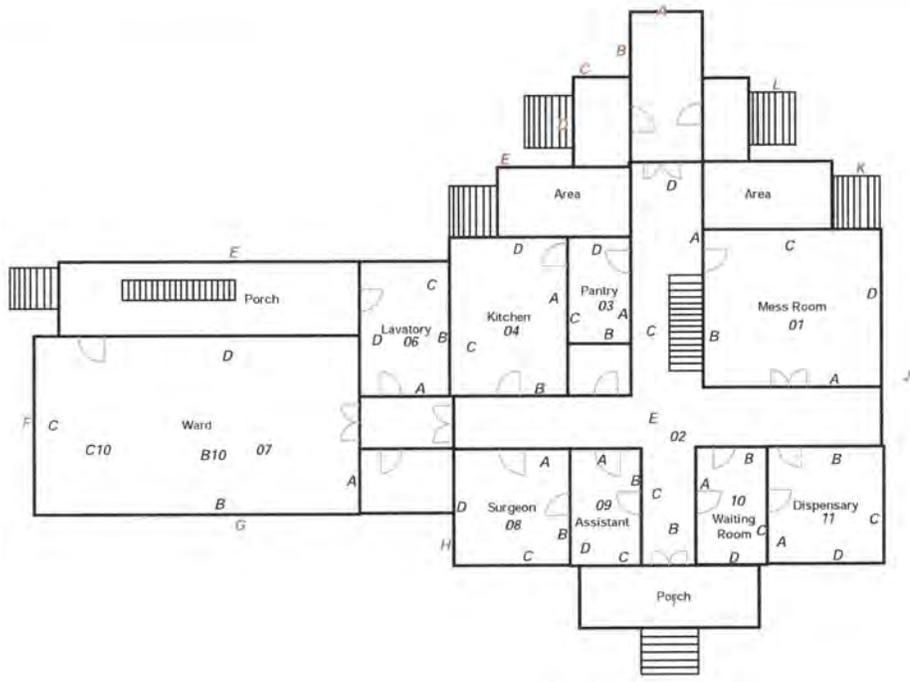
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 TDD State: MT Date: 04/2011

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Figure 6 Lead-Based Paint Nomenclature Map – First Floor



A = Interior Sample Location
 A = Exterior Sample Location

Note: Not to scale.

TDD Title: Western Montana Mental Health Center

Figure: 6

Figure Title: Lead based Paint Nomenclature Map - First Floor

TDD County: MISSOULA TDD: 1102-01

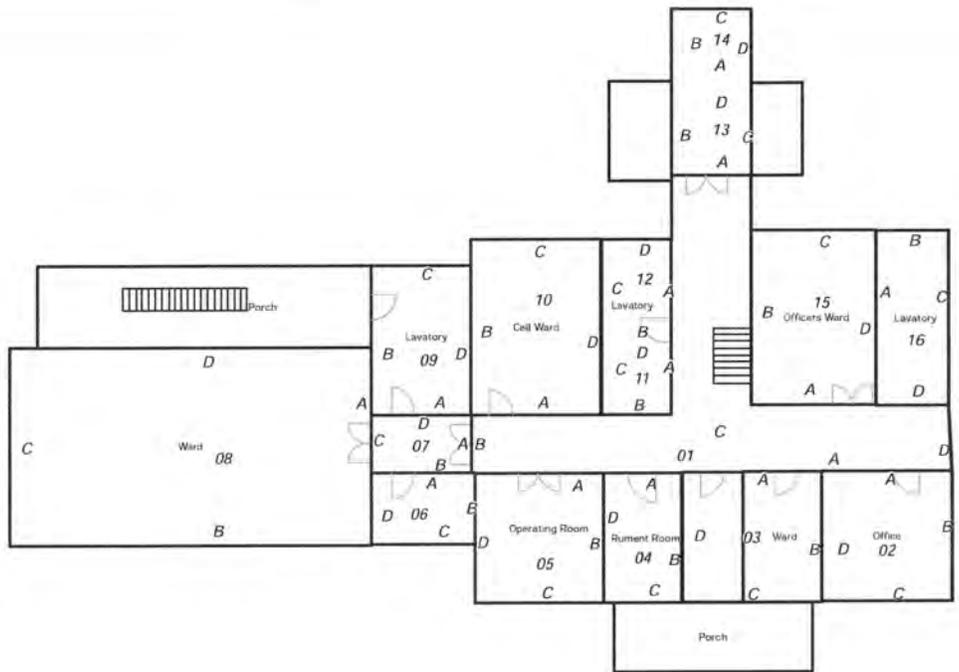
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Sources:
 MGS Inc., Mountain Laboratories 1992

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Figure 7 Lead-Based Paint Nomenclature Map – Second Floor



Sources:
MGS Inc., Mountain Laboratories 1992

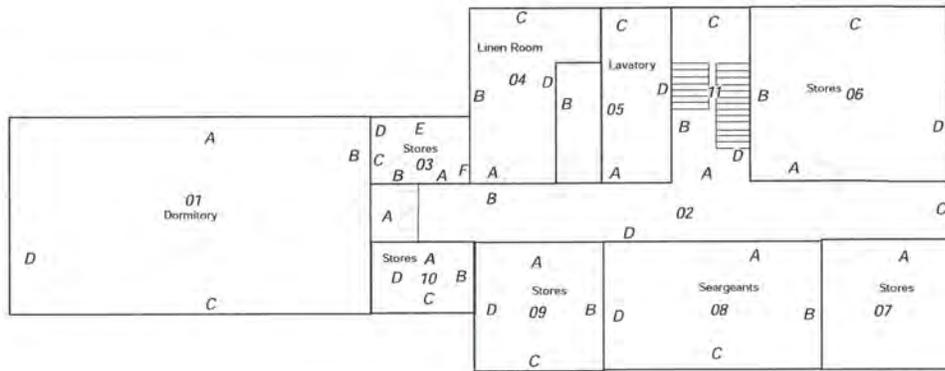
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TDD Title: Western Montana Mental Health Center
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 Figure Title: Lead Based Paint Nomenclature Map - Second Floor
 TDD County: MISSOULA TDD: 1102-01
 TDD State: MT Date: 04/2011



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Figure 8 Lead-Based Paint Nomenclature Map – Attic Floor



Sources:
MGS Inc., Mountain Laboratories 1992

Note: Not to scale.

TDD Title: Western Montana Mental Health Center

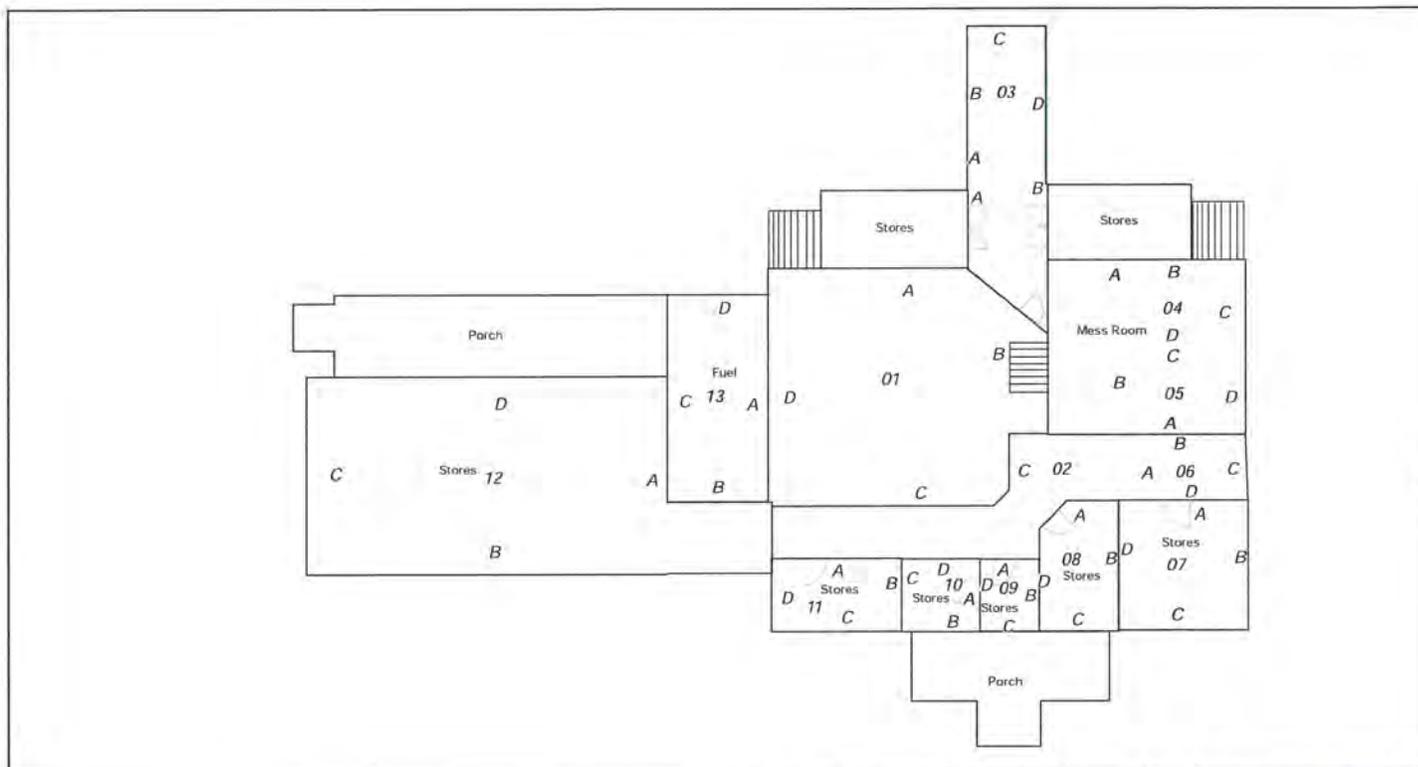
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TDD State: MT Date: 04/2011

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Figure 9 Lead-Based Paint Nomenclature Map – Basement Floor



Sources:
MGS Inc., Mountain Laboratories 1992

Note: Not to scale.

TDD Title: Western Montana Mental Health Center

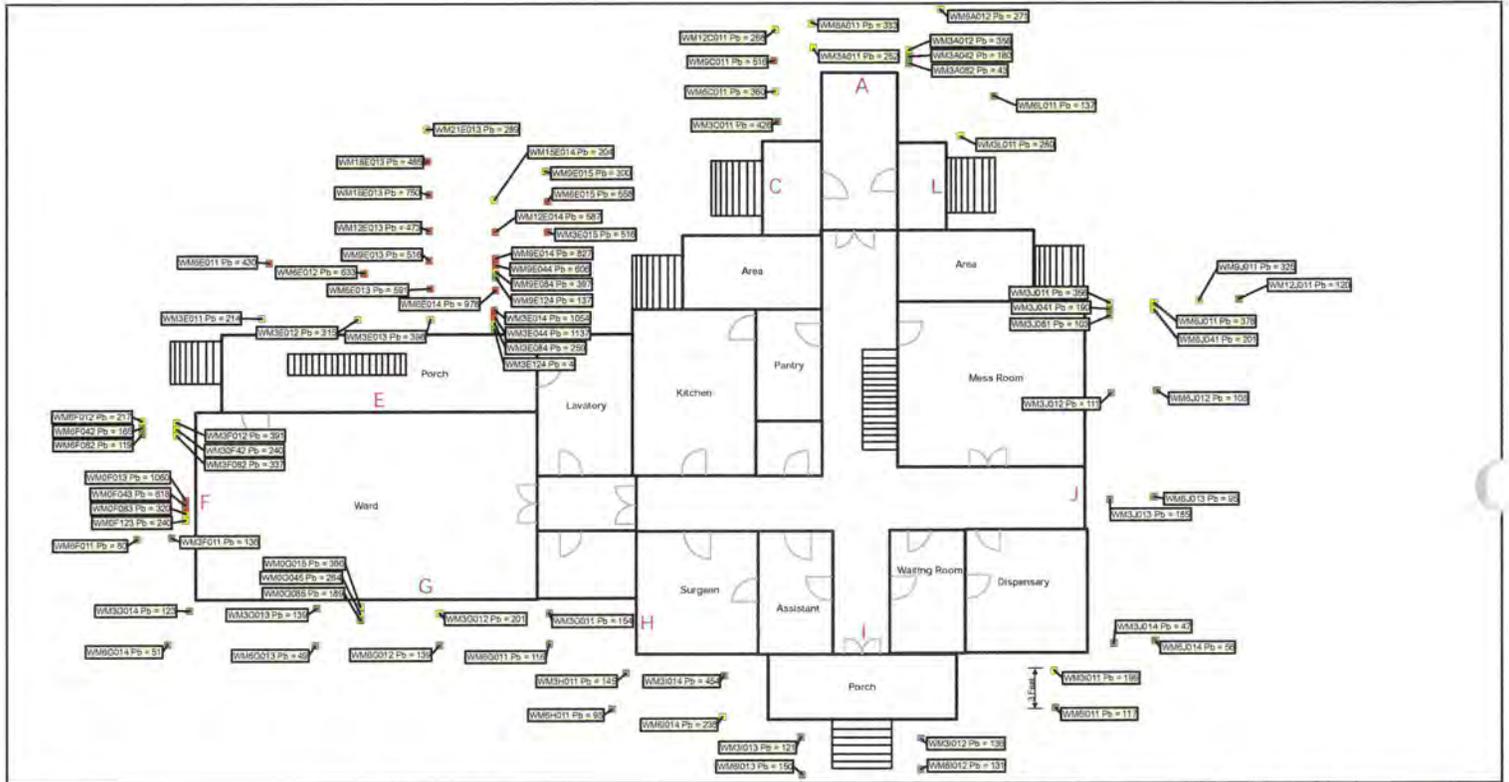
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TDD County: MISSOULA TDD: 1102-01
TDD State: MT Date: 04/2011

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Figure 10 Lead in Soil Results Map



Legend

Soil Sample Lead (Pb) Results

0 - 200 ppm	1"
201 - 399 ppm	4"
> 400 ppm	12"

WM # X ## #

Sample #

Sample Depth (inches)

Wall Letter

Feet from wall

*Note: Figure is not to scale
 **Note: All soil results for lead are in parts per million (ppm), or milligrams per kilogram

TDD Title: Western Montana Mental Health Center

Figure: 10

Figure Title: Lead in Soil Results Map

TDD County: MISSOULA

TDD State: MT

TDD: 1102-01

Date: 04/2011

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Sources:
 MGS Inc., Mountain Laboratories 1992

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TABLE 1
Sample Locations and Rationale

Sample Matrix	Sample ID	Location	Rationale
Paint	WM##X##	Interior lead paint samples	To determine if LBP is present in WMMHC building
Paint	WMX##	Exterior lead paint samples	To determine if LBP is present in WMMHC building
Soil	WMSOX##	Soil sample from vicinity of building	To determine if LBP has contaminated soil surrounding the WMMHC building
Soil	WMSOX##	Soil sample from vicinity of building	To determine if asbestos has contaminated soil surrounding the WMMHC building
Soil	WM#X###	Soil reading locations from vicinity of building	XRF readings to determine lead concentrations in the soils surrounding the WMMHC building
Building Material	WMXX###	Asbestos samples	To determine if ACM is present in WMMHC building

ACM Asbestos-containing materials
 LBP Lead-based paint
 XRF X-ray fluorescence

TABLE 2
Analytical Results for Asbestos in Building Material Samples

Sample ID	Lab ID	Sample Date	Floor	Sample Location	Sample Matrix	Matrix Material Location	Matrix Material Description	Matrix Quantity Present	Unit	Visual Est. (%)	Asbestos Mineral ID
WMPL101	4241023	03/08/11	Attic	Next to exterior stairwell door in main room	Wall Plaster	All walls and ceilings except hallway	1/4" plaster; white finish coat over grey base coat	-	-	None	N/A
WMPL102	4241024	03/08/11	Attic	Lavatory in corner	Wall Plaster	All walls and ceilings except hallway	1/4" plaster; white finish coat over grey base coat	-	-	None	N/A
WMPL103	4241025	03/08/11	2 nd	Lavatory in officers room	Wall Plaster	All walls and ceilings except hallway	1/4" plaster; white finish coat over grey base coat	-	-	None	N/A
WMPL104	4241026	03/08/11	2 nd	South hallway below landing	Wall Plaster	All walls and ceilings except hallway	1/4" plaster; white finish coat over grey base coat	-	-	None	N/A
WMPL105	4241027	03/08/11	2 nd	Window in cell ward room	Wall Plaster	All walls and ceilings except hallway	1/4" plaster; white finish coat over grey base coat	-	-	None	N/A
WMPL106	4241028	03/08/11	Attic	Outside storage room on N wall	Wall Plaster	All walls and ceilings except hallway	1/4" plaster; white finish coat over grey base coat	-	-	None	N/A
WMPL107	4241029	03/08/11	Attic	East end next to window	Wall Plaster	All walls and ceilings except hallway	1/4" plaster; white finish coat over grey base coat	-	-	None	N/A
WMPL201	4241030	03/08/11	Attic	East end of hallway	Wall Plaster	Hallway of attic	1/4" plaster; white finish coat over grey base coat	-	-	None	N/A
WMPL202	4241031	03/08/11	Attic	Center of hallway	Wall Plaster	Hallway of attic	1/4" plaster; white finish coat over grey base coat	-	-	None	N/A
WMPL203	4241032	03/08/11	Attic	West end of hallway	Wall Plaster	Hallway of attic	1/4" plaster; white finish coat over grey base coat	-	-	None	N/A
WMSF101	4241033	03/08/11	Attic	Center of main room	Flooring	Hallway and stairwell	Brown sheet flooring, pre-linoleum	-	-	None	N/A
WMSF102	4241034	03/08/11	Attic	Each end below window	Flooring	Hallway and stairwell	Brown sheet flooring, pre-linoleum	-	-	None	N/A
WMSF102	4241034	03/08/11	Attic	Each end below window	Flooring	Hallway and stairwell	Brown Mastie	-	-	None	N/A
WMSF103	4241035	03/08/11	Attic	Stairwell before steps	Flooring	Hallway and stairwell	Brown sheet flooring, pre-linoleum	-	-	None	N/A
WMSF103	4241035	03/08/11	Attic	Stairwell before steps	Flooring	Hallway and stairwell	Brown Mastie	-	-	None	N/A
WMSF104	4241036	03/08/11	Attic	Center of main room	Flooring	Hallway and stairwell	Brown sheet flooring, pre-linoleum	-	-	None	N/A
WMWC101	4241037	03/08/11	Attic	Window next to exterior door	Caulking	All windows	Gray, hardened window caulking	4430	LF	1.3	Chrysotile
WMWC102	4241038	03/08/11	2 nd	Window in office area	Caulking	All windows	Gray, hardened window caulking	4430	LF	N/A	N/A
WMWC103	4241039	03/08/11	Basement	Southwest window in exterior stairwell	Caulking	All windows	Gray, hardened window caulking	4430	LF	N/A	N/A
WMPI101	4241040	03/08/11	2 nd	Office room	Insulation	All floors	6 inch air cell insulation	230	LF	60	Chrysotile
WMPI102	4241041	03/08/11	Basement	Boiler room next to large tank	Insulation	All floors	6 inch air cell insulation	230	LF	N/A	N/A
WMPI103	4241042	03/08/11	Basement	Boiler room next to large tank	Insulation	All floors	6 inch air cell insulation	230	LF	N/A	N/A
WMMJ101	4241043	03/08/11	2 nd	Officers room	Insulation	All floors	6 inch air cell Mudded joint	23	each	70	Chrysotile
WMMJ102	4241044	03/08/11	Basement	Ceiling above open floor	Insulation	All floors	6 inch air cell Mudded joint	23	each	N/A	N/A
WMMJ103	4241045	03/08/11	Basement	Main room of basement	Insulation	All floors	6 inch air cell Mudded joint	23	each	N/A	N/A
WMTI101	4241046	03/08/11	Basement	Insulation on large tank, top side	Insulation	Boiler room	White coating on exterior of tank	250	ft ²	25	Chrysotile
WMTI102	4241047	03/08/11	Basement	Insulation on large tank, middle	Insulation	Boiler room	White coating on exterior of tank	250	ft ²	N/A	N/A
WMTI103	4241048	03/08/11	Basement	Insulation on large tank, West end	Insulation	Boiler room	White coating on exterior of tank	250	ft ²	N/A	N/A
WMTR101	4241049	03/08/11	Basement	Ceiling above large tank	Transite	Boiler room	Transite panels on boiler room ceiling	900	ft ²	15	Chrysotile
WMTR102	4241050	03/08/11	Basement	Ceiling above large tank	Transite	Boiler room	Transite panels on boiler room ceiling	900	ft ²	N/A	N/A

TABLE 2
Analytical Results for Asbestos in Building Material Samples

Sample ID	Lab ID	Sample Date	Floor	Sample Location	Sample Matrix	Matrix Material Location	Matrix Material Description	Matrix Quantity Present	Unit	Visual Est. (%)	Asbestos Mineral ID
WMTR103	4241051	03/08/11	Basement	Ceiling above open floor	Transite	Boiler room	Transite panels on boiler room ceiling	900	ft ²	N/A	N/A
WMTI201	4241052	03/08/11	Basement	Southeast corner of basement	Insulation	Boiler room	White mag-block insulation on small tank	200	ft ²	30	Chrysotile
WMTI202	4241053	03/08/11	Basement	Southeast corner of basement	Insulation	Boiler room	White mag-block insulation on small tank	200	ft ²	N/A	N/A
WMTI203	4241054	03/08/11	Basement	Southeast corner of basement	Insulation	Boiler room	White mag-block insulation on small tank	200	ft ²	N/A	N/A
WMPI201	4241055	03/08/11	Basement	Ceiling above open floor	Insulation	Throughout basement	6 inch pipe insulation	201	LF	20	Chrysotile
WMPI202	4241056	03/08/11	Basement	Ceiling above open floor	Insulation	Throughout basement	6 inch pipe insulation	201	LF	N/A	N/A
WMPI203	4241057	03/08/11	Basement	Janitors office	Insulation	Throughout basement	6 inch pipe insulation	201	LF	N/A	N/A
WMPI301	4241058	03/08/11	Basement	Ceiling above open floor	Insulation	Throughout basement	14 inch pipe insulation	85	LF	20	Chrysotile
WMPI302	4241059	03/08/11	Basement	Ceiling above open floor	Insulation	Throughout basement	14 inch pipe insulation	85	LF	N/A	N/A
WMPI303	4241060	03/08/11	Basement	Ceiling above open floor	Insulation	Throughout basement	14 inch pipe insulation	85	LF	N/A	N/A
WMDB101	4241061	03/08/11	Basement	Subsurface channel west of boiler room	Debris	Channel west of boiler room	Soil/debris in subsurface pipe channels	7.5	ft ³	1.9	Chrysotile
WMDB102	4241062	03/08/11	Basement	Subsurface channel west of boiler room	Debris	Channel west of boiler room	Soil/debris in subsurface pipe channels	7.5	ft ³	N/A	N/A
WMDB103	4241063	03/08/11	Basement	Subsurface channel west of boiler room	Debris	Channel west of boiler room	Soil/debris in subsurface pipe channels	7.5	ft ³	N/A	N/A
WMDB104	4241064	03/08/11	Basement	Subsurface channel west of boiler room	Debris	Channel west of boiler room	Soil/debris in subsurface pipe channels	7.5	ft ³	N/A	N/A
WMPI401	4241065	03/08/11	Basement	Main room of basement	Insulation	Throughout basement	8 inch pipe insulation	318	LF	20	Chrysotile
WMPI402	4241066	03/08/11	Basement	Main room of basement	Insulation	Throughout basement	8 inch pipe insulation	318	LF	N/A	N/A
WMPI403	4241067	03/08/11	Basement	Hallway to main room	Insulation	Throughout basement	8 inch pipe insulation	318	LF	N/A	N/A
WMMJ201	4241068	03/08/11	Basement	Hallway to main room	Insulation	Throughout basement	6 inch mudded joints	51	each	30	Chrysotile
WMMJ202	4241069	03/08/11	Basement	Storage room w/ underground pipe	Insulation	Throughout basement	6 inch mudded joints	51	each	N/A	N/A
WMMJ203	4241070	03/08/11	Basement	Pipe next to underground pipe chamber	Insulation	Throughout basement	6 inch mudded joints	51	each	N/A	N/A
WMPI501	4241071	03/08/11	Basement	Storage room next to south side of boiler	Insulation	Throughout basement	3 inch wrapped pipe insulation	491	LF	4.9	Chrysotile
WMPI502	4241072	03/08/11	Basement	Storage area in northwest corner	Insulation	Throughout basement	3 inch wrapped pipe insulation	491	LF	N/A	N/A
WMPI503	4241073	03/08/11	Basement	Storage room next to south side of boiler	Insulation	Throughout basement	3 inch wrapped pipe insulation	491	LF	N/A	N/A
WMMJ301	4241074	03/08/11	Basement	Storage area in northwest corner	Insulation	Throughout basement	3 inch mudded joints	62	each	30	Chrysotile
WMMJ302	4241075	03/08/11	Basement	Hallway next to storage room on west side	Insulation	Throughout basement	3 inch mudded joints	62	each	N/A	N/A
WMMJ303	4241076	03/08/11	Basement	Hallway next to storage room on west side	Insulation	Throughout basement	3 inch mudded joints	62	each	N/A	N/A
WMMJ304	4241077	03/08/11	Basement	Storage area in northwest corner	Insulation	Throughout basement	3 inch mudded joints	62	each	N/A	N/A
WMDB201	4241078	03/09/11	Basement	Subsurface channel south of boiler room	Debris	Channel south of boiler room	Soil/debris in subsurface pipe channels	7.5	ft ³	30	Chrysotile
WMDB202	4241079	03/09/11	Basement	Subsurface channel south of boiler room	Debris	Channel south of boiler room	Soil/debris in subsurface pipe channels	7.5	ft ³	N/A	N/A
WMDB203	4241080	03/09/11	Basement	Subsurface channel south of boiler room	Debris	Channel south of boiler room	Soil/debris in subsurface pipe channels	7.5	ft ³	N/A	N/A

TABLE 2
Analytical Results for Asbestos in Building Material Samples

Sample ID	Lab ID	Sample Date	Floor	Sample Location	Sample Matrix	Matrix Material Location	Matrix Material Description	Matrix Quantity Present	Unit	Visual Est. (%)	Asbestos Mineral ID
WMBM101	4241081	03/09/11	Basement	Front of boiler	Mortar	Exterior of boiler	Mortar used on exterior brick	-	-	None	N/A
WMBM102	4241082	03/09/11	Basement	Rear of boiler	Mortar	Exterior of boiler	Mortar used on exterior brick	-	-	None	N/A
WMBM103	4241083	03/09/11	Basement	Center of boiler	Mortar	Exterior of boiler	Mortar used on exterior brick	-	-	None	N/A
WMBM201	4241084	03/09/11	Basement	Front of boiler	Mortar	Interior of boiler	Mortar used on interior brick	-	-	Trace	Chrysotile
WMBM202	4241085	03/09/11	Basement	Front of boiler	Mortar	Interior of boiler	Mortar used on interior brick	-	-	None	N/A
WMBM203	4241086	03/09/11	Basement	Front of boiler	Mortar	Interior of boiler	Mortar used on interior brick	-	-	None	N/A
WMFT101	4241087	03/09/11	1 st	Entryway to building	Flooring	Entryway on 1st floor	Green floor tile	20	ft ²	2.1	Chrysotile
WMFT101	4241087	03/09/11	1 st	Entryway to building	Flooring	Entryway on 1st floor	Tan vinyl floor tile	20	ft ²	None	N/A
WMFT101	4241087	03/09/11	1 st	Entryway to building	Flooring	Entryway on 1st floor	Brown floor tile	20	ft ²	None	N/A
WMFT102	4241088	03/09/11	1 st	Entryway to building	Flooring	Entryway on 1st floor	Black mastic	20	ft ²	None	N/A
WMFT102	4241088	03/09/11	1 st	Entryway to building	Flooring	Entryway on 1st floor	Tan vinyl floor tile	20	ft ²	None	N/A
WMFT102	4241088	03/09/11	1 st	Entryway to building	Flooring	Entryway on 1st floor	Brown floor tile	20	ft ²	None	N/A
WMFT103	4241089	03/09/11	1 st	Entryway to building	Flooring	Entryway on 1st floor	Tan vinyl floor tile	20	ft ²	None	N/A
WMRF101	4241090	03/09/11	Roof	Roofing on west side of 3rd floor landing	Roofing	Entire roof	Rolled roofing material w/ tar paper	-	-	None	N/A
WMRF101	4241090	03/09/11	Roof	Roofing on west side of 3rd floor landing	Roofing	Entire roof	Black tar paper	-	-	None	N/A
WMRF102	4241091	03/09/11	Roof	Roofing on west side of 3rd floor landing	Roofing	Entire roof	Rolled roofing material w/ tar paper	-	-	None	N/A
WMRF102	4241091	03/09/11	Roof	Roofing on west side of 3rd floor landing	Roofing	Entire roof	Black tar paper	-	-	None	N/A
WMRF103	4241092	03/09/11	Roof	Roofing on west side of 3rd floor landing	Roofing	Entire roof	Rolled roofing material w/ tar paper	-	-	None	N/A
WMRF103	4241092	03/09/11	Roof	Roofing on west side of 3rd floor landing	Roofing	Entire roof	Black tar paper	-	-	None	N/A
WMFL101	4241093	03/09/11	Roof	Roofing on west side of 3rd floor landing	Roofing	Outlets present on roof	Flashing around roof penetrations	1400	ft ²	5.2	Chrysotile
WMFL102	4241094	03/09/11	Roof	Roofing on west side of 3rd floor landing	Roofing	Outlets present on roof	Flashing around roof penetrations	1400	ft ²	N/A	N/A
WMFL103	4241095	03/09/11	Roof	Roofing on west side of 3rd floor landing	Roofing	Outlets present on roof	Flashing around roof penetrations	1400	ft ²	N/A	N/A

Asbestos material detected
 % Percent
 N/A Not Analyzed
 LF Linear Feet
 SF Square Feet
 FD Cubic Feet

TABLE 3
Analytical Results for Asbestos Soil Samples

Sample ID	Lab ID	Sample Location	Visual Estimate (%)	Asbestos Mineral ID
WMSOE01	4241096	Wall E (see paint sampling map)	None	Not Applicable
WMSOE02	4241097	Wall E (see paint sampling map)	None	Not Applicable
WMSOF01	4241098	Wall F (see paint sampling map)	None	Not Applicable
WMSOF02	4241099	Wall F (see paint sampling map)	None	Not Applicable
WMSOG01	4241100	Wall G (see paint sampling map)	None	Not Applicable
WMSOA01	4241101	Wall A (see paint sampling map)	None	Not Applicable
WMSOB01	4241102	Wall B (see paint sampling map)	None	Not Applicable
WMSOC01	4241103	Wall C (see paint sampling map)	None	Not Applicable
WMSOH01	4241104	Wall H (see paint sampling map)	None	Not Applicable
WMSOI01	4241105	Wall I (see paint sampling map)	None	Not Applicable
WMSOI02	4241106	Wall I (see paint sampling map)	None	Not Applicable
WMSOJ01	4241107	Wall J (see paint sampling map)	None	Not Applicable
WMSOJ02	4241108	Wall J (see paint sampling map)	None	Not Applicable
WMSOL01	4241109	Wall L (see paint sampling map)	None	Not Applicable

% Percent

TABLE 4
Analytical Results for Confirmation Paint Chip Samples

Sample ID	Laboratory ID	Color	Substrate	Lead (%)
WMA0108	4240900	Cream	Plaster	45
WMA05B01	4240901	Black	Plaster	12
WMA02B01	4240902	Cream	Plaster	0.013*
WMA08A01	4240903	Light Blue	Plaster	0.010*
WM211A01	4240904	Gray	Plaster	0.57
WM213D01	4240905	Blue	Plaster	43
WM214D0101	4240906	Green	Plaster	41
WM214D0102	4240907	Green	Plaster	43
WM213B10	4240908	White	Wood	18
WM209D01	4240909	Gray	Plaster	4.5
WM208B0101	4240910	Blue	Plaster	37
WM208B0102	4240911	Blue	Plaster	38
WM201D02	4240912	White	Wood	31
WMB11C02	4240913	Blue	Wood	44
WMB12B01	4240914	Green	Concrete	1.7*
WMB07B01	4240915	Cream	Plaster	0.62*
WMB03C01	4240916	Cream	Concrete	0.71
WMB02A01	4240917	Orange	Plaster	18*
WMEE0601	4240918	White	Wood	0.28
WMEE0602	4240919	White	Wood	0.19
WMAD08	4240920	Cream	Plaster	45
WMEEA01	4240921	White	Concrete	0.036
WMEE08	4240922	Green	Wood	15*
WMEE103	4240923	Green	Concrete	<0.0046*
WMB1409	4240924	Red	Concrete	7.7
WMEK02	4240925	Green	Wood	27*

BOLD Lead > 0.5% by weight / HUD Action level
 % Percent
 * Matrix/substrate interference possible

TABLE 5
Western Montana Mental Health Center LBP Survey XRF Results

Sample ID	Date	Floor	Sample Location	Sample Material	Lead (mg/cm ²)	Error (+/-)
WMA01A01	3/8/2011	Attic	N wall, dormitory	Cream paint on plaster	4.94	0.31
WMA01A02	3/8/2011	Attic	Window casing on N wall, dormitory	Cream paint on wood	5	0.81
WMA01A03	3/8/2011	Attic	Window mullion on N wall, dormitory	Cream paint on wood	5	0.52
WMA01A07	3/8/2011	Attic	Baseboard on N wall, dormitory	Brown paint on wood	5	0.43
WMA01B01	3/8/2011	Attic	E wall, dormitory	Cream paint on plaster	5	0.44
WMA01B05	3/8/2011	Attic	Door jamb on E wall, dormitory	Cream paint on wood	5	0.66
WMA01C01	3/8/2011	Attic	S wall, dormitory	Cream paint on plaster	5	0.38
WMA0108	3/8/2011	Attic	Ceiling, dormitory	Cream paint on plaster	5	0.6
WMA01D01	3/8/2011	Attic	W wall, dormitory	Cream paint on plaster	5	0.7
WMA02A01	3/8/2011	Attic	W wall, hallway	Cream paint on plaster	0	0
WMA02B01	3/8/2011	Attic	N wall, hallway	Cream paint on plaster	0	0
WMA02C01	3/8/2011	Attic	E wall, hallway	Cream paint on plaster	0.02	0.02
WMA02D07	3/8/2011	Attic	Baseboard on S wall, hallway	Brown paint on wood	1.57	0.12
WMA02D01	3/8/2011	Attic	S wall, hallway	Cream paint on plaster	0	0
WMA03A01	3/8/2011	Attic	S wall, storage room 03	Cream paint on plaster	0.01	0.01
WMA0306	3/8/2011	Attic	Door, storage room 03	Cream paint on wood	5	0.81
WMA03B01	3/8/2011	Attic	Immediate W wall upon entry, storage room 03	Cream paint on plaster	0	0.01
WMA03C01	3/8/2011	Attic	S wall adjacent to westernmost wall, storage room 03	Cream paint on plaster	0.01	0.01
WMA03D01	3/8/2011	Attic	Westernmost wall, storage room 03	Cream paint on plaster	0.01	0.01
WMA03E01	3/8/2011	Attic	N wall, storage room 03	Cream paint on plaster	0.03	0.02
WMA03E07	3/8/2011	Attic	Baseboard on N wall, storage room 03	Brown paint on wood	5	0.59
WMA03E03	3/8/2011	Attic	Window mullion on N wall, storage room 03	Cream paint on wood	5	0.71
WMA03F01	3/8/2011	Attic	E wall, storage room 03	Cream paint on plaster	0	0
WMA0308	3/8/2011	Attic	Ceiling, storage room 03	Cream paint on plaster	0	0
WMA03A05	3/8/2011	Attic	Door jamb on S wall, storage room 03	Cream paint on wood	5	0.75
WMA04A01	3/8/2011	Attic	S wall, linen room	White paint on plaster	0	0
WMA04A05	3/8/2011	Attic	Door jamb on S wall, linen room	Cream paint on wood	5	0.64
WMA04A06	3/8/2011	Attic	Door on S wall, linen room	Cream paint on wood	5	0.78
WMA04B01	3/8/2011	Attic	W wall, linen room	White paint on plaster	0	0
WMA04C01	3/8/2011	Attic	N wall, linen room	White paint on plaster	0	0.01
WMA04C03	3/8/2011	Attic	Window mullion on N wall, linen room	White paint on wood	5	0.78
WMA04C07	3/8/2011	Attic	Baseboard on N wall, linen room	Brown paint on wood	5	0.56
WMA0408	3/8/2011	Attic	Ceiling, linen room	Cream paint on plaster	0	0
WMA04D01	3/8/2011	Attic	E wall, linen room	Cream paint on plaster	0	0
WMA05A01	3/8/2011	Attic	S wall, lavatory	Cream paint on plaster	2.17	0.16
WMA05A05	3/8/2011	Attic	Door jamb on S wall, lavatory	Cream paint on wood	5	0.75
WMA05B01	3/8/2011	Attic	W wall, lavatory	Cream paint on plaster	2.51	0.19
WMA05B0102	3/8/2011	Attic	W wall of shower stall, lavatory	Black paint on plaster	5	0.37
WMA05B0102 D	3/8/2011	Attic	W wall of shower stall, lavatory	Black paint on plaster	5	0.54
WMA05C01	3/8/2011	Attic	N wall, lavatory	Cream paint on plaster	2.71	0.2
WMA05C01D	3/8/2011	Attic	N wall, lavatory	Cream paint on plaster	2.34	0.17
WMA05C02	3/8/2011	Attic	Window casing on N wall, lavatory	Cream paint on wood	5	0.46
WMA05D01	3/8/2011	Attic	E wall, lavatory	Cream paint on plaster	2.84	0.21
WMA05D10	3/8/2011	Attic	Mirror frame on E wall, lavatory	Cream paint on wood	1.76	0.15
WMA05A10	3/8/2011	Attic	Bathroom stall built onto S wall, lavatory	White paint on plaster	1.3	0.11
WMA0510	3/8/2011	Attic	Attic hatch, lavatory	Green paint on wood	1.02	0.04
WMA06A01	3/8/2011	Attic	S wall, storage room 06	Cream paint on plaster	0	0
WMA06A06	3/8/2011	Attic	Door on S wall, storage room 06	Cream paint on wood	5	0.67
WMA06A05	3/8/2011	Attic	Door jamb on S wall, storage room 06	Cream paint on wood	5	0.61
WMA06B01	3/8/2011	Attic	W wall, storage room 06	Cream paint on plaster	0	0.01
WMA06C01	3/8/2011	Attic	N wall, storage room 06	Cream paint on plaster	0	0.01
WMA0608	3/8/2011	Attic	Ceiling, storage room 06	Cream paint on plaster	0.01	0.01
WMA06D01	3/8/2011	Attic	E wall, storage room 06	Cream paint on plaster	0	0.01
WMA06D07	3/8/2011	Attic	Baseboard on E wall, storage room 06	Brown paint on wood	5	0.55

TABLE 5
Western Montana Mental Health Center LBP Survey XRF Results

Sample ID	Date	Floor	Sample Location	Sample Material	Lead (mg/cm ²)	Error (+/-)
WMA0609	3/8/2011	Attic	Floor, storage room 06	Brown paint on wood	0.05	0.02
WMA07A05	3/8/2011	Attic	Door jamb on N wall, storage room 07	Blue paint on wood	5	0.78
WMA07A0502	3/8/2011	Attic	Door jamb on N wall, storage room 07	Cream paint on wood	5	0.71
WMA0709	3/8/2011	Attic	Floor, storage room 07	Brown paint on wood	0.03	0.02
WMA08A01	3/8/2011	Attic	N wall, sergeants room	Blue paint on plaster	0	0
WMA08A05	3/8/2011	Attic	Door jamb on N wall, sergeants room	White paint on wood	5	0.79
WMA08B01	3/8/2011	Attic	E wall, sergeants room	Blue paint on plaster	0	0
WMA08C02	3/8/2011	Attic	Window casing on S wall, sergeants room	White paint on wood	5	0.69
WMA08C02D	3/8/2011	Attic	Window casing on S wall, sergeants room	White paint on wood	5	0.94
WMA08C01	3/8/2011	Attic	S wall, sergeants room	Blue paint on plaster	0	0
WMA08C07	3/8/2011	Attic	Baseboard on S wall, sergeants room	Brown paint on wood	5	0.52
WMA0809	3/8/2011	Attic	Ceiling, sergeants room	Blue paint on plaster	0	0
WMA08D01	3/8/2011	Attic	W wall, sergeants room	Blue paint on plaster	0	0
WMA09A01	3/8/2011	Attic	N wall, storage room 09	Green paint on plaster	5	0.73
WMA09A06	3/8/2011	Attic	Door on N wall, storage room 09	Cream paint on wood	5	0.54
WMA09B01	3/8/2011	Attic	E wall, storage room 09	Green paint on plaster	5	0.6
WMA09B07	3/8/2011	Attic	Baseboard on E wall, storage room 09	Blue paint on wood	5	0.64
WMA0908	3/8/2011	Attic	Ceiling, storage room 09	Green paint on plaster	5	0.61
WMA09C01	3/8/2011	Attic	S wall, storage room 09	Green paint on plaster	5	0.62
WMA09D01	3/8/2011	Attic	W wall, storage room 09	Green paint on plaster	5	0.71
WMA10A01	3/8/2011	Attic	N wall, storage room 10	Cream paint on plaster	0.01	0.01
WMA10A05	3/8/2011	Attic	Door on N wall, storage room 10	Cream paint on wood	5	0.72
WMA10B01	3/8/2011	Attic	E wall, storage room 10	Cream paint on plaster	0.01	0.02
WMA1008	3/8/2011	Attic	Ceiling, storage room 10	Cream paint on plaster	0	0
WMA10C01	3/8/2011	Attic	S wall, storage room 10	Cream paint on plaster	0.01	0.02
WMA10C07	3/8/2011	Attic	Baseboard on S wall, storage room 10	Cream paint on wood	5	0.59
WMA10C07D	3/8/2011	Attic	Baseboard on S wall, storage room 10	Cream paint on wood	5	0.54
WMA10D01	3/8/2011	Attic	W wall, storage room 10	Cream paint on plaster	0	0.01
WMA11A06	3/8/2011	Attic	Door on S wall, stairwell	White paint on wood	5	0.72
WMA11A01	3/8/2011	Attic	S wall, stairwell	Beige paint on plaster	0.02	0.02
WMA11B01	3/8/2011	Attic	W wall, stairwell	White paint on plaster	0	0
WMA1110	3/8/2011	Attic	Stair balustrade, stairwell	White paint on wood	5	0.67
WMA11C03	3/8/2011	Attic	Window mullion on N wall, stairwell	White paint on wood	5	0.65
WMA11C01	3/8/2011	Attic	N wall, stairwell	White paint on plaster	0	0
WMA11D01	3/8/2011	Attic	E wall, stairwell	Beige paint on plaster	0	0
WMA1110B	3/8/2011	Attic	Stairs, stairwell	Brown paint on wood	5	0.54
WM201A01	3/8/2011	Second	S wall, hallway	White paint on plaster	0.01	0.01
WM201B01	3/8/2011	Second	W wall, hallway	Cream paint on plaster	0.06	0.04
WM201B05	3/8/2011	Second	Door jamb on W wall, hallway	Cream paint on wood	5	0.89
WM201C01	3/8/2011	Second	N wall, hallway	Cream paint on plaster	0.07	0.02
WM201D01	3/8/2011	Second	E wall, hallway	Cream paint on plaster	0.03	0.03
WM201D03	3/8/2011	Second	Window mullion on E wall, hallway	White paint on wood	5	0.58
WM201C07	3/8/2011	Second	Baseboard on N wall, hallway	Brown paint on wood	5	0.51
WM202A01	3/8/2011	Second	N wall, office	Beige paint on plaster	5	0.51
WM202A06	3/8/2011	Second	Door on N wall, office	White paint on wood	5	0.8
WM202B01	3/8/2011	Second	E wall, office	Beige paint on plaster	5	0.53
WM202B02	3/8/2011	Second	Window casing on E wall, office	White paint on wood	5	0.82
WM202B02D	3/8/2011	Second	Window casing on E wall, office	White paint on wood	5	0.85
WM202C01	3/8/2011	Second	S wall, office	Beige paint on plaster	5	0.59
WM202C03	3/8/2011	Second	Window mullion on S wall, office	White paint on wood	5	0.84
WM202D01	3/8/2011	Second	W wall, office	Beige paint on plaster	5	0.53
WM202D07	3/8/2011	Second	Baseboard on W wall, office	Brown paint on wood	3.56	0.3
WM203A01	3/8/2011	Second	N wall, ward room 03	White paint on plaster	0.02	0.03
WM203A05	3/8/2011	Second	Door jamb on N wall, ward room 03	White paint on wood	5	0.6
WM203B01	3/8/2011	Second	E wall, ward room 03	White paint on plaster	0	0

TABLE 5
Western Montana Mental Health Center LBP Survey XRF Results

Sample ID	Date	Floor	Sample Location	Sample Material	Lead (mg/cm ²)	Error (+/-)
WM203C01	3/8/2011	Second	S wall, ward room 03	White paint on plaster	0.03	0.02
WM203C02	3/8/2011	Second	Window casing on S wall, ward room 03	White paint on wood	5	0.62
WM203D01	3/8/2011	Second	W wall, ward room 03	White paint on plaster	0.03	0.02
WM203D07	3/8/2011	Second	Baseboard on W wall, ward room 03	Brown paint on wood	5	0.67
WM204A01	3/8/2011	Second	N wall, instrument room	White paint on plaster	0.02	0.02
WM204A05	3/8/2011	Second	Door jamb on N wall, instrument room	White paint on wood	5	0.63
WM204B01	3/8/2011	Second	E wall, instrument room	White paint on plaster	0.03	0.02
WM204C01	3/8/2011	Second	S wall, instrument room	White paint on plaster	0.01	0.01
WM204C02	3/8/2011	Second	Window casing on S wall, instrument room	White paint on wood	5	0.65
WM204D01	3/8/2011	Second	W wall, instrument room	White paint on plaster	0.01	0.01
WM204D06	3/8/2011	Second	Door on W wall, instrument room	White paint on wood	5	0.4
WM205A01	3/8/2011	Second	N wall, operating room	Blue paint on plaster	5	0.42
WM205A05	3/8/2011	Second	Door jamb on N wall, operating room	White paint on wood	5	0.71
WM205B01	3/8/2011	Second	E wall, operating room	Blue paint on plaster	5	0.46
WM205C01	3/8/2011	Second	S wall, operating room	Blue paint on plaster	5	0.5
WM205C01D	3/8/2011	Second	S wall, operating room	Blue paint on plaster	5	0.48
WM205C03	3/8/2011	Second	Window mullion on S wall, operating room	White paint on wood	5	0.64
WM205D01	3/8/2011	Second	W wall, operating room	Blue paint on plaster	5	0.43
WM206A06	3/8/2011	Second	Door on N wall, storage room 06	White paint on wood	5	0.87
WM206A01	3/8/2011	Second	N wall, storage room 06	Green paint on plaster	5	0.6
WM206A10	3/8/2011	Second	Storage shelf on N wall, storage room 06	White paint on wood	3.18	0.32
WM206B01	3/8/2011	Second	E wall, storage room 06	Green paint on plaster	5	0.62
WM206C01	3/8/2011	Second	S wall, storage room 06	Green paint on plaster	5	0.67
WM206C07	3/8/2011	Second	Baseboard on S wall, storage room 06	Brown paint on wood	5	0.36
WM206C02	3/8/2011	Second	Window casing on S wall, storage room 06	White paint on wood	5	0.58
WM206D01	3/8/2011	Second	W wall, storage room 06	Green paint on plaster	5	0.64
WM207A01	3/8/2011	Second	E wall, hallway extension	Cream paint on plaster	5	0.59
WM207B01	3/8/2011	Second	S wall, hallway extension	Cream paint on plaster	5	0.57
WM207C01	3/8/2011	Second	W wall, hallway extension	Cream paint on plaster	5	0.6
WM207D01	3/8/2011	Second	N wall, hallway extension	Cream paint on plaster	5	0.63
WM207D07	3/8/2011	Second	Baseboard on N wall, hallway extension	Brown paint on wood	5	0.46
WM208A01	3/8/2011	Second	E wall, ward room 08	Blue paint on plaster	5	0.62
WM208B01	3/8/2011	Second	S wall, ward room 08	Blue paint on plaster	5	0.69
WM208B02	3/8/2011	Second	Window casing on S wall, ward room 08	White paint on wood	5	0.75
WM208C01	3/8/2011	Second	W wall, ward room 08	Blue paint on plaster	5	0.55
WM208C01D	3/8/2011	Second	W wall, ward room 08	Blue paint on plaster	5	0.7
WM208C03	3/8/2011	Second	Window mullion on W wall, ward room 08	White paint on wood	5	0.67
WM208D01	3/8/2011	Second	N wall, ward room 08	Blue paint on plaster	5	0.55
WM208D07	3/8/2011	Second	Baseboard on N wall, ward room 08	Beige paint on plaster	5	0.66
WM208A06	3/8/2011	Second	Door on E wall, ward room 08	White paint on wood	5	0.71
WM209A01	3/8/2011	Second	S wall, lavatory room 09	Beige paint on plaster	3.44	0.34
WM209A10	3/8/2011	Second	Built-in stall on S wall, lavatory room 09	Blue paint on plaster	4.94	0.38
WM209A05	3/8/2011	Second	Door jamb on S wall, lavatory room 09	White paint on wood	5	0.89
WM209B01	3/8/2011	Second	W wall, lavatory room 09	Blue paint on plaster	5	0.67
WM209B06	3/8/2011	Second	Door on W wall, lavatory room 09	White paint on wood	5	0.49
WM209C01	3/8/2011	Second	N wall, lavatory room 09	Blue paint on plaster	5	0.66
WM209D01	3/8/2011	Second	E wall, lavatory room 09	Blue paint on plaster	1	0.09
WM209D01D	3/8/2011	Second	E wall, lavatory room 09	Blue paint on plaster	1	0.08
WM210A01	3/8/2011	Second	S wall, cell ward	White paint on plaster	0.02	0.01
WM210A06	3/8/2011	Second	Door on S wall, cell ward	White paint on metal	5	0.68
WM210B01	3/8/2011	Second	W wall, cell ward	White paint on plaster	0.03	0.02
WM210B10	3/8/2011	Second	Built-in platform on W wall, cell ward	White paint on wood	0.02	0.02
WM210C01	3/8/2011	Second	N wall, cell ward	White paint on plaster	0.03	0.01
WM210C02	3/8/2011	Second	Window casing on N wall, cell ward	White paint on wood	5	0.77
WM210C07	3/8/2011	Second	Baseboard on N wall, cell ward	Brown paint on wood	5	0.69

TABLE 5
Western Montana Mental Health Center LBP Survey XRF Results

Sample ID	Date	Floor	Sample Location	Sample Material	Lead (mg/cm ²)	Error (+/-)
WM210D01	3/8/2011	Second	E wall, cell ward	White paint on plaster	0.04	0.02
WM211A01	3/8/2011	Second	E wall, lavatory room 11	Grey paint on plaster	1	0.02
WM211A01D	3/8/2011	Second	E wall, lavatory room 11	Grey paint on plaster	1	0.03
WM211A05	3/8/2011	Second	Door jamb, lavatory room 11	Cream paint on wood	5	0.55
WM211B01	3/8/2011	Second	S wall, lavatory room 11	Grey paint on plaster	0.12	0.03
WM211C01	3/8/2011	Second	W wall, lavatory room 11	Cream paint on plaster	2.93	0.21
WM211D01	3/8/2011	Second	N wall, lavatory room 11	Grey paint on plaster	1	0.04
WM212A01	3/8/2011	Second	E wall, lavatory room 12	Beige paint on plaster	5	0.46
WM212A06	3/8/2011	Second	Door on E wall, lavatory room 12	White paint on wood	5	0.79
WM212B01	3/8/2011	Second	S wall, lavatory room 12	White paint on plaster	5	0.81
WM212B02	3/8/2011	Second	Window casing on S wall, lavatory room 12	White paint on wood	5	0.56
WM212C01	3/8/2011	Second	W wall, lavatory room 12	Beige paint on plaster	5	0.51
WM212C10	3/8/2011	Second	Built-in stall on W wall, lavatory room 12	White paint on wood	5	0.58
WM212D01	3/8/2011	Second	N wall, lavatory room 12	Beige paint on plaster	5	0.52
WM212D03	3/8/2011	Second	Window mullion on N wall, lavatory room 12	White paint on wood	5	0.74
WM213A06	3/8/2011	Second	Door on S wall, pharmacy room 13	White paint on wood	5	0.62
WM213A01	3/8/2011	Second	S wall, pharmacy room 13	Blue paint on plaster	5	0.82
WM213B10	3/8/2011	Second	Built-in shelf on W wall, pharmacy room 13	White paint on wood	5	0.78
WM213B01	3/8/2011	Second	W wall, pharmacy room 13	Blue paint on plaster	5	0.65
WM213B03	3/8/2011	Second	Window mullion, pharmacy room 13	Peach paint on wood	5	0.64
WM213C01	3/8/2011	Second	N wall, pharmacy room 13	Blue paint on plaster	5	0.51
WM213C05	3/8/2011	Second	Door jamb on N wall, pharmacy room 13	Peach paint on wood	5	0.73
WM213D01	3/8/2011	Second	E wall, pharmacy room 13	Blue paint on plaster	5	0.63
WM213D07	3/8/2011	Second	Baseboard on E wall, pharmacy room 13	Brown paint on wood	5	0.87
WM214A01	3/8/2011	Second	S wall, pharmacy room 14	Green paint on plaster	5	0.6
WM214B10	3/8/2011	Second	Built-in shelf on W wall, pharmacy room 14	White paint on wood	5	1.15
WM214B01	3/8/2011	Second	W wall, pharmacy room 14	Green paint on plaster	5	0.64
WM214C01	3/8/2011	Second	N wall, pharmacy room 14	Green paint on plaster	5	0.69
WM214C02	3/8/2011	Second	Window casing on N wall, pharmacy room 14	Peach paint on wood	5	0.6
WM214D01	3/8/2011	Second	E wall, pharmacy room 14	Green paint on plaster	5	0.63
WM215A01	3/8/2011	Second	S wall, officers ward	Cream paint on plaster	5	0.64
WM215A06	3/8/2011	Second	Door on S wall, officers ward	Brown paint on wood	5	0.56
WM215B01	3/8/2011	Second	W wall, officers ward	Cream paint on plaster	5	0.65
WM215C07	3/8/2011	Second	Baseboard on N wall, officers ward	Brown paint on wood	5	0.72
WM215C07D	3/8/2011	Second	Baseboard on N wall, officers ward	Brown paint on wood	5	0.63
WM215C01	3/8/2011	Second	N wall, officers ward	Cream paint on plaster	5	0.63
WM215C01D	3/8/2011	Second	N wall, officers ward	Cream paint on plaster	5	0.68
WM215C03	3/8/2011	Second	Window mullion on N wall, officers ward	Brown paint on wood	5	0.66
WM215D01	3/8/2011	Second	E wall, officers ward	Cream paint on plaster	5	0.47
WM215D05	3/8/2011	Second	Door jamb on E wall, officers ward	Peach paint on wood	5	0.46
WM216A01	3/8/2011	Second	W wall, lavatory room 16	Blue paint on plaster	5	0.54
WM216A06	3/8/2011	Second	Door on W wall, lavatory room 16	White paint on wood	5	0.47
WM216B01	3/8/2011	Second	N wall, lavatory room 16	Blue paint on plaster	5	0.58
WM216B03	3/8/2011	Second	Window mullion on N wall, lavatory room 16	White paint on wood	5	0.59
WM216C01	3/8/2011	Second	E wall, lavatory room 16	Blue paint on plaster	5	0.62
WM216D10	3/8/2011	Second	Built-in cabinet on S wall, lavatory room 16	White paint on wood	5	0.64
WM216D01	3/8/2011	Second	S wall, lavatory room 16	Blue paint on plaster	5	0.64
WM216A07	3/8/2011	Second	Baseboard on E wall, room 16	White paint on wood	5	0.57
WM216A07D	3/8/2011	Second	Baseboard on E wall, room 16	White paint on wood	5	0.58
WMB01A01	3/8/2011	Basement	N wall, boiler room	Beige paint on concrete	0.01	0.02
WMB01A06	3/8/2011	Basement	Door on N wall, boiler room	White paint on wood	5	0.93
WMB01A10	3/8/2011	Basement	Stairs on N wall, boiler room	Grey paint on wood	1.71	0.15
WMB01B01	3/8/2011	Basement	E wall, boiler room	Beige paint on concrete	0.1	0.15
WMB01C01	3/8/2011	Basement	S wall, boiler room	Beige paint on concrete	1	0.02
WMB01C01D	3/8/2011	Basement	S wall, boiler room	Beige paint on concrete	0.04	0.03

TABLE 5
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Sample ID	Date	Floor	Sample Location	Sample Material	Lead (mg/cm ²)	Error (+/-)
WMB01C01D2	3/8/2011	Basement	S wall, boiler room	Beige paint on concrete	1	0.17
WMB01D01	3/8/2011	Basement	W wall, boiler room	White paint on concrete	3.72	0.3
WMB01D10	3/8/2011	Basement	Wooden built-in structure, boiler room	Beige paint on wood	5	0.52
WMB01C06	3/8/2011	Basement	Door on S wall, boiler room	Beige paint on wood	5	0.5
WMB0109	3/8/2011	Basement	Floor, boiler room	Grey paint on concrete	0.04	0.02
WMB01C10	3/8/2011	Basement	Boiler housing, boiler room	Black paint on metal	0.04	0.02
WMB02A01	3/8/2011	Basement	W wall, hallway	Yellow paint on concrete	5	0.36
WMB02A05	3/8/2011	Basement	Door jamb on W wall, hallway	White paint on wood	5	0.7
WMB02B01	3/8/2011	Basement	N wall, hallway	Orange paint on concrete	3.99	0.32
WMB02C01	3/8/2011	Basement	W wall near stairs to first floor, hallway	White paint on concrete	5	0.38
WMB02C10	3/8/2011	Basement	Stairs to first floor, hallway	Red paint on concrete	4.91	0.51
WMB0209	3/8/2011	Basement	Floor, hallway	Grey paint on concrete	0.01	0.01
WMB020910	3/8/2011	Basement	Built-in metal slab on floor, hallway	Red paint on metal	0.01	0.01
WMB03A01	3/8/2011	Basement	S wall, storage room 03	Cream paint on wood	0.26	0.05
WMB03A06	3/8/2011	Basement	Door on S wall, storage room 03	Green paint on wood	5	0.76
WMB03B02	3/8/2011	Basement	Window casing on W wall, storage room 03	Cream paint on wood	5	0.71
WMB03B01	3/8/2011	Basement	W wall, storage room 03	Cream paint on concrete	5	0.63
WMB03C01	3/8/2011	Basement	N wall, storage room 03	Cream paint on concrete	0.44	0.07
WMB03C01D	3/8/2011	Basement	N wall, storage room 03	Cream paint on concrete	0.33	0.07
WMB03D01	3/8/2011	Basement	W wall, storage room 03	Cream paint on concrete	0.21	0.05
WMB03D10	3/8/2011	Basement	Built-in shelf on W wall, storage room 03	Cream paint on wood	2.99	0.35
WMB04A01	3/8/2011	Basement	W wall, storage room 04	Green paint on concrete	5	0.8
WMB04A05	3/8/2011	Basement	Door jamb on W wall, storage room 04	Cream paint on wood	5	0.78
WMB04B01	3/8/2011	Basement	N wall, storage room 04	Green paint on concrete	5	0.94
WMB04B02	3/8/2011	Basement	Window casing on N wall, storage room 04	Green paint on wood	5	0.6
WMB04C10	3/8/2011	Basement	Built-in cabinet on E wall, storage room 04	Green paint on wood	0.04	0.04
WMB04C10D	3/8/2011	Basement	Built-in cabinet on E wall, storage room 04	Green paint on wood	0.05	0.03
WMB04C01	3/8/2011	Basement	E wall, storage room 04	Green paint on concrete	5	0.87
WMB04D10	3/8/2011	Basement	Built-in cabinet on E wall, storage room 04	Green paint on wood	0.03	0.03
WMB04D01	3/8/2011	Basement	W wall, storage room 04	Green paint on concrete	5	0.65
WMB05A01	3/9/2011	Basement	S wall, storage room 05	Pink paint on drywall	5	0.44
WMB05A05	3/9/2011	Basement	Door jamb on S wall, storage room 05	Grey paint on wood	2.95	0.22
WMB05B01	3/9/2011	Basement	W wall, storage room 05	Blue paint on concrete	5	0.43
WMB05C01	3/9/2011	Basement	N wall, storage room 05	Blue paint on concrete	5	0.48
WMB05D10	3/9/2011	Basement	Built-in shelf on E wall, storage room 05	Blue paint on wood	4.46	0.34
WMB05D01	3/9/2011	Basement	E wall, storage room 05	Blue paint on concrete	5	0.52
WMB06A05	3/8/2011	Basement	Door jamb on W wall, closet	Cream paint on wood	0.11	0.04
WMB06B01	3/8/2011	Basement	N wall, closet	Cream paint on plaster	2.5	0.23
WMB06C01	3/8/2011	Basement	E wall, closet	Cream paint on plaster	1	0.03
WMB06C01D	3/8/2011	Basement	E wall, closet	Cream paint on plaster	2.57	0.2
WMB06D01	3/8/2011	Basement	S wall, closet	Cream paint on plaster	2.22	0.17
WMB07A01	3/8/2011	Basement	N wall, storage room 07	Cream paint on plaster	0.4	0.06
WMB07A06	3/8/2011	Basement	Door on N wall, storage room 07	Cream paint on wood	5	0.48
WMB07B01	3/8/2011	Basement	E wall, storage room 07	Cream paint on plaster	1	0.05
WMB07B01D	3/8/2011	Basement	E wall, storage room 07	Cream paint on plaster	1	0.05
WMB07C01	3/8/2011	Basement	S wall, storage room 07	Cream paint on plaster	0.09	0.03
WMB07C02	3/8/2011	Basement	Window casing on S wall, storage room 07	Cream paint on wood	5	0.5
WMB07D01	3/8/2011	Basement	W wall, storage room 07	Cream paint on plaster	0.4	0.06
WMB08A01	3/8/2011	Basement	N wall, storage room 08	Green paint on concrete	0	0
WMB08A06	3/8/2011	Basement	Door on N wall, storage room 08	Green paint on wood	4.28	0.27
WMB08B01	3/8/2011	Basement	E wall, storage room 08	Green paint on concrete	0.12	0.03
WMB08C01	3/8/2011	Basement	S wall, storage room 08	Green paint on concrete	0.68	0.08
WMB08C02	3/8/2011	Basement	Window casing, storage room 08	Green paint on wood	5	0.37
WMB08D01	3/8/2011	Basement	W wall, storage room 08	Green paint on concrete	0	0
WMB09A01	3/8/2011	Basement	N wall, storage room 09	Green paint on concrete	0.15	0.05

TABLE 5
Western Montana Mental Health Center LBP Survey XRF Results

Sample ID	Date	Floor	Sample Location	Sample Material	Lead (mg/cm ²)	Error (+/-)
WMB09A05	3/8/2011	Basement	Door jamb on N wall, storage room 09	Cream paint on wood	5	0.73
WMB09B10	3/8/2011	Basement	Built-in shelf on E wall, storage room 09	Cream paint on wood	5	0.99
WMB09C01	3/8/2011	Basement	S wall, storage room 09	Green paint on concrete	0.11	0.04
WMB09C02	3/8/2011	Basement	Window casing on S wall, storage room 09	Cream paint on wood	5	0.62
WMB09D01	3/8/2011	Basement	W wall, storage room 09	Green paint on concrete	0.04	0.02
WMB09D10	3/8/2011	Basement	Metal bars on cell, storage room 09	Silver paint on metal	0.04	0.02
WMB10A06	3/9/2011	Basement	Door on E wall, storage room 10	Beige paint on wood	4.52	0.62
WMB10A01	3/9/2011	Basement	E wall, storage room 10	Green paint on concrete	0.07	0.03
WMB10B01	3/9/2011	Basement	S wall, storage room 10	Green paint on concrete	0.16	0.04
WMB10B02	3/9/2011	Basement	Window casing on S wall, storage room 10	Grey paint on wood	4.54	0.3
WMB10C10	3/9/2011	Basement	Built-in shelf on W wall, storage room 10	Grey paint on wood	5	0.48
WMB10C01	3/9/2011	Basement	W wall, storage room 10	Green paint on concrete	0.03	0.02
WMB10D01	3/9/2011	Basement	N wall, storage room 10	Green paint on concrete	0.14	0.04
WMB11A01	3/8/2011	Basement	N wall, storage room 11	Blue paint on wood	5	0.54
WMB11B01	3/8/2011	Basement	E wall, storage room 11	Blue paint on wood	5	0.61
WMB11C01	3/8/2011	Basement	S wall, storage room 11	Blue paint on wood	5	0.59
WMB11C10	3/8/2011	Basement	Built-in shelf on S wall, storage room 11	Blue paint on wood	5	0.66
WMB11C10D	3/8/2011	Basement	Built-in shelf on S wall, storage room 11	Blue paint on wood	5	0.73
WMB11C02	3/8/2011	Basement	Window casing on S wall, storage room 11	Blue paint on wood	5	0.53
WMB11D01	3/8/2011	Basement	W wall, storage room 11	Blue paint on wood	5	0.55
WMB11A06	3/8/2011	Basement	Door on N wall, storage room 11	Cream paint on wood	5	0.58
WMB12A01	3/8/2011	Basement	E wall, storage room 12	Green paint on concrete	1.16	0.07
WMB12A01D	3/8/2011	Basement	E wall, storage room 12	Green paint on concrete	1	0.07
WMB12A06	3/8/2011	Basement	Door on E wall, storage room 12	Green paint on wood	5	0.48
WMB12B01	3/8/2011	Basement	S wall, storage room 12	Green paint on concrete	1.04	0.05
WMB12B02	3/8/2011	Basement	Window casing on S wall, storage room 12	Green paint on wood	5	0.65
WMB12C01	3/8/2011	Basement	W wall, storage room 12	Green paint on concrete	0.62	0.08
WMB12D01	3/8/2011	Basement	N wall, storage room 12	Green paint on concrete	0.88	0.05
WMB1209	3/8/2011	Basement	Floor, storage room 12	Brown paint on concrete	1	0.02
WMB1209D	3/8/2011	Basement	Floor, storage room 12	Brown paint on concrete	0.01	0.01
WMB1209D2	3/8/2011	Basement	Floor, storage room 12	Brown paint on concrete	0.01	0.01
WMB1208	3/8/2011	Basement	Ceiling, storage room 12	White paint on drywall	0.97	0.04
WMB1208D	3/8/2011	Basement	Ceiling, storage room 12	White paint on drywall	1	0.04
WMB1309	3/8/2011	Basement	Floor, office	Red paint on concrete	0	0
WMB13A06	3/8/2011	Basement	Door on E wall, office	White paint on wood	5	0.4
WMB14A06	3/9/2011	Basement	Door on N wall, lavatory	White paint on wood	5	0.73
WMB14A01	3/9/2011	Basement	N wall, lavatory	Cream paint on concrete	5	0.59
WMB14B01	3/9/2011	Basement	E wall, lavatory	Cream paint on concrete	5	0.51
WMB14C01	3/9/2011	Basement	S wall, lavatory	Cream paint on concrete	5	0.36
WMB14D01	3/9/2011	Basement	W wall, lavatory	Cream paint on concrete	4.43	0.29
WMB1409	3/9/2011	Basement	Floor, lavatory	Red paint on concrete	1	0.02
WMB1409D	3/9/2011	Basement	Floor, lavatory	Red paint on concrete	0.03	0.01
WMB1409D2	3/9/2011	Basement	Floor, lavatory	Red paint on concrete	1	0.02
WM101A01	3/8/2011	First	S wall, mess room	Tan paint on plaster	5	1.25
WM101A06	3/8/2011	First	Door on S wall, mess room	White paint on wood	5	1.18
WM101B01	3/8/2011	First	W wall, mess room	Tan paint on plaster	5	0.99
WM101B07	3/8/2011	First	Baseboard on W wall, mess room	White paint on wood	5	1.26
WM101C02	3/8/2011	First	Window casing on N wall, mess room	Cream paint on wood	5	1.35
WM101C01	3/8/2011	First	N wall, mess room	Tan paint on plaster	0.07	0.08
WM101C01D	3/8/2011	First	N wall, mess room	Tan paint on plaster	0	0
WM101D01	3/8/2011	First	E wall, mess room	Tan paint on plaster	5	1.62
WM102A01	3/8/2011	First	E wall, hallway	White paint on plaster	5	0.74
WM102B01P	3/8/2011	First	S wall at entryway, hallway	White paint on wood panel	0	0
WM102B01	3/8/2011	First	S wall at entryway, hallway	White paint on plaster	5	1.34
WM102C01	3/8/2011	First	W wall, hallway	White paint on plaster	0	0

TABLE 5
Western Montana Mental Health Center LBP Survey XRF Results

Sample ID	Date	Floor	Sample Location	Sample Material	Lead (mg/cm ²)	Error (+/-)
WM102C01D	3/8/2011	First	W wall, hallway	White paint on plaster	0.47	0.14
WM102C01D2	3/8/2011	First	W wall, hallway	White paint on plaster	5	0.51
WM102D01	3/8/2011	First	N wall at entryway, hallway	White paint on plaster	0.39	0.13
WM102D06	3/8/2011	First	Door on N wall, hallway	White paint on wood	5	1.36
WM102E01	3/8/2011	First	S wall, hallway	Green paint on plaster	5	0.49
WM102E07	3/8/2011	First	Baseboard on S wall, hallway	Green paint on wood	5	0.67
WM102F01	3/8/2011	First	N wall, hallway	Green paint on wood paneling	0.03	0.06
WM103A01	3/8/2011	First	E wall, pantry	White paint on plaster	4.17	0.37
WM103A05	3/8/2011	First	Door jamb on E wall, pantry	White paint on wood	5	1.26
WM103C01	3/8/2011	First	W wall, pantry	White paint on plaster	1	0.02
WM103C01D	3/8/2011	First	W wall, pantry	White paint on plaster	0.02	0.02
WM103D01	3/8/2011	First	N wall, pantry	White paint on plaster	4.84	0.4
WM103D02	3/8/2011	First	Window casing on N wall, pantry	White paint on wood	5	0.86
WM103D07	3/8/2011	First	Baseboard on N wall, pantry	White paint on wood	5	0.71
WM104A01	3/8/2011	First	E wall, kitchen	White paint on plaster	5	2.08
WM104A05	3/8/2011	First	Door jamb on E wall, kitchen	White paint on wood	0.01	0.01
WM104B01	3/8/2011	First	S wall, kitchen	White paint on plaster	5	2.36
WM104C01	3/8/2011	First	W wall, kitchen	White paint on plaster	1	0.1
WM104C01D	3/8/2011	First	W wall, kitchen	White paint on plaster	5	1.22
WM104C10	3/8/2011	First	Built-in cabinet on W wall, kitchen	White paint on wood	0.18	0.05
WM104D02	3/8/2011	First	Window casing on N wall, kitchen	White paint on wood	5	1.06
WM104D01	3/8/2011	First	N wall, kitchen	White paint on plaster	5	1.28
WM105A01	3/8/2011	First	S wall, lavatory room 05	White paint on plaster	5	0.83
WM105A05	3/8/2011	First	Door jamb on S wall, lavatory room 05	White paint on wood	5	0.78
WM105B01	3/8/2011	First	W wall, lavatory room 05	White paint on drywall	0	0
WM105C01	3/8/2011	First	N wall, lavatory room 05	White paint on drywall	0	0.01
WM105C07	3/8/2011	First	Baseboard on N wall, lavatory room 05	White paint on wood	0	0
WM105D01	3/8/2011	First	E wall, lavatory room 05	White paint on plaster	2.57	0.31
WM106A01	3/8/2011	First	S wall, lavatory room 06	Yellow paint on drywall	0.14	0.06
WM106A06	3/8/2011	First	Door on S wall, lavatory room 06	White paint on wood	5	0.78
WM106B01	3/8/2011	First	E wall, lavatory room 06	White paint on plaster	0.04	0.05
WM106C02	3/8/2011	First	Window casing on N wall, lavatory room 06	White paint on wood	5	1.52
WM106C01	3/8/2011	First	N wall, lavatory room 06	Yellow paint on plaster	5	1.52
WM106D01	3/8/2011	First	W wall, lavatory room 06	White paint on plaster	5	2.61
WM106D10	3/8/2011	First	Partition on W wall, lavatory room 06	White paint on wood	0.04	0.04
WM107A01	3/8/2011	First	E wall, ward/office space	Blue paint on plaster	5	1.33
WM107B01	3/8/2011	First	S wall, ward/office space	White paint on plaster	5	1.59
WM107B07	3/8/2011	First	Baseboard on S wall, ward/office space	Blue paint on wood	5	1.4
WM107B02	3/8/2011	First	Window casing on S wall, ward/office space	White paint on wood	5	1.29
WM107B02D	3/8/2011	First	Window casing on S wall, ward/office space	White paint on wood	5	1.15
WM107B10	3/8/2011	First	Built-in office wall, ward/office space	White paint on wood paneling	0	0
WM107C10	3/8/2011	First	Built-in office wall, ward/office space	Salmon paint on wood paneling	0	0
WM107B01Y	3/8/2011	First	S wall, ward/office space	Yellow paint on plaster	5	1.43
WM107C01	3/8/2011	First	W wall, ward/office space	Blue paint on plaster	5	1.15
WM107D01	3/8/2011	First	N wall, ward/office space	Dark blue paint on plaster	5	1.4
WM107D05	3/8/2011	First	Door jamb on built-in offices, ward/office space	Brown paint on wood	0.03	0.02
WM108A05	3/8/2011	First	Door jamb on N wall, surgeons room	White paint on wood	5	0.67
WM108A01	3/8/2011	First	N wall, surgeon's room	White paint on plaster	5	1.77
WM108C01	3/8/2011	First	S wall, surgeon's room	White paint on plaster	0.19	0.06
WM108D01	3/8/2011	First	W wall, surgeon's room	White paint on plaster	5	0.83
WM108D03	3/8/2011	First	Window mullion, surgeon's room	White paint on wood	5	1.12
WM109A01	3/8/2011	First	N wall, assistant's room	White paint on plaster	5	1.21
WM109A06	3/8/2011	First	Door on N wall, assistant's room	White paint on wood	5	1.21

TABLE 5
Western Montana Mental Health Center LBP Survey XRF Results

Sample ID	Date	Floor	Sample Location	Sample Material	Lead (mg/cm ²)	Error (+/-)
WM109B01	3/8/2011	First	E wall, assistant's room	White paint on plaster	5	1.22
WM109B07	3/8/2011	First	Baseboard on E wall, assistant's room	White paint on wood	5	0.87
WM109C01	3/8/2011	First	S wall, assistant's room	White paint on plaster	5	6.49
WM109C02	3/8/2011	First	Window casing, assistant's room	White paint on wood	5	2.74
WM109C02D	3/8/2011	First	Window casing, assistant's room	White paint on wood	5	1.89
WM110A01	3/8/2011	First	W wall, waiting room	White paint on plaster	2.63	0.49
WM110C01	3/8/2011	First	E wall, waiting room	White paint on plaster	5	1.68
WM110C05	3/8/2011	First	Door jamb on E wall, waiting room	White paint on wood	0.07	0.12
WM110D01	3/8/2011	First	S wall, waiting room	White paint on plaster	0.02	0.01
WM111A01	3/8/2011	First	W wall, dispensary	White paint on plaster	5	1.37
WM111B01	3/8/2011	First	N wall, dispensary	White paint on plaster	5	1.59
WM111C01	3/8/2011	First	E wall, dispensary	White paint on plaster	2.67	0.83
WM111C07	3/8/2011	First	Baseboard on E wall, dispensary	White paint on wood	2.53	0.19
WM111C07D	3/8/2011	First	Baseboard on E wall, dispensary	White paint on wood	2.78	0.23
WM111D01	3/8/2011	First	S wall, dispensary	White paint on plaster	5	2.2
WM111D02	3/8/2011	First	Window casing on S wall, dispensary	White paint on wood	5	1.04
WMEA01	3/9/2011	Exterior	Exterior wall, N side of pharmacy room	Green paint on concrete	0	0
WMEB01	3/9/2011	Exterior	Exterior wall, W side of pharmacy room	Cream paint on concrete	0.05	0.03
WMEB02	3/9/2011	Exterior	Window casing on exterior wall, W side of pharmacy room	Green paint on wood	5	0.8
WMEC02	3/9/2011	Exterior	Window casing on exterior wall, N side of pharmacy entryway	White paint on wood	1.19	0.09
WMEC02D	3/9/2011	Exterior	Window casing on exterior wall, N side of pharmacy entryway	White paint on wood	5	0.89
WMEC01	3/9/2011	Exterior	Exterior wall, N side of pharmacy entryway	Green paint on concrete	0	0.01
WMED01	3/9/2011	Exterior	Exterior wall, W side of pharmacy entryway	Cream paint on concrete	0	0
WMED06	3/9/2011	Exterior	Door on exterior wall, W side of pharmacy entryway	White paint on wood	5	0.83
WMED03	3/9/2011	Exterior	Window mullion on exterior wall, W side of pharmacy entryway	White paint on wood	5	0.9
WMEE01	3/9/2011	Exterior	Exterior wall, N side of ward	White paint on concrete	0	0
WMEE02	3/9/2011	Exterior	Window casing on exterior wall, N side of ward	Green paint on wood	2.03	0.16
WMEE06	3/9/2011	Exterior	Door on exterior wall, N side of ward	White paint on wood	2.55	0.38
WMEE10	3/9/2011	Exterior	Built-in wood square on exterior wall, N side of ward	White paint on wood	0	0
WMEE102	3/9/2011	Exterior	Stairs to second floor, N side of ward	White paint on concrete	0	0
WMEE202	3/9/2011	Exterior	Window casing on second floor of exterior wall, N side of ward	White paint on wood	5	0.76
WMEE206	3/9/2011	Exterior	Door on second floor of exterior wall, N side of ward	White paint on wood	5	0.71
WMEE210	3/9/2011	Exterior	Column on second floor, N side of ward	White paint on concrete	0	0
WMEEA06	3/9/2011	Exterior	Door on attic floor of exterior wall, N side of ward	White paint on wood	0.08	0.03
WMEEA08	3/9/2011	Exterior	Awning on attic floor of exterior wall, N side of ward	Green paint on wood	0.08	0.09
WMEEA08D	3/9/2011	Exterior	Awning on attic floor of exterior wall, N side of ward	Green paint on wood	1.68	0.14
WMEEA08D2	3/9/2011	Exterior	Awning on attic floor of exterior wall, N side of ward	Green paint on wood	4.76	0.45
WMEEA01	3/9/2011	Exterior	Exterior wall on attic floor, N side of ward	White paint on concrete	0	0
WMEF01	3/9/2011	Exterior	Exterior wall, W side of ward	Green paint on concrete	0.03	0.03
WMEF02	3/9/2011	Exterior	Window casing on exterior wall, W side of ward	Green paint on wood	5	0.61
WMEG01	3/9/2011	Exterior	Exterior wall, S side of ward	White paint on concrete	0	0
WMEH01	3/9/2011	Exterior	Exterior wall, W side of surgeon's room	Green paint on concrete	0.03	0.03
WMEI01	3/9/2011	Exterior	Exterior wall, S side of front façade	White paint on concrete	0	0
WMEI05	3/9/2011	Exterior	Door jamb on exterior wall, S side of front façade	White paint on wood	0	0
WMEI02	3/9/2011	Exterior	Window casing on exterior wall, S side of front façade	White paint on wood	5	1.87
WMEI022	3/9/2011	Exterior	Window casing on exterior wall, S side of front façade	Green paint on wood	4.29	0.51
WMEJ01	3/9/2011	Exterior	Exterior wall, E side of mess room/dispensary	Green paint on concrete	0	0
WMEK01	3/9/2011	Exterior	Exterior wall, N side of mess room	Green paint on concrete	0.02	0.02
WMEK02	3/9/2011	Exterior	Window casing on exterior wall, N side of mess room	Green paint on wood	5	0.91
WMEL06	3/9/2011	Exterior	Door on exterior wall, E side of pharmacy	Green paint on wood	5	0.75
WMEL03	3/9/2011	Exterior	Window mullion on exterior wall, E side of pharmacy	White paint on wood	5	0.99
WMEL01	3/9/2011	Exterior	Exterior wall, E side of pharmacy	White paint on concrete	0.02	0.02

mg/cm² milligrams per square centimeter
XRF X-ray fluorescence
W West
S South
E East
N North
BOLD Regulated amounts of lead detected

TABLE 6
Analytical Results for Lead in Soil Samples

Sample ID	Date Collected	Lab ID	Lead Concentration (mg/kg)
WMSOE01	3/9/11	4240926	280
WMSOE02	3/9/11	4240927	1,800
WMSOF01	3/9/11	4240930	1,100
WMSOF02	3/9/11	4240931	1,100
WMSOG01	3/9/11	4240933	530
WMSOA01	3/9/11	4240932	2,500
WMSOB01	3/9/11	4240929	3,600
WMSOC01	3/9/11	4240928	8,000
WMSOJ01	3/9/11	4240935	380
WMSOJ02	3/9/11	4240936	180
WMSOL01	3/9/11	4240934	2,600
WMSOI01	3/9/11	4240937	400
WMSOI02	3/9/11	4240938	370
WMSOH01	3/9/11	4240939	550
WM0G085	3/29/11	EM 721550	155.9
WM3F082	3/29/11	EM 721551	349.1
WM3E044	3/29/11	EM 721552	1,168
WM9E044	3/29/11	EM 721553	549.1
WM9E084	3/29/11	EM 721554	292.0
WM0F043	3/29/11	EM 721555	617.2
WM0F083	3/29/11	EM 721556	351.6
WM0F123	3/29/11	EM 721557	332.8
WM3J081	3/29/11	EM 721558	71.7
WM6J041	3/29/11	EM 721559	163.3

BOLD Lead > 400 mg/kg EPA residential soil guidance level
 mg/kg Milligrams per kilogram

TABLE 7
Laboratory Adjusted In situ Results

Sample ID	In situ Reading	Lab Adjusted Value	Color Coding	Sample ID	In situ Reading	Lab Adjusted Value	Color Coding
WM3E124	23	4	Green	WM6A011	211	252	Yellow
WM3A082	53	43	Green	WM3E084	216	259	Yellow
WM3J014	56	47	Green	WM0G045	220	264	Yellow
WM6G013	57	49	Green	WM12C011	223	268	Yellow
WM6G014	59	51	Green	WM6A012	225	271	Yellow
WM6J014	63	56	Green	WM21E013	239	289	Yellow
WM6F011	81	80	Green	WM9E015	247	300	Yellow
WM6H011	92	95	Green	WM3E012	258	315	Yellow
WM6J013	92	95	Green	WM0F083	262	320	Yellow
WM3J081	98	103	Green	WM9J011	266	325	Yellow
WM6J012	102	108	Green	WM3A011	272	333	Yellow
WM3J012	104	111	Green	WM3F082	275	337	Yellow
WM6G011	108	116	Green	WM3J011	289	356	Yellow
WM6I011	109	117	Green	WM3A012	291	358	Yellow
WM6F082	110	119	Green	WM6C011	292	360	Yellow
WM12J011	111	120	Green	WM0G015	297	366	Yellow
WM3I013	112	121	Green	WM6J011	306	378	Yellow
WM3G014	113	123	Green	WM3F012	316	391	Yellow
WM6I012	119	131	Green	WM9E084	320	397	Yellow
WM3F011	123	136	Green	WM3E013	321	398	Yellow
WM3I012	123	136	Green	WM3C011	342	426	Red
WM9E124	124	137	Green	WM6E011	345	430	Red
WM3G013	125	139	Green	WM3I014	363	454	Red
WM6G012	125	139	Green	WM12E013	378	473	Red
WM3H011	130	145	Green	WM18E013	387	485	Red
WM6I013	134	150	Green	WM3E015	410	516	Red
WM3G011	137	154	Green	WM9C011	410	516	Red
WM6F042	145	165	Green	WM9E013	410	516	Red
WM3A042	156	180	Green	WM6E015	442	558	Red
WM3J013	160	185	Green	WM12E014	464	587	Red
WM0G085	163	189	Green	WM6E013	467	591	Red
WM3J041	164	190	Green	WM9E044	478	606	Red
WM3I011	171	199	Green	WM0F043	487	618	Red
WM3G012	172	201	Yellow	WM6E012	499	633	Red
WM6J041	172	201	Yellow	WM15E013	587	750	Red
WM15E014	175	205	Yellow	WM9E014	645	827	Red
WM3E011	182	214	Yellow	WM6E014	759	978	Red
WM6F012	184	217	Yellow	WM3E014	817	1054	Red
WM6I014	200	238	Yellow	WM0F013	821	1060	Red
WM0F123	202	240	Yellow	WM3E044	880	1138	Red
WM3F042	202	240	Yellow				

*All results are in milligrams per kilogram (mg/kg); to be used in conjunction with Figure 10

-  Lead concentrations less than 200 mg/kg
-  Lead concentrations between 201 and 399 mg/kg
-  Lead concentrations greater than 400 mg/kg

TABLE 8
Western Montana Mental Health Center Cost Estimate

Line Item (RS Means)	Item Description	Quantity	Unit	Crew	Daily Output	Hours	Factor	Unit Costs In Dollars			Total	Total w/ O&P	Item Total
								Labor	Equip	Mtrls			
MOBILIZATION AND SITE PREPARATION (Asbestos)													
02.82.13.41.0350	Light Stand, 500 Watt	4	each	-	-	-	1	-	-	\$52.00	\$52.00	\$57.50	\$230.00
02.82.13.41.0460	Respirator, P.A.P.R., full face	2	each	-	-	-	1	-	-	\$195.00	\$195.00	\$215.00	\$430.00
02.82.13.41.1500	Power Panel, 20 Unit, incl. GFI	1	each	-	-	-	1	-	-	\$570.00	\$570.00	\$625.00	\$625.00
02.82.13.41.0500	Personnel sampling pump, minimum	3	each	-	-	-	1	-	-	\$221.00	\$221.00	\$244.00	\$732.00
02.82.13.41.1750	Vacuum cleaner, HEPA, 16 gallon	1	each	-	-	-	1	-	-	\$1,050.00	\$1,050.00	\$1,150.00	\$1,150.00
02.82.13.41.2000	Worker protection, whole body, foot, head cover & gloves, plastic	60	each	-	-	-	1	-	-	\$8.70	\$8.70	\$9.60	\$576.00
02.82.13.41.2550	Cartridge for respirator	30	each	-	-	-	1	-	-	\$6.90	\$6.90	\$7.60	\$228.00
02.82.13.41.6000	Disposable polyethylene bags, 3 CF	50	each	-	-	-	1	-	-	\$2.26	\$2.26	\$2.49	\$124.50
02.82.13.41.6500	Negative air machine, 1800 C.F.M.	2	each	-	-	-	1	-	-	\$820.00	\$820.00	\$905.00	\$1,810.00
	Contingency (20%)	-	-	-	-	-	1.2	-	-	-	-	-	\$1,181.10
													\$7,086.60
PREPARATION OF ASBESTOS CONTAINMENT AREA													
02.82.13.42.0010	Pre-cleaning, HEPA vacuum and wet wipe, flat surfaces	3530	SF	A-9	12000	-	1	0.25	-	0.02	0.27	0.41	\$1,447.30
02.82.13.42.0400	Personnel decon chamber, 2" x 4" studs @ 16", 3/4 ply each side	50	SF	2 Carp	280	0.057	1	2.46	-	4	6.46	8.15	\$407.50
02.82.13.42.0450	Waste decon chamber, 2" x 4" studs @ 16", 3/4 ply each side	50	SF	2 Carp	360	0.044	1	1.91	-	4	5.91	7.35	\$367.50
02.82.13.42.0550	Floors, each layer, 6 mil	3530	SF	A-9	8000	0.008	2	0.38	-	0.05	0.43	0.64	\$4,518.40
02.82.13.42.0550	Walls, each layer, 4 mil	9516	SF	A-9	7000	0.009	1	0.43	-	0.04	0.47	0.7	\$6,661.20
02.82.13.42.0900	Set up neg. air machine, 1-2k C.F.M./25 M.C.F. volume	6	each	1 Asbe	4.3	1.86	1	87.5	-	-	87.5	135	\$810.00
	Contingency (20%)	-	-	-	-	-	1.2	-	-	-	-	-	\$2,842.38
													\$17,054.28
ASBESTOS ABATEMENT													
02.82.13.43.0300	Boiler breeching or flue insulation (assume for tank insulation)	450	SF	A-9	520	0.123	1	\$5.80	-	\$0.37	\$6.17	\$9.35	\$4,207.50
02.82.13.43.0600	Pipe insulation, up to 4" diameter pipe	491	LF	A-9	900	0.071	1	\$3.34	-	\$0.22	\$3.56	\$5.40	\$2,651.40
02.82.13.43.0610	Pipe insulation, 4" to 8" diameter pipe	749	LF	A-9	800	0.08	1	\$3.76	-	\$0.24	\$4.00	\$6.05	\$4,531.45
02.82.13.43.0630	Pipe insulation, 14" to 16" diameter pipe	85	LF	A-9	550	0.116	1	\$5.45	-	\$0.35	\$5.80	\$8.85	\$752.25
02.82.13.43.1000	Pipe fitting insulation, up to 4" diameter pipe	62	each	A-9	320	0.2	1	\$9.40	-	\$0.61	\$10.01	\$15.15	\$939.30
02.82.13.43.1100	Pipe fitting insulation, 6" to 8" diameter pipe	74	each	A-9	304	0.211	1	\$9.90	-	\$0.64	\$10.54	\$16.00	\$1,184.00
02.82.13.43.1120	Pipe fitting insulation, 14" to 16" diameter pipe	4	each	A-9	192	0.333	1	\$15.65	-	\$1.01	\$16.66	\$25.00	\$100.00
02.82.13.43.5000	Remove Vinyl Asbestos Tile (VAT) from floor by hand	20	SF	A-9	2400	0.027	1	\$1.22	-	\$0.08	\$1.30	\$1.98	\$39.60
02.82.13.43.6000	Remove contaminated soil from crawl space by hand	8	CF	A-9	400	0.16	1	\$7.50	-	\$0.49	\$7.99	\$12.15	\$97.20
02.82.13.43.8000	Cement-asbestos transite board	900	SF	2 Asbe	1000	0.016	1	\$0.75	-	\$0.14	\$0.89	\$1.31	\$1,179.00

TABLE 8
Western Montana Mental Health Center Cost Estimate

Line Item (RS Means)	Item Description	Quantity	Unit	Crew	Daily Output	Hours	Factor	Unit Costs In Dollars			Total	Total w/ O&P	Item Total
								Labor	Equip	Mtrls			
02.82.13.43.8260	Bituminous flashing	1400	SF	1 Rofc	300	0.027	1	\$0.97	-	\$0.08	\$1.05	\$1.71	\$2,394.00
	Contingency (20%)	-	-	-	-	-	1.2	-	-	-	-	-	\$3,615.14
													\$21,690.84
	OSHA TESTING												
02.82.13.45.0110	Certified technician, maximum	14	Day	-	-	-	1	-	-	-	300	330	\$4,620.00
02.82.13.45.0210	Asbestos sampling and PCM analysis, NIOSH 7400, maximum	14	each	1 Asbe	4	2	1	94	-	3	97	148	\$2,072.00
02.82.13.45.0200	Cleaned area samples, PCM analysis, NIOSH 7400, max	14	each	1 Asbe	4	2	1	94	-	3.2	97.2	149	\$2,086.00
01.31.13.20.0200	Project manager, average	2	week	-	-	-	1	2075	-	-	2075	3175	\$6,350.00
	Contingency (20%)	-	-	-	-	-	1.2	-	-	-	-	-	\$3,025.60
													\$18,153.60
	DECON. OF ASBESTOS CONTAINMENT AREA												
02.82.13.46.1000	Spray encapsulant polyethylene sheeting	13046	SF	A-9	8000	0.008	0.2	0.38	-	0.31	0.69	0.92	\$2,400.46
02.82.13.46.1100	Roll down polyethylene sheeting	13046	SF	A-9	8000	0.008	0.2	0.38	-	-	0.38	0.58	\$1,513.34
02.82.13.46.1500	Bag polyethylene sheeting	50	each	A-9	400	0.16	1	7.5	-	0.77	8.27	12.45	\$622.50
02.82.13.46.1500	Remove custom decon facility	2	each	A-10A	8	3	1	141	-	15	156	235	\$470.00
	Contingency (20%)	-	-	-	-	-	1.2	-	-	-	-	-	\$1,001.26
													\$6,007.56
	ASBESTOS WASTE PKG., HANDLING, AND DISP.												
02.82.13.47.0100	Collect and bag bulk material, 3 CF bags by hand	150	each	A-9	400	0.16	1	\$7.30	-	\$2.26	\$9.56	\$13.85	\$2,077.50
02.82.13.47.1000	Double bag and decontaminate	150	each	A-9	960	0.067	1	\$3.04	-	\$2.26	\$5.30	\$7.20	\$1,080.00
02.82.13.47.3000	Cart bags 50 feet to dumpster	150	each	2 Asb	400	0.04	1	\$1.82	-	-	\$1.82	\$1.82	\$273.00
31.23.23.20.9070	Hauling 35 MPH, cycle 30 miles, 18 CY truck	150	CY	-	-	-	1	-	-	-	\$8.75	\$10.50	\$1,575.00
02.82.13.47.5000	Disposal charges for non-friable asbestos material (VAT, decon)	50	CY	-	-	-	1	-	-	-	\$60.00	\$66.00	\$3,300.00
02.82.13.47.5000	Disposal charges for friable asbestos (insulation)	100	CY	-	-	-	1	-	-	-	\$150.00	\$165.00	\$16,500.00
	Contingency (20%)	-	-	-	-	-	1.2	-	-	-	-	-	\$4,961.10
													\$29,766.60
	LEAD-BASED PAINT ABATEMENT												
02.83.19.26.0200*	Balustrades, one side (Attic)	120	SF	1 Pord	28	0.286	0.75	10.75	-	1.32	\$12.07	\$17.35	\$1,561.50
02.83.19.26.0200*	Balustrades, one side (First Floor)	80	SF	1 Pord	28	0.286	0.75	10.75	-	1.32	\$12.07	\$17.35	\$1,041.00
02.83.19.26.0200*	Balustrades, one side (Second Floor)	160	SF	1 Pord	28	0.286	0.75	10.75	-	1.32	\$12.07	\$17.35	\$2,082.00
02.83.19.26.6200*	Windows, one side, double hung 1/1, 24"x 48"	1	each	1 Pord	4	2	2	150	-	51	\$201.00	\$278.00	\$278.00
02.83.19.26.6400*	Windows, Colonial, one side, double hung 6/6, 24" x 48"	3	each	1 Pord	4	2	2	300	-	102	\$402.00	\$560.00	\$1,680.00

TABLE 8
Western Montana Mental Health Center Cost Estimate

Line Item (RS Means)	Item Description	Quantity	Unit	Crew	Daily Output	Hours	Factor	Unit Costs In Dollars			Total	Total w/ O&P	Item Total
								Labor	Equip	Mir/s			
02.83.19.26.6420*	Windows, Colonial, one side, double hung 6/6, 30" x 60"	4	each	1 Pord	1.5	5.33	2	400	-	136	\$536.00	\$740.00	\$2,960.00
02.83.19.26.6440*	Windows, Colonial, one side, double hung 6/6, 36" x 72"	42	each	1 Pord	1	8	2	600	-	204	\$804.00	\$1110.00	\$46,620.00
02.83.19.26.6480*	Windows, Colonial, one side, double hung 6/6, 40" x 80"	55	each	1 Pord	1	8	2	600	-	204	\$804.00	\$1110.00	\$61,050.00
02.83.19.26.6620*	Windows, Colonial, one side, double hung 8/8, 40" x 80"	6	each	1 Pord	1	8	2	600	-	204	\$804.00	\$1110.00	\$6,660.00
02.83.19.26.6820*	Windows, Colonial, one side, double hung 12/12, 40" x 80"	4	each	1 Pord	0.75	10.667	2	800	-	272	\$1072.00	\$1490.00	\$5,960.00
	55-gallon drum to contain waste	6	each	-	-	-	1	-	-	-	\$75.00	\$75.00	\$450.00
	Toxicity Characteristic Leaching Procedure test on paint waste	2	each	-	-	-	1	-	-	-	\$200.00	\$200.00	\$400.00
	Disposal of lead paint waste	6	each	-	-	-	1	-	-	-	\$569.00	\$569.00	\$3,414.00
	Permitting	1	job	-	-	-	1	-	-	-	\$350.00	\$350.00	\$350.00
	Contingency (20%)	-	-	-	-	-	1.2	-	-	-	-	-	\$25,964.40
													\$155,786.40
	LEAD CONTAMINATED SOIL REMOVAL												
1.54.36.50.0020	Mobilization of Backhoe 70-150 Horse Power	1	each	B-34N	4	2	1	\$66.50	\$136.00	N/A	\$202.50	\$251.00	\$251.00
31.23.16.13.0050	Excavate area from 1 to 4 feet with backhoe	18	BCY	B-11C	150	0.107	1	\$4.06	\$2.25	-	\$6.31	\$8.65	\$155.70
31.23.23.20.1069	Hauling 35 MPH, cycle 30 miles	22	LCY	B-34B	84	0.095	1	\$3.28	\$6.00	-	\$9.28	\$11.65	\$256.30
	Soil disposal (not hazardous waste)	22	LCY	-	-	-	1	-	-	-	\$20.00	\$22.00	\$484.00
31.23.23.13.0300	Backfill, compaction in 6 inch layers by hand with roller	18	BCY	B-10A	100	0.12	1	\$4.76	\$1.50	-	\$6.26	\$8.85	\$159.30
32.92.23.10.0300	Replace sod for area, 1,000 square feet, level ground, 1 inch deep	1	MSF	B-63	13.5	2.963	1	\$103.00	\$11.95	\$297.00	\$411.95	\$495.00	\$495.00
	Fill material, sand, dead, or bank	22	LCY	N/A	150	N/A	1	N/A	N/A	\$18.00	\$18.00	\$20.00	\$440.00
1.54.36.50.0020	Demobilization of Backhoe, Loader, 70-150 Horse Power	1	each	B-34N	4	2	1	\$66.50	\$136.00	N/A	\$202.50	\$251.00	\$251.00
	Contingency (20%)	-	-	-	-	-	1.2	-	-	-	-	-	\$498.46
													\$2,990.76
	CLEANUP SUMMARY												
	Asbestos Abatement												\$99,759.48
	LBP Abatement												\$155,786.40
	Soil Removal												\$2,990.76
PROPERTY TOTAL													\$258,536.64

Source: RSMeans, 2010. Building Construction Cost Data 2011. 69th Edition. Catalog # 60011.
 Please see Section 9 for explanations and assumptions used in calculations.
 *Windows and balustrades are classed to closest available line item
 Disclaimer: This is only an estimate, actual costs may vary

MSF One thousand square feet
 CY Cubic yards
 LCY Loose cubic yards
 BCY Bank cubic yards
 SF Square feet
 CF Cubic feet



Photo 1: Attic hallway showing latex paint. View facing E.



Photo 2: Attic lavatory. View facing SW.



Photo 3: Second floor, ward room 03. View facing NW.



Photo 4: Second floor, stairwell. View facing N.

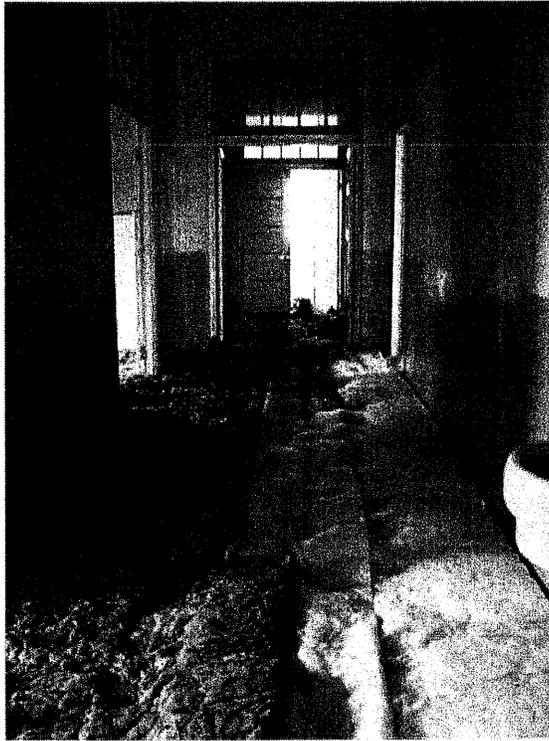


Photo 5: Second floor hallway. View facing W.

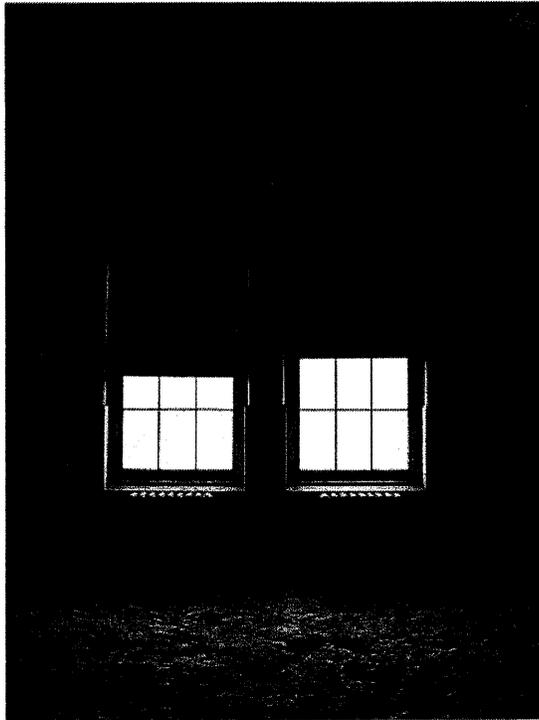


Photo 6: Second floor, operating room. View facing S.

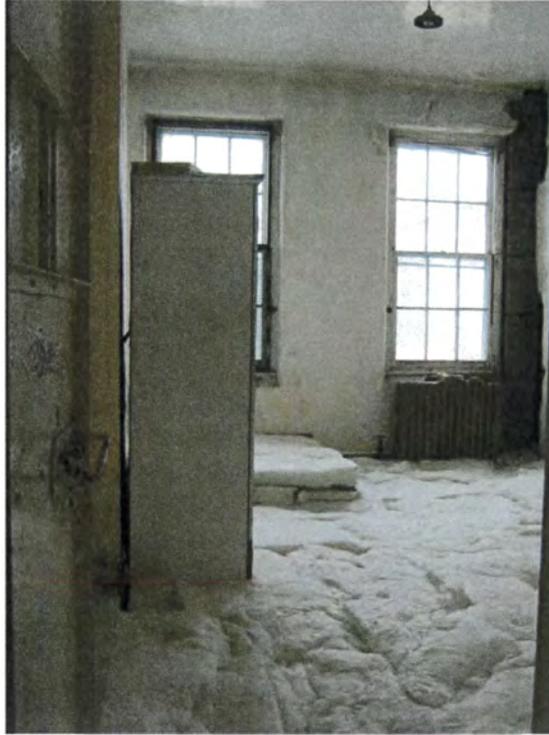


Photo 7: Second floor, cell ward. View facing N.



Photo 8: First floor, kitchen. View facing W, showing exposed insulation.



Photo 9: First floor, hallway. View facing W.



Photo 10: Basement, boiler room. View facing SW.



Photo 11: Basement hallway. View facing N.

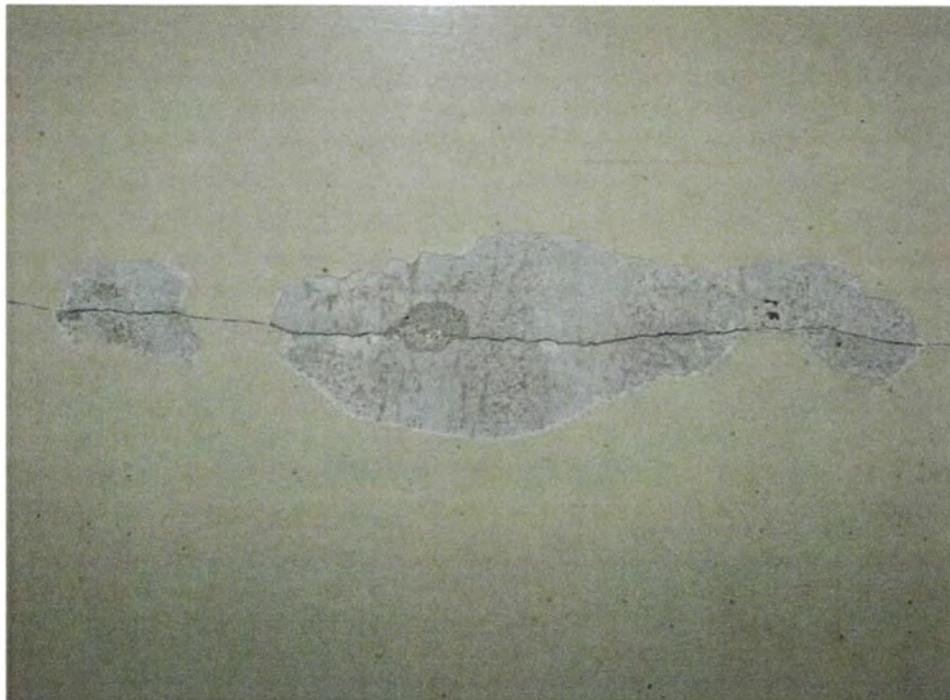


Photo 12: Plaster sample taken from attic hallway.



Photo 13: Sample from air core in officer's ward of second floor.



Photo 14: Insulation on small boiler in basement.



Photo 15: Piping insulation in basement.



Photo 16: Basement hallway showing exposed insulation. View facing E.

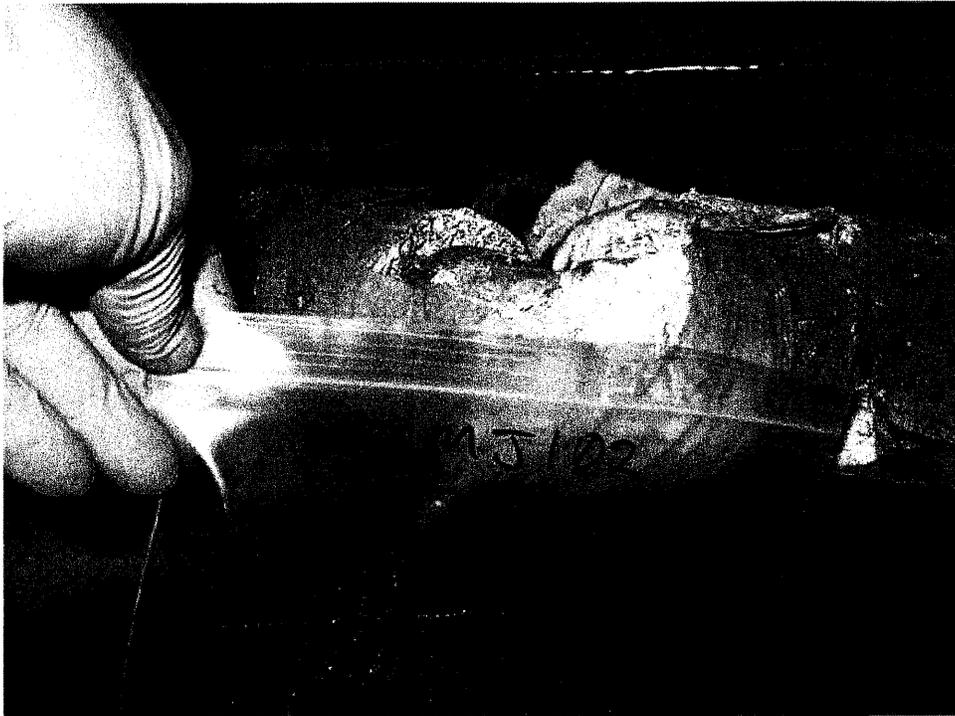


Photo 17: Mud joint sampling location in basement.

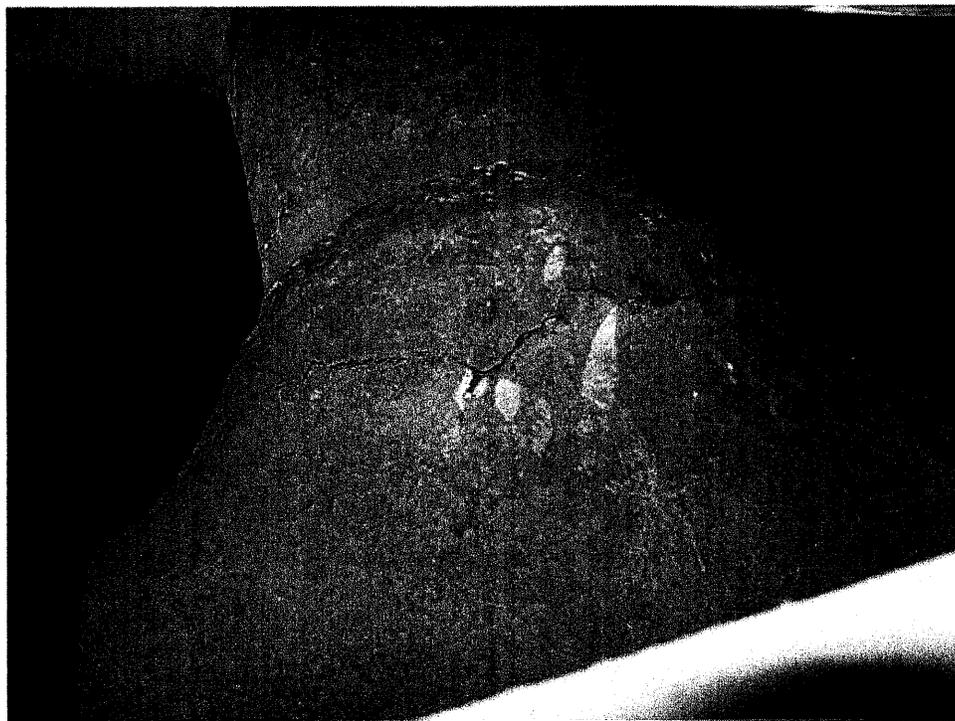


Photo 18: Joint for large pipe of boiler.

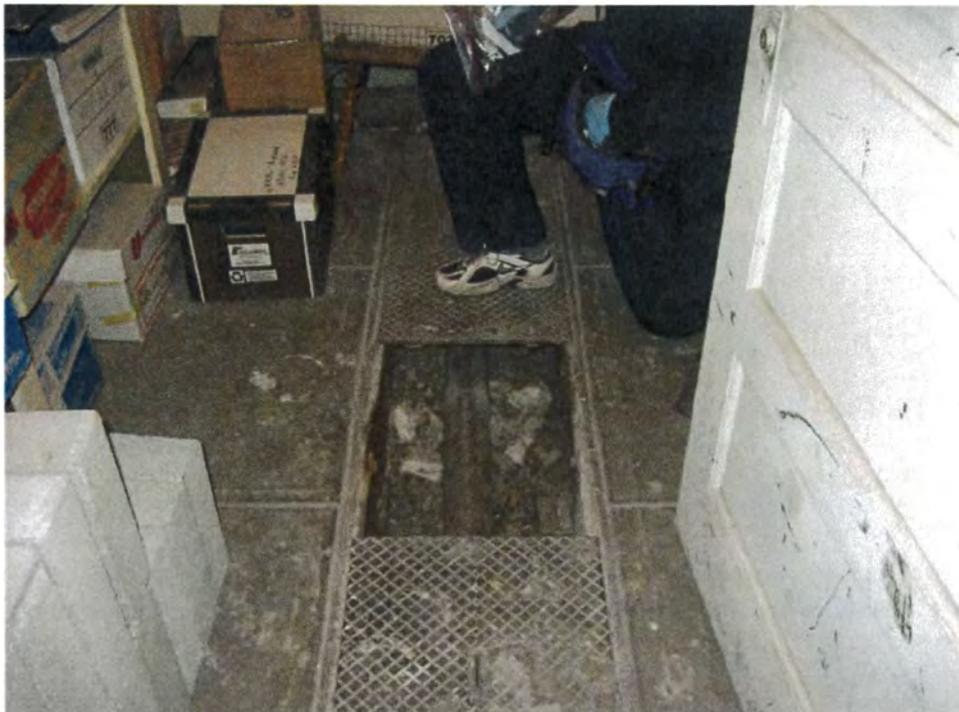


Photo 19: Underground pipe in basement (storage room 09) with debris.

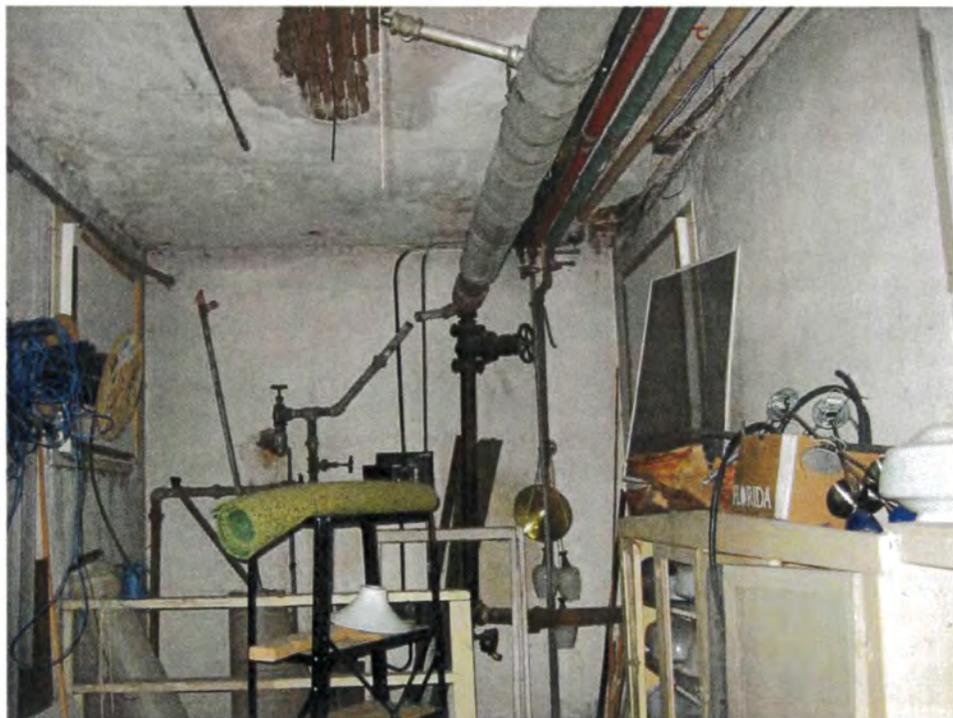


Photo 20: Exposed insulation in basement (storage room 03).



Photo 21: Exterior brick in basement boiler room.



Photo 22: Inside of boiler.



Photo 23: Subterranean pipe with debris, in basement.



Photo 24: Transite roofing in boiler room of basement.