

Staff Report

To: Board of Directors

From: MOAB Internal Work Team – Jordan Hess, Colin Woodrow, Frank Kuhl, Allison Segal, Chelly Levitus

Date: 06/25/2026

Agenda Item: 4.3 Item – New Facility Construction Report

Attachments:

- Recent construction photos

Recommendation:

Information only.

Discussion:

Overall Status Summary

This is the first construction status report for the construction of the Maintenance, Operations, and Administrative Base. These monthly reports will generally present a 30-day lookback, a summary of immediate upcoming activities, and a high-level overview of major milestones anticipated in the next 90 days.

Construction

Accomplishments:

- Quality Construction has begun earthwork activities, including site clearing and grubbing. Most of Old Grant Creek channel has been cleared and grubbed. Sections are currently being backfilled. Building areas and roadways are nearly cleared and grubbed.

Upcoming Construction:

- Building pad embankment should begin week of June 22.
- Foundation excavation should take place around July 8-15. Plumbing contractor will mobilize to get interior utilities underneath footings before foundations start. At the end of July, foundations will start on maintenance building and then transition over to office building.
- Owner of bee hive boxes on the site has been identified and contacted; bees will be relocated in July.

Permitting and Annexation

- The Building Permit resubmittal was submitted through Wendel on June 15.
- The Fire Service Design was submitted to Montana DEQ last week.
- The Onsite Floodplain Permit has been completed and approved by the City of Missoula.
- Project annexation in the City of Missoula has been approved and completed.

Procurement and Contracting

- Quality Construction contracts continue to be sent out and received back. Looking ahead, subcontractors will procure foundation concrete and reinforcing, interior utility piping, masonry, and structural steel.
- HMM under contract and initiated work testing site material.
- Construction camera for timelapse video is in process (<\$10,000).

Shared Infrastructure

- Stage 3 approval was received in May.
- Stage 4 has not yet been submitted, as Montana DEQ approval is required beforehand. We are currently targeting a September 2026 submittal.
- The Water and Sewer Design was submitted to Montana DEQ last week.
- The Floodplain Permit is currently being finalized, with submittal planned for June 2026.
- The MDT utility permit/easement has been obtained.
- The MDT approach permit is pending finalization of the required roadway easements.
- DJ&A continues coordinating roadway and utility easements with 406 Engineering, Prolos, MUTD, and the City of Missoula. At present, the team is awaiting additional guidance from Missoula County, as the City believes County involvement may provide the most efficient path forward. Resolution is currently targeted for summer 2026.
- Property coordination meetings will still be required following resolution of the easement and annexation matters between the City of Missoula and Missoula County.
- The City of Missoula is awaiting a signed copy of the MUTD petition from MUTD.
- DJ&A has provided a probable cost estimate based on the approved Stage 3 design. Minor adjustments may be necessary pending any comments received from Montana DEQ.

Finance

- Meeting with Baker Tilly and Dorsey & Whitney June 9th to discuss financing
 - Dorsey & Whitney continues review of MUTD as a legal entity.
 - Timing of debt contingent on FTA guidance of how funds will be drawn
- Sources and Uses has been updated with increased Shared Infrastructure cost and now indicates debt needed in June 2027. Total project cost is estimated to be \$75.3M.

- Updated Sources and Uses and pro forma will be provided to Baker Tilly and Dorsey & Whitney for next meeting scheduled for July 8th.

FTA

- Grant application submitted to FTA for review with obligation date no later than September 30th.
- Due to overmatch of local funds, FTA recommended to remove land purchase from grant which leaves the federal portion at 73% and local portion at 27%. The final budget can be revised to no more than 80% federal once contingency usage is known.
- Due to overmatch of local funds, FTA recommended draws of 80% federal and 20% local until local funds expended and debt funds kick in.

Next Steps Upcoming Milestones, Decisions, and Potential Hurdles Within Next 3 Months

- Quality Construction resuming submitting potential cost savings items to Wendel for review.
- To start foundation by the end of July, the building permit will need to be issued. Wendel has resubmitted information to the City of Missoula on the building permit review comments.
- Mountain Line and Wendel are finishing up work on new equipment/lifts, and information will be passed along to QC on any coordination required in the foundations.
- Wendell will be preparing the LEED design application for submission to USGBC over the summer.











