MISSOULA COUNTY

REQUEST FOR QUALIFICATIONS ADDENDUM #1

RFQ NAME:
Marshall Mountain Park – Base Area Redevelopment Project (design and engineering)

DUE DATE: May 21st, 2026 at 5:00 p.m.

ADDENDUM NUMBER: 1

To All Offerors:

Attached are written questions received in response to the RFQ. These questions, along with the County's responses, become an official amendment to this RFQ.

All other terms of the subject "Request for Proposals" remain as previously stated.

Addendum Format is as follows:

Pages: 1-8 are responses to questions received by contractors

Acknowledgement of Addendum:

The offeror for this solicitation must acknowledge receipt of this addendum. This page must be submitted at the same time as the bid or the bid may be disqualified from further consideration.

I acknowledge recipe of Addendum No. 1

Signed: _____

Company Name: _____

Date: _____

Question # 1: Shade structure was noted on site as seasonal, but RFQ purpose states a year-round gathering. Confirm expectations.

Answer #1: The shade structure will be utilized year-round but is intended to be an open-air shelter with a hard/water-proof roof structure and open walls.

Question #2: Is a program of the entrance portal available or general size/area?

Answer #2: The entrance portal at Marshall Mountain Park is envisioned as a welcoming and functional gateway that establishes the identity of the park while supporting year-round recreation, education, and community gathering. The portal area should provide a clear and intuitive arrival experience for visitors of all ages and abilities, serving as the primary transition point between parking, trails, gathering spaces, and the broader mountain landscape.

Staff are developing an initial design concept to share with the design team upon contract award to help guide early site planning and conceptual design exploration. Final layout, scale, and architectural character will be determined through the design process.

Preliminary Program Elements

The Entrance Portal is anticipated to include the following components:

- A drop-off and arrival zone located along the future parking lot curb line, designed to accommodate multiple passenger vehicles or one school bus at a time, with adjacent gathering and waiting space sized for approximately 30 to 40 school children or 10 to 15 adults.
- Permanent restroom facilities, currently anticipated as a double fixed restroom unit, sized to support daily park use, events, and educational programming.
- Uncovered fixed bicycle parking for approximately 15 bicycles.
- A fixed bicycle repair station and work stand with basic maintenance tools.
- Main park informational kiosks, orientation signage, maps, rules, and interpretive elements.
- Trail and circulation connections to the Izzy Up Trail, which also functions as the primary service and emergency access roadway to the lodge area.
- An ADA accessible route connecting the entrance portal to the shelter, event lawn, and base area amenities.

- Recontoured and improved trail connections intended to better support universal access and improve connectivity to the base area loop trail and larger Marshall Mountain trail network.

Question #3: Construction is to be completed before 12/31/2027. Are there any other deadlines/milestone dates for expenditures or contractor procurement etc.?

Answer #3: Yes, target completion date of the project deliverables is by the end of 2027. This is not a hard stop as grant funding deadline extends into 2029. 18 - 24 months is the preferred project implementation window.

Question #4: Funding

a. Is funding in place for all scopes? If not, which ones are contingent?

   Answer #4. a: Yes, as of May 1, 2026, Missoula County received official notification from Montana Fish, Wildlife and Parks of the LWCF grant award. Grant agreement is pending Board of County Commissioners signature. All funding associated with all scopes of this project is now secure.

b. Is BABA required or depends on a successful grant application?

   Answer #4. b: Build America Buy America (BABA) is required.

Question #5: In Section 4, the Project Approach section asks for examples of projects you'd like to see with similar scope and complexity. Are you looking for project images and description of those projects here, or are you looking for a narrative of how the project approach for those projects would relate to a project approach for this redevelopment project?

Answer #5: All of the above. We are seeking information that will clearly portray the work the proposing design team accomplished on previous projects and why they see parallels to this project. It might be wise to also include what experiences they gained from those projects that they see providing a benefit on this project. We see this information being a combination of a small narrative, and photos/design renderings from projects of similar scope and complexity.

Question #6: We reviewed the recent RFP posted for the Marshall Mountain Park – Base Area Redevelopment Project (design and engineering) and have a quick question. If known, what is the anticipated schedule for bidding and construction of this project?

Answer #6: Majority of bidding and construction of this project is anticipated in 2027. All elements and schedule for bidding and construction are subject to change and refinement once a consultant team is selected.

Question #7: Can we get the MDEQ sanitary survey if there is one?

Answer #7: MDEQ Individual Activity Report (2025) attached to this addendum as Exhibit A.

Question #8: Can we get the MDEQ non-compliance letter - assuming there is one?

Answer #8: MDEQ non-compliance letter not found within our records.

Question #9: If there is not a sanitary survey or non-compliance letter, is there a Public Water Supply number for this system?

Answer #9: Marshall Ski Area Public Water Supply #00854

Question #10: To estimate water demands can you tell us:

a. Only the building your office is in will be hooked to a future water system correct?

   Answer #10. a: The base building is the only *indoor* space that will be tied to the water system, but as stated within the RFQ narrative, "water system design will need to support the desired park operating capacity which includes an approximately 1-acre irrigated lawn space, supplemental landscaping, and public drinking water supply (base building and outdoor drinking fountains)." The building is slated for reconstruction/expansion in the future and demand will accordingly go up. See Exhibit B for *conceptual* floor plans to estimate demands.

b. Do you have an estimated number of employees who will be using this building?

Answer #10. b: 2 for the time being, possibly more as the park continues to grow and indoor facilities are upgraded. No more than 10 anticipated (between City and County, or site partner staff) at any given time.

c. Will there be public restrooms in the building?

Answer #10. c: Yes, not necessarily now but when reconstruction/expansion of the base building occurs.

d. Do you have an estimate of daily visitors? If possible?

Answer #10. d: 154 visitors per day May – October; daily visitation numbers November – April unknown currently (expect similar depending on snowpack). Total visitation is growing at rate of roughly 6% annually. The site commonly hosts community events that see daily traffic of 300-400 people.

e. One drinking fountain is planned for the base area upgrades correct?

Answer #10. e: Yes, with the potential for more to be added at a later phase.

Question #11: Has anyone tried to drill a well on-site historically that you are aware of?

Answer #11: Not to our knowledge.

Question #12: You mentioned there would be around 1 acre or lawn that will be irrigated - is that correct?

Answer #12: Yes. The water system redesign – whether a new well or the existing spring – will need to be the source of irrigation for this lawn space.

Question #13: Do you have the septic permit for the system your office building is using?

Answer #13: Yes. Permit no. 87-314 and 72-394.

Question #14: Do you have any water quality testing from the existing spring system?

Answer #14: Yes. See Exhibit C for water quality testing from 5/27/25.

Question #15 Is water system proposed as a year-round use?

Answer #15: Yes.

Question #16: Does your history with some other firms effectively make this RFQ process a formality?

Answer #16: No, we do not have a particular consultant team in mind for this project and are genuinely interested in all responses received. The RFQ is split in an unorthodox way between civil engineering and creative architecture/landscape design solutions so we're eager to see what multi-disciplinary teams submit responses. An out-of-state firm was hired to perform master planning services prior to the public acquisition of the park but it is not expected that they will submit for this RFQ.

Question #17: Can you share the project budget with line items?

Answer #17: Yes. Included as Exhibit D of this addendum.

Question #18: Other important construction considerations for this project?

Answer #18: Abatement activities at the site are complete on all base area structures as of spring 2025.

Marshall Mountain Park has been evaluated as eligible for the National Register of Historic Places (NRHP) due to its association with outdoor recreational history in Missoula and the surrounding communities. SHPO determination for the site as part of this LWCF project is complete. The determination is that there is no adverse effect on historic properties. None of the structures or features identified at the site contribute to its NRHP eligibility. Therefore, demolition or deconstruction of the lodge (with clocktower) or any other existing structures will not adversely impact Marshall Mountain Park's NRHP eligibility.

Question #19: Who was the landscape architect for the site?

Answer #19: Nathan Mcleod, City of Missoula Parks and Recreation - Associate Director - Planning, Design & Projects, is an integral part of the project team. He worked extensively on the master plan and continues to support near-term development efforts, including designing the conceptual rendering/layout of the entrance portal that will be provided to selected design team (at the roughly 10% conceptual design stage).

Question #20: What range of uses will the entrance portal accommodate?

Answer #20: High-use, all-season outdoor recreation and education activities. Consultant teams are encouraged to explore how the portal can be optimized for the prevailing site uses – mountain biking and backcountry skiing. Hiking, trail running, orienteering, and foraging are other common site uses. Maintenance vehicle access will be needed through the entrance portal. The space will also act as the initial staging/gathering space for thousands of hours of youth programming annually.

Question #21: What organized programs will use the lift terminal pavilion?

Answer #21: An increasing number of outdoor education, youth program, and adult recreation site partners. Missoula Adaptive Recreation and Sports (with a focus on adaptive mountain biking), City Parks and Recreation after school and summer camps, youth biking and running programs, adult group rides and runs (Missoula Mountain Bike Coalition, Run Wild Missoula), backcountry ski outings.

Question #22: When will the groundwork begin?

Answer #22: By terms of the LWCF grant agreement, groundbreaking can begin as early as June 2026, with trail construction activities independent of this RFQ starting on that timeline. The expectation is the project scope constituting this RFQ will not reach the construction phase until spring and summer, 2027.

Question #23: Are there staff year-round at the site?

Answer #23: Not currently, but that's the end goal.

Question #24: Has there been a wastewater analysis at the site?

Answer #24: No, at least not during public acquisition or under public ownership.

Question #25: Will the access road that passes the lift terminal next to the creek remain?

Answer #25: Yes, it will likely turn into a portion of the base area loop dependent on entrance portal design.

Question #26: What ski era elements still exist on site that could be used in the conversion of the lift terminal into a pavilion?

Answer #26: A limited number of old ski lift chairs, towers 1, 2, 3, and any components of the base lift terminal (or main lodge and outbuildings slated for demolition) that can be repurposed safely are up for integration into the design.

Question #27: What's the feasibility of snowmaking on the learn-to-ski slope?

Answer #27: Something we're researching actively. Final electrical and water system plans should take this potential future use into account – no need to design these elements currently but we want to keep the option open down the road.

Question #28: How many people do we want the shelter to accommodate?

Answer #28: 15-30 people is a good target. We expect that the capacity of this shade shelter will be determined by the size of the roof that is determined to be feasible with the use of the existing base lift structure as the principal structural support. We expect to receive some creative design options from the winning design team and that may include additional steel structural supports to allow for a larger roof area which would increase capacity. In other words, engineering and cost feasibility performed by the design team will determine capacity.

Question #29: Do we want an announcer podium for races incorporated into shelter design?

Answer #29*:* Not a requirement but it could be beneficial if it makes sense from a design standpoint.

Question #30: Where do you want public drinking water?

Answer #30: At the base building at minimum, and at lift terminal shade shelter if feasible.

Question #31: What is the work IMEG is doing for Marshall?

Answer #31: IMEG just completed a preliminary parking lot grading plan for Friends of Marshall Mountain. Independent of the RFQ project scope with Missoula County. The grading plan will be provided to the selected consultant team to inform the entrance portal construction limits and establish a curbline. It was determined that this conceptual work needed to be completed prior to the award of this contract as it was outside of the LWCF funding scope and the parking lot curb line had to be identified prior to this project commencing.

Question #32: What are the priorities of the RFQ scope?

Answer #32: The priorities of the RFQ scope are listed within Section 3 - Scope of Project, where Engineering & Architectural Design services are listed, along with CA services during the construction phase of the project. These are not listed necessarily in order or priority as they are all scopes of work that will be a project priority. There is likely more room for value engineering and savings in the shade shelter and entrance portal categories. Water and electrical improvements are something we want to get right once, and the water system certainly has the most unknowns and assumptions currently.

EXHIBIT A: MDEQ INIDIVIDUAL ACTIVITY REPORT

Montana Department of Environmental Quality
Public Water & Subdivision Bureau
Individual Activity Report

Field: ☒	**Telephone:** ☐	**Office:** ☐	**County:** Missoula KAL		
Copied to File(s):	Helena ☒	Billings ☐	Kalispell ☒	County ☐	

Reported By: Scott Patterson	**Date:** 5/5/2025	**Time:** 9:00 am
PWS Name: Marshall Mountain Park	**PWS ID#:** MT0000854	
Person Contacted: Jackson Lee		
Phone:	**Cell:**	**Fax:**

Subject: Site Visit to Assess Spring Source

Summary of Activity: I met Jackson Lee at Marshall Mountain Park at 9 am. It had rained overnight, and it was cloudy with on and off rain during the site visit.

The spring box is built from concrete block with a metal shoebox style lid that acts as roof that was missing a gasket. Several live ants and debris in the water was observed. The spring box overflow is black plastic pipe that was not screened. Two PVC pipes was observed coming into the spring box from the hillside.

The area around the spring box is wooded with trees and bushes on a moderately steep slope. The lithology of the area is Belt Supergroup. The aquifer is likely fractured Belt Supergroup. There is a mountain bike trail more than 100 feet uphill of the spring box.

I provided Jackson a copy of Circular DEQ-10 Springs for PWS and highlighted a few pertinent points including: (1) basic requirements; (2) disinfection is required, and a deviation is possible.

A buried pipe connected the spring box to a buried plastic storage tank. The storage tank lacked an overflow. I observed the storage tank overflowing from the lid. A gurgling sound was heard coming from an upside down U shape 1-inch PVC pipe adjacent to the storage tank. It was unclear the cause of the sound. The 1996 Sanitary Survey includes a sketch of the storage tank with down turned vent, which is what the upside down U shape PVC pipe may be. I suggest clearing debris from around the pipe to see if it is in fact a blocked vent for the storage tank. If this is the storage tank vent, it should be raised three pipe width's above the ground and screened.

When Marshall Mountain operated as a traditional lift serviced ski area it was an active public water system, but the system was inactive when the ski area stopped operating around 2005. The ski area used the spring as drinking water source and had UV treatment. The UV treatment is not operational today. A letter from DEQ to the system dated September 24, 2001, states that there have been 14 positive total coliform samples within the previous two years. Recommendations in the letter are to remove contaminant pathways including screening overflow pipe on spring box and storage tank and changing particle filter per manufacture's recommendation.

The spring water is piped to the storage tank which is then piped to one building that did operate as bar/restaurant but is being used as office for two county employees. The water is not made available to the public today. Water from the spring is being used to supply portable irrigation sprinklers.

There is water quality data for the spring from 12/11/2001. There was no MCL or action level exceedances of Safe Drinking Water Act regulated analytes. The other reported results were not concerning. I recommended taking a sample this summer to analyze the chemical suite to get an updated result and see if anything has changed.

I recommended that the spring box interior be cleaned, a gasket be installed on the lid, install 24 screen mesh on the spring box overflow pipe, can cut back the vegetation around the spring box. Then let the spring flush for at least one week, before conducting a microscopic particulate analysis (MPA) sample. A MPA sample will be useful to determine if the spring can be used as a groundwater source for a public water system. Ideally, two MPA samples would be taken, one in May-June and the other in August-September timeframe. The sample taken in May or June would be during a wet time of year and the sample taken in August or September would be from a dry time of year. There have been two previous MPA samples taken, June 1999 with a score of 0 points, and May 2000 with a score of 0 points.

I also recommend measuring and recording the flow rate from the spring weekly to document the water supply that will be useful for engineering plans.

West of the storage tank, a small flowing creek was observed. I recommend finding the source of this flowing water, as we were not able to find it. Is it another spring, surface run off, etc.?

Jackson explained their plan to development the area. The office building (previously the bar) will be retained and eventually open to the public for bathroom and water fountain service. The two county offices will remain in the office building. Several of the buildings at the base area will be removed including the clock tower building, lift building, shop and shed. Two covered pavilions will be constructed that will have water fountains. They are currently applying for funding to modify the base area including the water system.

I recommended that water not be served to the public at this time and wait until after securing DEQ Engineering review and approval before serving water to the public and being activated as a public water system.

See attached annotated photos from the site visit below.

Marshall Mountain Park
MT0000854 - Site Visit 5/5/2025

Concrete block spring box with metal shoebox style lid. The black overflow pipe is unscreened.

Marshall Mountain Park
MT0000854
Site Visit 5/5/2025

Forested vegetation around the spring box.

The spring box is situated on the side of a moderately steep hillside.

Marshall Mountain Park
MT0000854 - Site Visit 5/5/2025

Buried storage tank with leaking lid.
Upside down U shape PVC pipe adjacent to the storage tank.

Marshall Mountain Park
MT0000854
Site Visit 5/5/2025

Photos of unnamed creek that was west of the storage tank. We were not able to find its source.

Marshall Mountain Park
MT0000854
Site Visit 5/5/2025

Base area buildings looking northwest. Plan is to keep only the Office Building and install pavilions where Clock Tower and Lift buildings currently are.

Marshall Mountain Park
MT0000854
Site Visit 5/5/2025
Approximate location of observed items.

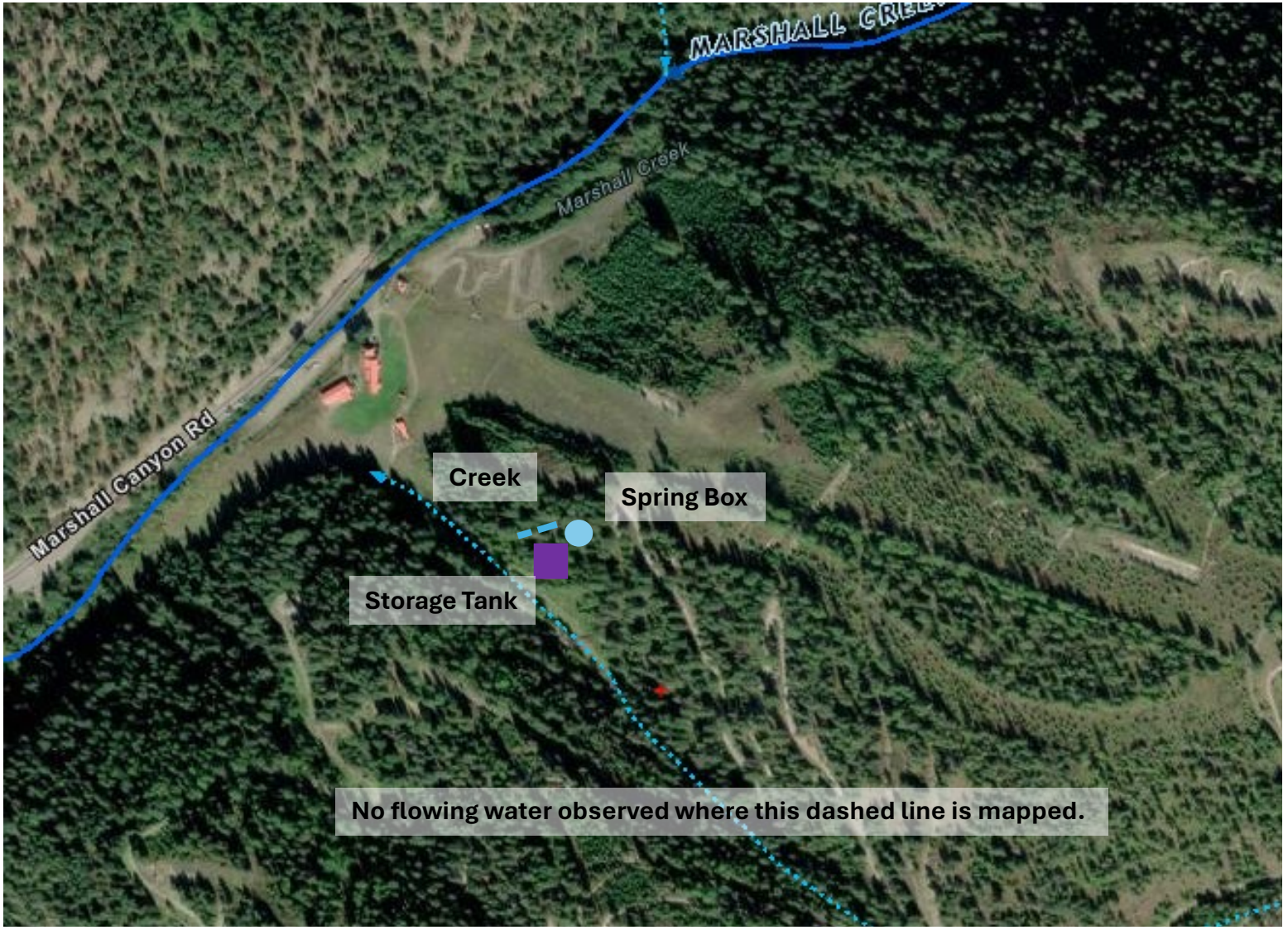


EXHIBIT B: CONCEPTUAL FLOOR PLANS FOR BASE AREA BUILDING (FULL REPLACEMENT)

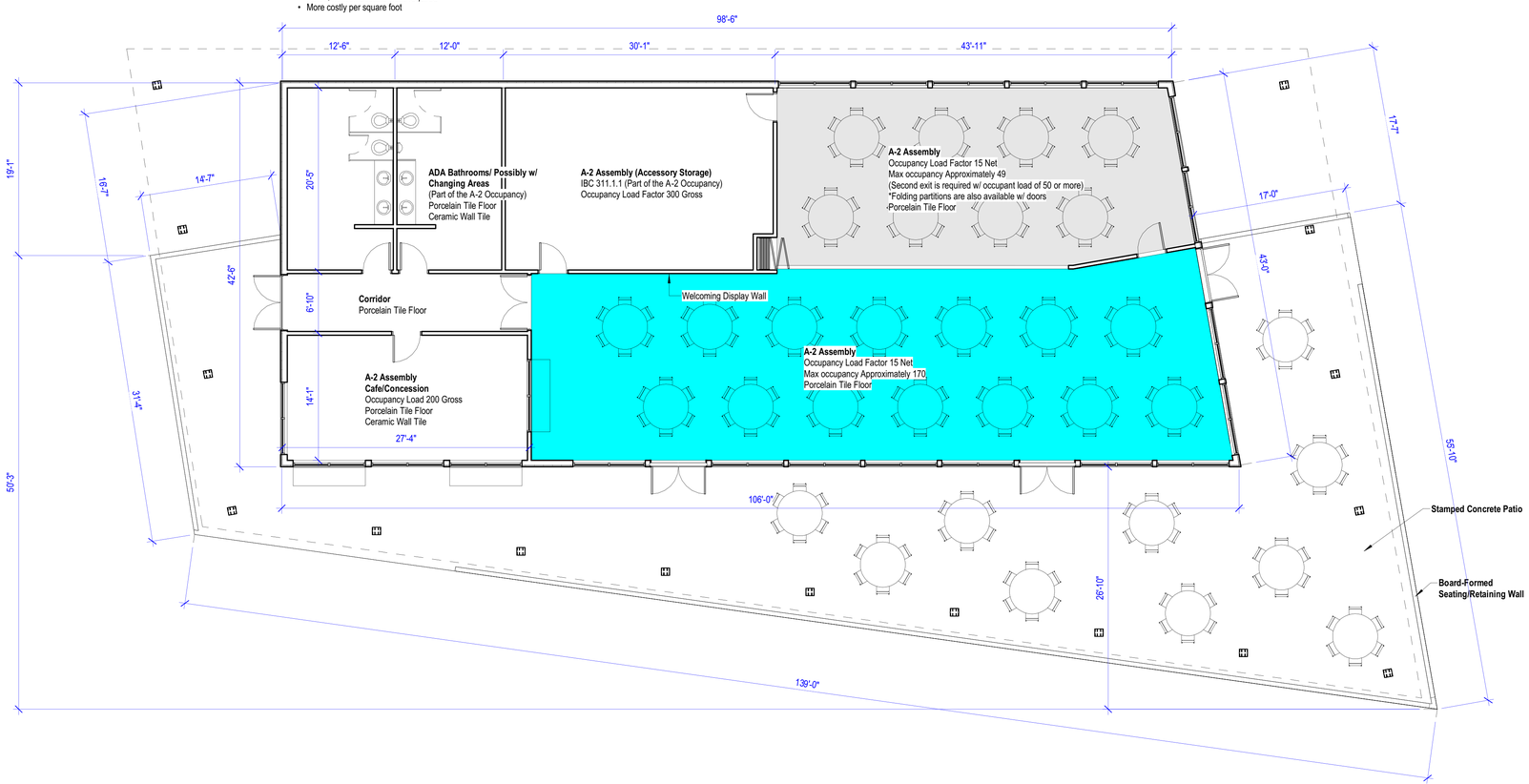
FULL DEMO AND REPLACEMENT - Main Level

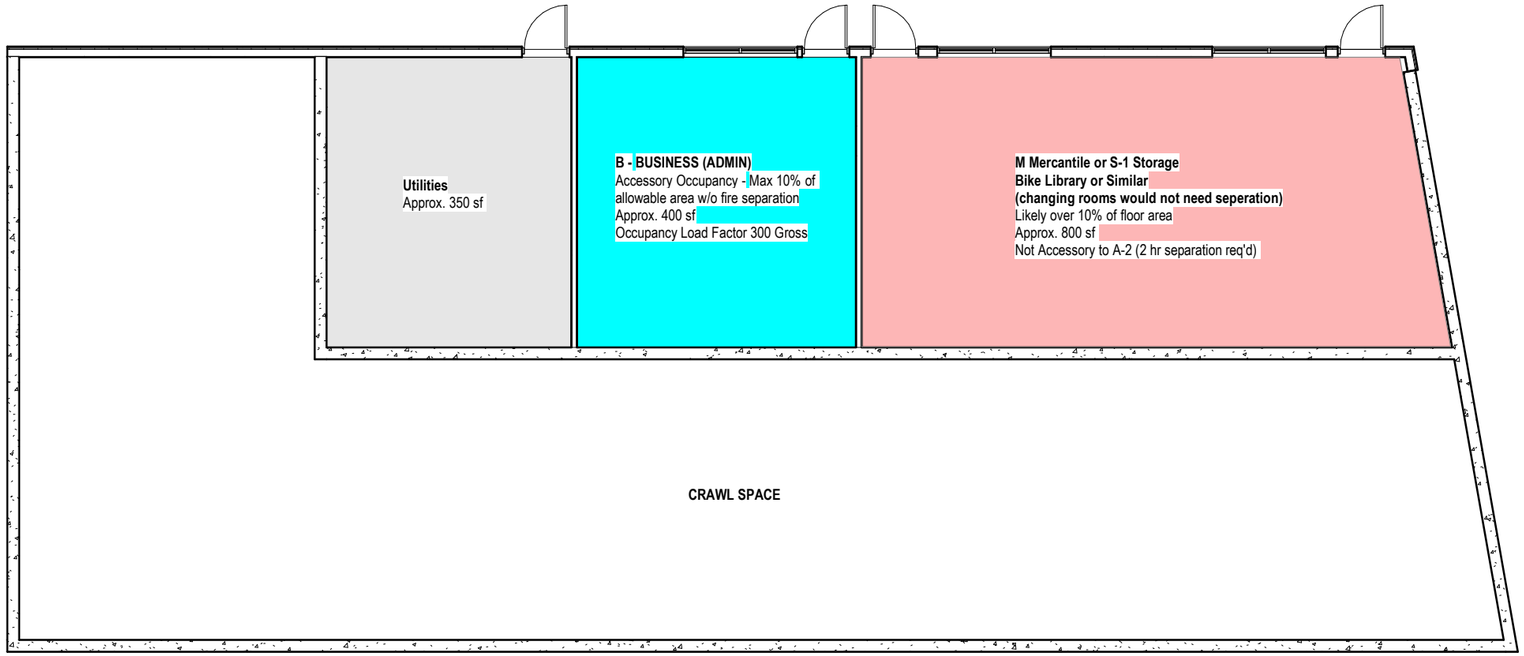
Provide Complete New Building (A-2 Occupancy)
- Better overall layout with less compromise
- Improved overall/uniform esthetic
- More energy efficient overall
- Most costly option per sf
- High demo costs with the foundation and disposal
- Higher environmental impact on landfill

Up to 6000-sf unprotected structure & non-sprinklered (Construction type VB)
- Wood studs for all construction allowed
- Nonrated walls throughout (ratings needed between some occupancies)
- Exposed or concealed wood is not an issue
- Least expensive type of construction

Up to 15000-sf non-sprinklered (Construction type IV Heavy Timber)
- Metal Studs Interior – concealed wood not allowed
- Rated, noncombustible walls required
- More costly per square foot

Total Demolition and Disposal $38,000 (base building only)
Total for New building ($215/sf x 5900 sf) = $1,268,000 (Construction Type VB)
Total for Landscaping, Hardscaping and Decking $190,000





FULL DEMO AND REPLACEMENT
Lower Level

EXHIBIT C: WATER QUALITY TESTING AND REPORT (5.27.25)

Water Technologies Laboratory

State & EPA Certified Water Lab

1709 South Avenue West, Missoula, MT 59801

Office: 406-549-8868, Cell: 544-6815

water@montana.com

Bacterial Water Sample Results

05-27-25

Marshall Mountain

C/o Jackson Lee

Missoula County

406-258-4655/ 406-880-0194

jlee@missoulacounty.us / rarnold@missoulacounty.us

Type of sample:	Private Sample _X_ PWS-Routine __ Special __
Water Source:	Well _X_ Spring __ Lake __ Creek __ Surface water __
Name of sampler:	Ken Crisp- Op. #4510 _X_/ Harrison Smith- Op. #8487__/ Aaron Kuburich- Op.# 9646__

Sample was drawn:	Date: _05-22-25_	Time: _1335_	Name: KC
Received at lab:	Date: _05-22-25_	Time: _1540_	Name: GS
Incubation:	Date: _05-22-25_	Time: _1800_	Analyst: GS
Sample read:	Date: _05-23-25_	Time: _1800_	Analyst: GS
Reported:	Date: _05-27-25_	Time: _1300_	Analyst: GS

Water Sample Results

Lab ID #P0522-3411	**Total Coliforms**	**E. Coli**	**Test Results**
Sample Site: Sample Tap/ Treated	Present __ Absent _X_	Present __ Absent _X_	Passes _X_ Fails __

Water sample was: Satisfactory _X_ Contaminated __ Rejected __

Comments: This water "Passes" the EPA and State safe drinking water standards for bacteria.

Water Technologies Laboratory

State & EPA Certified Water Laboratory Services

A division of

CRISP WATER Technologies, Inc.

Water Quality Specialists

Water Sample Parameter Results

Water Parameters:

Hardness:	6 - GPG- (grains per gallon) – Hard water
Iron	0.2- PPM- (parts per million)- EPA limit of 0.3 PPM- Iron is present in your water supply
PH:	7.4- Reading between 7.0 & 8.0 are non-acidic neutral
TDS:	88- PPM- Total dissolved solids- Moderate mineral content reading
Turbidity:	ND (None Detected)
Odor:	ND

Water Hardness is measured in grains per gallon and parts per million and is mainly caused by the presence of calcium and magnesium. It is expressed as the equivalent quantity of calcium carbonate. Scale formation and excessive soap consumption are the main concerns with water hardness. When hard water is heated, it tends to form scale deposits. This shows up in a home in spotty shower walls and fixtures, glass wear and around sinks and toilets. Depending on the interaction of other factors such as pH and alkalinity, hardness levels between 3 -5 GPG are considered to provide an acceptable balance between corrosion and incrustation. Your reading is “Good”.

Iron, (Fe*)* at levels of 0.3 PPM can create orange and reddish-brown staining on fixtures and in the laundry. It may also promote the growth of iron bacteria, leaving a slimy coating in piping. The presence of iron bacteria can also cause a “rotten egg” odor and sheen on the surface of the water. Hydrogen sulfite should be tested for also if an egg smell is present. The two main types of iron found in well water are ferrous and ferric. Ferrous iron is iron that is dissolved into the water as a solution and is usually clear. When it is oxidized or is exposed to air or light, the iron can come out of solution and turn orange or brown. Iron removal can be accomplished through many types of treatment depending on the type and amount of iron. Water softeners, green sand filters, carbon filters, ozone treatment and removable micron filters are some of the common treatments available. Iron usually does not have any serious health effects on humans; however, high amounts of iron have been known to cause some stomach irritation. Your reading is “Good”.

pH is the indicator for acidity, alkalinity, or basic is known as the pH value. A pH value of 7 means a substance is neutral. The lower value indicates acidity, and a higher value is a sign of alkalinity. To better understand the range in pH, look at these examples: Stomach acid 2.0 / Apple Juice 3.0 / Orange Juice 3.5 / Coffee 5.5 / Milk 6.2 / Baking Soda 8.5 Soapy water 10 / Bleach 12.0. In addition, many of the foods we eat contain an acidic pH because of their bacteria killing functions. Basically, the pH value is a good indicator of whether water is hard or soft. The pH of pure water is 7.0. In general, water with a pH lower than 7.0 is considered acidic, and with a pH greater than 7.0 is considered basic. The normal range for pH in surface water systems is 5.5 to 6.9, and the pH range for groundwater (well water) is between 6.9 & 8.5. Alkalinity is a measure of the capacity of the water to resist a change in pH that would tend to make the water more acidic. The measurement of alkalinity and pH is needed to determine the corrosiveness of the water. In general, water with a pH < 6.5 could be acidic, soft, and corrosive. Acidic water could contain metal ions such as iron, manganese, copper, lead, and zinc. In other words, acidic water could contain elevated levels of toxic metals. Acidic water can cause premature damage to metal piping and have associated

aesthetic problems such as a metallic or sour taste. It can also stain laundry and cause "blue-green" color staining on sinks and drains. Your reading is “Good”.

Total Dissolved Solids (TDS) is an index used to determine the concentration of dissolved minerals. More minerals dissolved in the water increases the total dissolved solids. TDS is reported in parts per million (PPM) which is equivalent to milligrams per liter. TDS is the total amount of mobile charged ions, including minerals, salts or metals dissolved in each volume of water. It is the combined content of all inorganic and organic substances contained in a liquid in a molecular, ionized, or micro-granular suspended form. An operational definition is that the solids must be small enough to survive filtration through a sieve size of two micrometers. High TDS in drinking water usually means bad taste and can have a laxative effect. It is categorized by the EPA as a Secondary Drinking Water Standard (e.g., having cosmetic or aesthetic effects but not necessarily hazardous and consequently unenforceable). EPA advises a maximum limit of 500 PPM. Your reading is “Good”.

This is a picture of the ultraviolet light disinfection and filter system installed

This water treatment system was installed Thursday May 22, 2025. As you can see from the attached water testing results, the water passed the EPA safe drinking water standards for bacteria, coliform & E. coli.

Maintenance Recommendations

Crisp Water Technologies Inc. proposes the following maintenance recommendations for this water treatment system and compliance monitoring. We would be on site “1” time per month during the main part of your operating season, (usually from April or May through September or October). The monthly work would consist of one site trip, a bacterial water test for coliform & E. coli, checking the entire water treatment system, checking both treatment filters, providing a certified water report for your records. This would be set up as a “routine” monthly schedule. This service would also include the end of season winterizing of the filter system and the start up of the system in the spring before season opening. This cost for these services is discounted to just $95.00 per month during the months of operation and there is no monthly charge when the system is closed. It also includes the monthly laboratory fees and changing the filters when they need changing. The pre-filter should last 2 or 3 months depending on water quality at the spring and how much water is being used. The price for that filter is $27.95. The post carbon filter should last 3 to 5 months and that one costs $48.95. The UV lamp should last over 2 years. Please let me know if this is acceptable or if you have any questions. Thank you! Ken Crisp & The Crisp Water Team

EXHIBIT D: MARSHALL MOUNTAIN PARK BASE AREA REDEVELOPMENT - PROJECT BUDGET

Missoula County
Marshall Mountain Park Base Area Redevelopment Project

Overall LWCF Project Budget	Total Est. Cost*
Site Demolition & Clearing	$ 88,300.00
Outdoor Event and Community Space	$ 190,290.00
Water Supply	$ 297,628.00
Lift Terminal Shade Shelter	$ 315,880.00
Intepretive Sign Package	$ 40,000.00
Entrance Portal (Main Trailhead)**	$ 233,281.00
Early Phase Trails (upper portion of Base Area Loop, Hello Kitty extension)	$ 135,254.00
Electrical Distribution System	$ 236,751.16
Maintenance Shed Upgrades	$ 55,762.00
Construction Oversight Services	$ 84,299.63
Total RFQ Scope Budget	**$ 1,167,839.79**
Total Project Budget	**$ 1,677,445.79**

*20% contingency included within each line item. Budget figures are comprehensive with all remaining anticipated expenses - design/engineering, construction, permitting, etc. - included.

**Entrance portal estimated cost reflects trailhead features (kiosk, signage, bicyle repair and storage), vault toilet, grading for ADA parking and access, pathway connections to base area amentities, and hardscape/landscaping features as budget allows. See Q/A #2 within this addendum for more details on preliminary scope.