

2019-2022 Downtown Missoula Commercial Investment Report

Project by Year	Cost in Millions	Public/Private	Type	Project Description	Status	Date	Developer
2019-2022							
1889 Steak and Seafood	.700	Private	Commercial	Remodel	Completed	2019	Jackson Contractor Group
AC Hotel By Marriott	21.00	Private	Commercial	Hotel, Restaurant, Bar (105 rooms)	Planning	2020	HomeBase Montana
AC Marriott Hotel	.280	Private	Commercial	Basement structure	In progress	2019	D Anderson
Albertson's & Eastgate Shopping Center	3.5	Private	Commercial	Expansion + Interior Exterior Remodel	Planning	2019	Kroenke Development
Basal Restaurant	.360	Private	Commercial	Remodel	Completed	2019	Sirius Construction
Black Timber Brewery & Taproom	.350	Private	Commercial	Remodel	In Progress	2020	Carl Construction Inc
Cambium Place	.731	Private	Commercial	Fire damage repair	Completed	2019	Quality Construction Company
Camino Restaurant	.510	Private	Commercial	Remodel	In Progress	2019	D Anderson Construction
Class Pass	.425	Private	Commercial	Remodel	In Progress	2019	Dick Anderson Construction
Crafted Aesthetics	.142	Private	Commercial	Construction/Remediation	In Progress	2019	ABC Seamless of MT
Create Art Bar	.219	Private	Commercial	Remodel	Complete	2019	D Lower Construction
Dragon Hollow	.160	Public	Park	Park, Play Land Improvement	Completed	2019	A Carousel for Missoula
Edgewater Doubletree	3.064	Private	Commercial	Renovation	In Progress	2019	Edgewater Partners
Holiday Inn Downtown	1.280	Private	Commercial	Kitchen Maintenance, remodel	Completed	2019	Dick Anderson
Hypehouse	.102	Private	Commercial	Remodel	Complete	2019	Owner

2019-2022 Downtown Missoula Commercial Investment Report

The Wren Hotel	4.0	Private	Commercial	72-room Hotel, 3-5 Commercial spaces	Planning	2019	ThinkTank
Liquid Planet	.580	Private	Commercial	Renovation	In Progress	2020	Liquid Planet & Scott Billadeau
LumenAD	.200	Private	Commercial	Remodel	Completed	2019	Saddle Mountain Construction
Masonic Lodge	.131	Private	Commercial	Remodel/reroof	In progress	2019	Stroh Construction
Missoula Childrens' Theater	.120	Private	Commercial	Remodel	Completed	2019	Edgell Building
Missoula Public Library	35.00	Public-Private	Education	New Library	Utility Relocation	2020	Missoula County
Missoula City Hall	.052	Public		Remodel	In progress	2020	D Lower Construction
Mountain Line Transfer Station	.012	Public	Transport	Roofing		2020	Sirus Contruction Inc
Olive & Iron	.250	Private	Commercial	Interior remodel	Completed	2019	Gooden Construction
Phanom Thai	.140	Private	Commercial	Remodel	Completed	2019	Gaddy Construction
Purewest	.230	Private	Office	Interior remodel	In progress	2019	Sirius Construction
Radio Building	.350	Private	Commercial	3 rd Floor Remodel	In progress	2020	Sirius Construction Inc
Riverfront Hotel & Conference Center	100.00	Public-Private	Mixed-Use	Conference Center, hotel, retail, housing	Planning	2020	Checota/Farran
Skin Chic	.198	Private	Commercial	Remodel	In Progress	2019	Jackson Contractor Group
Sobba Cycle	.160	Private	Commercial	Remodel	Completed	2019	Scariano Construction
St Pats Hospital	.410	Private	Commercial	Remodel	Completed	2019	D Anderson Construction

2019-2022 Downtown Missoula Commercial Investment Report

ST Pats Cath Lab	.206	Private	Commercial	Remodel	Completed	2019	Jackson Contractor Group
St Pats (Providence)	1.800	Private	Commercial	Renovate 4 th floor	In Progress	2019	Sletten Construction CO
St Pats Critical care	2.583	Private	Commercial	Addition NE corner	In Progress	2019	Jackson Contractor Group
Stockman Bank	13.4	Private	Commercial	Construction	Completed	2019	Hardy Construction CO.
The Taylor Connection	.230	Private	Commercial	Elevator Install, remodel	Completed	2019	Sirius Construction
University of MT Soc Science	.173	Public	Education	Remodel data center	In progress	2020	Eppic LLC
University of Montana Various projects	1.716	Public	UM	Replace dishwasher	Completed	2019	
ZooTown Community Arts Center	3.25	Private	Commercial Education	Purchase & Renovation of Studebaker Building	Moved to remodeled space, 216 W Main	2019	ZACC
2019 Miscellaneous projects under \$100,000 w/ 24 existing business	.463	Private	Commercial	Remodels, roofing, upgrades,		2019	Various
2020 Misc. projects under \$100k w/1 existing business	.054	Private	Commercial	Remodel		2020	Various
Total 2019 Announced Permits	\$162 mill		2019 Commercial permits	New construction and remodels			
2018							
11-plex	.7	Private	Housing	Remodel bathroom	Completed	2018	Apex building and remodeling
710 Montana	.5	Private	Commercial	Interior remodel	Completed	2018	Chase Holland LLC
A & E Architects	.210	Private	Commercial	Interior remodel	Completed	2018	D Lower construction
Albertsons	3.5	Private	Commercial	Interior & exterior remodel	Completed	2018	DTL Builders

2019-2022 Downtown Missoula Commercial Investment Report

Albertsons	4	Private	Commercial	Interior & exterior remodel	Completed	2018	DTL Builders
Allegiance	.5	Private	Commercial	Interior remodel	Completed	2018	MKC INC
Allegiance benefit plan	.25	Private	Service	Interior remodel	Completed	2018	MKC inc
ALPS Florence Building	3.0	Private	Commercial	Floor Renovation (1,5,6, 7 and Roof)	Completed	2018	ALPS & David Bell
Blue Mountain Clinic	.52	Private	Service	Minor remodel	Completed	2018	Pew corporation
Brio Fitness	.110	Private	Commercial	Improvement	Completed	2018	Quality Construction Company
Bryce Distillery	.81	Private	Commercial	Remodel	Completed	2018	
Central Square Penthouse	.110	Private	Service	Interior remodel	Completed	2018	JM Moran & Company
Ceretana Building	.11	Private	Housing	Second floor improvement	Completed	2018	
Church at the gate	.2	Private	Church	New sign	Completed	2018	Yesco LLC
Church of Jesus Christ of Latter-Day Saints	.35	Private	Church	Interior ramp and case work	Completed	2018	Thompson & son cabinet
Clark fork inn	.24	Private	Housing	Exterior remodel	Completed	2018	Bel esprit builders
Class Pass	.800	Private	Commercial	Remodel of 5 th floor	Completed	2018	Dick Anderson construction
CMC outpatient Clinic	.212	Private	Service	Remodel	Completed	2018	D Lower construction
Colonial inn	.2	Private	Commercial	Interior remodel	Completed	2018	Blackfoot roofing
Commercial Shell	1	Private	Commercial	Addition and remodel	Completed	2018	Wahls construction
Community Medical Center Clinic	.212	Private	Service	New Clinic in ROAM	In Progress	2018	Community Medical Center
Conflux Brewing Co.	.50	Private	Commercial	New Brewery	Completed	2018	Hugh Yates
Crescent Electric	.21	Private	Commercial	Reroof	Completed	2018	Roofer Rob LLC
CTA architects' engineers	.277	Private	Commercial	Interior remodel	Completed	2018	Jackson Contractor group
Curry Health Center	.93	Public	Service	Interior improvement	Completed	2018	Summit roofing

2019-2022 Downtown Missoula Commercial Investment Report

DCI + BCE Engineers	.267	Private	Commercial	Interior remodel	Completed	2018	Dick Anderson Construction
Dominos	.2	Private	Commercial	Lobby remodel	Completed	2018	
Double Tree	.73	Private	Commercial	Conference & ballroom Remodel	Completed	2018	Mannix Construction
Double Tree	.160	Private	Commercial	Lobby & restaurant remodel	Completed	2018	Mannix Construction
Double Tree	.55	Private	Commercial	Extend deck bar	Completed	2018	Mannix Construction
Double tree	3	Private	Commercial	Remodel of guest rooms	Completed	2018	PWI construction
Eastgate Shopping Mall	.227	Private	Commercial	Façade remodel	Completed	2018	Sirius construction
EcoGeek Vidcon	.120	Private	Commercial	Interior Remodel	In Progress	2018	EcoGeek Vidcon
Edward Joes suite 335	.30	Private	Housing	Improvement	Completed	2018	Scariano construction
Elite One	.64	Private	Commercial	Remodel	Completed	2018	Edgell Building and development
Engel and Volkers	.2	Private	Commercial	Add signage	Completed	2018	Trinity Construction
Fairgrounds com bldg	.80	Private	Commercial	Elevator	Completed	2018	Jackson Contractor group
Fairgrounds com bldg.	1.9	Private	Commercial	Interior & exterior renovations	In progress	2018	Jackson contractor group
Fairgrounds culinary bldg.	1	Private	Commercial	Interior & exterior renovations	In progress	2018	Jackson contractor group
First United Methodist Church	3.0	Private	Service	Renovation	Under Construction	2018	First United Methodist Church
Floco Missoula	.25	Private	Commercial	Remodel	Completed	2018	Lennox Craftsmen
Florence Building	.371	Private	Commercial	Interior remodel	Completed	2018	Martel construction
Florence Building	.256	Private	Commercial	Remodel	Completed	2018	Martel construction
Florence Coffee Company	.3	Private	Commercial	New ground	Completed	2018	Lennox Craftsmen
Gild Brewery	.70	Private	Commercial	New Restaurant, Tavern	Completed	2018	Erin McEwen
Gild Brewing	.252	Private	Commercial	Façade remodel	Completed	2018	Carl construction

2019-2022 Downtown Missoula Commercial Investment Report

Glacier Sotheby's International Realty	.35	Private	Commercial	Remodel	Completed	2018	
Gold dust	.30	Private	Housing	Reroof	Completed	2018	Miller roofing
Grizzly Bare Waxing studio	.32	Private	Commercial	Interior remodel	Completed	2018	Home energy service
Grizzly Hackle	.600	Private	Commercial	Interior remodel	Completed	2018	Confluence Construction
Hawthorne Elementary school	2.823	Public	Education	Addition & remodel	Completed	2018	Sletten Construction Company
Hellgate Elementary school	.656	Public	Education	Addition of a cafeteria & service area	Completed	2018	Jackson Contractor group
Higgins Gallery	1.775	Private	Commercial	Remodel	Completed	2018	Western interstate
Holiday Inn	.42	Private	Commercial	Add lobby bar	Completed	2018	Dick Anderson construction
Holiday Inn Parkside	.247	Private	Commercial	Remove and replace trash enclosure	Completed	2018	Dick Anderson Construction
JL +KO	.40	Private	Commercial	Interior remodel	Completed	2018	Rocky Mountains Remodels
Le petit outre	.66	Private	Commercial	Reroof	Completed	2018	Schrock commercial roofing
Lewis and Clark Elementary school	4	Public	Education	Remodel and addition	Completed	2018	Dick Anderson Construction
Logjam offices	.150	Private	Office	Interior remodel	Completed	2018	
Mercantile Residence Inn Marriott	40.00	Private	Service	Hotel, Retail	Under Construction	2018	HomeBase Montana
Missoula Aging Services	.61	Public	Service	Interior remodel	Completed	2018	Woehler Construction
Missoula Brewing Company	.41	Private	Commercial	Add Picnic Pavillion	Completed	2018	Maurer construction
Missoula College River Campus	.4	Public	Education	New bus shelter	Completed	2018	Jackson Contractor group

2019-2022 Downtown Missoula Commercial Investment Report

Missoula County Community/Planning Services	2.00	Public	Government	Purchase & Renovation 602 Woody Street Building	Purchased	2018	Missoula County
Missoula food bank	.17	Private	Commercial	Add interior cubicles	Completed	2018	Jackson Contractor group
Missoula Public Library	28	Public	Education	New library	In progress		Dick Anderson Construction
Missoula Water	.2	Public	Service	Remodel	Completed	2018	Peter J Boehm
Missoula Wayfinding	1.50	Public	Infrastructure	Wayfinding	Phase 1 Completed	Phase II 2018	City of Missoula
Montana Tattoo company	.3	Private	Commercial	Interior remodel	Completed	2018	
Multi-Unit apt	.60	Private	Commercial	Replace guardrail	Completed	2018	Trinity Construction LLC
New fields	.65	Private	Commercial	Remodel	Completed	2018	Sirius construction
Notorious Pig	.340	Private	Commercial	Improvement	Completed	2018	Tamarack Construction
Old Sawmill District**	250.00	Public-Private	Mixed-Use	Residential, Retail and Office (150,000 SF of Class A Commercial)	Polleys Square A/B/C completed; Polleys Square D, Cambium Place and The Sawyer Under Construction	2018 /2019	Millsite Revitalization Project
Opportunity resources	.63	Private	Commercial	Interior remodel	Completed	2018	Dayspring cleaning & restoration
Partnership health pharmacy	.422	Private	Commercial	Office remodel	Completed	2018	Sirius construction
Physical Therapy clinic	.50	Private	Service	Remodel	Completed	2018	Ames & Vasgaard
Providence Center	.489	Private	Service	Fourth Floor Remodel for Adolescent Program	In Progress	2018	Providence St. Patrick Hospital
Providence St. Patrick Hospital	.473	Private	Service	Cath Lab Remodel	Under Construction	2018	Providence St. Patrick Hospital

2019-2022 Downtown Missoula Commercial Investment Report

Provident St. Patrick Hospital	.499	Private	Service	Sleep Center	Under Construction	2018	Providence St. Patrick Hospital
Radio Central Building	.060	Private	Office	Remodel 2 nd Story Office/Restrooms	Under Construction	2018	Nick Caras
ROAM Student Living**	40.00	Private	Mixed-Use	Residential, Retail and Parking	Completed	2018	Front Street Development Partners
RP Ellis Jewelry	.4	Private	Commercial	Reroof	Completed	2018	Miller roofing
Rumour	.45	Private	Commercial	Interior remodel	Completed	2018	Jackson Contractor group
Saint Patrick Garden City Neurology	.15	Public	Service	Interior remodel	Completed	2018	Sletten construction company
Saint Patrick Hospital	1	Public	Service	Patient rooms remodel	Completed	2018	Jackson Contractor group
Saketome Sushi	1.20	Private	Commercial	Restaurant, Bar	Completed	2018	Drake Doepke
Sentinel High School	14.729	Public	Education	Remodel and addition	Completed	2018	Langlas & associates
Solar Plexus	1.200	Private	Mixed-use	Remodel	Completed	2018	Solar Plexus
Spark 1 Missoula	.30	Private	Commercial	Remodel	Completed	2018	
Spine & Pain clinic suite 201	.788	Private	Service	Improvement	Completed	2018	Swank enterprises
Stockman Bank	13.484.5	Private	Service	New Bank	Completed	2018	Hardy Construction
Suite 110B	.101	Private	Commercial	Interior remodel	Completed	2018	Sirius construction
Sushi Hana	.38	Private	Commercial	Reroof/remodel	Completed	2018	Missoula sheet metal
Terrazas Henkel Law	.150	Private	Lawyer	Addition of conference room	Completed	2018	Hoyt Homes
The still room	.51	Private	Commercial	Façade improvement	Completed	2018	Western interstate
Town Pump	.20	Private	Commercial	Remodel	Completed	2018	Western Interstate

2019-2022 Downtown Missoula Commercial Investment Report

UM garden Had House	.210	Public	UM	Remodel	Completed	2018	Reed Mountain Construction
UM Health TH sciences Lab 515	.36	Public	UM	Reroof	Completed	2018	Reynolds Construction CO INC
UM Liberal Arts	1.169	Public	UM	Phase 3 remodel	Completed	2018	Sirius Construction
UM Lomasson Center	.3	Public	UM	Reroof	Completed	2018	R and R roofing specialties
UM Lomasson Center	.36	Public	UM	Interior remodel	Completed	2018	Summit roofing
UM Mansfield Library	.286	Public	UM	Phase 1 of envelope improvement	Completed	2018	Schrock Construction
UM UC bookstore	.24	Public	UM	2 nd floor remodel	Completed	2018	Reynolds Construction
Used Furniture store	.27	Private	Commercial	Reroof	Completed	2018	Summit Roofing
Verde Condos	.23	Private	Commercial	Reroof	Completed	2018	Schrock commercial roofing
Verizon MT5 Bear Cub on Comfort inn motel	.342	Private	Commercial	New cellular equipment	Completed	2018	Steelhead Communications
Wally & Bucks restaurant	.230	Private	Commercial	Improvement	Completed	2018	Sirius construction
Watershed	.19	Private	Commercial	Reroof	Completed	2018	Max Tite Metal Special Ties
Worden's	.20	Private	Commercial	New awning	Completed	2018	Professional construction services
YMCA	.150	Private	Recreation	Repair damage from meth	Completed	2018	Wayne Paffhausen & sons

2017							
Holiday Inn Downtown	11.00	Private	Service	Hotel Improvements	Under Construction Phase 2 of 4	2017-2019	El Dorado Hospitality

2019-2022 Downtown Missoula Commercial Investment Report

Kim Williams Bike Network	0.40	Public	Infrastructure	Bike Trail	Completed	2017	City of Missoula
Max Wave	1.00		Infrastructure	Outdoor Recreation	Planning	TBD	Max Wave Project
Missoula College	32.00	Public	Education	New Building	Completed	2017	University of Montana
Missoula County Courthouse	14.00	Public	Government	Courthouse Renovation	Completed	2017	Missoula County
Missoula Art Park	1.08	Public-Private	Public Park	Urban Park	Completed	2017	Missoula Art Museum
Providence Hospital International Heart Institute	2.70	Private	Commercial	Hospital Renovation	Completed	2017	Providence St. Patrick Hospital
Stockman Bank	30.60	Private	Service	Office, Residential, Parking	Completed	2017	Stockman Bank
The Roxy	0.20	Public-Private	Commercial	Theater, Façade Improvements	Completed	2017	The Roxy
Warm Springs Production	0.30	Private	Commercial	Production, Office Renovation	Completed	2017	Warm Springs Production
2016							
Burger King	0.41	Private	Service	Restaurant	Completed	2016	Burger King Franchise
A Carousel for Missoula	0.30	Public-Private	Service	Museum, Workshop, Office	Completed	2016	A Carousel for Missoula
Montana Idaho CDC (MoFi)	0.23	Private	Service	Office Renovation	Completed	2016	MICDC
Partnership Health Center	0.44	Private	Service	Medical Clinic Expansion	Completed	2016	Partnership Health Center
Western Cider Co.	1.00	Private	Service	Production Plant, Tasting Room	Completed	2016	Western Cider Co.

2019-2022 Downtown Missoula Commercial Investment Report

2015							
Wilma Theater Renovation	2.60	Private	Mixed-Use	Theater Renovation	Completed	2015	Nick & Robin Checota
2014							
Gilkey Center for Executive Education	9.30	Public	Education	Office, School	Completed	2014	University of Montana
Poverello Center	5.90	Private	Service	Homeless Shelter & Soup Kitchen	Completed	2014	Poverello Center
Silver Park	3.00	Public	Park	Urban Park	Completed	2014	City of Missoula
Providence St. Pat's Maternity Center	5.00	Private	Service	New Maternity Center	Completed	2014	Providence St. Patrick Hospital
2013							
Park Place Parking Structure	10.00	Public	Infrastructure	New Parking	Completed	2011	Missoula Parking Commission
2012							
Peak Health and Wellness Center	3.50	Private	Service	Gymnasium	Completed	2012	Jack Tawney
Western Montana Addiction Services	3.40	Private	Service	Health Center	Completed	2012	Western Montana Mental Health Center

2019-2022 Downtown Missoula Commercial Investment Report

2011							
Garlington, Lohn & Robinson	35.00	Private	Service/Retail	New 6-Story Employment Center with First Floor Retail	Completed	2009	GLR Properties LLC
2010							
First Interstate Bank Main Branch	32.00	Private	Service	New Bank	Completed	2008	First Interstate Bank
Total Downtown Investment*	\$938,015						

**Project investments and status change constantly, data is current but may not be accurate due to project complexity.*

***ROAM Student Living and the Old Sawmill District are mixed-use properties. They are listed on both the commercial investment and housing investment reports*

Report updated 1/2/2020 JC