

MINUTES OF THE MEETING OF THE JOINT APPROPRIATIONS  
SUBCOMMITTEE ON LONG RANGE BUILDING  
March 11, 1981

The meeting was called to order by JACK K. MOORE, Chairman, in Room 108, Capitol Building, Helena, Montana. All committee members were present except Representative Gene Donaldson, and Senator Etchart.

Testimony was given by Curt Chisholm, Deputy Director of Institutions; Phil Hauck, Director of Architecture and Engineering; Laurie Lewis, Worker's Compensation; Dave Hunter, Commissioner of Labor.

The CHAIRMAN stated the topics to be discussed today would be the Veteran's Home, Montana State Prison security needs and correspondence regarding purchase of existing Worker's Compensation buildings.

VETERAN'S HOME

MR. CHISHOLM explained the first project requested at the Veteran's Home would be the kitchen ventilation. This involves three things, (1) the installation of the appropriate ventilation equipment relative to the latent vapor, (2) installation of a range hood, and (3) repair of the existing floor. These repairs are needed to meet fire and safety code deficiencies.

The CHAIRMAN stated in regard to #36 installing the sprinkling system at the Veteran's Home old domiciliary, he has sponsored a bill to construct a new 50 man nursing home unit at the Veteran's Home. He stated the \$437,000 requested would not be sufficient to meet all the VA requirements. Both floors would need an adequate sprinkling system, plus additional repairs to the building, and this would only be for a temporary time period.

MR. CHISHOLM stated #36 installing the sprinkling system relates to the new domiciliary. The Department would like to request \$47,000 to install a sprinkling system in the new domiciliary, which is an extension of the nursing home built in the late 50's. He stated the Veteran's Home is currently on waivers right now to operate through July 1, 1981, and a commitment is needed from the legislature to approve the sprinklers. This is a code requirement over and above the alarm and the smoke detectors currently there. He noted the Department was going to request an additional \$46,000 for sprinklers to be installed in the old domiciliary to maintain 15 beds, so the old domiciliary could still be available if necessary, he noted he was unaware that this installation would cost twice what the Department was recommending, and if this was the case then then would have to reconsider their request. He stated their budgets were developed to include the 15 beds in the old domiciliary within the 82-83 biennium. He feels they could exist

beyond July 1st on any waivers, he asked if it was the intent of the committee that the 15 beds not be available.

The CHAIRMAN stated no, the other 15 beds were funded, and he has talked to the VA and told them that they are going to attempt to build a new nursing 50 bed unit. He stated it was easier to get approval on a nursing bed facility than a domiciliary.

MR. HOFFMAN explained that the bed, even though certified as a nursing care bed, is based on the level of care required for that bed. If there is need for further nursing care, then the appropriate staff can be applied.

The CHAIRMAN stated that if it is a nursing home bed then the charge is \$12 a day, if it is just a domiciliary bed then it is \$6 per day. He noted there is nothing that can be done with the old building, and the estimate just to fix up the annex was \$517,000, and this would only take care of 22 people. To take care of the other 15-20 people in the old domiciliary, it would cost \$110,000 additional. He feels with twice that amount of money a new 50 man unit can be built and the Veteran's Home can be built up to its 150 capability.

#### MONTANA STATE PRISON

The CHAIRMAN stated he sponsored House Bill 833, regarding the purchase of 11 rolls of razor wire. He noted there are only two manufacturers and installers of this type of wire in the U.S., and only a two weeks delivery time.

MR. CHISHOLM handed out Exhibit A regarding two of the Department's requests for the Prison, taken care of in house bills. However, the Department is further requesting from the Long Range Building Program Item 3. He used slides to show the ease in which the perimeter wire can be breached, and the necessity of screening the visitors with metal detectors. He felt it was a great security need to separate the Administration building and the entrance, from the outside world with a simple perimeter 16' high cyclone fence approximately 800 linear feet. What this will do is prevent visitors and others from entering the Administration building at will. He explained how the main security control center could be breached by a person at gunpoint holding a hostage. He related a similar incident which happened in New Mexico recently. In order to screen the visitors more carefully, the Department would like to construct a gate control house complete with a metal detector. Additional lighting is necessary for the perimeter fence to assist in visual observation, and it is also necessary to replace the checkpoint barrier, which is currently being manned 24 hours per day. This

would be replaced with an automatic railroad type barrier across the road, which would help control traffic. He explained the new razor wire being requested was developed not for prisons but for security around nuclear installations. The old wire was not installed correctly, because it was stretched as far as it could go to cover the perimeter area.

REP. BARDANOUE asked what unit did the window fall out in the new prison, and he read a letter relating the incident at the prison.

MR. CHISHOLM stated he would look into this. He explained to the committee where the Department would like to place the new tower due to the blind spots in the complex, plus the curvature of the fence.

SEN. THOMAS asked about the alarm system and if it went off during the escapes.

MR. CHISHOLM stated the alarm systems have gone off, the problem has been the visual observation has not been there, and the response time once the inmates go over the fence has allowed them to evade the security and the darkness allows them to hide within the shadows of the perimeter search lights. He stressed the need to have a barrier that slows them down, and the new wire will force the inmates to have an assistant, and secondly he will need a sophisticated breaching device such as two or three sheets of plywood.

REP. BARDANOUE stated in all cases of escapes, human error has been the main cause, and he feels to rely mainly on the new wire will have to be backed by the human element.

SEN. HIMSL said he was under the impression when the new prison was built that one tower was to be sufficient. He asked why they needed three now.

MR. CHISHOLM stated the Department has decided not to use the observation tower on the hill, so there will be technically two towers if the one that is requested is built. He stated what the Department is requesting from Long Range Building is \$59,000 and the other items on Exhibit A will be taken out of the cash fund in the general fund, because of the emergency situation being faced at the prison it is necessary to take care of the above items immediately.

MR. CHISHOLM stated due to the fact the Subcommittee for Institutions did not approve the Prison Industry expansion, the Department would like to propose the project for onsite warehousing on the prison compound. He noted at this time there are three intown

warehouses which supplies are needed on a day-to-day basis. It costs \$513 in gasoline alone per month to make the daily trips with inmates into town. The buildings are quite expensive to heat and this year in January it cost \$2,830 to heat the three buildings plus \$78 in trunk telephone charges. The Department is proposing to phase out the intown warehousing for three reasons: (1) keeps inmates in the complex, thus providing better security, (2) better control of inventory, (3) more efficiency due to location. The Department would like to modify the existing buildings which consist of two chicken houses and one pig barn, and to actually construct a third warehouse which would be needed for day-to-day support supplies. This would give the prison a total of 16,400 square feet of storage space on site. The \$27,000 requested would include inmate labor, and the warehouse would be a metal building. He stated they are still deliberating the need for a centralized warehouse for the valley but the additional storage space is still needed in the prison area for the day-to-day operations.

#### WORKER'S COMPENSATION CORRESPONDENCE

The CHAIRMAN read to the committee a letter from Dr. Frank Burgess and Reber Realty and Development Company an offer to sell the existing buildings at 815 Front Street and 110 13th Avenue which the Worker's Compensation currently occupy. The 815 Front Street property was priced at \$650,000, and the 13th Avenue property was \$175,000. He asked the A&E office, Department of Labor and Industry, and the Office of Budget and Planning to respond to this request.

MR. HUNTER stated he met with Mr. Hauck recently, and it was their opinion that the cost to purchase the building and the renovation necessary would be slightly higher than the cost to build a new one. He stated the main consideration would be what would be there when this was done, because the existing Safeway store was built as cheaply as possible and is not energy efficient, plus is not solving the problem of combining the existing three locations. He noted also they feel this is not a fair price for these buildings.

MR. HAUCK stated their figures indicate that the price to renovate the existing buildings exceed the price of new construction. The old Safeway building is only 14,000 square feet, and the needs of the Worker's Compensation is 48,000 square feet. He noted the 13th Avenue building does not enter into this consideration, because the consolidation problem would not be solved. He stated due to the

cheap construction, the building is in very poor shape with no insulation, plus a complete window front, and the concrete roof would create problems if any add ons were attempted.

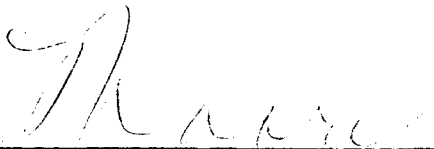
The CHAIRMAN asked what was the rent currently being paid on both properties.

MR. PALMER stated the Front Street property's rent would be \$87,000 in 83 because the rent would be raised from \$5 a square foot to \$6 a square foot. The 13th Avenue property's annual rent is \$21,000 at \$5. a square foot. He stated there is a clause in each of their lease agreements that if money is not appropriated for rent, then the lease is terminated.

The CHAIRMAN asked what the concurrence of the Committee was regarding the offer to sell the existing properties.

The COMMITTEE agreed that a letter be returned to the sellers stating the Committee was not interested at the asking price.

There being no further discussion or comments, the meeting was adjourned at 2:55 p.m.



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JACK K. MOORE, Chairman

## SECURITY UPGRADING

### 1. FENCE (HB 833)

(a) 8 rolls on perimeter fence	
(b) 3 rolls on Maximum Security and Administration Building \$4.40	\$ 140,000
Ground Sterilization	4,500
Labor for Barbed Type Installation including security	\$ 14,000
	<u>\$ 158,500</u>

### 2. TOWER (HB 8 ?)

Construct a tower similar to tower next to guard station/vehicle sally port	\$ 255,000
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### 3. ADDITIONAL SECURITY NEEDS

(a) Additional Perimeter Security Fence	\$ 50,500
(1) 16' fence	
(2) Gate control house	
(3) Metal Detector	
(b) Lighting for Additional Perimeter Security Fence	\$ 4,000
(c) Check Point Barrier	\$ 4,500
	<u>\$ 59,000</u>

GRAND TOTAL                      \$ 472,500