

MINUTES OF THE LONG RANGE BUILDING COMMITTEE
March 2, 1983

Side 27 The meeting was called to order at 8:20 a.m. in Room 108 of the Capitol Building.

Members present were Sen. Mark Etchart, Sen. Matt Himsl, Sen. Jack Haffey, Sen. Bill Thomas, Sen. Donald Ochsner, Rep. Rex Manuel, Rep. Francis Bardanouve, Rep. Gene Donaldson, Rep. Bob Thoft, and Rep. Steve Waldron.

Also present were Pam Joehler of the Legislative Fiscal Analyst's Office, Phil Hauck, administrator of the Architecture and Engineering Division (A/E), Tom O'Connell and Sue Bjerke, architects for A/E, Bob Archibald, director of the Montana Historical Society, John Bartlett, deputy director of the Department of Health and Environmental Sciences, and Lonn Hocklin, executive assistant to the Attorney General.

ENERGY RETROFIT - STATE FACILITIES
Priority #8

(008) This request is for \$1,200,000 out of the cash account to fund an ongoing energy retrofit program for state facilities implemented to conserve energy.

Phil Hauck explained the program to the committee. This program was established in 1975 when the nation became aware of energy conservation. The state owns 5,000 buildings and this program studies a number of these buildings to find out what, if anything, can be done to make them more energy efficient. This program concentrates on the buildings that are the most inefficient.

To date, this program has studied 153 buildings. The cost payback for each project must be 2-10 years in order to be considered for retrofit. Of these 153 buildings studied, 56 have had retrofit recommendations, 50 have been metered, and 25 projects have had retrofitting completed. The 25 completed projects have realized a savings of \$5,000 per year. The \$3,450,000 invested to date should be realized in about six years.

Part of this program is used for an Energy Awareness Program that shows building maintenance personnel how to conserve energy without having to spend money, i.e. turning down thermostats, turning off unnecessary lights, etc. Mr. Hauck estimated that about 10% of energy consumption has been saved by this program.

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ORIGINAL GOVERNOR'S MANSION IMPROVEMENTS
Priority #9

(102) This request is for \$800,500 to repair the Original Governor's Mansion.

Bob Archibald provided the history and background of the Original Governor's Mansion. Drapes Engineering, a consulting firm in Great Falls, did a voluntary review of the building and found the wiring to be a potential fire hazard. A number of people visit this building annually and this condition presents a potential liability to the State.

The building's exterior is also in need of repair due to moisture problems and hail damage. The roof needs replacement, the gutter system needs replacement, and the exterior needs painting and moisture protection. The Carriage House also needs a new roof, exterior painting and moisture protection, and the removal of an old metal chimney flue.

RENOVATE OFF-SITE MUSEUM STORAGE BUILDING
Priority #13

(192) This request is for \$25,300 to renovate the Montana Historical Society's museum storage building.

This building is a wood frame building with tin sides and a tin roof that is used to store large historic artifacts such as mining dredges, steam tractors, etc. This proposal would bring the building up to electrical code, plug some leaks, replace locks, paint the exterior, and put a concrete floor where there is a dirt floor.

CHEMISTRY LABORATORY RESTORATION
Priority #14

(260) This request is for \$119,000 to repair some unsafe conditions currently existing in the Department of Health and Environmental Sciences Chemistry Lab.

John Bartlett introduced John Hawthorne, a chemist at the Lab who provided written testimony to the committee (see Attachment 1).

The Lab is deteriorating and needs repair for the safety of the employees. Research done in the Lab requires a clean, safe environment which doesn't exist at this time.

CONSTRUCT JUSTICE ACADEMY/FORENSIC SCIENCE BUILDING
Priority #20

(316) This request is for \$250,000 to plan the construction of a combination Justice Academy/Forensic Science Building in Bozeman.

Lonn Hocklin explained the agency's reasons for this proposal. Both the Justice Academy in Bozeman and the Forensic Science Building in Missoula require highly specialized programs which in turn require specialized equipment and unique building requirements. Both facilities are currently leasing the buildings they are housed in. Mr. Hocklin told the committee that the rental costs for these facilities are high and that the leases will terminate in 1988. He told the committee that the agency sees this as an ideal time to perform the planning so that it can present a proposed construction package in the 1985 Legislative Session and the construction would possibly be complete by 1988.

One of the major problems at the Academy is that the firing range can only be used in the warm weather months. Since the Basic programs require firing range training, this results in long waiting lists during these months. There is also limited classroom and dormitory space which compounds this problem. Statutorily, law enforcement agencies have to train newly hired personnel within a year of being hired. Because of the long waiting list, some of these new recruits are working up to a year without having adequate training. The length of the classes are not up to minimal national standards. Another problem with the firing range is that the area around the range is being developed for residential use and this might present a potential liability in the future.

The biggest problem with the Forensic Lab is a lack of adequate space. The lab has many corrosive and potentially dangerous chemicals and overcrowding can be dangerous to the employees.

Rep. Waldron asked if this expansion of the facilities would require more funding for operating costs and additional FTEs. Mr. Hocklin told the committee that the present staff could probably handle the expanded classes but it is possible that the funding would have to be increased.

Rep. Waldron noted that the Forensic Lab was recently remodeled and he asked about the cost of that remodeling. Mr. Hocklin stated that the remodeling costs are reflected in the high rent payments.

Rep. Bardanouve remarked that it has been past experience when facility planning requests are approved it is generally followed by a much larger request for the actual construction and this committee is almost committed to funding the construction.

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Sen. Hims1 asked why the facilities should be consolidated. Mr. Hocklin explained that the two programs could compliment each other in the area of training. Sen. Hims1 asked whether any consideration has ever been given to incorporating this training into one of the universities. Mr. Hocklin agreed that this was a good point.

The Academy is used solely by government personnel i.e. county sheriff's departments, city police, highway patrol. Fees charged for the programs go toward operations but do not cover all of the program's operating expenses.

(262) Sen. Mike Halligan, Senate District #48, related his feelings and also the feelings of Sen. Fred Van Valkenburg, Senate District #50, and Sen. Bill Norman, Senate District #47. He told the committee that Missoula has access to existing dormitories, an indoor firing range, plenty of classroom space at the University of Montana, a new morgue, technical personnel at the University, and the recently upgraded Forensic Lab. He did not feel this proposal was urgent and there are far more urgent issues before this legislative session that should be considered.

Sen. Halligan remarked that when and if the legislature considers a consolidated facility, Missoula should be considered as a potential building site. He noted that there is potential county land that could be donated for the building. Sen. Halligan agreed with Sen. Hims1 that the consolidation would not really be necessary for either of the programs to fulfill their intended goals.

LAND ACQUISITION AND GROUNDS IMPROVEMENTS
Priority #10

(317) This request is for \$291,000 to purchase land around the Capitol Complex to fulfill a goal of the Department of Administration to square off the Capitol Complex grounds.

Sue Bjerke presented this proposal to the committee. She presented the committee with a map that outlined the three parcels of land that the Department of Administration would like to purchase should they become available (see Attachment 2).

If the land does not become available for purchase, these funds would be used for improvements on land currently in the Capitol Complex. One of the proposed improvements would be to establish a parking lot at the south end of the Complex on Broadway.

The committee discussed whether putting a paved lot would be necessary since people already park on that location. Mr. O'Connell explained that some of the parking done in the present lot is illegal and more cars could be parked if a lot were established.

MISCELLANEOUS BUILDING IMPROVEMENTS
Priority #12

(669) This request is for \$600,000 to make three state buildings accessible to the handicapped. Renovation would include installing elevators, ramps, and remodeling rest rooms.

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Ms. Bjerke detailed the buildings to be renovated. The Department of Institutions building and two of the Office of Public Instruction's buildings would need work to make them handicapped accessible; one at 1300 Eleventh Avenue and the other is the old Livestock building which will house the Office of Public Instruction during the Capitol Building remodel.

Rep. Bardanouve asked why the work would be done to the Livestock building when he doubted it was worth as much as the renovation. Sen. Ochsner asked if there was another state building that could house the entire Office of Public Instruction that has handicapped accessibility. Rep. Waldron said there was some empty office space in the Department of Highways building and asked if A/E knew whether there was enough room for the Office of Public Instruction. Mr. O'Connell would look into this proposal and get back to the committee.

820 FRONT STREET BUILDING MODIFICATIONS

(110) This request is for \$20,000 to make modifications to 820 Front Street (Old Liquor Warehouse) which houses the Department of Administration's Central Stores, Mail Distribution, and Publications and Graphics Divisions.

Ms. Bjerke explained to the committee that the basement has a very bad leakage problem that makes it impractical to use for storage. The A/E estimates it would require taking the loading dock off of the building and backfilling the hole that seems to be the major problem.

The other problem is the roof drainage system. Presently, the roof drains into the sump pump that then pumps water into the storm drain. This repair would put a pipe directly into the city storm drain system which should alleviate the problem.

EXECUTIVE ACTION

Priority #8 (182)

REP. THOFT moved to authorize \$1,200,000 to fund the Energy Retrofit Program for state facilities.

The motion was passed UNANIMOUSLY.

Priority #9 (210)

SEN. OCHSNER moved to authorize \$80,500 for improvements to the Original Governor's Mansion.

The motion was passed UNANIMOUSLY.

Priority #10 (238)

The committee requested the A/E to present the committee with more information regarding the proposed land acquisitions and parking lot.

Priority #12 (268)

The committee requested the A/E to find out how much space is available in the Department of Highways Complex and report back to the committee.

Priority #11 (269)

REP. BARDANOUVE moved to authorize \$20,000 for repairs to 820 Front Street.

The motion was passed UNANIMOUSLY.

Priority #13 (293)

There was a good deal of discussion regarding the Historical Society storage building. Rep. Thoft asked just how secure these historic artifacts are in a tin building. Sen. HIMSL asked what kind of screening is done or does the Historical Society just keep everything that is donated. Mr. Hauck responded that part of this request is for new locks for the

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building but he agreed that the building construction did not appear too secure. As to the screening process, Mr. Hauck did not know the answer.

SEN. ETCHART moved to authorize \$25,300 for the Off-Site Museum Storage Building.

SEN. HIMSL and REP. THOFT opposed the motion. All other members approved the motion. The motion was passed.

Priority #14 (407)

SEN. HIMSL moved to authorize \$119,000 for the Department of Health and Environmental Sciences Chemistry Lab.

The motion was passed UNANIMOUSLY.

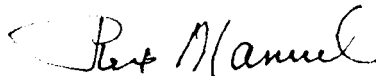
Priority #20 (443)

REP. WALDRON moved that the committee does not concur with this request of \$250,000 for planning and ask that the agency look at other alternatives.

The motion was passed UNANIMOUSLY.

The meeting was adjourned at 10:35 a.m.

Respectfully submitted:



Rex Manuel, Chairman

Approved

RM/lt

VISITORS' REGISTER

HOUSE Yong Range Building COMMITTEE

BILL _____

Date 3-2-83

SPONSOR _____

NAME	RESIDENCE	REPRESENTING	SUP- PORT	OP- POSE
John D. Hawchane	Helena	DHES	X	
Judith M. Wright	East Helena	DHES	X	
Lynne Silva	Helena	DHES	X	
Phil Bartlett	Helena	DHES	X	
LONN HOKLIN	HELENA	ATTY. GENERAL'S OFF.	X	
Pat Spink	Helena	MT. HIST. Soc.	X	
Mary Hyschwell	Helena	MT Historical Society	X	
Lynne Spink	Helena	MT Historical Society	X	
Mike Kallisa	Missoula	Senate Dist 48		X
Susan Björke	Helena	Dept of Admin	X	
Francis P. Olson	E. Helena	O.B.P.P.		

IF YOU CARE TO WRITE COMMENTS, ASK SECRETARY FOR LONGER FORM.

PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.

WITNESS STATEMENT

Attachment 1

NAME John D. Hawthorne, Chief, Chemistry Laboratory BILL No. _____

ADDRESS Cogswell Building, Helena, MT 59620 DATE March 2, 1983

WHOM DO YOU REPRESENT St. Dept. of Health and Environmental Sciences

SUPPORT XXXX OPPOSE _____ AMEND _____

PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.

Comments: This statement is in support of the Chemistry Laboratory Renovation Project found on page 63 of the Capitol Construction Program for 1983 - 85.

Some of the laboratory benches and sinks currently in use were purchased for the Industrial Hygiene Laboratory in 1940. More benches were installed in the laboratory when the Cogswell Building was built in 1955. Significant deterioration of those bench-tops has occurred since that time so that now both analyses and the safety of laboratory personnel are in jeopardy. The sinks have deteriorated to the point that liquids falling on the drainboards merely soak into the wood, and do not run into the drain as they should. Persistent leaks from old sinks has buckled the floor tiles and corroded base cabinets, preventing the thorough cleaning necessary in an analytical laboratory.

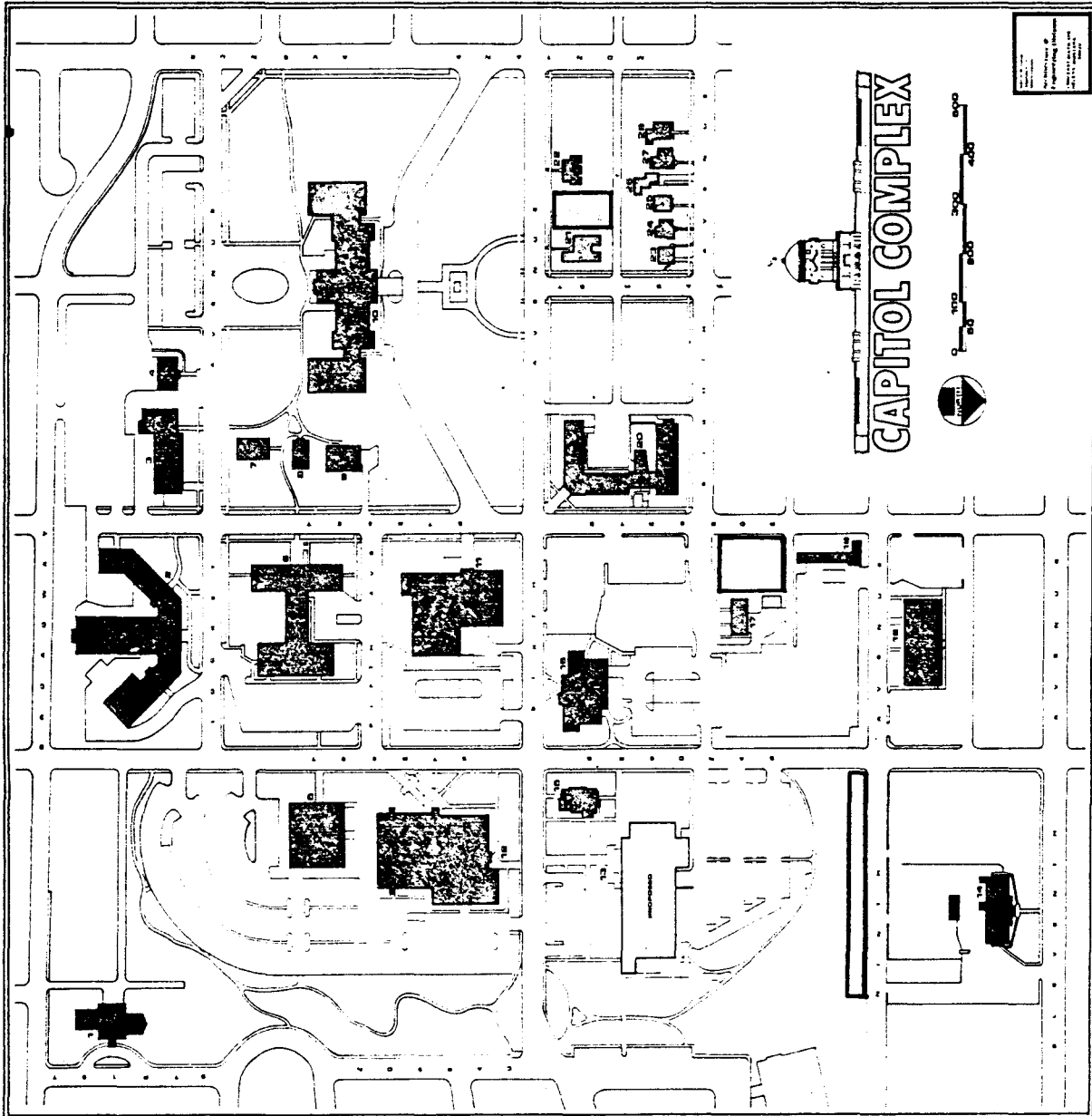
Additional space allocated the Chemistry Laboratory in the 1979 - 81 biennium cannot be used effectively unless laboratory services such as air, gas, vacuum, hot and cold water and drains are installed in addition to proper benches and sinks. Wastes currently generated in these areas must be manually carried to sinks in another room.

Our laboratory relies heavily on very sensitive electronic instrumentation. A source of stable voltage and current is essential for the proper operation of these instruments. Line conditioners would reduce repair costs of the instruments and time lost because of instrument malfunction. Halon fire extinguishers, if ever needed, would not destroy sensitive electronics and optics as dry chemical extinguishers would.

In summary, we are asking to be always capable of responding to Montana's public health needs, and to respond to those needs with efficiency and safety. We, therefore, request your favorable consideration.

LEGEND

1. Executive Residence
2. Cogswell Building
3. E.S.D. Building
4. Old Board of Health Building
5. S.R.S. Building
6. Mitchell Building
7. Old Livestock Building
8. Annex
9. Boiler Plant
10. State Capitol
11. Museum
12. Justice Building & Montana State Library
13. D.N.R.C. Building
14. Institutions Building
15. Teachers' Retirement Building
16. F.W. & P. Building
17. Office Building
18. Commerce Building
19. State Motor Pool
20. Scott Hart Building
21. Office Building
22. Office Building
23. 328 Washington St.
24. 1226 8th Ave.
25. 1219 8th Ave.
26. 1215 8th Ave.
27. 1209 8th Ave.
28. 1206 8th Ave.



**PROPOSED LAND PURCHASES
STATE CAPITOL COMPLEX
HELENA MONTANA**