MINUTES OF THE LONG RANGE BUILDING COMMITTEE
April 1, 1983 1:00 p.m.

ROLL CALL: MANUEL, DONALDSON, THOFT, WALDRON, BARDANOUVE, OCHSNER, THOMAS, HAFFEY, HIMSL, ETCHART - Present
None - Absent
Staff Present: PAM JOEHLER, LFA; PATTI SCOTT, SECRETARY

Also present were PHIL HAUCK, Administrator of the Architecture and Engineering Division, and TOM O'CONNELL, Chief of the Facility Planning Bureau.

(Tape #54-001)

VEHICLE MAINTENANCE/STORAGE FACILITY-WESTERN MONTANA COLLEGE

PRESIDENT BOB THOMAS, Western Montana College, presented Exhibit 1. He discussed some of the problems with the present building, which are outlined in Exhibit 1.

PROPONENTS

DR. DALE TASH, WMC, stated the College badly needed a maintenance facility for their vehicles. Their vehicles get 90% usage.

JIM JANOTO, student at WMC, explained many of the problems students have in the present basement facility.

DAN HIGH, student at WMC, explained related problems.

DAN SCOTT, representing the faculty, stated the standard is 125 square feet per student. At the present garage facility, they only have 25 square feet per student.

CLAY ANDERS, WMC faculty, testified in support.

REPRESENTATIVE KEYSER appeared as a proponent.

REPRESENTATIVE HAND appeared as a proponent.

OPPONENTS

None.

DISCUSSION

PRESIDENT THOMAS stated he has placed an Option to Buy on the proposed building, pending the decision by this Legislature. He feels the building is a very good buy, and would benefit the College tremendously.

(Tape #54-203)
RIVERFRONT LAND PURCHASE - UNIVERSITY OF MONTANA

PRESIDENT BUCKLEW, University of Montana, presented Exhibit 2. The

total request is for $500,000. $40,000 would be to relocate power lines, and $460,000 for purchase.

REPRESENTATIVE WALDRON asked if the riverfront land was located on a floodplain. PRESIDENT BUCKLEW stated no, not to his knowledge.

REPRESENTATIVE BARDANOUVE asked what the potential use would be.

PRESIDENT BUCKLEW stated it would be a "green belt" space, to extend the "play-area" and possibly some additional parking.

(Tape #54-430)
SOCIAL SCIENCE RENOVATION - UNIVERSITY OF MONTANA

PRESIDENT BUCKLEW stated this is to renovate the fourth floor of the Social Science Building. This would be meeting the needs of the Computer Science Department. He stated the current location in the basement is totally inadequate.

REPRESENTATIVE DONALDSON asked if the renovation were done, how long would it service the University. PRESIDENT BUCKLEW stated about a decade. As it is now, there is no accessibility for handicapped students.

JULIE FASBENDER, Associated Students - UM, appeared as a proponent.

PRESIDENT BUCKLEW also asked the Committee to consider other requests from the University of Montana: Renovate Ventilation Systems; Renovate Botany Building; Renovate Math Building; Renovate Primate Laboratory-Ft. Missoula; Renovate Science Complex.

REPRESENTATIVE DONALDSON asked where the electrical problem the University is having falls in the list of priorities. PRESIDENT BUCKLEW stated this was a special problem they need to get started on. Last Session, he thought the problem could be handled in phases. The first phase was about $220,000 of General Fund and a comparable amount of auxiliary money. Some of the buildings which must be dealt with are dormitories.

(Tape #55-001)
PRESIDENT BUCKLEW stated if he had to prioritize, he would look at cutting some of the general maintenance projects. He hopes this will not be necessary. He has not requested any new buildings nor big projects this session. He is trying to solve space problems by renovating current buildings.

IRVING DAYTON, Commissioner of Higher Education, explained the Board of Regents had about 85 project requests from the Universities and Colleges, totaling about $60 million. The Regents then prioritized

down to 30 projects at $20 million. He stated some of the schools are attempting to secure other sources of financing, such as Montana Tech in trying to raise private funds of $1 million towards their $5 million project. He stated if the electrical problem at the University of Montana had come up sooner, it would have been a priority.

(Tape #55-213)

DEPARTMENT OF NATURAL RESOURCES - NEW BUILDING REQUEST AND STORM DRAINAGE DETENTION BASIN

Storm Drainage Pond

REPRESENTATIVE DONALDSON stated there is a storm drainage problem around the Capitol. Architecture and Engineering has been working with the City of Helena, because the proposed site for the DNRC building is located near the storm drainage pond. PHIL HAUCK stated the building can still be constructed, as the retention pond is in the area of a proposed green belt.

MIKE DeSILVA, Helena City Commissioner, appeared and urged support for the new building.

BOB ERICKSON, Helena City Manager, stated he has been working with Phil Hauck. The City is offering a joint effort with the State to fund the detention pond in lieu of a SID. If the joint effort is not approved, the City would pursue a SID. He presented Exhibit 4.

ALDEN BEARD, Petigia and Associates Engineers, explained the runoff problems. He stated the retnetion pond would be landscaped and sealed. The City of Helena would be responsible for maintenance and clean-up.

BOB ERICKSON stated the State's share would be $283,500. This would be a final cost, as the City would maintain the pond. The total funding breakdown is on Page 9 of Exhibit 4. MR. ERICKSON stated the City would also contribute $30,000 to landscape.

(Tape #56-091)
PHIL HAUCK stated the State has similar ponds of this sort. The State would retain ownership. If the joint venture is not approved, the City will pursue a SID. If this happens, it will cost $307,704, which would be more money.

REPRESENTATIVE DONALDSON and REPRESENTATIVE MARKS both feel this joint effort is a fair option.

(Tape #56-153)

Proposed DNRC Building

LEO BERRY, Director of the Department of Natural Resources, presented Exhibit 5. He discussed many of the problems he has with DNRC's current location. In addition to the condition of the buildings, his Department is housed in four separate buildings, making administration difficult.

PROPONENTS

DENNIS HEMMER, Commissioner of State Lands, and former Deputy Director at DNRC, stated much planning went into the proposed new building. He sited problems with the present facility and urged support of the new building.

(Tape #56-358)
BOB ROBINSON, Deputy Director of DNRC, stated he has done a cost analysis of the new and old facility. If the rate on the bonds is at 8-9%, and the current rent inflated 6-8-10% over 20 years, it will not cost anymore to build the new building. He stated DNRC could save $20,000 a year on energy costs. Also, two positions could be eliminated. MR. ROBINSON went on to list numerous areas where savings could be made.

MR. BERRY stated the basement in the proposed building could be utilized by other State agencies.

OPPONENTS (Tape #56-524)

STEVE BROWNING, representing the owners of the buildings leased to DNRC, provided a prepared statement (Exhibit 6). He stated the owners of the present buildings would like to continue to rent to DNRC. The owners are also willing to re-negotiate the rent at a more reasonable rate. He stated the State bonds would be at 9.75%, and over 30 years, and would have a $680,000/year carrying cost. He calculated maintenance costs on the new building to be $1.10 per square foot. His figures show the ultimate cost to the State would be $1 million per year over the 30-year period. MR. BROWNING also stated he had talked with many of the employees. They had told him they were happy in the present location.

(Tape #56-001)
MR. BROWNING stated the owners of the present buildings would look at remodeling. He could see problems with parking at the proposed new site. Mr. Hauck stated parking was not a problem.

MR. BERRY pointed out there would not be any loss to the tax base if DNRC moves out, as the taxes must be paid anyway. He disagreed with Mr. Browning's estimation on maintenance costs at $1.10. MR. BERRY stated they will be about $.34 in the new building. They are currently paying $.42 per sq. ft.

REPRESENTATIVE BARDANOUVE stated Mr. Browning's testimony was an admission that the rent was too high when he stated the owners would be willing to "re-negotiate at a more reasonable rate." MR. BROWNING stated the owners were anxious to accomodate the needs of DNRC.

(Tape #57-210)
MR. BROWNING stated that if major improvements must be made to accomodate DNRC, those costs would be transferred into higher rent. REPRESENTATIVE BARDANOUVE asked if this takes into account all the wasted hall space he saw while touring the building. MR. BROWNING stated his cleints would be willing to negotiate the use of unused space. REPRESENTATIVE BARDANOUVE stated by transferring all of these costs to higher rent, his rates of comparison against a new building must change, as they would be all wrong. There would be no way to accomodate the handicapped, as any major changes would cost too much. MR. BROWNING deferred to Representative Bardanouve.

The meeting adjourned at 4:00 p.m. (Tape #57-290)

Rex Manuel

REX MANUEL, Chairman

VISITOR'S REGISTER

HOUSE Long Range Bldg COMMITTEE

BILL _____ DATE 4-1-83

SPONSOR _____

NAME	RESIDENCE	REPRESENTING	SUPPORT	OPPOSE
Bill Verwolf	Helena	City of Helena	Storm H2O Detention	
Bob Erickson	Helena	City of Helena	Storm Pond	
Mike DaSilva	Helena	City of Helena	Storm Pond	
Lloyd Allen	Helena	Property Mgmt. Service	Storm Pond	

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

WHEN TESTIFYING PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.

FORM CS-33

VISITOR'S REGISTER

HOUSE Long Range Bldg COMMITTEE

BILL _____ DATE 4-1-83

SPONSOR _____

NAME	RESIDENCE	REPRESENTING	SUP-PORT	OP-POSE
DAN SCOTT	DILLON MONT.	WESTERN MT. COLLEGE	✓	
Bill Tietz	MSU			
Bob Robinson				
Leo Berry				
Dennis Hemmer				
Clay Carlson				
Dan High				
Jim Janosto				

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

WHEN TESTIFYING PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.

FORM CS-33

#1 Exhibit 1
4-1-83 4-1-83

To Long Range Building Subcommittee:

Proposed Vehicle Maintenance Building and Industrial Metals and Mechanical Shop.

Industrial Arts Considerations: Metals & Power Mechanics

Our present shop is a basement facility, 30 years old under an auditorium. It was never designed specifically as an industrial arts training facility.

One category of problems is concerned with accessibility. They are:

1. Material received must be carried through a parking lot.
2. Inadequate garage door size.
3. Access by ramp which is too steep, especially in inclement weather.
4. Limited car space -
   a. Post placement interferes with open space.
   b. Minimal square footage space
5. 8' ceiling prohibits automobile engine removal.
6. Programs in auditorium above shop restricts use at various times.
7. Handicapped persons have accessibility problems.

There are a number of safety problems the College Motors building would solve.

1. Eliminate present need to drive on pedestrian sidewalk and adjoining lawn.
2. Snow and ice on ramp promote slippery conditions for vehicles and people.
3. Fire hazard -
   a. Ability to spread into auditorium and old main building.
   b. Limited access for evacuation.
4. Fumes and smoke from present shop collect in low basement area creating breathing hazards. The main hall becomes unpleasant due to smoke.
5. Flooding on basement floors creates potential slippage and electrical shock problems.
6. Welding flash can be seen at times from parking lot.
7. Congestion due to space limitations can create unsafe situations.

Concerns as seen by an instructor in the program are:

1. Expansion of two very popular industrial arts programs would be beneficial to the students.
2. The most popular classes in Montana Industrial Arts programs are wood and power mechanics.
3. The accreditation standard for industrial arts classes in power mechanics is 125 square feet per student. The present facility has approximately 25 square feet per student in the power program.

The acquisition of the College Motors facility which was designed as a working auto mechanic garage, would allow the students to have a much better learning environment.

Exhibit #1
4-1-83

ITEM 37-601-R1282, Authorization for Western Montana College to offer to purchase College Motors for $230,000.

THAT, The Board of Regents of Higher Education authorizes Western Montana College to increase the amount it is allowed to offer for the purchase option on the College Motors property and building, for the purpose of serving the College's maintenance and Industrial Arts department, from $200,000 to $230,000.

EXPLANATION, The Board of Regents, at the July meeting, authorized Western Montana College to offer up to $200,000 for the purchase of the College Motors building across Atlantic street from the College. The offer was to be contingent upon funding by the Legislature through the Long Range Building Program. The purchase of this building was to be in lieu of a request for an automotive maintenance building estimated to cost $100,000.

Western Montana College anticipates that this building could accommodate (1) the maintenance space for college vehicles, including the buses and (2) the automotive and metal shop portions of the Industrial Arts instructional program. Western tendered an offer of $200,000 and received a counteroffer of $230,000. This is below the appraised value of $240,800 based on an appraisal by the Department of Administration.

DEPARTMENT OF ADMINISTRATION
INSURANCE AND LEGAL DIVISION

TED SCHWINDEN, GOVERNOR

CAPITOL STATION

STATE OF MONTANA

(406) 449-2421

HELENA, MONTANA 59620

September 28, 1982

Mr. Philip H. Hauck, Administrator
Architecture & Engineering Division
Department of Administration
1500 East Sixth Avenue
Helena, MT 59620

RE: Appraisal of Property in Dillon, Montana, known as the College Motors located at 1001 South Atlantic

Dear Mr. Hauck:

The appraisal of the above property has resulted in a valuation as of this date of $240,800.

The Legal Description is recorded as, lots 11 through 20 in Block 2 of the Poindexter and Orr South Addition to the City of Dillon, Montana.

Ownership is in the name of College Motors Inc.

The Purpose of the Appraisal is to estimate the market value of all the rights of a fee simple ownership of the subject property.

Market Value is defined as "that price for which the property would likely sell if exposed to the market for a reasonable length of time, the sale taking place between a buyer and seller who are well informed about the property and the use to which it is adaptable, who are ready, willing and able to act, but under no compulsion to act."

Cost Approach to Value is defined as "the total cost of construction required to replace the subject building with a substitute of like utility. These costs include labor, materials, supervision, contractors profit and overhead, architects plans and specifications, sales taxes and insurance. From this replacement cost is subtracted observed physical depreciation due to age and wear and tear, and functional and economic depreciation, if applicable."

Location and Environment - The subject property is located at 1001 South Atlantic which is across the street from the southwest corner of Western Montana College campus. In the neighborhood there are also residences, motels, restaurants and a hospital.

Interstate 15 is presently being constructed around Dillon. There is an interchange located in the northern part of town and there will also be one located in the southern part. This south interchange will bring traffic past the subject property on South Atlantic as it enters Dillon.

Description of the Subject Property - The improvement on the subject property is a masonry building with the back and one side being masonry block and the front and street side being covered with a brick veneer. The walls are fifteen feet high extending to the roof deck. The front part of the building measures 80 feet by 65 feet and was constructed in 1949. In this section there is an office and display area measuring about 33' x 37'. The restrooms and boiler are in this section also. An addition measuring 32' x 61'-6" was added in 1974. This section is heated by natural gas overhead units. The ceiling is open in the shop areas with the office and display area having gypsum board. The walls in the shop are unfinished painted block and the office has gypsum board. The roof is built up over metal trusses with insulation on the exterior surface. The total area is 7055 square feet plus or minus. Two shop hoists have been removed and the broken concrete floor has not been replaced. A small mezzanine of about 450 sq. ft. is located above the parts department.

The land related to the subject property consists of ten 25' x 115' lots (or a half block) which is 28,750 square feet. The building takes up about three lots and the remaining seven lots are for parking. The land is level and Atlantic Avenue is paved. There is an alley in the rear.

Highest and Best Use for the subject property appears to be for some form of commercial activity. The building is designed for an auto sales and service business and the seven lots are ample for parking and used cars. With the coming south interchange, increased traffic can be anticipated which might attract motel and fast food occupancies.

Valuation - The improvement is a class "C" masonry building all on one floor. By the cost approach it has been determined that todays replacement cost is $231,968. The front section is 33 years old and the back, 8. The building appears structurally sound and with continued maintenance, should be usable for many years. The floor will have to be repaired where the hoists were removed. A thirty three percent depreciation factor has been applied to the replacement cost giving a sound, or actual cash value of $155,419.

No comparable sales were found for the building however the following sales were discovered pertaining to the land, all taking place in the 1979-80 period:

1. 112 South Washington, two lots containing 5750 sq. ft., sold for $14,000 or $2.43 per sq. ft.

2. Corner of Pacific and Center, two and one half lots containing 7187 sq. ft., sold for $17,800 or $2.47 per sq. ft.

3. Approximately a full block on North Idaho containing 51,750 sq. ft., sold for $137,000 or $2.65 per sq. ft.

4. 205 South Atlantic, three lots containing 8,625 sq. ft., sold for $47,000 or $5.44 per sq. ft.

Conclusion - The first two comparable land sales are in or near the downtown business district. The third sale is in a growing area in the north part of town. Sale No. 4 was purchased as a site for a Taco John restaurant and as Atlantic is a high traffic street and with considerable college student activity, it appears a premium price was paid for this location.

The first three sales would appear to be the best comparables and taking into consideration primarily the date of sale results in an estimated land value of the subject property as of this date of $2.97 per sq. ft. or $85,388 for the ten lots.

Using a sound value of $155,419 applying to the building plus $85,388 for the land, gives a current value for the subject property of $240,800.

Certification - This is to certify that I have no interest in the subject property, that the appraisal was carefully prepared and in conformity with the Code of Ethics of the Montana Society of Appraisers.

George W. Haber
Appraiser

GH/cs

Representative Dorgan

Vehicle Maintenance/Storage Facility

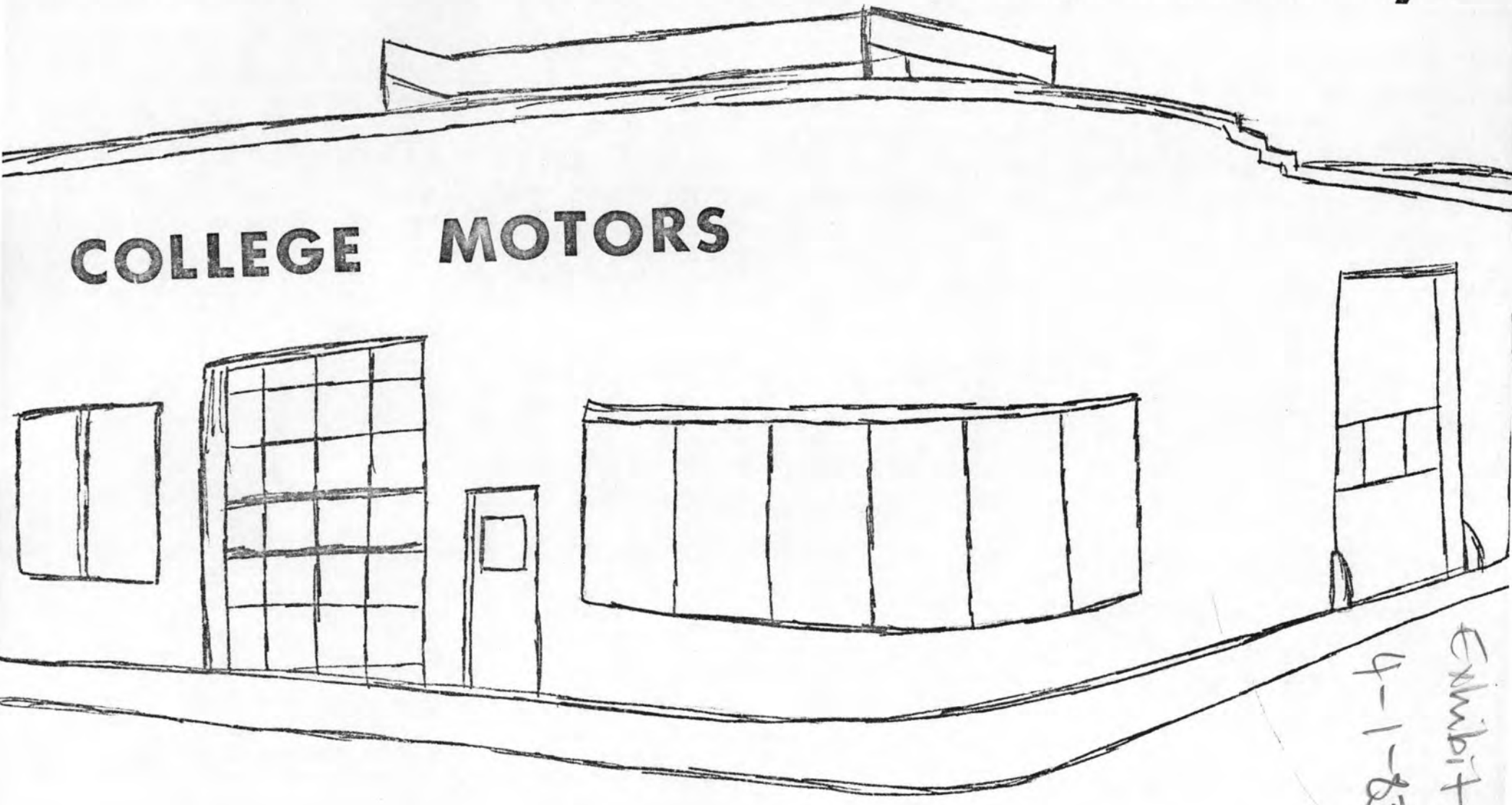


Exhibit 1
4-1-83

PROPOSED
VEHICLE MAINTENANCE BUILDING
AND
INDUSTRIAL ARTS METALS AND MECHANICAL SHOP

FACILITY DESCRIPTION: *The College Motors building across the street from the campus, combined with 200 foot frontage area.*

APPRAISED VALUE: *$240,000*

PRICE: *$230,000*

REGENTS' PRIORITY: *8th in total list (5th after major maintenance items)*

NEED: *WMC is currently without appropriate space to service the fleet of buses, vans, trucks, autos and maintenance vehicles it must retain.*

The original request to the Regents to build such a facility was superseded by the Regents when it became known that the College Motors building might be available after that business had failed. The already built, brick edifice addresses not only general vehicle maintenance needs, but also has ideal space for the presently crowded Industrial Arts programs in metals and machines.

Negotiations are currently underway for the College to hold an option to purchase the property until after the legislative session.

MONTANA UNIVERSITY SYSTEM
BOARD OF REGENTS OF HIGHER EDUCATION
CAPITAL CONSTRUCTION PROJECT PRIORITY LIST

1.	*Systemwide Roofing Projects:*	*EMC- $ 133,000* *TECH- 110,000* *NMC- 124,700* *U of M- 292,000*
2.	*Systemwide Major Maintenance Projects:*	*TECH- $ 65,000* *MSU- 364,000* *U of M-1,038,000* *WMC- 223,000*
3.	*Systemwide Repairs & Improvements:*	*NMC- $ 19,000* *WMC- 15,000*
4.	*Completion of Remodel and Addition to Cisel Hall - EMC*	
5.	*River Front Land Purchase - U of M*	
6.	*Complete Social Science Renovation - U of M*	
7.	*Cowan Hall Remodel - NMC*	
8.	VEHICLE STORAGE AND MAINTENANCE FACILITY - WMC	
9.	*Greenhouse/Headhouse Complex - MSU*	
10.	*Engineering Laboratory/Classroom Building - TECH*	
11.	*Land Acquisition - TECH*	
12.	*Physical Plant Storage Building - NMC*	
13.	*Plan Engineering/Physical Science Complex - MSU*	
14.	*Plan Business Administration Facility - U of M*	

15. *Remodel Petroleum Building, Phase I - TECH*

16. *Engineering Hall Renovation - TECH*

17. *Linfield Hall Remodel - MSU*

18. *Cooley Lab Remodel - MSU*

19. *Hood Replacement and Ventilation Improvements - U of M*

20. *Chemistry/Pharmacy Renovation - U of M*

21. *Fort Missoula Primate Laboratory - U of M*

22. *Remodel Lewis Hall - MSU*

23. *Brockman Center Partitions - NMC*

24. *Museum Building Remodel Phase I - TECH*

25. *Special Campus-Wide Projects - U of M*

26. *Western Triangle Lab/Office Building - MSU*

27. *Botany Renovation - U of M*

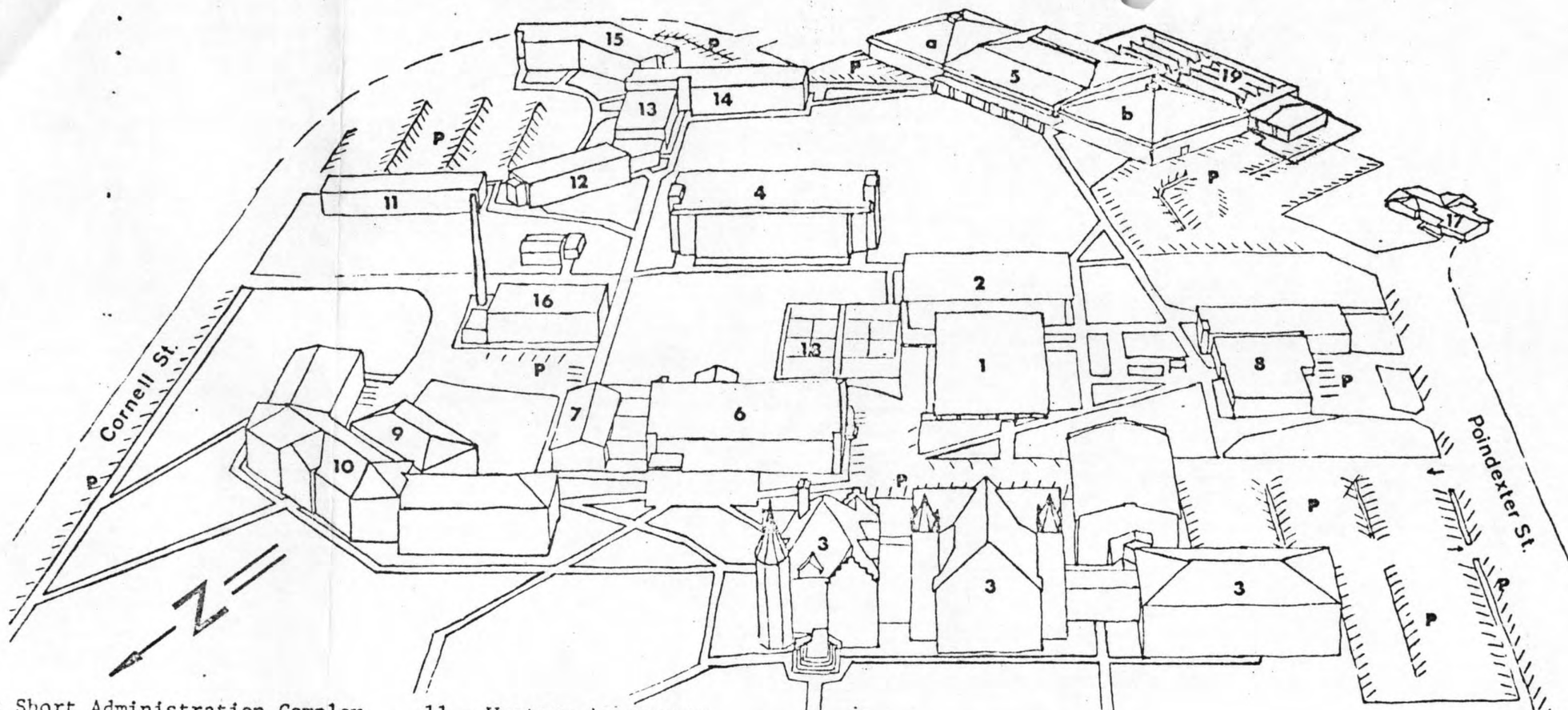
28. *Remodel 1st & 3rd Floors of McMullen Hall - EMC*

29. *Campus Elementary School Remodel - EMC*

30. *Armory Gym Entry and Ramps - NMC*

31. *Science Complex Renovation - U of M*

32. *Plan Multi-Use Technology Building - NMC*



- James Short Administration Complex
- Lucy Carson Library
- Main Hall
- Office-Classroom Complex
- P.E. Complex
  a - Gym b - Arena
- Arts and Crafts Building
- Swimming Pool
- Student Union Building
- College Dining Room
- Mathews Hall

11 - Western Apartments
12 - Jordan Hall
13 - Davis Hall
14 - Centennial Hall
15 - Clark Hall
16 - Heating Plant
17 - President's Residence
18 - Tennis Courts
19 - Proposed Swim Center
20 - Proposed Vehicle Maintenance and Storage Facility
P - Parking Areas

Western Montana College - Dillon

Exhibit 2
4-1-83

SECTION I - RIVERFRONT LAND PURCHASE

PROJECT	AMOUNT REQUESTED
RIVERFRONT LAND PURCHASE	$500,000

The Riverfront Land Purchase is the first priority of the University of Montana. The land to be purchased is strategically located between the University and the Clark Fork River. When the Milwaukee Railroad ceased operations through Missoula, this land became available for private purchase. The land is also part of the Missoula Riverfront Corridor Development. The City of Missoula and the local school district have already purchased property in this corridor.

When this river corridor land became available, a group of citizens formed a silent trust and borrowed the money to purchase parcels 'A' and 'B' along the University of Montana boundary. These individuals personally guaranteed the debt with the objective to preserve the land for purchase by the University. In the fall of 1981, it became clear the trust would be unable to commit sufficient resources to hold the land until after the 1983 legislative session. They approached the University of Montana Foundation and after considerable discussion, the Foundation agreed to pledge assets to this project, until it could be considered by the Legislature.

Interest is accumulating on the debt. By July 1, 1983 the principal and interest will approximate $460,000. In addition, the University would like to reroute associated utility lines bringing the total cost to $500,000.

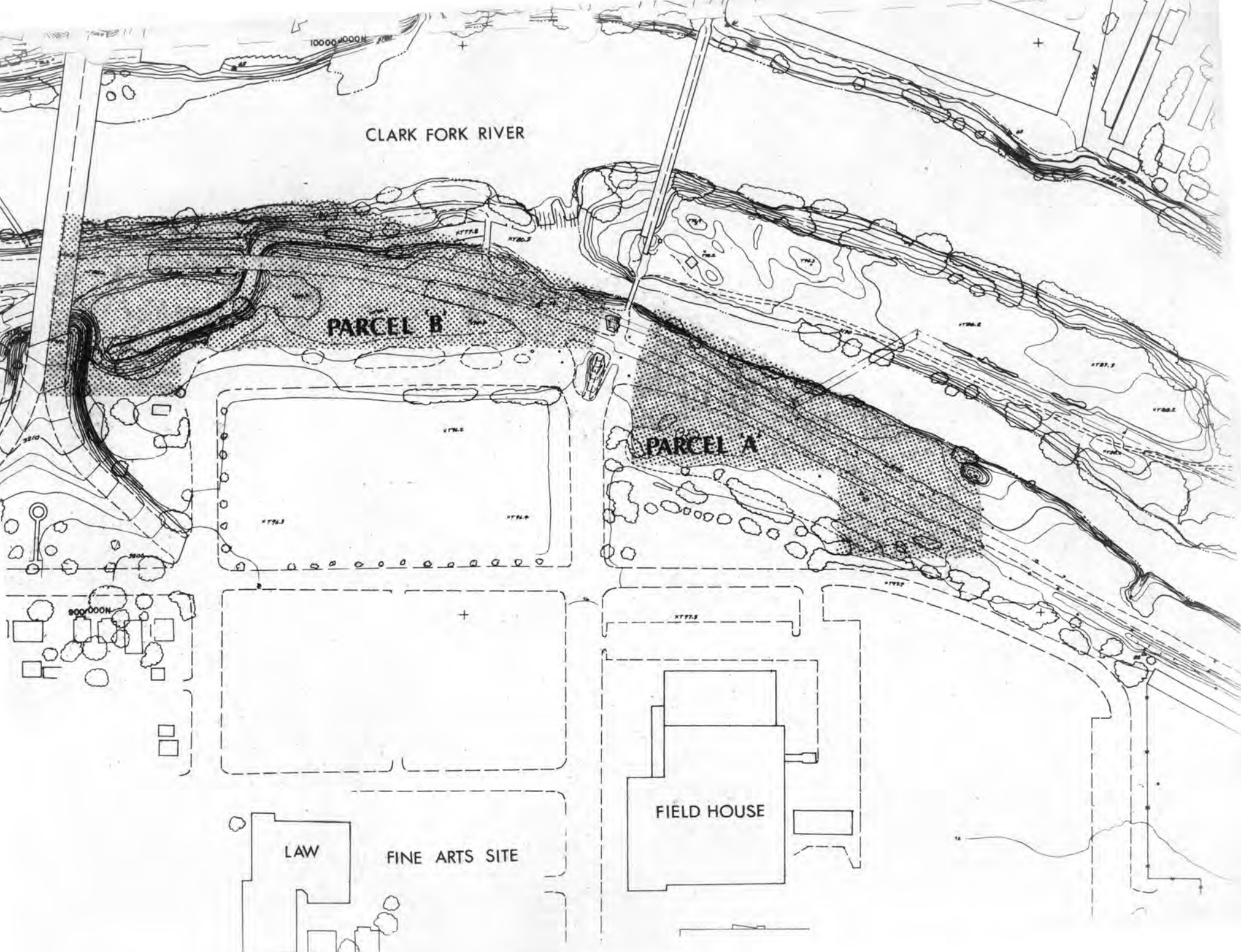
The land totals 9.13 acres. Parcel 'A' is roughly 225 feet wide and 650 feet long and parcel 'B' is approximately 250 feet wide and 1000 feet long.

Two formal appraisals have been made on this property. The results of these appraisals are summarized on the following page.

At this point the University has no specific plans for the development of this property. Our priority is to obtain the land. It is essential that this land be made part of the University of Montana for the future generations of Montana citizens.

UNIVERSITY OF MONTANA
RIVER FRONT PROPERTY
APPRAISAL VALUE

	R. D. Kembel Appraisal	White-Stevens Appraisal	Average Appraisal
Parcel A	$226,776	$300,000	$263,388
Parcel B	368,223	430,000	399,112
TOTAL	$595,000	$730,000	$662,500


CLARK FORK RIVER
PARCEL B
PARCEL A
FIELD HOUSE
LAW
FINE ARTS SITE

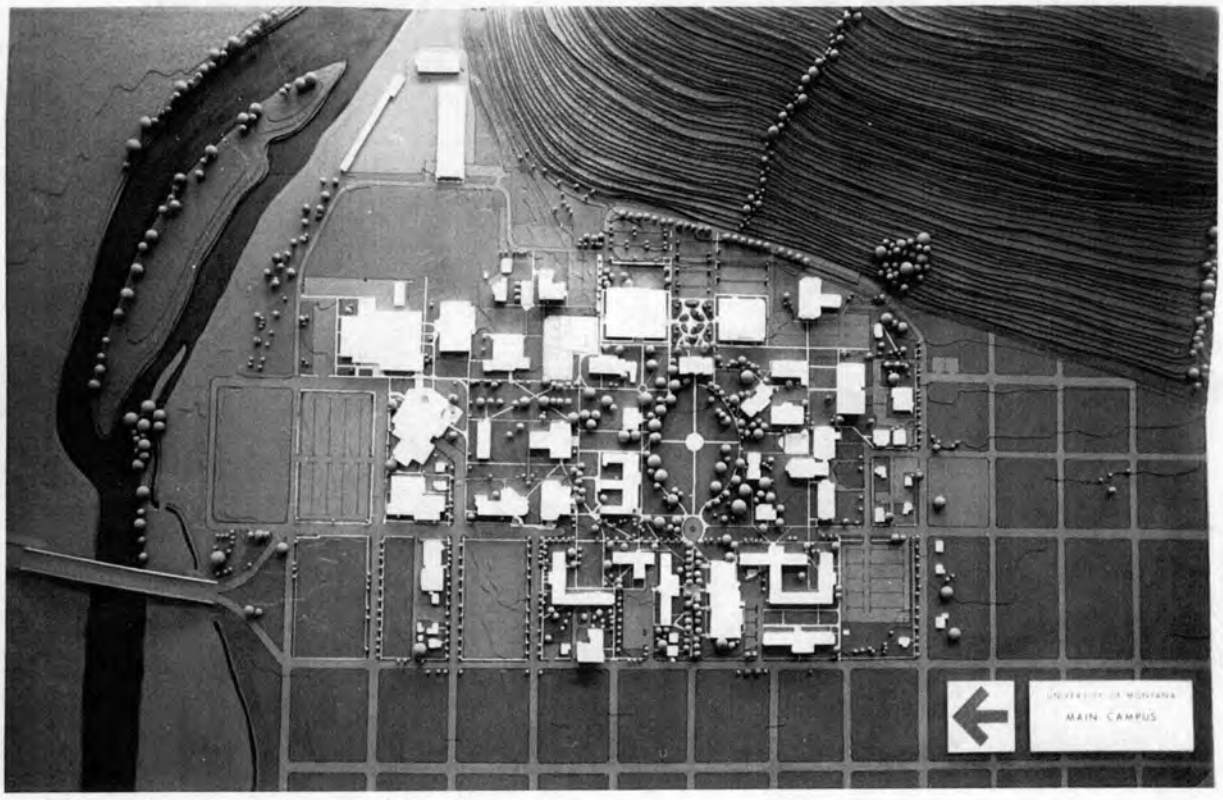

UNIVERSITY OF MONTANA
MAIN CAMPUS

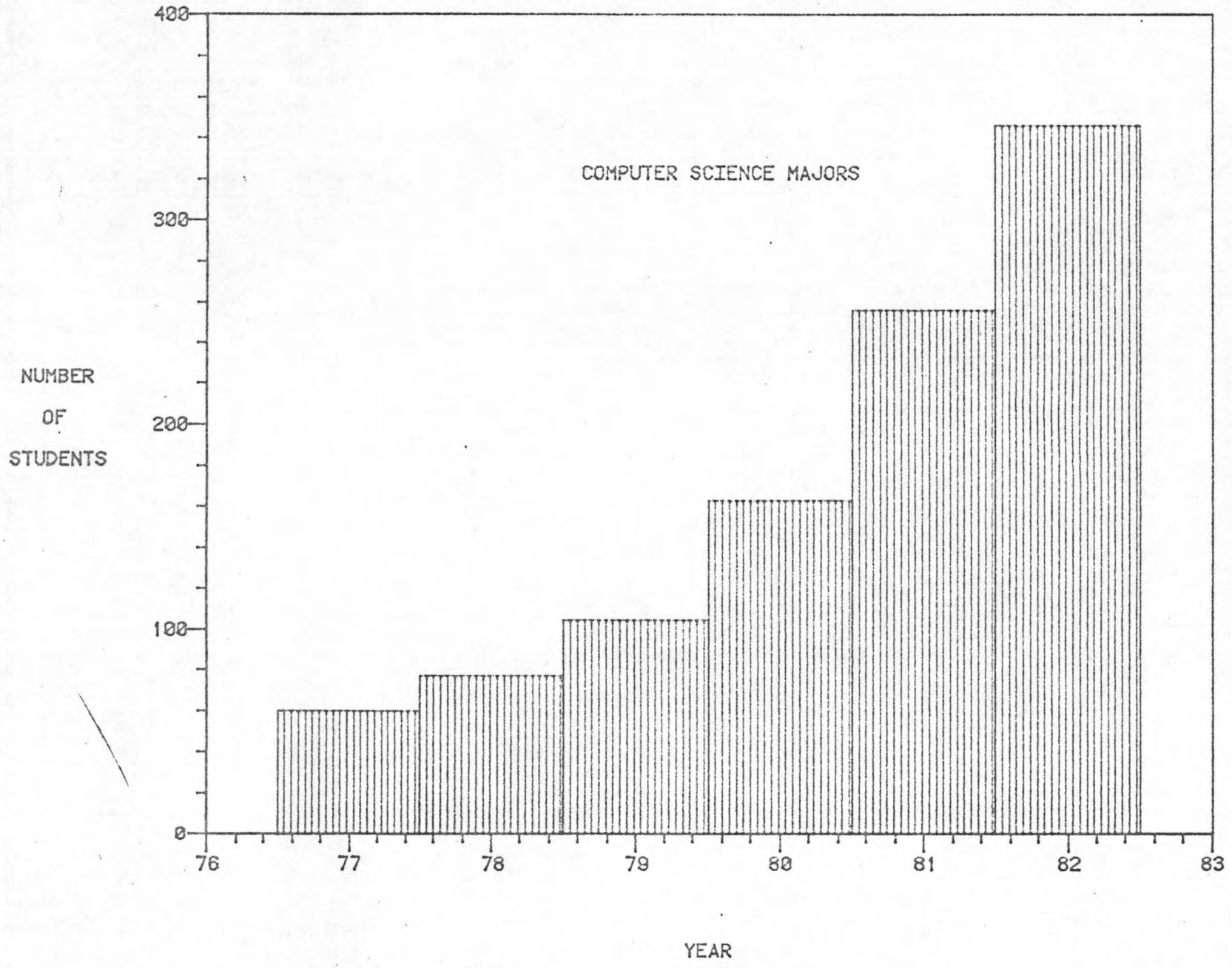
Exhibit 3
4-1-83

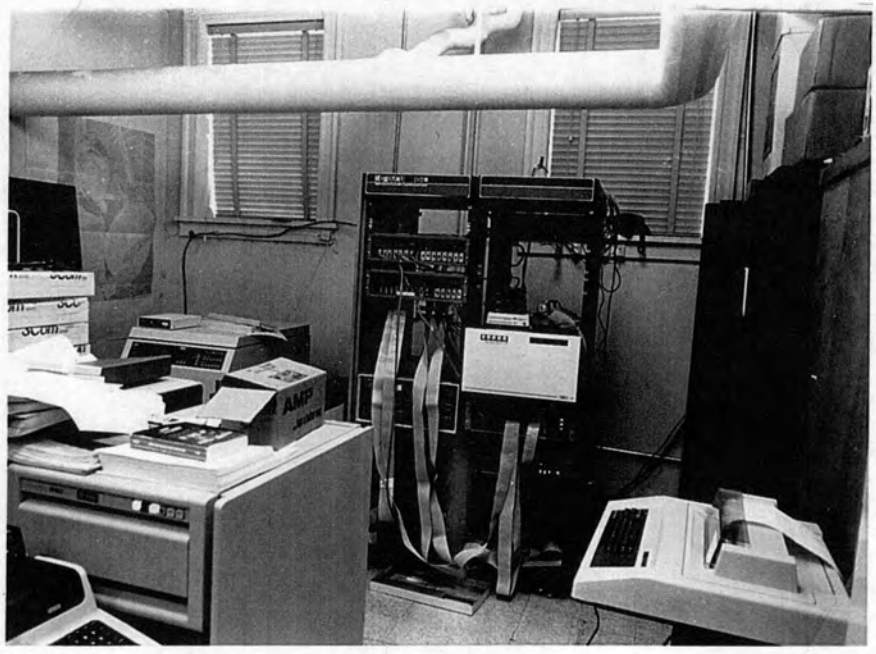
SECTION II - SOCIAL SCIENCE RENOVATION

PROJECT	AMOUNT REQUESTED
Social Science Renovation	$499,000

In earlier remodeling of the Social Science Building, the fourth floor was not completed. We would like to now complete the remodeling to meet the needs of the Computer Science Department. Currently, Computer Science is located in the basement of University Hall, in space inaccessible to handicapped students and totally inadequate for a program which is the fastest growing department in the University.

The Computer Science discipline is one of the University's fastest growing programs. In addition, almost every science and professional program requires some computer courses. The program's location in the basement of University Hall is totally inadequate; many of the office spaces are actually storage areas. More importantly, for the number of students served, the laboratory space is too small and poorly designed for the program. Currently Computer Science has over 250 majors and services another 3,300 students in other programs.


COMPUTER SCIENCE MAJORS
NUMBER
OF
STUDENTS
400
300
200
100
0
76
77
78
79
80
81
82
83
YEAR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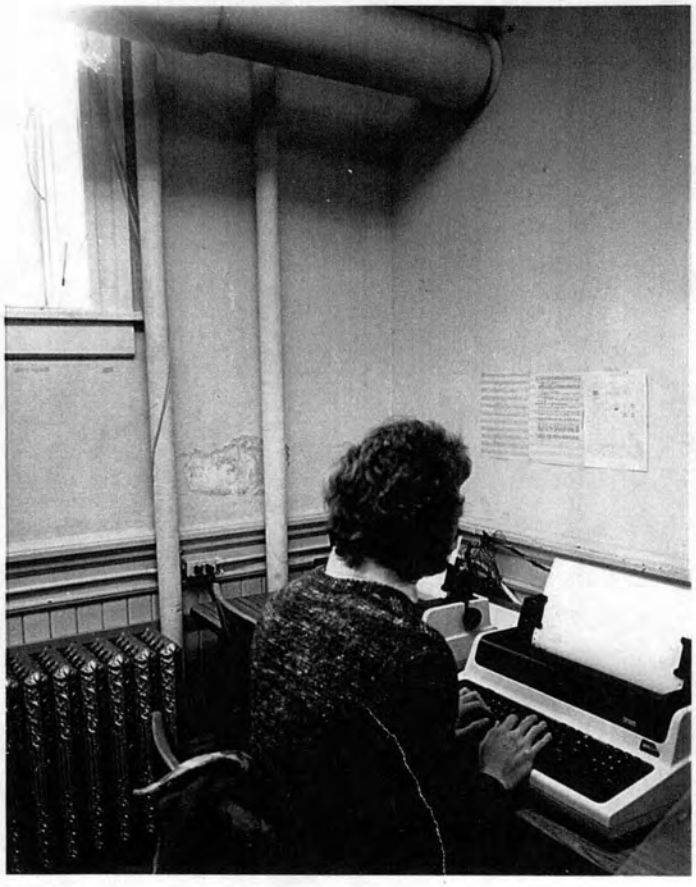

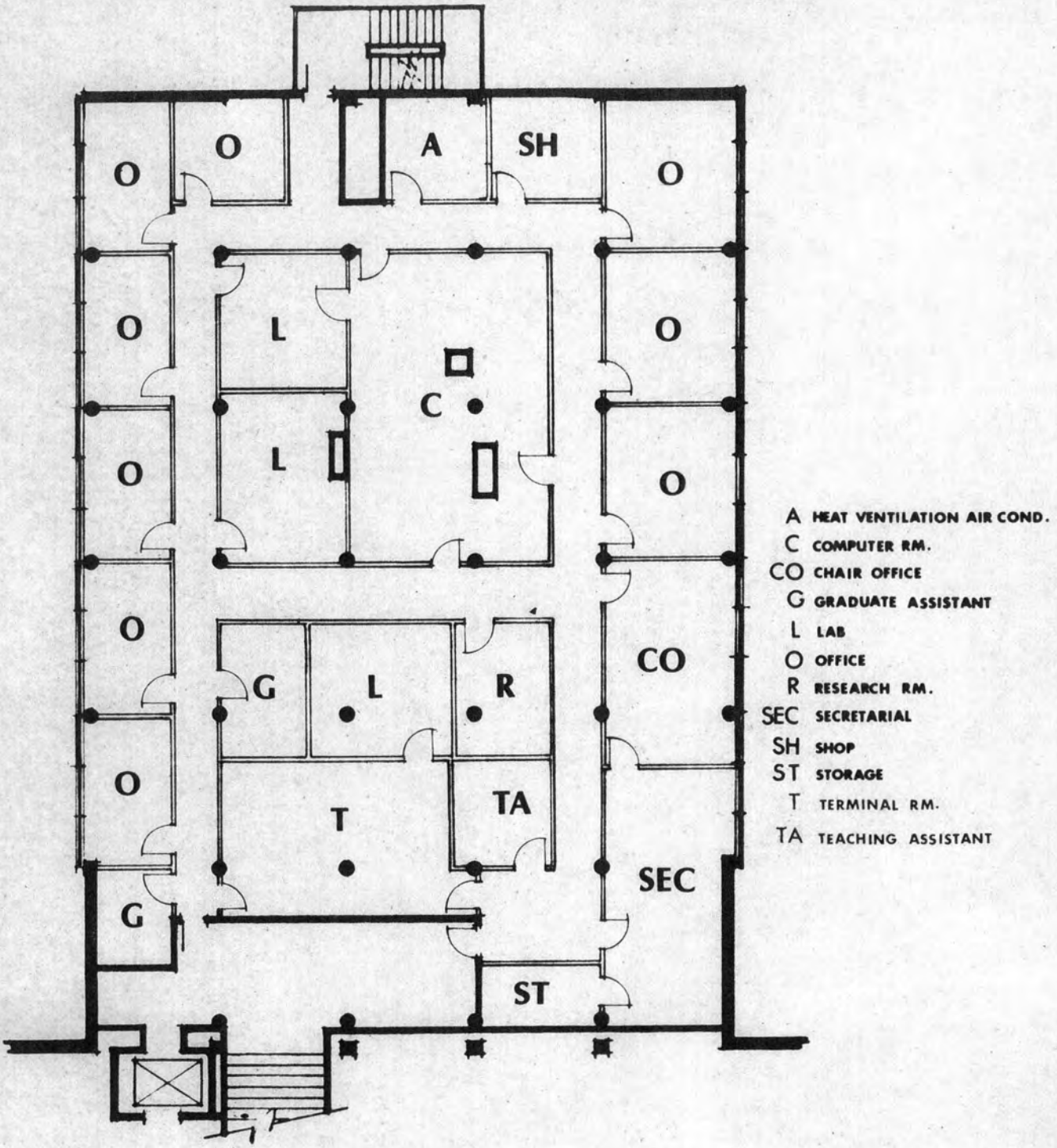

FOURTH FLOOR SOC. SC.
COMPUTER SCIENCE FACILITY

HAFFEY

Storm Drainage Detention Basin

GUARDIAN OF THE GULCH

City of Helena

State Capitol Complex
Helena, Montana
January, 1983

Helena State Capitol Complex Storm Drainage Detention Basin

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Figures

Helena State Capitol Complex Storm Drainage Detention Basin

Introduction

The City of Helena has adopted a Storm Drainage Master Plan that provides guidance for storm drain improvements in the city. The Master Drainage Plan shows problem flood areas, existing storm drainage systems, and proposed storm drainage improvements to reduce or eliminate flooding problems.

One of the drainage basins that has a particularly acute problem is the State Capitol Subbasin. The drainage area that contributes to the runoff for this basin begins in the mountains to the south of Helena and extends to the city limits to the north. This subbasin includes the State Capitol Complex.

The Master Drainage Plan provides for a drainage detention basin near the site of the proposed Department of Natural Resources and Conservation building near Ninth Avenue east of Sanders Street. (see Figure 1) The purpose of the detention basin is to lower the peak flood flows so that downstream flooding problems can be reduced.

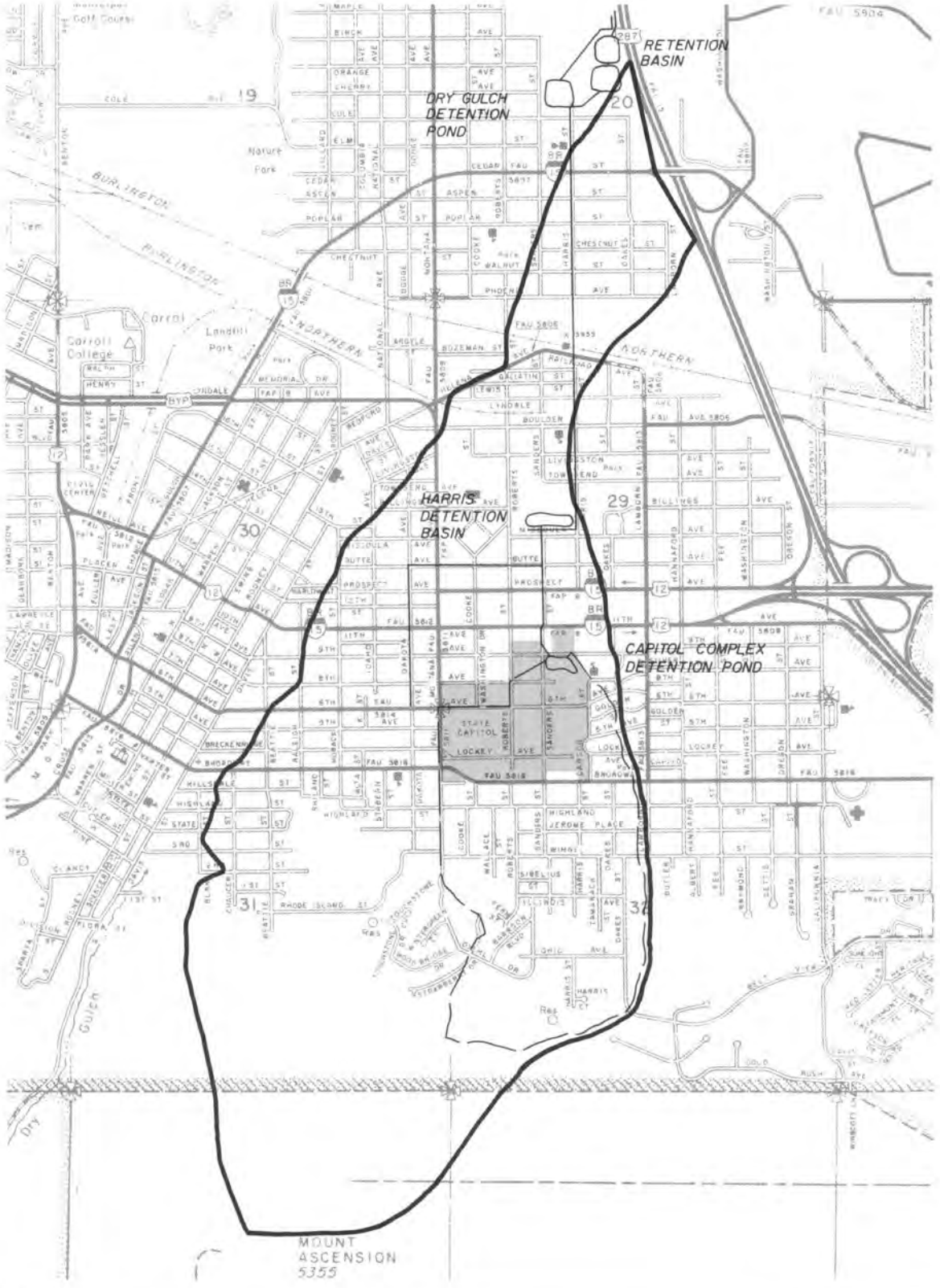
The City of Helena has consistently required that any new development conform to the Master Drainage Plan. In fact, a portion of the Capitol Complex subbasin improvements have already been installed as part of the expansion of the Capital Hill Shopping Center which is presently underway.

Since the State Capitol Complex contributes materially to the storm runoff and subsequent flooding problems downstream, the City of Helena is proposing that a joint effort between the State of Montana and the City of Helena be undertaken so that the appropriate drainage improvements can be funded and constructed. The intent of this legislative request is to present the drainage problems and proposed improvements, and to request an equitable appropriation from the State to assist in funding the improvements.

History

In anticipation of construction of the proposed Department of Natural Resources and Conservation (DNRC) building, the State of Montana began pursuing closure of streets and alleys in 1980. At this time all closures except for an alley to the south of Ninth Street, have been completed including the recent vacation of Eighth Street (see

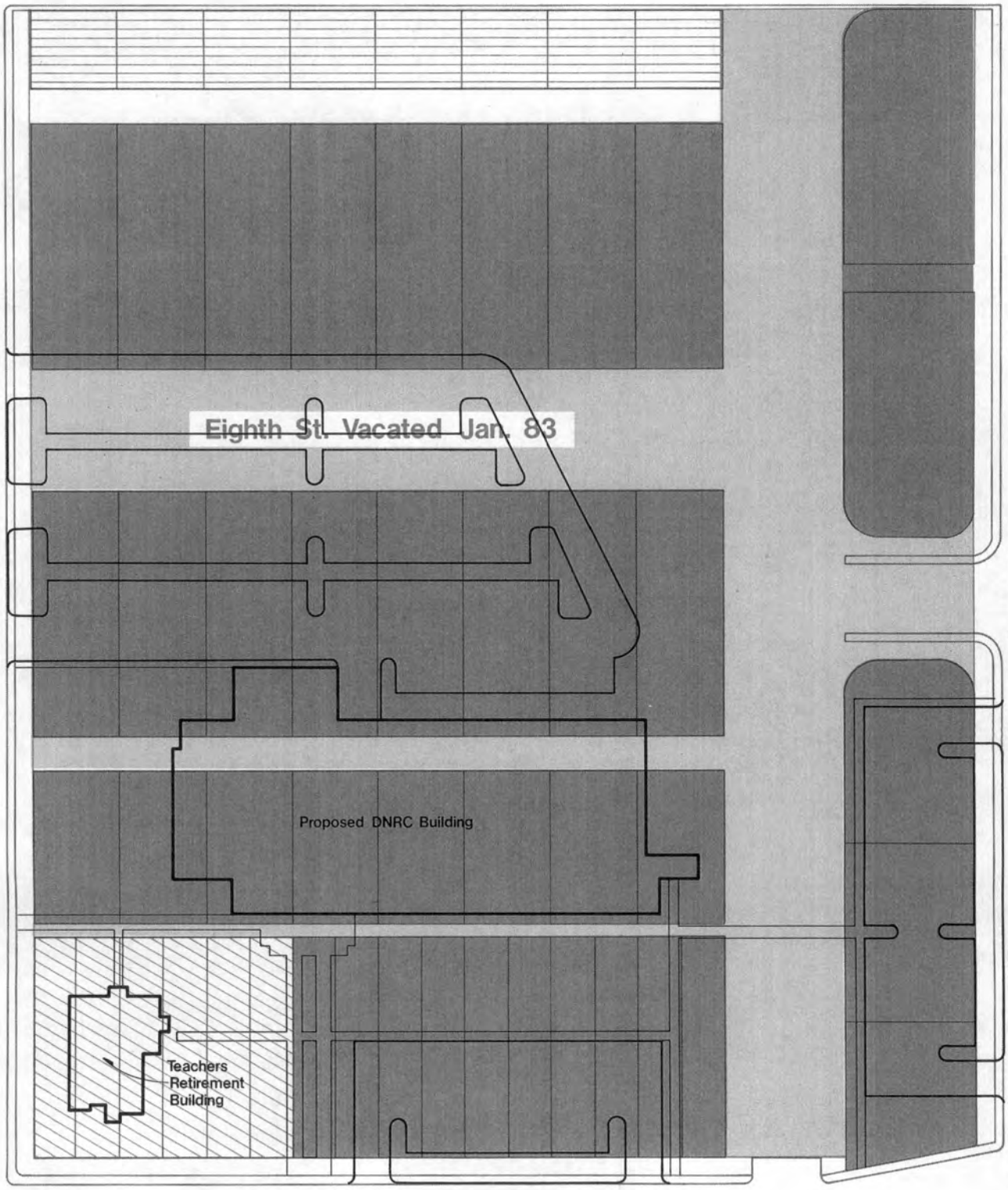
RPA Figure 1 State Capitol Drainage Subbasin



Legend

- State Capitol Subbasin
- State Capitol Property
- Proposed Storm Drain System
- Drainage Area For Capitol Complex Detention Pond

RPA Figure 2 Land Ownership



Legend

- State of Montana
- 3/4 Anderson & Hewitt 1/4 State
- Teachers Retirement
- Vacated Streets & Alleys

Figure 2). In 1982 a series of zoning changes were also accomplished to bring the property into conformance with the City of Helena Zoning Ordinance.

As part of the building review process, the City of Helena and the State of Montana Architecture and Engineering Division have been discussing the most advantageous way to incorporate the storm drainage basin with the DNRC building. A proposed solution has been developed cooperatively between the architects who are designing the DNRC building (Kommers, McLaughlin, and Levengood of Bozeman) and engineers representing the City of Helena (Robert Peccia & Associates of Helena and Wright-McLaughlin Engineers of Denver). The proposed improvements are in conformance with the concepts of the Montana Capitol Complex Master Plan and the City of Helena Master Drainage Plan.

Drainage Analysis

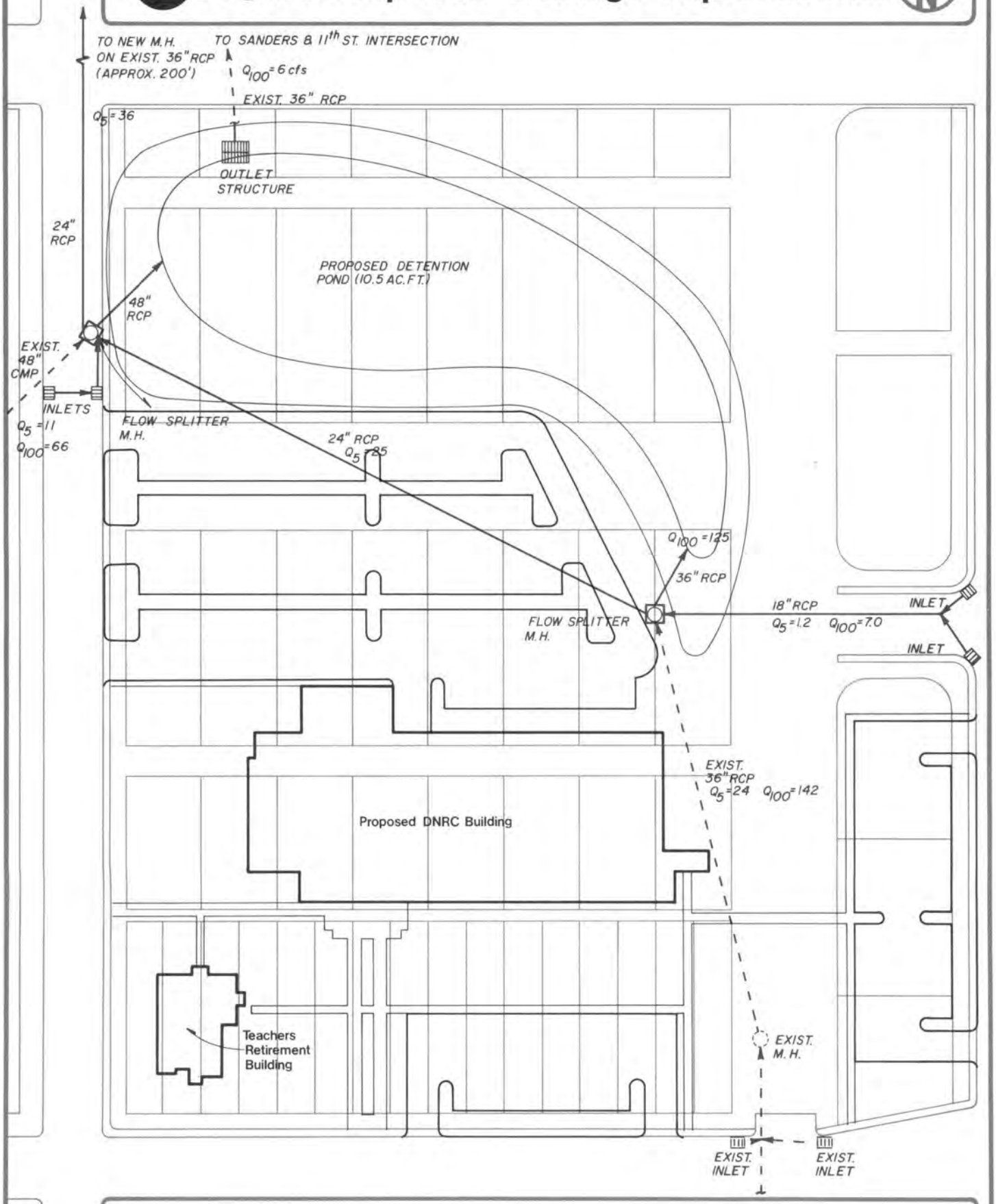
A preliminary analysis of flood flows and a plan of improvements for the State Capitol Subbasin were developed and presented in the Helena Drainage Master Plan that was completed in 1980. A detailed analysis of the drainage area upstream of the proposed detention basin was done in December, 1982 to refine the preliminary analysis and to adjust for development that had taken place since the Master Plan. The detailed study was paid for by the City of Helena and the Capital Hill Shopping Center.

These investigations utilized computer modeling to establish runoff volumes, determine the size of detention basins, and compute storm drain pipe sizes. The detailed drainage analysis of the Capitol Complex Subbasin established the runoff that would occur naturally without any development, the five-year storm, and the 100-year flood flows. The five-year and 100-year flows are shown in Figure 3.

The detailed analysis compared very well with the Master Drainage Plan. The Master Plan showed that a detention basin of 11 acre-feet was needed at the Capitol, while the detailed analysis showed a basin of 10.5 acre-feet was required.

There are 1,144 acres in the State Capitol Subbasin, of which 949 acres are developed. The undeveloped area is in the steep area south of town which is unlikely to be developed. There are 71 acres of developed property in the Capitol Complex.

Figure 3 Proposed Drainage Improvements



Legend

- Exist. Drainage Facilities
- Proposed Drainage Facilities

Q_5 5 Year Storm Flow In CFS

Q_{100} 100 Year Storm Flow In CFS

Drainage Improvements

Certain drainage improvements are required to accommodate the flood flows and detention requirements that were identified in the drainage analysis. These improvements consist of a storm drain piping system, a 10.5-acre-foot detention basin, flow splitters to divert storm runoff into the detention pond, catch basins, manholes, and other appurtenant facilities. The recommended drainage improvements are shown in Figure 3.

The drainage system as proposed will bypass the five-year storm without any runoff being diverted into the detention basin. Any flows in excess of the five-year storm would be diverted into the detention pond. The flows out of the detention basin will be restricted so that the basin discharge is approximately equal to historic (undeveloped) runoff, which is in accord with good drainage practice.

Benefits

The benefits that will accrue from this project are:

1) The drainage improvements will reduce the maximum runoff in the drainage basin from a high runoff due to development to a runoff equivalent to that which would have occurred prior to any development in the basin whatsoever.

2) The flooding problems that have been encountered downstream and which have worsened as development has taken place will be lessened.

3) The reduction in peak flow that will result from the installation of the basin will permit a reduction in storm drain pipe sizes downstream and will result in a considerable cost savings.

Ownership, Maintenance And Operation

The drainage basin would be maintained as an open area as proposed in the Capitol Complex Master Plan. The logical division of responsibilities would therefore be for the State of Montana to own the land and maintain the landscaping. The City of Helena would retain an easement for the detention basin and would maintain and operate the storm drainage facilities, including repairing any damage due to flooding. The details of the relative responsibilities can be worked out cooperatively between the City of Helena and the State Architectural/Engineering Division.

Figure 4
Drainage Basin Site Photographs

Photograph 1

Site of proposed drainage detention basin. Photograph is taken looking west across Sanders Street and down Ninth Avenue. Parking lot for the new DNRC Building will be to the left of the photograph.

Photograph 2

Natural ravine that flows into the drainage detention basin site. Photograph is taken looking south with Carson Street in background. New DNRC Building will be to the right of the photograph.

Cost Estimate

The cost estimate to install the recommended storm drainage improvements is shown in the following table.

Item	Units	Unit Cost	Total Cost
Excavation & Embankment for Berm Construction	700 cy	$3.50/cy	$ 2,450
Excavation, Hauling & Spoil	30,000 cy	$5/cy	150,000
Pavement Removal & Replacement	910 sy	$20/sy	18,200
Curb Removal & Replacement	150 lf	$15/lf	2,250
New 18" RCP, Class 3	250 lf	$25/lf	6,250
New 24" RCP, Class 3	825 lf	$30/lf	24,750
New 36" RCP, Class 3	75 lf	$55/lf	4,125
36" RCP Removal & Replacement	25 lf	$60/lf	1,500
New 48" RCP, Class 3	50 lf	$85/lf	4,250
Trench Excavation & Backfill	2,700 cy	$5/cy	13,500
60" RCP Manholes	1 ea	$3,500/ea	3,500
Flow Splitter Manholes, CIP	2 ea	$7,500/ea	15,000
Cast-in-Place Outlet Structure	1 ea	$8,500/ea	8,500
Connect 48" CMP to New Manhole	LS	$1,500	1,500
Drop Inlets with Grates	4 ea	$1,500/ea	6,000
Cast Iron Flap Gate, 36"	1 ea	$2,500/ea	2,500
Cast Iron Flap Gate, 48"	1 ea	$3,500/ea	3,500
Concrete Headwall for Flap Gates	2 ea	$1,500/ea	3,000
24" Rip Rap, in place	60 cy	$25/cy	1,500
Finish Grading, Seeding, & Fertilizing	2.8 ac	$3,000/ac	8,400
Subtotal:			$280,675
Plus 8% Contingencies			22,454
Plus 15% Engineering			42,101
Plus 2% Legal & Administrative			5,614
Total Construction Cost			$350,844
Plus Land Acquisition			58,600
TOTAL PROJECT COST:			$409,444

Financial Distribution

It is proposed that the storm drain improvements for this portion of the Capitol Complex Drainage Subbasin be financed by three agencies: the City of Helena, the State of Montana, and the Capital Hill Shopping Center. The financial distribution of each is suggested to be as follows:

Capital Hill Shopping Center	
Cash to install storm drain improvements	$95,000
Cash for detailed drainage basin investigation	3,500
Storm drain on Roberts Street	2,200
Total:	$100,700 *
City of Helena	
Cash for detention basin improvements	$125,944
Cash for detailed drainage basin investigation	3,500 *
Storm Drain on Roberts Street	10,000 *
Total:	$139,444
State of Montana (Proposed)	
Legislative appropriation for drainage improvements	$283,500
Total:	$523,644
Less Improvements Accomplished to Date (indicated by *)	114,200
COST OF REMAINING IMPROVEMENTS	$409,444

In addition to these items, the City of Helena has vacated Eighth Street and an alley with an equivalent market value of $152,280 (36,000 sq.ft. @ 4.23/sq. ft.) to assist in the overall site development of the proposed DNRC Building.

Summary

To accomplish a logical segment of the storm drain system serving the Capitol Complex, improvements totalling approximately $409,444 are required. Of this amount, the City of Helena will contribute $125,944 and it is requested that the State of Montana fund the remaining $283,500.

The total amount of storm drainage improvements relative to the State Capitol Subbasin is estimated at $3,780,440. The amount requested from the State is 7.5 percent of this cost.

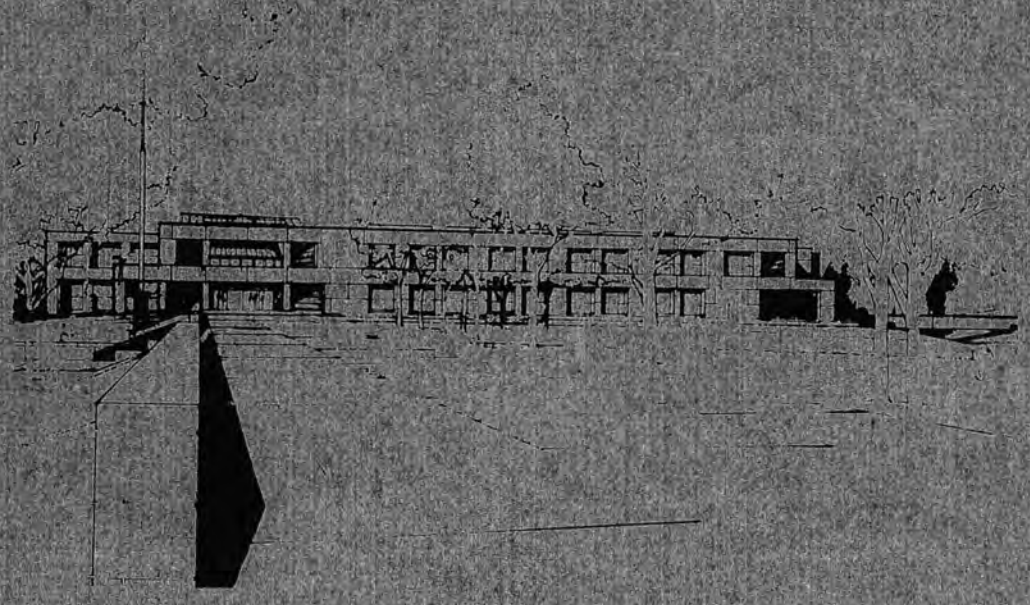
The Capitol Complex has approximately 71 acres of developed area out of a total of 949 acres in the drainage subbasin, or about 7.5 percent. The amount requested from the State is therefore in the same ratio as their runoff contribution.

THOFT
Exhibit 5
4-1-83

THE DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION BUILDING

MONT A/E 81-38-01
HELENA, MONTANA

PROJECT HIGHLIGHTS



KOMMERS, McLAUGHLIN & LEAVENGOOD ARCHITECTS

DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION BUILDING

MAJOR POINTS FOR CONSIDERATION:

A CIVIC BUILDING FOR THE 21st CENTURY

Planning for the new DNRC Building was carefully documented from staff meetings through the final design stages in three major books. The building plans were evaluated through visits to other office facilities such as the nationally recognized Weyerhauser facility. The building is expected to use 30% less energy than comparable state buildings.

BUILDING ORGANIZATION

The "executive core" concept utilizing fixed offices in the center and open flexible arrangements around the perimeter provides a facility which can be easily changed to new organizational requirements while providing the workers with space adjacent to windows. The "open office" concept utilizes large open spaces with no fixed partitions utilizing instead low sound absorbing dividers for privacy. Major changes in DNRC work flow and staffing are easily accommodated with this system. These movable dividers will pay for themselves in the first move.

Many executives (such as the president of Weyerhauser Corporation) in private industry prefer the open office concept. The president of Weyerhauser for example has moved from a private office out into an open office. Some private offices and conference rooms are important to the successful functioning of an open office plan and are provided in this project.

DNRC is currently housed in four separate buildings ranging from an old boiler plant to a former hospital. Divisions which work closely with one another are widely separated. Assuming only a 10% increase in work flow efficiency gained in the new building, manhour savings would pay for the entire construction cost in ten years or less.

LOW ENERGY PRINCIPLES

The building is projected to use only 70% of the energy used by other government buildings. This is accomplished by siting techniques, building insulation, and passive solar features.

A "solar street" provides the building with a large passive solar (direct gain) demonstration project, which contributes to the building's efficiency.

The "atrium" provides natural daylighting as well as acting to provide natural ventilation during the summer. Natural daylighting allows electric consumption to be well below normal.

Projected energy costs derived from engineering studies during the building design indicate the entire new building utilities will be less than just two of the four existing DNRC leased buildings.

A CIVIC BUILDING

The building relates back to the more traditional building materials which give a sense of permanence to the Capitol Complex.

Although a highly energy efficient building with passive solar capability it does not look like an "energy freak".

EMPLOYMENT OF LOCAL WORKERS

The building utilizes almost the entire range of building trades, including large portions of work for masons, concrete finishers, steel workers and carpenters. The building will utilize training and skills contributing to the knowledge of the local building industry.

EXTENSIVE PLANNING DOCUMENTATION

The planning process began with a day long "Charrette" the results of which were published in book form to assure everyone's review and input.

Travel to major facilities on the west coast was documented in another book to provide future information useful to administration and management personnel regarding open office concepts.

All initial building program changes were documented in book form (Schematic and Design Development books) and every change was tested for validity by all divisions.

BUILDING COSTS

Although using durable low maintenance materials, the building costs are projected to be comparable to office costs nationwide and slightly less than recent large projects in Helena. A premium is not being paid for this civic building. It is competitively priced with similar buildings locally. The building cost represents only 5% of total operational and staffing costs over a twenty year period.

Exhibit 4/1/6
4-1-83

AN OUTLINE OF THE
STATEMENT IN OPPOSITION TO
THE PROPOSED NEW DNRC BUILDING

by Steve Browning

1. The fiscal impact is too great. Over the course of the next 30 years the costs will exceed $30 million.

   a. The current annual expense for rent, utilities and maintenance is approximately $270,000;

   b. The annual cost for the new building for construction costs, financing and operating expenses will be approximately $1 million.

2. The proposed DNRC Building will depress further Helena's commercial real estate market which has the largest glut in its history. Currently there is vacant or about to be vacated over 200,000 square feet of commercial space in or near downtown Helena.

3. The proposal to build a new DNRC building may be ignoring the wishes of DNRC employees.

4. The State should lease more space in private buildings so as to get more suitable space. The State should reconsider its three year limitation on leases because longer term leases will provide greater incentives to landlords to remodel to meet the needs of Stage agency tenants.

5. The proposed DNRC Building may not be needed in 30 years because of changing agency mission.

1. #3.20 / sq. ft. → Low office rent.
2. #5.00+ / sq. ft. → reasonable office rent with utilities.

A STATEMENT IN OPPOSITION TO THE PROPOSED NEW DNRC BUILDING

By Steve Browning
on behalf of the owners
of the buildings leased to DNRC

BACKGROUND

In 1981, the Legislature appropriated funds to begin planning and site studies for a new DNRC Building. Those plans have now been completed, and the Governor has proposed to the Legislature that a new building be constructed for DNRC in the Capitol Complex, located at 6th and Sanders. According to the Long-Range Building Program Capital Project Request, the new DNRC Building will provide functional space of roughly 77,000 square feet. It will be built at a cost of approximately $7 million.

DNRC is currently located in four buildings on South Ewing Street. In total, DNRC rents about 58,000 square feet in these buildings at an annual cost of slightly over $231,000. The four buildings currently rented are not considered prime, first-class office space. The largest of the buildings, in terms of DNRC's occupancy, is the old Immaculata Hall, which served as a dormitory for the Sisters of Charity who staffed the old St. John's Hospital. Directly behind Immaculata Hall is a building that used to provide the boiler for the facility. That building has now been converted into office space and currently houses the Engineering Division of DNRC.

On the east side of Ewing Street stands the old St. John's Hospital, which went out of business roughly a decade ago. This concrete building, standing five stories tall, was built immediately following the earthquake in Helena in the 1930's. As such, it has walls and floors poured in concrete with a width of over 15 inches. It is, in short, a building for the ages. Three stories of this building are devoted to the Helena Nursing Home. The first floor and the top two stories are used, in part, by DNRC. Behind St. John's Hospital stands the old historic Rodney house, a residence of one of Montana'a territorial governors. This is an old Victorian, single family residence, which provides over 3,000 feet of rentable space to the Water Rights Division of DNRC.

The two buildings east of Ewing Street are owned by the Helena Facilities Partnership. The term of the lease is three years, and it is scheduled to expire on October 31, 1984. The lease provides for 22,000 square feet available space at a per square foot cost of $5.35. The total annual rent is $117,737. Janitorial services and utilities are included in the rental price.

The buildings west of Ewing Street are owned by the Joseph B. Reber & Sons Partnership and are leased to DNRC. The lease has a term of five years and is scheduled to expire at the end of this year. The lease provides for 35,560 square feet of rentable space at a per square foot rent of $3.20. The annual rent is $113,796. Janitorial services or utilities are not included in the rental price.

IS A NEW DNRC BUILDING NEEDED NOW?

The executive budget for 1984 and 1985 indicates that employment for DNRC is on a slightly downward trend. In 1982, 312 employees worked for DNRC throughout the State. The estimated figure for fiscal year 1983 is 242 employees. For 1984 and '85, the executive budget recommends that employment be increased slightly to 258 employees in '84 and 259 in '85. Approximately 180 employees are now working in Helena in the four buildings leased by DNRC, with the remainder spread throughout the State.

In addition to a slightly downward trend in DNRC staffing, there continues to be a question about DNRC's missions and functions. DNRC's role continues to change. Last month it appeared likely that DNRC might be responsible for handling water sales. However, the Legislature has now killed that bill. Since its mission is constantly changing, it is difficult to anticipate what staffing needs the agency will have in the years to come.

However, it may be instructive to look at the overall budget for State employment. State employment was down substantially in the last biennium, and the executive budget predicts that this downward trend will continue for the next biennium. Actual employment in 1982 was 14,266. Recommended employment for 1984 is 13,978. These downward trends do impact upon previous State construction efforts. For example, the State Highway Building completed a few years ago was initially filled, but now the entire fourth floor is vacant.

CAN THE STATE AFFORD THE NEW DNRC BUILDING?

The cost of the new DNRC Building is projected to be slightly under $7 million. On a per square foot basis, the cost will be over $90, not including any of operating or maintenance costs. In the Capital Construction Program Budget, a footnote indicates that no additional funds are needed for personal services, operating expenses and maintenance expenses. This seems curious when one considers that it will be necessary to provide and maintain the building and to provide heat, light, water and other services.

In addition to the construction costs, one must consider the financing costs for the building. Under the Long-Range Building Program Request, it is anticipated that 30 year bonds will be floated. At today's current interest rates, it is expected

that those bonds for the DNRC building costs will be issued at an annual interest rate of 9-3/4%, or over $680,000 per year. This amount is approximately three times the cost of the rental space currently occupied by DNRC.

When the interest payments are totalled for a 30 year period and that cost is added to the construction costs of the building, it appears that the building will cost the taxpayers of Montana $28 million, excluding the cost for maintaining and operating the new building. (A current rule of thumb is that it costs about $1.10/ft per year to heat, light and maintain a building. Without adjusting for inflation, this works out to slightly over $2½ million over the 30 years, bringing the total expense to the State to over $30 million for that period.)

WHAT WILL THE IMPACT BE ON HELENA'S REAL ESTATE MARKET?

Currently, there is a glut of commercial space available for rent in or near downtown Helena. A partial list of buildings is as follows (available space in square feet is noted in parentheses):

The Granite Building (22,000)

The New York Store (25,000)

The IBM Buildings--the old building (14,500) will be completely vacant later this year, and the new building (24,000) will be partially vacant

Aspen Court, 32 South Last Chance Gulch (10,000)

The Power Block (12,000)

The Professional Building, 300 Fuller Avenue (10,000)

The old Montana State Library on East Lyndale (24,750)

The Employment Security Division Building at 521 North Ewing (13,500)

The Workers Compensation Building at 815 Front Street (14,500)

One North Last Chance Gulch (5,000)

The old J.C. Penney Store (30,000) will be vacant in one year's time

These buildings constitute at least 200,000 square feet of office space available in or near downtown Helena. If the DNRC Building is constructed, another 60,000 square feet will

be placed on the market. Not only will this mean that Helena's downtown commercial building owners will have difficulty meeting their carrying costs for their buildings, but the City could be in jeopardy of losing tax revenues because of depressed property values.

WHAT ABOUT THE WISHES OF THE DNRC's EMPLOYEES?

To date, little has been said about what the employees of DNRC think about their current accommodations. While it is true that the space, particularly that of the old Immaculata Hall, may not be considered first-class office space, it is comfortable, and the employees do have considerable privacy. I have walked around all of the hallways and have talked to many employees. When asked whether they like their current office space, not one employee told me that he or she wanted to move. Instead, I have received a variety of positive responses about the current working quarters. Some of the comments I recall are:

"I like my office; it is quiet and I have a good place to study and write."

"I like being close to downtown where I can eat and shop during my lunch hour."

"I like being close to where I live so I can walk to work."

"I like the view I have of the Gulch."

"I like having available parking space, which I may not have at the new building."

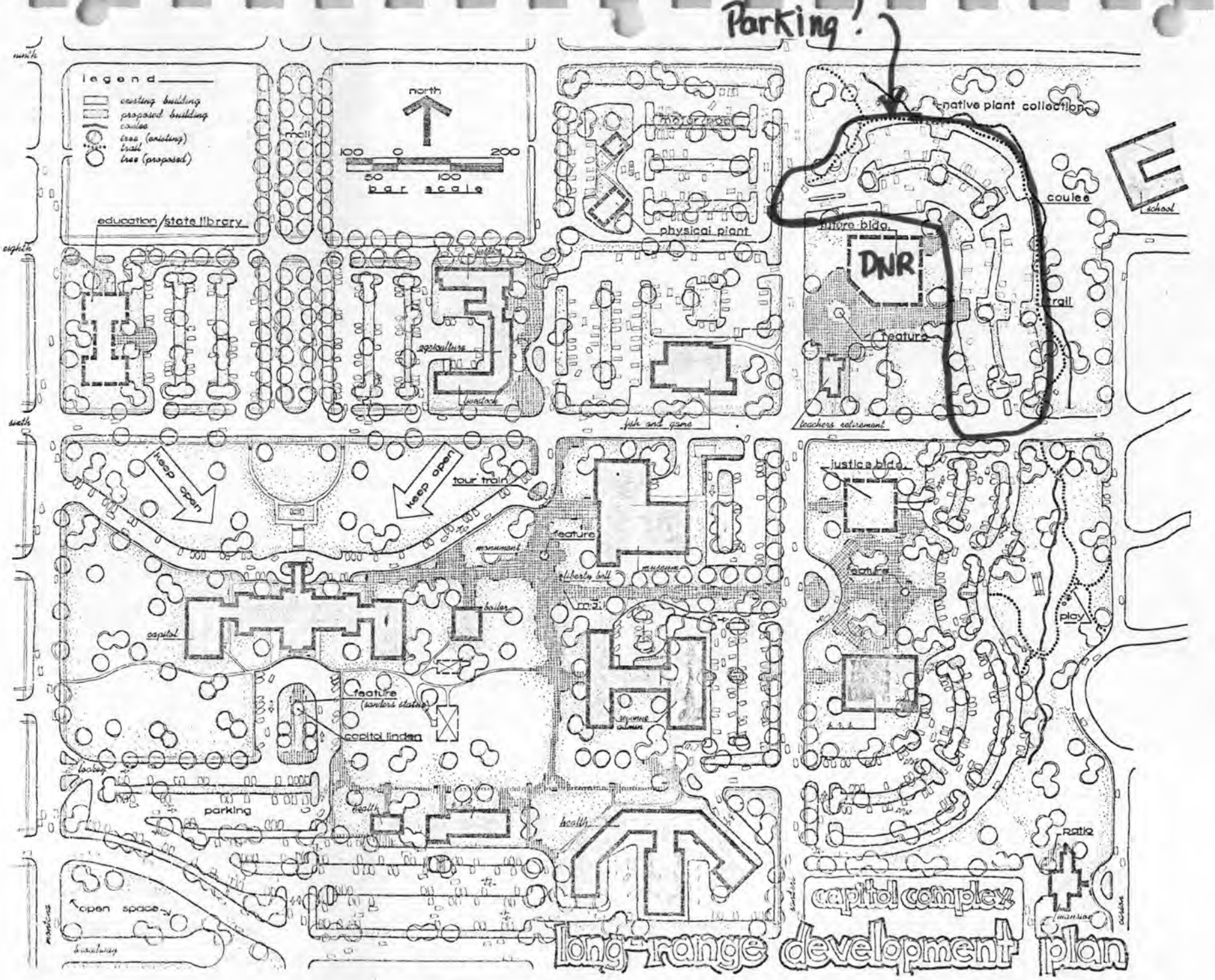
Granted, these comments were elicited by someone who was paid to represent the landlords. On the other hand, I have been unable to find any surveys that have been conducted of the employees on a comprehensive and objective basis. Such a survey would be helpful in finding out what the employees do believe is most sensible for their needs.

Employee morale is a vital part of carrying out effectively the mission of an agency. It is my impression that morale at DNRC is high, and I believe that the current space rented by DNRC is contributing to this high morale. If a decision is made to provide first-class office space, someone might consider the possibility of negotiating new leases that would provide adequate financial incentives to prompt appropriate improvements.

HOW SENSIBLE IS THE STATE'S PREFERENCE TOWARD OWNING PUBLIC BUILDINGS OVER RENTING PRIVATE BUILDINGS?

Since the functions of government are changing at an accelerating rate, it is exceedingly difficult to build buildings to adequately serve those functions. The private sector is better suited to serve more efficiently changing circumstances. Given adequate incentives in lease terms, private owners can remodel their buildings to meet the exact needs of State agencies at reasonable cost.

State leases of five to ten year periods offer substantial security to private owners who can borrow at rates competitive with State bonding rates. However, current law limits State leases to three years, unless otherwise authorized by law. This limitation should be extended for real estate leases, so as to allow for more flexibility for the State.


Parking?
legend
existing building
proposed building
caulee
tree (existing)
trail
tree (proposed)
north
100 0 200
50 100
bar scale
native plant collection
coulee
school
physical plant
future bldg.
DNR
trail
feature
education/state library
agriculture
fish and game
teachers retirement
keep open
keep open
tour train
feature
monument
museum
capitol
boiler
feature
(sanders statue)
capitol linden
parking
health
health
justice bldg.
feature
play
Ratik
open space
capitol complex
long-range development plan