

MINUTES OF THE MEETING
LONG-RANGE PLANNING SUBCOMMITTEE
MONTANA STATE
HOUSE OF REPRESENTATIVES

March 7, 1985

The meeting of the Long-Range Planning Subcommittee was called to order by Chairman Robert Thoft on March 7, 1985 at 8:05 a.m. in Room 420 in the State Capitol.

ROLL CALL: All members were present except for Senator Tveit and Representative Bardanouve who were excused. Senator Tveit attended the meeting later.

LONG-RANGE BUILDING APPROPRIATIONS BILL: Chairman Thoft (70:B:004) discussed the language proposed by the Legislative Fiscal Analyst's (LFA) Office for the Long-Range Building Appropriations Bill concerning major maintenance plans (EXHIBIT 1).

Dr. Irving Dayton (70:B:012), Commissioner of Higher Education gave members copies of the language proposed by his office (EXHIBIT 2). This language will change the proposed definition of a "Major Maintenance Plan".

Chairman Thoft said the committee would like the language to provide for a maintenance plan which includes normal operational maintenance projects and special maintenance projects. Chairman Thoft said the committee needs to see the entire maintenance picture, not just emergency projects. Mr. Dayton said the LFA's proposed language in Subsection 6 asks for projects not included in the operating budget. Mr. Dayton said he agrees with the fundamental idea of a long-range building plan. He just feels it needs to be carried out in a way that is effective and informative.

Carroll South (70:B:058), Director, Department of Institutions (DOI) submitted a letter with DOI's proposed language for the bill (EXHIBIT 3). He said DOI's major concern is with the definition of "Major Maintenance" in the LFA proposal. He said he feels alterations and remodeling should not be construed as major maintenance and his letter to Representative Thoft has an alternative definition for "Major Maintenance".

Senator Fuller (70:B:080) asked Mr. O'Connell, from the Architecture and Engineering Division, what his suggestions are for workable language to accomplish the goal of a long-range maintenance plan. Tom O'Connell (70:B:084), Chief, Facility Planning Bureau, Architecture and Engineering (A&E) Division, Department of Administration (DOA) said A&E has sent a letter to Representative Thoft which addresses its concerns about the proposed language (EXHIBIT 4). He said the letter talks about a definition for state buildings, the potential for getting a realistic 10 year maintenance plan and the suitable placement of the language in the MCA statute. Mr. O'Connell (70:B:147) said he wants the committee

to be aware of the fact that he believes the overall concept can work, but there will still be emergency projects which occur within the system because not all problems are foreseeable.

Mr. Dayton (70:B:166) said he endorses Mr. South's comments about not including alterations and remodeling projects as part of major maintenance.

Ralph DeCunzo (70:B:176), Director, Facilities Maintenance, Army National Guard, Department of Military Affairs said the department also wrote a letter containing its concerns about the proposed language (EXHIBIT 5). He said he endorses a six year plan with cost projections. It will be too difficult to project accurate costs for a ten year plan. Mr. DeCunzo said he also agrees with Mr. South about the definition of major maintenance.

Chairman Thoft (70:B:195) submitted a letter from the Department of Highways concerning the proposed language (EXHIBIT 6). He suggested A&E consult with the various departments and offices which have submitted written comments to the committee and determine what the appropriate language should be in the Long-Range Building bill.

DEPARTMENT OF ADMINISTRATION, REVENUE ESTIMATE FOR THE LONG-RANGE BUILDING CASH PROGRAM: Marvin Eicholtz (70:B:228) Management Analyst, Department of Administration (DOA) explained the department's new revenue estimate for the Long-Range Building Cash Program (EXHIBIT 7). He said the increase in the revenue estimate is due to unanticipated interest earnings in the program.

DEPARTMENT OF INSTITUTIONS, FORENSIC UNIT, WARM SPRINGS: Ellen Feaver (70:B:277), Director, DOA presented the committee with a new funding proposal for the Forensic Building at Warm Springs (EXHIBIT 8). Ms. Feaver said DOA's revenue estimate for the Cash Program is conservative in that building projects always progress more slowly than planned. This delay creates more interest earnings and any interest earnings above the 10.5 million dollar estimate could be appropriated to the Forensic Unit. She also explained the prison warehouse and equipment expansion proposals (See Exhibit 8).

Senator Fuller (70:B:353) asked if the plan to make Boulder into a 60 bed facility is dead. Ms. Feaver said it seems as though there is no chance the facility will be remodeled.

Senator Fuller (70:B:362) asked if the state is risking possible litigation if it does not supply handicapped access at the Montana State Hospital. Curt Chisholm (70:B:367), Deputy Director, DOI said he does not think the state will suffer any punitive action by the federal government if handicapped access is not improved. He said DOI can still go ahead with some improvements without doing the entire

project. He said if the project is funded and completed the campus will still not be in full compliance.

Chairman Thoft (70:B:380) asked about eliminating the new flooring at the Center for the Aged. Mr. South said the center will lose Medicare certification if the laundry problem is not corrected, but the new flooring does not involve the loss of certification, and therefore, is of less importance.

Senator Van Valkenburg (70:B:412) said at an earlier date DOI gave the committee a cost projection, of \$5.9 million, for the Forensic Unit.

This estimate was based on the Legislature appropriating the funds for the entire project in the 1985 Session. Ms. Feaver's information today estimates the cost to be \$6.3 million, which is \$400,000 higher than DOI's estimate. Senator Van Valkenburg said he assumed the difference in the two estimates is attributable to reduced inflationary costs, if the project is funded now and the project completed sooner, leaving a shortfall of \$700,000. The \$700,000 balance can be further reduced, by \$518,000, if the Swan River and Prison Sewer Projects are funded with Water Development grants. This will leave an unfunded balance of \$182,000 for the project. Senator Van Valkenburg said he feels the committee is within striking distance of funding the entire project and it ought to do this by making further cuts. He said he does not think the project should be put off until 1987. It is the committee's responsibility to find the money now. He said inflation will only be higher in the future.

Senator Fuller (70:B:479) asked what inflation factors were used in figuring cost estimates for the project. Mr. O'Connell said, in the \$6.3 million estimate, A&E used 6 percent for this year and 10 percent in future years. In the \$5.9 million option, A&E used 5 percent for every year. He said if the inflation factor is projected at 5 percent for too long the funding will fall short, so annual inflation factors over the longer period of time are higher.

Chairman Thoft (70:B:511) asked if any equipment is included in the cost estimate. Mr. South said normally equipment is purchased out of the left over contingency. Mr. O'Connell said he thought the reduced cost estimate included a line item for equipment.

Chairman Thoft (70:B:559) asked if the money from the prison land sale can revert back to the Long-Range Building Cost Program. Mr. South said without specific language in the appropriations bill the money from the land sale will go to the General Fund. Ms. Feaver said the revenue estimate can be increased by whatever the land sale is estimated to be.

Curt Chisholm (70:B:629) gave committee members copies of the language proposed by DOI for the demolition of buildings, the use of inmate labor in constructing the warehouse and for the sale of prison lands (EXHIBIT 9). Curt Chisholm (71:A:011) gave the committee a map which shows the buildings proposed for demolition (EXHIBIT 10). He said the names of the buildings must be in the appropriations bill, but not the legend numbers used on the map.

GENERAL DISCUSSION: In an effort to find additional funding for the Forensic Unit there was discussion on the following projects within the Long-Range Building Cash Program.

Publications and Graphic Division: Senator Van Valkenburg (71:B:065) asked Mr. Breiby what effect it would have on operations if only the electrical phase of this project is funded. Don Breiby (71:A:079), Administrator, Publications and Graphics Division, DOA said, if the language in the appropriations bill is liberal, it would be possible to use the wiring funds for some remodeling also. He said it would not make sense to install new wiring in walls that will be torn out, at a later date, in the remodeling phase. Mr. Breiby said if the language specifies that the money can be used for improvements rather than wiring he would be happy to do the project in phases. Mr. Breiby also suggested the division should be given approval to increase its rates. Then the remodeling phase could be paid for by increased fees. Ms. Feaver said the project needs to be done for the entire amount requested, but can be phased if there is some latitude in how the funds should be spent. Later, Mr. O'Connell (71:A:523) said contingency fees, of about \$15,000, will have to be included for the first phase of the project.

Swan River and Prison Sewer Projects: Senator Van Valkenburg (71:A:129) said he wondered if these projects can be included in the Water Development grants because the maximum amount for a grant is \$100,000 and Swan River will exceed this. He said he did not know if this maximum amount is a statutory requirement or just a department policy. Dennis Hemmer (71:A:141), Commissioner, Department of State Lands said when he worked for the Department of Natural Resources and Conservation this was just policy and not part of the statute.

Cooperative Extension Service Building: Representative Ernst (71:A:711) suggested this might be one project which could be cut in order to find additional funds. Chairman Thoft and Senator Van Valkenburg said the University of Montana is looking for planning money from other sources and just requesting authorization to spend funds for planning. The committee agreed that MSU should use the same approach for planning funds for this building.

Law Enforcement Academy Proposals, Bozeman, Dillon, Lewistown: Representative Ernst (71:A:461) said he thought all of these proposals should be taken out. Chairman Thoft said he did not think funding

should be recommended for this until the 1987 Session. Senator Van Valkenburg said he hopes House Bill 921 passes before action is taken on the location of the Law Enforcement Academy. House Bill 921 removes the statutory requirement for the placement of the academy on a university campus.

Fort Benton Agricultural Museum: Chairman Thoft (71:A:597) asked Madalyn Quinlan to find out if it is legal to spend coal tax money for this project, if the state is not going to own the museum. Representative Ernst said he believes the project will be done whether the state supports it or not.

Department of Agriculture, Lab Remodel: Senator Van Valkenburg (71:B:018) said the committee has approved this project and he wanted Ms. Quinlan to be sure this funding has been subtracted from the total available for appropriation.

Northern Montana College, Gym Entrance: Senator Van Valkenburg (71:B:029) pointed out that this project was not included in A&E's recommended list. Mr. O'Connell said A&E did look at this problem and did not feel it was as high a priority as other projects. He said the building was built with student fees and A&E feels it should be maintained with them. Senator Van Valkenburg said this project has to be put in perspective with other projects dealing with handicapped access, such as the Montana State Hospital, which are not going to be funded because other projects are more important.

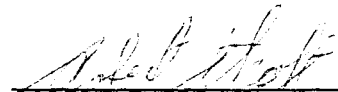
Senator Van Valkenburg (71:B:102) suggested Ms. Quinlan work out a funding analysis for the Forensic Unit, which eliminates those projects flagged by the committee and which funds the Forensic Unit entirely out of the cash program. Chairman Thoft said she should make two analyses, one on funding the project entirely this biennium and one which would fund the project like DOA suggested today.

Madalyn Quinlan (71:B:152) Staff Analyst, Legislative Fiscal Analyst Office gave committee members information on the Water Development Program funding (EXHIBIT 11).

Senator Van Valkenburg (71:B:186) said DOI is willing to take committee members on a tour of forensic facilities in Salem, Oregon and Medical Lake, Washington. This tour will enable members to see a forensic facility similar to the one being proposed for construction by DOI. Senator Van Valkenburg said the department can use a plane for the trip. Members could leave in the afternoon of March 21st, tour the facilities and return on March 22nd. He said those going will miss one day of the session. Senator Van Valkenburg said he feels it is important that some of the committee members see these facilities.

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March 7, 1985
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There being no further business before the subcommittee the meeting
was adjourned at 9:55 a.m.



ROBERT THOFT, Chairman

Proposed Language for
Long-Range Building Appropriations Bill

Section 1

- (5) "Major maintenance plan" means a 10-year schedule of anticipated major maintenance requirements and costs, developed for each state building, as defined in 17-7-201. The plan shall include a record of major maintenance performed in the five previous years.
- (6) "Major maintenance" means building maintenance, repair, replacement, alteration or remodeling projects, that are not needed on an annual or biennial basis or are not the function of the permanent maintenance staff of the agency.

Section 5

For all new construction proposals submitted to the legislature and for all existing state buildings, each agency, in consultation with the architecture and engineering division of the department of administration, shall provide a major maintenance plan. This plan shall be submitted by the agency to the department of administration by July 1 of each even numbered year along with the proposed long-range building program required under 17-7-202.

Exhibit 2
3-7-85
Commissioner
Higher Ed.

(5) "Major maintenance plan" means a comprehensive maintenance plan, developed by each State agency in conjunction with the Department of Administration, for all State facilities.

Exhibit #3
3-7-85
D01

DEPARTMENT OF INSTITUTIONS



TED SCHWINDEN, GOVERNOR

1539 11TH AVENUE

STATE OF MONTANA

(406) 449-3930

HELENA, MONTANA 59620

March 5, 1985

Representative Bob Thoft
State Capitol
Helena, MT 59620

Re: Proposed Long Range Building
Appropriation Bill Language

Dear Representative Thoft:

1. The concept is appropriate from a good management perspective and is easily applicable to roofs, outside painting, floor covering and other major repair items so long as a building's use does not change.
2. The alteration or remodeling language would result in difficulty for the following reasons:
 - (a) Building codes change, resulting in forced alterations regardless of previous planning, i.e. Center for the Aged laundry. This type of alteration cannot be predicted.
 - (b) Program changes cannot be predicted 10 years in advance of their implementation. In many cases, program changes are required by legislative action and buildings must be altered as a result.
 - (c) Population of state institutions cannot be predicted 10 years in the future. Population increases may force alterations and remodeling to adequately accommodate population increases.

Representative Bob Thoft
Page 2

- (d) Proper maintenance will extend a building's life and applicable industry standards exist to determine proper maintenance schedules. Alterations and remodeling needs may change from one year to the next and have little, if any, impact on the life of a building.

I would recommend that the definition of major maintenance be changed to: "means building maintenance and repair which cannot be provided by the agency's maintenance staff or financed by the agency's current level operational budget, but does not include alterations or remodeling."

Sincerely,



CARROLL V. SOUTH, Director
Department of Institutions

CVS:sd

cc: Ellen Feaver
Phil Hauck



STATE OF MONTANA
DEPARTMENT OF ADMINISTRATION

Memorandum

Exhibit #4

3-7-85

A f E

TED SCHWINDEN
GOVERNOR

TO: Representative Bob Thoft, Chariman
Long Range Planning Subcommittee

FROM: Philip H. Hauck, Administrator
Architecture & Engineering Division *Phil Hauck*

DATE: March 5, 1985

SUBJECT: Proposed Language for
Long Range Building Appropriations Bill

Last week Madelyn Quinlan forwarded the proposal for "major maintenance plans" which you requested she prepare for inclusion in the Long Range Building Program. At her suggestion I have distributed copies of the material to all agencies that have significant building programs and have asked them to respond directly to you with any comments or suggestions they might have.

After reviewing the proposed language, I have some ideas of my own which I feel should be brought to your attention. I have based my suggestions both on my experience from previous building program submittals and from my knowledge of the potential "paper blizzard" the existing proposal could create.

First of all I would suggest that "state buildings" be defined by size or by dollar value in order to eliminate hundreds of small buildings which do not warrant the effort required to produce a major maintenance plan. The existing schedule of State properties contains 87 pages and includes everything from multi-million dollar classroom complexes to \$1,000 storage sheds. I don't believe that you want or need maintenance plans for many of the smaller buildings. Under existing laws, agencies can construct or repair facilities (without legislative consent) when the cost is under \$25,000. This limit is already higher than the value of many of the smaller facilities on the State inventory.

Another potential problem involves the 10-year schedule of anticipated costs. In the years I have been working with the LRBP, we have always asked for a 6-year building program plan. When the requests are submitted by the agencies, however, they usually only include projects for the next biennium. I suspect most agencies feel that when they have very little chance of obtaining funding for even a small percentage of projects in a 2-year program, listing a 6-year program is futile effort. If agencies will not include construction requests for

Representative Bob Thoft
LRBP Appropriations Bill
March 5, 1985
Page 2

even a 6-year period, I wonder if it is realistic for a 10-year period? My own opinion is that a shorter time frame might get better results.

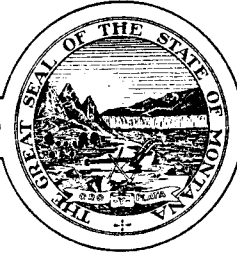
As I understand the proposal, language regarding "maintenance plans" would be added to the LRBP appropriations bill. Since the bill is only effective for two years (although re-appropriation of remaining projects is common), it would seem to make sense to include the language with the requirements for the preparation of the LRBP, in MCA 17-1-201 thru 17-1-204. This approach would allow us to incorporate the provision for "maintenance plans" into the LRBP instructions which are distributed to all State agencies as part of the budgeting process.

Basically, this covers my concerns and/or suggestions regarding the proposal. The only other thing I ask you to keep in mind is the fact that the list will never be all inclusive. Maintenance by its very nature is not an exact science and can only be budgeted by general standards. For example, 2 roofs completed in 1985 should both be expected to last at least 20 years while in reality one might last twice as long as the other. Often there is no way to predict this type of situation. In short, while maintenance plans should help reduce the element of surprise, I don't want anyone to be misled into thinking that the unforeseen projects and their associated problems will be totally eliminated.

ld

Exhibit #5
3-7-85
DeCunzo

DEPARTMENT OF MILITARY AFFAIRS



TED SCHWINDEN, GOVERNOR

P.O. BOX 4789

STATE OF MONTANA

OFFICE OF THE ADJUTANT GENERAL
(406) 444-6910

HELENA, MONTANA 59604

MEMORANDUM

To: Representative Bob Thoft
Chairman of the LRBP Subcommittee

From: James W. Duffy, Major General *James W. Duffy*
The Adjutant General
Montana National Guard

Date: March 5, 1985

Subject: Proposed Language
Long Range Building Appropriation Bill

Thank you for the opportunity to respond to the proposed language for the LRBP Appropriation Bill.

As you know, our department has and presented to your committee, a maintenance plan. It was based on a projection of five years with a recap of last fiscal year.

The propsoed ten year projection creates a number of problems. Ten years is about half the life of some building systems and in some cases the building itself. Projecting that far in advance requires considerable "guess work" as to labor and material costs. Looking back over the last five years, building materials have changed, providing better solutions to historically difficult maintenance problems. This would have voided any ten year projections done only five years ago.

A maintenance plan could identify, over a five year time frame, all items requiring work. Painting, roofing, mechanical systems are probably the largest concern. The costs could be projected for each biennium, with the following years work identified but not estimated. This would provide an overall maintenance plan and costs relative to the legislative process. I am not sure what information the five previous years maintenance data will provide. From the standpoint of planning, the tasks required in the future are far more important. The frequency of maintenance is determined by the nature of the task. Example: Painting the exterior of a building will be done 7-8 years from the last time it was done. When it is completed, it will be projected ahead 7-8 years and proceed ahead with the plan.

All state buildings may not need a maintenance plan. Some qualifications should be included to exclude those buildings not requiring one. Example: Metal buildings, without heat, etc.

If a true maintenance plan is anticipated then perhaps it should be limited, under the definition, to "building maintenance, repair, replacement." Items under those categories will address true maintenance problems. Alteration and remodeling may indicate plans for the building, or dollars spent on a building, it does not reflect maintenance.

Perhaps the overriding factor in this analysis is to convey my concern for a document prepared by each Department that is accurate and concise. One that addresses maintenance problems, and one that is not so large and complex that people will not follow it.

We are available to you if you would like to pursue this topic further.

Exhibit 6
3-7-85
DOH

DEPARTMENT OF HIGHWAYS



TED SCHWINDEN, GOVERNOR

2701 PROSPECT

STATE OF MONTANA

HELENA, MONTANA 59620

March 4, 1985

Representative Bob Thoft
Chairman, Long Range Building Program
Capital Station
Helena, MT 59620

Dear Representative Thoft:

The Department of Highways has received a request through Philip A. Hauck, Administrator, Architecture and Engineering Division, to comment on the proposed language to be introduced into the Long Range Building Program. It is our understanding the proposed language to be attached to the LRBP would establish a 10 year "Major Maintenance Plan" for each building belonging to the state.

At present, our Long Range Building Program for major maintenance requests for the 650 buildings owned by the Department of Highways is based on a 2 year program. In the preparation of our LRBP request, beginning each even year, the Department requests from our District Engineers that they review all buildings under their responsibility and submit the major repair projects that can not be done by our own forces. This includes items such as major roof repairs, heating and air conditioning modifications or replacement, overhead door replacement, building alteration and major remodeling projects, and large painting projects. The District Engineers' requests are reviewed and pared down to what is determined to be the Department's actual needs. Essentially the LRBP requests are based on a 2 year plan.

To place a 10 year "major maintenance plan" into operation for each building owned by the Department of Highways would require a large commitment. The Department owns 650 buildings. These buildings are scattered statewide and range in size from maintenance equipment garages, to the District and Area administrative and equipment repair shop complexes, and to the large Helena building and shop complex.

To develop a 10 year major maintenance plan, it is believed that we would have to make a condition survey of all of the buildings before a 10 year plan could be established. To provide such a plan for 650 buildings by July 1, 1986 for the review by the 1987 legislature, a concentrated effort would be required. It is estimated the survey and plan development would require 4 people with knowledge of building codes, building materials and construction. With travel, per diem and salaries the cost for the plan would be about \$135,000.

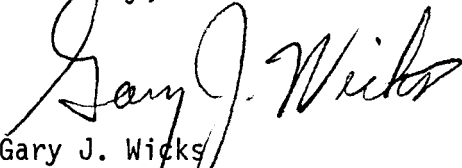
Bob Thoft
March 4, 1985
Page 2

If the 10 year major maintenance plan could be deferred until 1988, it is estimated that the cost would be about \$35,000 annually. Because of the extended deadline, part of the cost could be absorbed by Department personnel.

In either of the above cases, the Department of Highways would have to retain one person permanently for maintenance and updating of the plans.

We do believe that having a "Major Maintenance Plan" would be beneficial to the Department of Highways in determining the major maintenance building needs. We recommend that the effective date for the plan be deferred until July 1, 1988 so that a good viable plan can be developed.

Sincerely,



Gary J. Wicks
Director of Highways

GJW:DDG:jm:1B

cc: Phil Hauck, Administrator - A & E Division

Exhibit #7

3-7-85

DOA

LONG RANGE BUILDING PROGRAM (Cash Program)
Projection of Available Funds for the FY'86 & '87 Biennium
as of 1/31/85

Cash Program @ FYE 1985

Available Funds ¹	\$38,412,130
Balance of Appropriation Authority	<u>(34,752,045)</u>
Net Funds Available @ FYE1985	\$3,660,085

FY '86 & '87 Biennium

Projected Revenues ²	\$ 6,150,232
Budgeted A/E Operation Costs	<u>(1,023,386)</u>
Additional Funds Available	<u>5,126,846</u>

Cash Program Projection of Available Funds	\$ 8,786,931
Capitol Renovation Project - Excess Interest Earnings	1,347,236
Project Reversions	<u>450,000</u>
Projection of Available LRBP Funds	<u><u>\$10,587,167</u></u>

¹Includes account balances, projected investment earnings, cigarette tax and supervisory fees

²Includes projected investment earnings, cigarette tax and supervisory fees

Exhibit #8

3-7-85

DOA

Proposed Modifications to the
Department of Institutions' Long Range Building Requests

<u>Priority</u>	<u>Delete</u>	<u>Add</u>
14	Montana State Hospital Handicapped accessibility \$ 123,179	Montana State Prison Sanitary Sewer \$ 68,500
17	Center for the Aged Install new flooring 21,700	Center for the Aged Laundry 215,000
18	Montana State Hospital Intake bldg. modifications 331,400	Montana State Prison Warehouse w/equip. 195,500
20	Montana State Hospital Dining hall improvements 74,900	Montana State Prison Expansion equip. 189,000
11	Boulder River School & Hospital Plan 60 bed facility <u>1,336,000</u>	Boulder River School & Hosp. Fire Supression Hood Canary kitchen 17,250 Remodel Cottage 16, bathing & privacy 33,400 Montana State Hospital Addl.funding; Forensics <u>1,168,529</u>
	Total Deletions \$1,887,179	Total Additions \$1,887,179

Forensics Building Funding

1983 LRBP Appropriation	\$ 1,678,464
1985 Recommended LRB Appropriation	1,100,000
Available from Reprioritization above	<u>1,168,529</u>
Additional LRBP Funding	<u>1,269,709</u>
Total Funding Available	\$ <u>5,216,702</u>
 Total Funding Needed	 \$ 6,369,777
Less Current LRBP Funding	<u>5,216,702</u>
Appropriation Required	\$ <u>1,153,075</u>
1987 Legislature	

The 1985 Legislature would appropriate available funding, \$ 3,538,238 , and authorize the building to be designed and bid prior to the 1987 Legislature. A confirmed bid would permit the 1987 legislature to appropriate the exact balance needed to construct the project. Bids would be let and construction commenced in early spring, 1987.

Prison Equipment Expansion

	<u>Number</u>	<u>Cost</u>	<u>Total Cost</u>
Straight Back Chairs	437	60	\$ 26,220
Small Office Desk	5	300	1,500
Standard Office Desk	2	361	722
Small Desk Chair	16	130	2,080
Standard Desk Chair	12	230	2,760
Bookcase	40	140	5,600
4 Drawer Legal File Cabinet	19	232	4,408
6 Person Office Table	18	150	2,700
Bulletin Board 3' x 5'	66	62	4,092
Conference Chair	24	230	5,520
Conference Table 54'x98'	2	525	1,050
Adjustable Stools	17	150	2,550
Student Table	96	130	12,480
Chalk Board	10	84	840
Visiting Table	29	150	4,350
Work tables	7	120	840
Single Lockers	59	160	9,440
Hobby Lockers	12	175	2,100
Barber's Chair	1	900	900
Universal Weight System	1	6,564	6,564
Weight System (MSP Industries)	1	3,500	3,500
Portable Boxing Ring	1	8,690	8,690
Boxing Platforms & Bags	2	307	614
Softball Backstop	1	835	835
Outside Bleachers	1	2,251	2,251
Electric Stove	1	460	460
Refrigerator	1	680	680
Commercial Freezer	1	3,053	3,053
Microwave Oven	1	450	450
Commercial Washer & Dryer	4 sets	4,130	16,520
Metal Shelving 48"x84"x12"	70	61	4,270
Metal Shelving 48"x84"x18"	114	71	8,094
Metal Shelving 48"x84"x24"	20	84	1,680
Medical Cabinet	9	545	4,905
Medical Exam Table	1	918	918
Dining Chairs	58	150	8,700
Dining Tables	184	40	7,360
Hot Food Counter	1	2,772	2,772
Lowerator Stand	1	735	735
Beverage Counter	1	1,484	1,484
Juice Dispenser	1	707	707
Bulk Milk Dispenser	1	787	787
Coffee Maker	1	545	545
Silver Soak Sink	1	1,235	1,235
Rack Dolly	1	182	182
Steel Shelving	5	400	2,000
Two Compartment Sink-8'length	1	1,388	1,388
Worktable	1	685	685
Wall Shelf	1	189	189
Commercial Toaster	1	669	669
Microwave	1	613	613
Syrup Tank Dolly	1	236	236
Drop-in Rack Dispenser	1	316	316
Tray & Silver Dispenser	1	1,330	1,330
Cold Food Counter	1	3,518	3,518
TOTAL			\$189,087

Warehouse Equipment

1.	48 Sections of shelving 4' x 2' x 7' @ \$84.00 ea.	\$ 4,032.00
2.	1 Interlake Pallet Rack System (96 Sections 12' x 9' x 4')	21,468.00
		<hr/>
		\$ 25,500.00

Proposed language for inclusion in the Appropriations Bill for the Long
Range Building Program

New Section: Section 1. Building Demolition. The Department of Administration may solicit bids for demolition or sale and removal of the following buildings:

Boulder River School and Hospital

<u>Building Name</u>	<u>Building Number</u>
Cottage	5
Old Admin. Building	22
Old Laundry Storage	2
Tire/Rubber Storage	28
Garage	4
Hog House	Ranch Building
Old Granary	Ranch Building
Turkey House	Ranch Building
Ranch House	Ranch Building
Garage	Ranch Building
Chicken House	Ranch Building
Old Machine Shed	Ranch Building
Root Cellar	Ranch Building

Montana Veterans Home

<u>Building Name</u>	<u>Building Number</u>
Old Main & Annex	10
Old Dorm	3
Boiler Room	9

Montana State Hospital

<u>Building Name</u>	<u>Building Number</u>
Bolton	17
Former Children's Unit	18
Apartment Building "A"	No #, North of #13
W.S. Superintendent's residence	21
Old Butcher Shop	No #, North of Commissary #29
Byron Hall	24 (Galen Campus)
Former Lighthouse	22
Maintenance Shop	6
Lumber Storage	5
Old Barn	No #, West of Bldg. #6

Pine Hills School

Lewis and Clark Lodge	4
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The Director of the Department of Institutions must certify to the Department of Administration that each of the above buildings is surplus to the needs of the department and the state by reason of the building's age, deteriorated physical condition, life/safety, or license deficiencies and has no residual economic or useful life. If the cost of the deficiencies would preclude reasonable restoration and refurbishing efforts, the director of the Department of Administration may grant an order to proceed with demolition on condition that:

(a) a successful contractor or bidder agrees to demolish or remove the building and reclaim the building site based on the salvage value of the building itself; and

(b) the demolition or removal of the building does not violate the provisions of the State Antiquities Act relative to established heritage properties under state ownership.

New Section: Section 2. Use of Prison Industries in Demolition Projects.

The Department of Administration may permit the Director of the Department of Institutions to utilize the Prison Industry Program to demolish and remove selected institutional buildings listed in Section 1. The proceeds from the sale of salvageable material obtained through the demolition process shall be deposited in the Prison Industries Proprietary account. Permission may only be granted after the Office of Budget and Program Planning and the Legislative Finance Committee determine that the proceeds from the sale of salvageable material will support the cost of the program.

New Section: Section 3. Construction of MSP Warehouse. For the purposes of expediting the acquisition and construction of a warehouse building authorized in this bill, the Department of Institutions is given authority to use inmate labor to erect the building and is exempted, for the purposes of completing this project, from the provisions of 53-1-301(7).

New Section: Section 4. Sale of State Land at Montana State Prison. Pursuant to the provisions of 77-2-302 MCA requiring that the Board of Land Commissioners consult with an appropriate legislative committee prior to the sale of buildings formerly used by a state institution, the Board is hereby authorized to sell the following properties, if it determines this sale to be in the best interest of the state.

(a) approximately 10 acres of land formerly known as the Bratten Ranch with approximately 14 structures. This property borders on main street in the City of Deer Lodge and the Montana Power Company substation and the Department of Highways garage in Deer Lodge, Montana.

(b) approximately 10 acres of land formerly known as the Valiton Ranch located 1 mile south of the Deer Lodge City limits. Included on this property are seven out buildings and a duplex residence.

(c) approximately $\frac{1}{2}$ acre of land and a single family residence with detached two car garage. This property is commonly known as the Brick Yard property, south of the city of Deer Lodge, Montana.

(d) approximately $\frac{1}{2}$ acre of land and a single family residence with detached garage located on the prison ranch about 7 miles north of Deer Lodge on the frontage road.

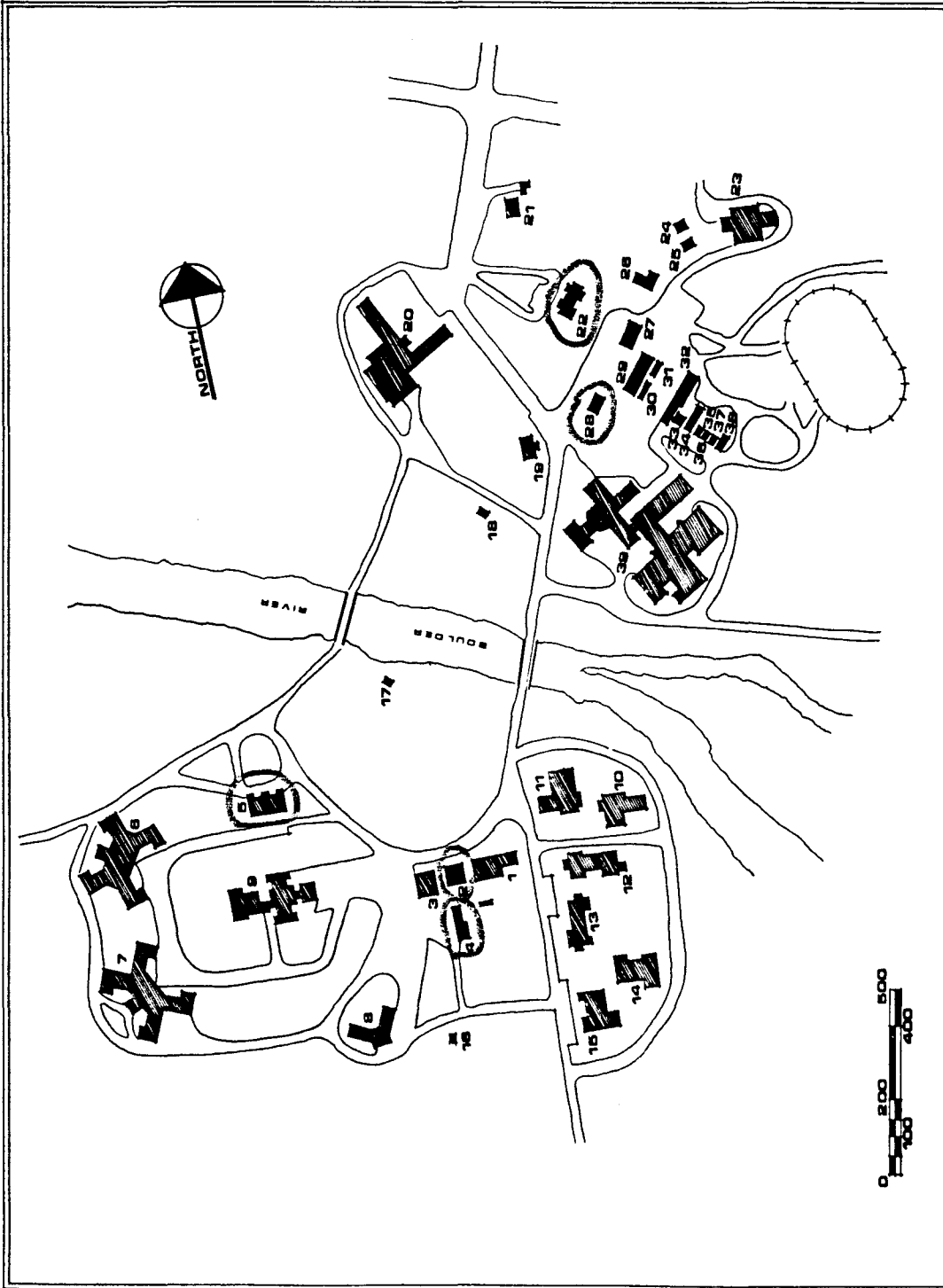
3-7-85

DOI

LEGEND

BOULDER RIVER SCHOOL AND HOSPITAL

1. Power House
2. Old Laundry Storage
3. Laundry
4. Storage
5. Painting and Re-Cycling Center
6. Education Building
7. Recreation/Multi-Purpose Building
8. Supervisors and Resident Operations
9. Kitchen/Dining Facility
10. Resident Cottage
11. Resident Cottage
12. Resident Cottage
13. Resident Cottage
14. Resident Cottage
15. Resident Cottage
16. Pumphouse #3
17. Pumphouse #1
18. Pumphouse #2
19. Intensive Training Unit
20. Administration Building/Gym
21. Intensive Training Unit
22. Old Administration Building
23. Receiving Warehouse
24. Warehouse Storage
25. Warehouse Storage
26. Carpenter Shop II and Glass Room
27. Butcher Shop
28. Tire Storage
29. Shop
30. Grease Quonset
31. Wash Room Quonset
32. Garages
33. Paint Storage
34. Heavy Equipment Storage
35. Lawn Equipment Storage
36. Lawn Equipment Storage
37. Lawn Equipment Storage
38. Plumber Equipment Quonset
39. Hospital

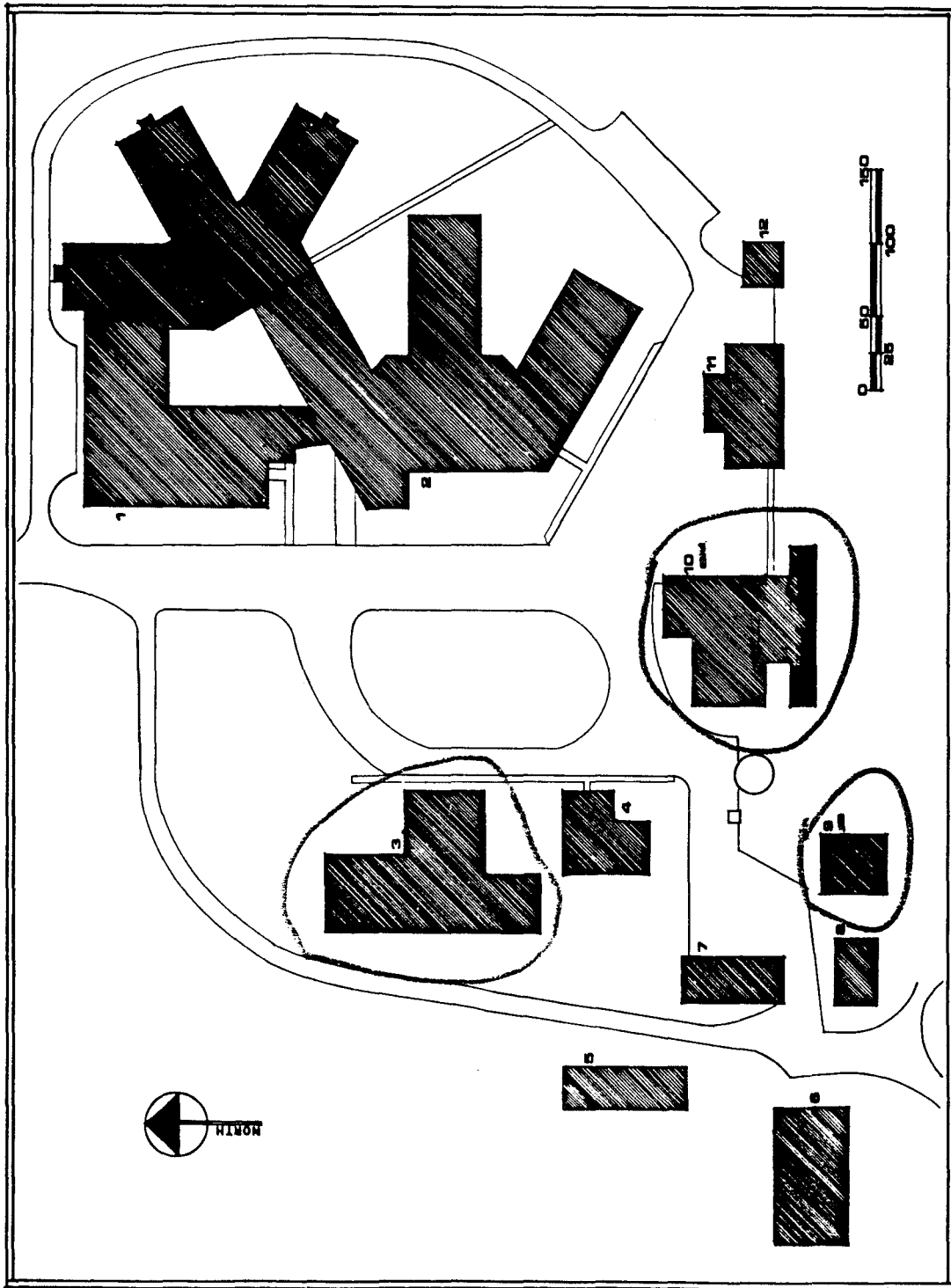


BOULDER RIVER SCHOOL & HOSPITAL

BOULDER MONTANA

LEGEND

- MONTANA
VETERANS HOME
1. Nursing Home Addition
 2. Veterans Home Building
 3. Women's Building
 4. Residence
 5. Shop
 6. Storage Building
 7. Utility Building
 8. Laundry
 9. Boiler House
 10. Main Building and Annex
 11. Service Building
 12. Garage

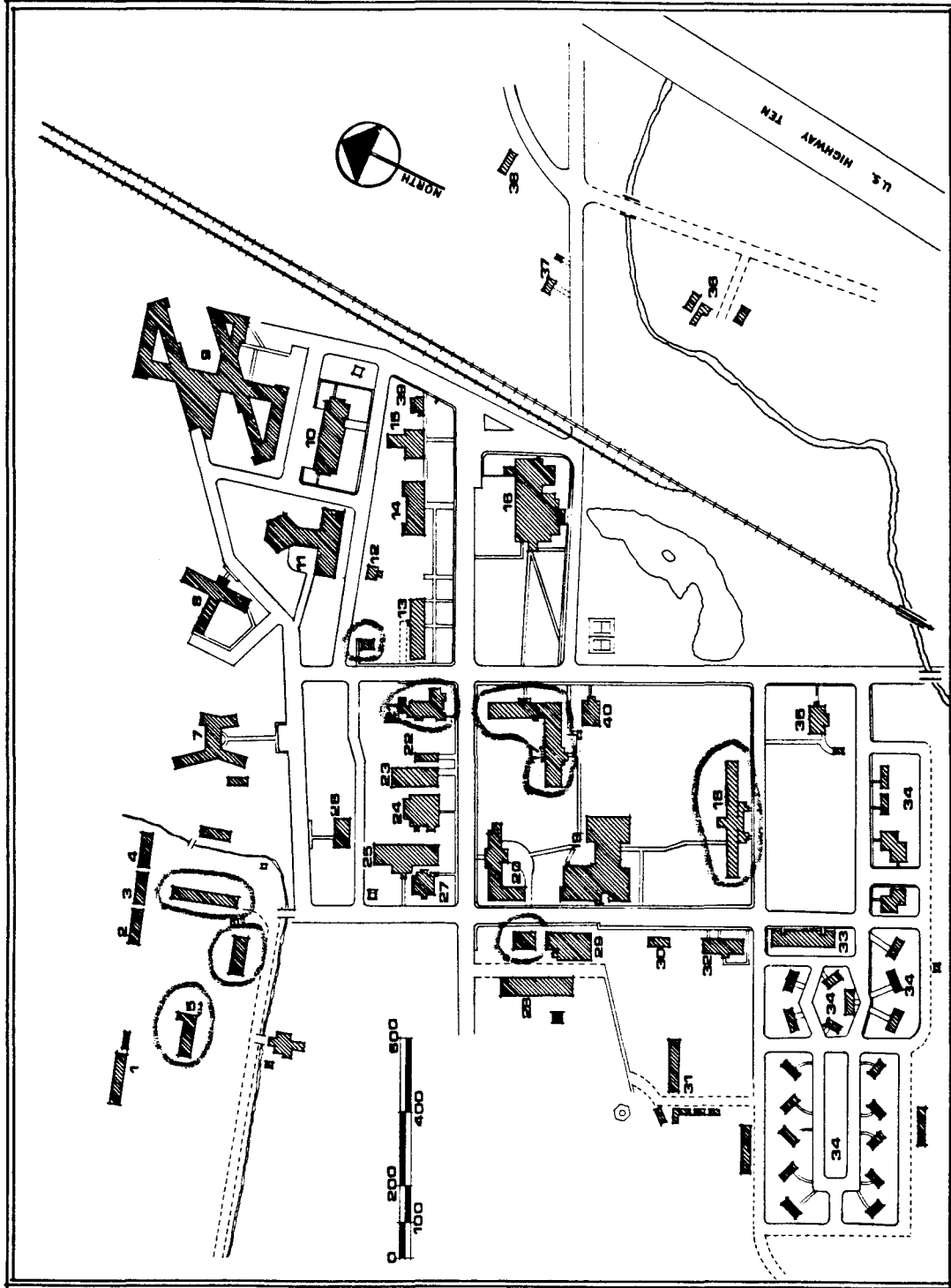


MONTANA VETERANS HOME
COLUMBIA FALLS MONTANA

LEGEND

WARM SPRINGS

1. Warehouse
2. Plumbing Shop
3. Electrical Shop
4. Paint Shop
5. Lumber Storage
6. Maintenance Shop
7. Maximum Security
8. Men's Dormitory
9. Receiving Hospital
10. Intake Unit
11. Spratt Building
12. X-Ray Lab Storage
13. On General Hospital Pharmacy and Storage
14. Administrative Annex
15. Administration
16. Multi-Purpose Building
17. Bolton
18. Children's Unit
19. Kitchen & Food Service
20. Warren
21. Residence
22. Fire Station
23. Garage
24. Trade School and Mechanical Repair
25. Laundry
26. Boiler Plant
27. Linen Supply
28. Warehouse
29. Commissary
30. Patient Employment
31. Greenhouse
32. Unit #85, #86
33. Women's Correctional Facility
34. Staff Housing
35. Residence
36. Residence Garage
37. Residence
38. Residence
39. Post Office
40. Scanton Apartments



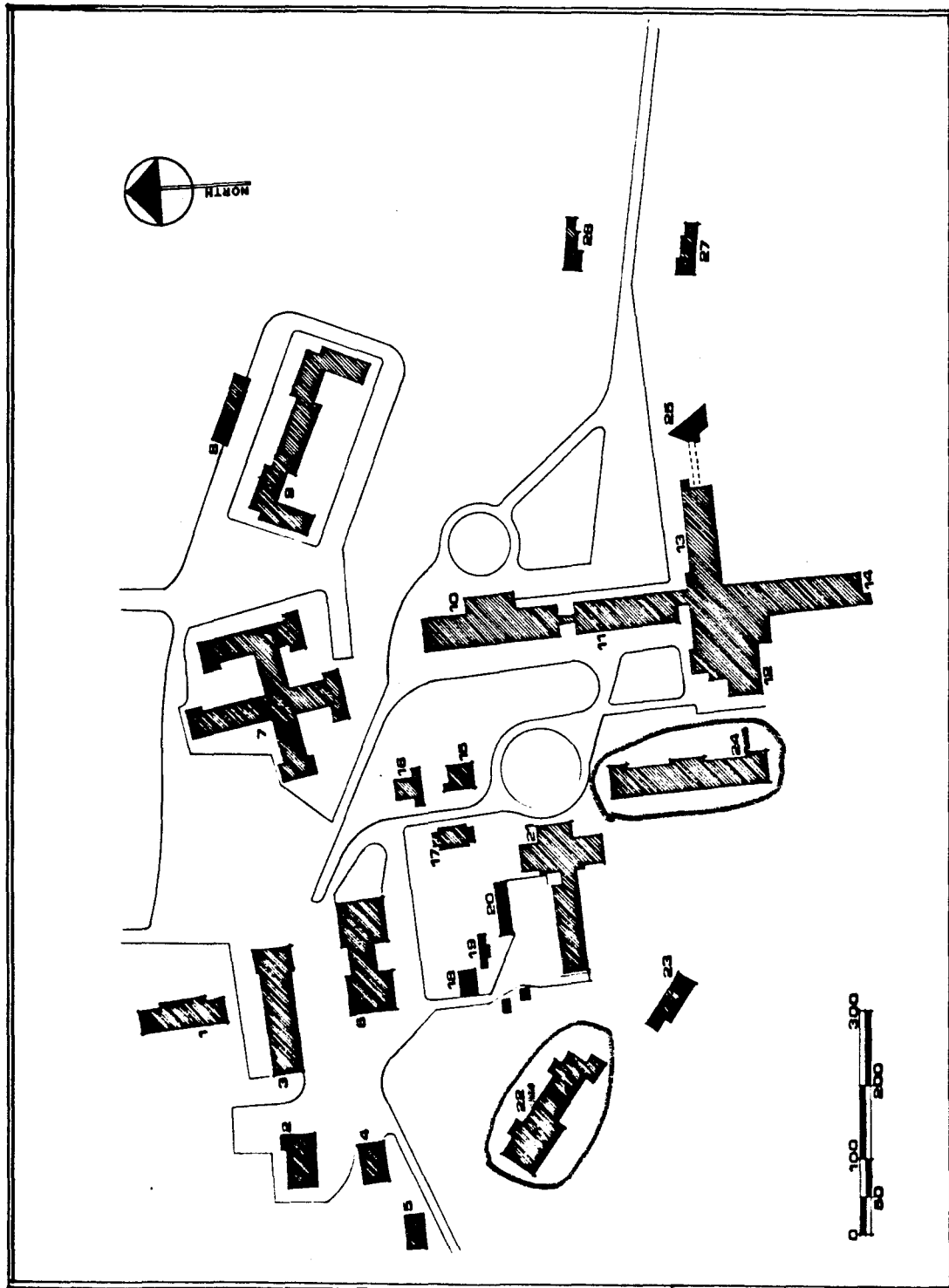
MONTANA STATE HOSPITAL

WARM SPRINGS MONTANA

LEGEND

GALEN

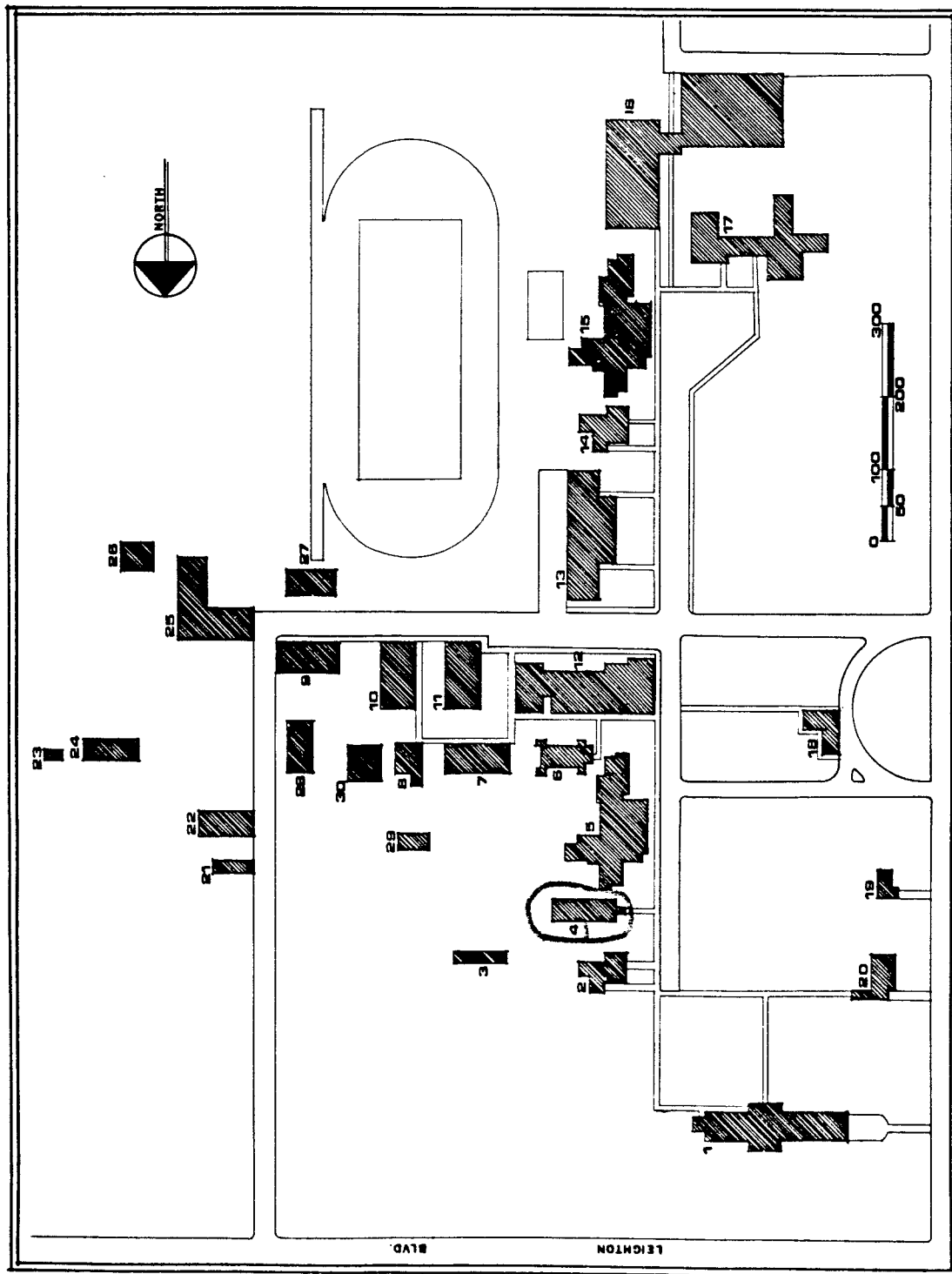
1. Employee Residence
2. Warehouse
3. Garage
4. Paint Shop
5. Root Cellar
6. Boiler/Shop
7. Alcohol Treatment & Rehabilitation Center
8. Garages
9. Employee's Apartments
10. Receiving Hospital
11. Annex
12. Cafeteria
13. Terrill Wing
14. Crockett Wing
15. Residence
16. Residence
17. Residence
18. Residence
19. Greenhouse
20. Garage
21. Recreation Hall/Employee Apartments
22. Old Lighthouse
23. Lighthouse
24. Byrum Hall
25. Chapel
26. Residence
27. Residence



MONTANA STATE HOSPITAL GALEN MONTANA

LEGEND

- PINE HILLS SCHOOL
1. Custer Lodge
 2. Crazy Horse Lodge
 3. Lumber Storage
 4. Lewis & Clark Lodge
 5. Sundance Cottage
 6. Chapel
 7. Laundry
 8. Boiler House
 9. Farm Shop
 10. Shop
 11. Store
 12. Administration
 13. Vocational Education
 14. Joseph Lodge
 15. Range Rider Cottage
 16. School/Gym
 17. Russell Lodge
 18. Staff Residence
 19. Staff Residence
 20. Staff Residence
 21. Greenhouse
 22. Chicken House
 23. Bull Barn
 24. Loading Shed
 25. Dairy Barn
 26. Old Root Cellar - Abandoned
 27. Parking Shed
 28. Root Cellar
 29. Old Electric Plumbing Shop
 30. Slaughter House & Grainery



PINE HILLS SCHOOL

MILES CITY MONTANA

Water Development Account
1987 Biennium

Beginning Balance July 1, 1985:		\$ 590,255
Revenues:		
30% RIT Interest Earnings	\$3,894,750	
Coal Tax Water Development	1,220,283	
Less Debt Service on WD bonds	(627,976)	
Loan Repayments	1,089,328	
Project Revenues	<u>422,210</u>	
Total Revenues		<u>5,998,595</u>
Funds Available		\$6,588,850
Expenditures:		
Water Courts	\$1,129,494	
Centralized Services Division		
- Current Level	150,528	
- Modified	56,029	
Water Resources Division		
- Current Level Operations	1,505,269	
- State Water Projects	800,000	
- Modified	<u>51,726</u>	
Total Expenditures		<u>(3,693,046)</u>
Total Available for Water Development Grants		<u><u>\$2,895,804</u></u>

The total available for Water Development Grants from the Water Development Account is \$2,895,804. In addition, 40 percent of Renewable Resource Development funding is earmarked for Water Development Grants. Therefore, the total available for Water Development Grants from all sources is \$3,383,917.

Exhibit #
3-7-85
LFA

March 7, 1985

TO: The Long-Range Planning Subcommittee
FROM: Madalyn Quinlan, Staff Analyst
SUBJECT: Water Development Projects

The estimate of funds available for water development grants, after expenditures have been removed for DNRC operations and the water courts, is \$3,275,557. Projects #7, 17, 19, 33, and 39 have been reduced or deleted so as to free up \$242,000. The Swan River and the prison sewer projects, if funded with water development grant funds, would reduce the funds available for the DNRC recommended projects by \$512,600.

With all these factors taken into account, there are funds available to fund through project #54.

Water Development Account
1987 Biennium

Beginning Balance July 1, 1985: \$ 590,255

Revenues:

30% RIT Interest Earnings	\$3,894,750
Coal Tax Water Development	1,220,283
Less Debt Service on WD bonds	(627,976)
Loan Repayments	1,089,328
Project Revenues	<u>422,210</u>

Total Revenues 5,998,595

Funds Available \$6,588,850

Expenditures:

Water Courts	\$1,129,494
Centralized Services Division	
- Current Level	150,528
- Modified	56,029
Water Resources Division	
- Current Level Operations	1,505,269
- State Water Projects	800,000
- Modified	<u>51,726</u>

Total Expenditures (3,693,046)

Total Available for Water Development Grants \$2,895,804

The total available for Water Development Grants from the Water Development Account is \$2,895,804. In addition, 40 percent of Renewable Resource Development funding is earmarked for Water Development Grants. Therefore, the total available for Water Development Grants from all sources is \$3,275,557.

Renewable Resource Development Account
1987 Biennium

Beginning Balance July 1, 1985:	\$ -0-
Revenue from Coal Tax	<u>1,220,283</u>
 Total Available	 <u><u>\$1,220,283</u></u>
 Expenditures:	
DNRC	<u><u>\$ 270,900</u></u>
 Ending Balance:	 <u><u>\$ 949,383</u></u>

Statutory Allocation of 1987 Biennium Revenues

Timber Stand Improvement	(15%)	\$142,407
Water Development Projects	(40%)	379,753
Water Reservations	(10%)	94,938
Rangeland Resources	(15%)	142,407
Agricultural Land	(15%)	142,407
DNRC Designated Projects	(5%)	47,469

VISITORS' REGISTER

LONG-RANGE PLANNING SUB COMMITTEE

WORK SESSION - Long-Range
Building Approp. Bill

BILL NO. _____

DATE MARCH 7, 1985

SPONSOR _____

NAME (please print)	RESIDENCE	SUPPORT	OPPOSE
Ellen Plaver	Dept of Admin		
Tom Cornell	" "		
MARVIN EICHOLTZ	" "		
Dennis Hammer	Dept of State Lands		
Carroll Smith	DOT		

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

PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.