

MINUTES

MONTANA SENATE
51st LEGISLATURE - REGULAR SESSION
COMMITTEE ON STATE ADMINISTRATION

Call to Order: By Chairman William E. Farrell, on January 31, 1989, at 10:00 a.m. in Room 331, Capitol.

ROLL CALL

Members Present: Senator Hubert Abrams, Senator John Anderson, Jr., Senator Esther Bengtson, Senator William E. Farrell, Senator Ethel Harding, Senator Sam Hofman, Senator Paul Rapp-Svrcek, Senator Eleanor Vaughn

Members Excused: Senator Tom Rasmussen

Members Absent: None.

Staff Present: Eddy McClure

Announcements:

Chairman Farrell announced there were no bills to be heard, but Senator Chet Blaylock has requested that the committee submit a committee bill that the State of Montana accept the Power/Tobin Mansion to be used as the governor's mansion.

Discussion: HB 789

Senator Blaylock stated that he heard about the Power/Tobin Mansion from several people in Helena, so he went down and asked the housekeeper if he could look through the mansion. He noted he has talked with several former governors who have not been happy in the present governor's mansion, and the reason they have been unhappy is, although it is appropriate for giving receptions, etc., it does not feel like a home.

Senator Blaylock indicated that, when the mansion at 2 Carson was finished, one of the interesting things in Montana history is that the governor at that time had to be threatened in order to move in to it. He was threatened with his allowances for the old governor's mansion being cut off. Senator Blaylock indicated the committee will probably remember the controversy that arose 8 years ago, when Governor Schwinden

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asked if he could move back into the old governor's mansion, because he did not want to live in the mansion at 2 Carson, and there was an uproar in the state. He noted that Jean and Governor Schwinden lived, for 8 years, in a back bedroom. Senator Blaylock added that the only "homey" part of the 2 Carson home is the kitchen.

Senator Blaylock stated that the Power/Tobin is a gorgeous place. He noted it has 3 floors, is filled with beautiful antique furniture of the Victorian era, is built in the style of the Victorian period, has beautiful wainscoting, wood stairways, the floors are hardwood, and it has several fireplaces.

Senator Blaylock indicated the will that gives this to the State of Montana, if accepted, gives an 18 month grace period, and stipulates it must be occupied for 25 years by either the Lt. Governor or the Governor of the State of Montana. These are the conditions under which the State can own the mansion for only \$1.00. He stated he is appearing before the committee to ask for a joint resolution to be drafted accepting the property for the State of Montana. He added that Tom O'Connell, of the Architectural and Engineering Division, has pointed out some of the things that will have to be done. Senator Blaylock referred the committee to the material he distributed, a copy of which is attached as Exhibit 1, and pointed out the costs are indicated for the renovations that will be required.

Senator Blaylock then summarized the needed renovations. He noted the mansion will have to be re-wired because, as a governor's mansion, there will be times when there will be heavy electrical usage, and it is not presently wired for that. Mr. O'Connell has estimated about \$75,000 for that. Senator Blaylock indicated the heating system was installed in 1980, and the hot water heater is in good shape. He noted there might be a few little leaks that need to be fixed, but this would be at a very modest cost. He added the plumbing system is in good shape, although there may have to be some remodeling done. He indicated he thinks that showers should be installed, and the cost for that is included.

Senator Blaylock then indicated the kitchen will have to be remodeled, and his desire would be that the architect would consult with Elsie, who has been the cook for Montana's governors for many years, and who knows what is necessary for the governor's mansion kitchen. He then indicated that some general redecorating of the interior should be done, such as refinishing of the floors. He noted the floors should not be

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carpeted, that there are oriental rugs in there now, but they are worn, and should be replaced.

Senator Blaylock stated he would like to see this become the 51st Legislature's Centennial project; to create this home for all the future governors of the State of Montana. He noted it will take some money, but Representative Bardanoue has said that there is, in the long-range building fund, probably \$50,000 that could be used on this mansion. He added that Senator Del Gage suggested that every member of the Legislature, on a volunteer basis, undertake to raise \$1,000 in their district. Senator Blaylock noted that, because of the press on this project already, people have indicated they are interested in getting in on this, and he stated he does not think he would have any trouble coming up with the money in his district. He indicated that would be \$150,000, which would also be spread out across the state, and he thinks it is a great thing to do for the Centennial year, as a Legislature. Senator Blaylock noted there are some wealthy people in Montana who would be willing to support this project, but that he thinks it would be nice to give lots of people a chance to participate. This would be something that would be lasting for the State of Montana.

Chairman Farrell asked Senator Blaylock if it is his intention to give the Governor and the Lt. Governor a choice, or will this new mansion be the Governor's, and the old one the Lt. Governor's. Senator Blaylock responded he does not have the authority, and it is up to the Governor and the Lt. Governor. He noted he would hope the Governor would move in, and added that the old mansion would not go to waste because there are several state agencies that are in need of additional space. Senator Blaylock indicated that the question was raised that the land at 2 Carson had been given to the state with the stipulation that it must always be used as the governor's mansion. He noted that he got the deed, which states it was given in a quit claim deed, and belongs to the State of Montana.

Senator Rapp-Svrcek indicated he is concerned that there is no estimate for putting air conditioning in the mansion, and he would assume that air conditioning would be needed during the summer months. He further indicated he is concerned that, if the kitchen is 1950's, and is to be restored to be capable of servicing an official residence, he would assume that would take considerable remodeling, and asked if that is what the \$35,000 entails.

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Mr. O'Connell responded, regarding the air conditioning, that they could put together a price for that, and that it would entail re-piping the entire heating system. It is a hot water system now and, to install air conditioning that would respect the integrity and character of the house, in their opinion, it would have to be done via a dual piping system for heat or air conditioning. He indicated that would be extremely difficult, although it could be done, and it would be expensive. He indicated that the existing mansion is not fully air conditioned and, at the Power/Tobin mansion, there are heavy evergreens on the side, it is a mature site, and, because of the money involved, they did not include a price for air conditioning of the Power/Tobin mansion.

Chairman Farrell stated he has been to the Power/Tobin mansion, in June, and asked if it gets warm inside. He noted that most of the old buildings, with mature trees and lawn, do not get hot. Senator Blaylock reported he talked with a member of the family who is very intimate with that house, and who has lived there, and was told that house is cool in the summer. Mr. O'Connell added that was their opinion, as well.

Mr. O'Connell then responded to Senator Rapp-Svrcek's question about the kitchen, and indicated that the \$35,000 figure is their best guess, at this point, to install some facilities that would adapt to the requirements of a mansion. He noted the existing kitchen would service a family quite well but, for the demands of a mansion, there is not enough power for a microwave, there is no dishwasher, and the lay-out of the kitchen would not allow a person to prepare food for dinner parties that are required. He indicated the \$35,000 figure could be higher, or lower, but is, in their opinion, what they believe will provide a serviceable kitchen that matches the integrity of the house.

Senator Rapp-Svrcek noted that was his concern, that it match the rest of the house. He added that, obviously, it needs to be a modern kitchen. Mr. O'Connell suggested that if Senator Rapp-Svrcek were to see the house, he would notice that the kitchen is out of character with the rest of the house. He noted the rest of the house has been very well maintained over the years, there has been little, if any, remodeling and, when work has been done to update things, it has been done with the flavor of the existing decor. The kitchen is a noticeable deviation from that.

Senator Bengtson offered a motion that the committee present a Senate Joint Resolution to accept the Power/Tobin mansion.

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Recommendation and Vote:

Motion passed by the committee to present a Senate Joint Resolution to accept the Power/Tobin mansion.

OTHER BUSINESS

SB 194
Chairman Farrell called the committee's attention to SB194, summarized the amendments previously adopted by the committee, and indicated the fiscal note indicates no fiscal impact.

Senator Harding offered a motion that SB194 do pass as amended.

Recommendation and Vote:

Motion passed by the committee that SB194 do pass as amended.

ADJOURNMENT

Adjournment At: 10:30 a.m.



WILLIAM E. FARRELL, Chairman

WEF/mhu
STADMIN.131

ROLL CALL

STATE ADMINISTRATION COMMITTEE

51ST LEGISLATIVE SESSION

DATE:

January 31, 1989

NAME	PRESENT	ABSENT	EXCUSED
HUBERT ABRAMS	✓		
JOHN ANDERSON, JR.	✓		
ESTHER BENGTON	✓		
WILLIAM E. FARRELL	✓		
ETHEL HARDING	✓		
SAM HOFMAN	✓		
PAUL RAPP-SVRCEK	✓		
TOM RASMUSSEN			✓
ELEANOR VAUGHN	✓		

SENATE STANDING COMMITTEE REPORT


January 31, 1989

MR. PRESIDENT:

We, your committee on State Administration, having had under consideration SB 194 (first reading copy -- white), respectfully report that SB 194 be amended and as so amended do pass:

1. Page 2, line 10.
Following: "age"
Strike: "65"
Insert: "60"

AND AS AMENDED DO PASS

Signed: 
William E. Farrell, Chairman

*H.C. 199
3/19/89
2:50 p.m.*

DEPARTMENT OF ADMINISTRATION
ARCHITECTURE & ENGINEERING DIVISIONDATE 1/31/89BILL NO. P21

STAN STEPHENS, GOVERNOR

Power-Tobin Mansion EAST SIXTH AVENUE

STATE OF MONTANA

(406) 444-3104

HELENA, MONTANA 59620-0103

January 26, 1989

RE: Power/Tobin Mansion

Senator Chet Blaylock
State Capitol
Room 411B
Helena, Montana 59620

Dear Senator Blaylock:

On January 18, 1989, several members of my staff, a representative of the General Services Division, and I toured the Power/Tobin Mansion. In general, we viewed a residence that had been well maintained over the years and one that retained much of its original character. It includes beautiful artglass, fireplaces, and woodwork typical of many large homes built in that era. Similar features would be almost impossible to duplicate today unless unlimited resources were available. On the other hand, it also includes many services and conveniences common to residences built over 100 years ago. Unfortunately, those features do not adapt as easily to today's needs. For example, there is only a 100 amp electrical service to the house and the wiring is all outdated knob and tube type. When the house was constructed, there was no need for a larger service; electrical conveniences and their corresponding need for power hadn't been invented. In more recent years, this problem would have become apparent if the house had been occupied by an active, growing family, instead of an older couple. Obviously, the needs dictated by use as a Governor's Mansion would require an improved system.

Other systems in the house, such as the heating system, have had some portions updated over the years and would appear to require few modifications other than normal maintenance. However, it is important to remember that the basic installations have been in service for 100 years and they do not include some of the conveniences of more contemporary systems. An example of this is the very basic and limited temperature control system throughout the house. I also believe that the age of these systems could be a factor in the overall maintenance requirements for the mansion.

For comparison, I have attached recent utility bills for the Power/Tobin Mansion, as well as the Executive Residence. When you review the figures, there are several things you should consider that have a tremendous impact on the overall costs:

1. For the last year, the Power/Tobin Mansion was occupied by only one or two people most of the time.
2. The areas that were "lived in" the most were kept at 80° and heat was supplied by the hot water boiler, electric heaters and one wood burning fireplace.
3. The Executive Residence, while occupied by only three people much of the time, has an almost constant flow of traffic for tours, meetings, dinners, receptions, etc.

My only point is that the utility costs do not necessarily compare "apples to apples" because of the vastly different usage of the homes.

During the tour, our guide, Mary Lou Tobin, indicated that in recent years the kitchen had become the most lived-in room in the mansion; the focal point of all activity. It is the only area of the mansion that has undergone extensive remodelling. The cabinets are 1950's vintage and noticeably out of character with other areas in the mansion. Although it is serviceable, in my opinion, consideration should be given to a renovation which would provide better facilities for the increased activities associated with a Governor's Mansion. It would also provide the opportunity to restore the original character to the area and complement adjacent rooms.

The attached cost estimates are the result of a quick tour through the mansion. As a result, we were not able to determine the existence of insulation in some areas or the type and amount in others. The condition of all fireplaces, except one, is still unknown. In short, we reviewed as much as we could in a very limited time and do not want to imply that this list is inclusive of all the needs. Conversely, we do not want to include a total revamp of areas or systems that appear to be functioning well.

SENATE STATE ADMIN.
EXHIBIT NO. 1
DATE 1/31/89
BILL NO. PS 3

Page Three

Power-Tobin
Mansion

The Power/Tobin Mansion is a beautiful home in many ways. I hope this information will help the determination of whether or not it could become a satisfactory Governor's Mansion for the State of Montana.

Sincerely,


Thomas B. O'Connell

rt

Attachment

cc: Representative Francis Bardanouve
Dave Ashley
General Services

January 26, 1989

On January 18, 1989, members of the General Services Division and Architecture and Engineering Division were given a guided tour of the Power/Tobin Mansion by Mary Lou Tobin.

The following is a summary of observations and an estimate of costs required to correct deficiencies noted during the tour:

Electrical System:

- . Replace entire system with new 200. Amp service: \$75,000.
Estimated cost is based on minimal rewiring of the Original Governor's Mansion (\$20,000) (Includes cutting, patching, baseboard removal, etc.) *est.*
- . The mansion has a functioning security system which operates only when the building is unoccupied.

Air Conditioning:

- . The building is not air conditioned. Air conditioning could be added at considerable expense involving replacement of the entire heating piping system, and an increase in the capacity of the electrical system noted above. Window-type units would not be appropriate for the mansion.

Heating System:

- . Heating system is reported to be adequate, and includes a relatively new hot water boiler (1980). However, some minor leak repair and asbestos removal is required. Estimated cost: \$ 1,500.
- . Note: The only operative fireplace is located in the kitchen. Several chimneys appear to have been destroyed by earthquake damage and have been capped.

Plumbing System:

- . Plumbing system has numerous repaired and replaced sections but appears functional. Plumbing fixtures are old, but in very good condition.

EXHIBIT NO. 1DATE 1/31/89Power-Tobin Mansion BILL NO. 795

- . Addition of a simple shower in the Master Bedroom would cost approximately: \$ 500.
(single shower utilizing existing tub, including shower, controls, curtain and rods).
- . Allowance for plumbing repairs that may be required by full utilization of the mansion: \$ 1,500.
- . By virtue of its age and complexity, plumbing maintenance and repair costs could be expected to be rather high.

Kitchen:

- . The Kitchen was remodeled in the 1950's and is usable as-is. Several older appliances might be replaced with modern versions (range top, ovens, refrigerator): \$ 2,500.
- . A range hood microwave and dishwasher should be added: \$ 2,000.
- . (Total remodeling of the Kitchen, although not required, could cost upwards of \$35,000.)

Laundry:

- . Laundry room requires refinishing of all surfaces, plus addition of work surfaces and storage. Estimated cost (including appliances): \$ 4,000.

Painting and Decorating (Interior):

- . Wallpaper shows random staining and damage from roof leaks which are reported to have been repaired: Kitchen and Butler's Pantry require repainting.
- . First and second floor wall paper has loose seams which require repair.
- . Entire third floor requires redecorating including refinishing of floors.
- . Allowance for all above: \$ 35,000.

Exterior:

- . Portions of concrete walks and drives require replacement.
- . Playhouse brick requires repair and repointing.
- . Replace various gutters and downspouts.
- . Repair trim on north eave of garage.

Power-Tobin

Mansion

Note: Mansion brick and wood trim will require maintenance within a few years.

Estimate of required exterior work: \$ 10,000.

Total all above: \$132,000.

This estimate does not include the cost of furnishings including drapes and rugs/carpets, any exterior landscaping improvements, or the reactivation of the numerous fireplaces within the mansion.

During the tour, property taxes were reported to be approximately \$4,100 per year.

125 150
150
300

TOBIN/b:

POWER/TOBIN MANSION

Power-Tobin Mansion BILL NO. pg 7

1 Year Utility Consumption for 642 Dearborn Avenue by Service

DATE	ELECTRIC		GAS		YARD LIGHTS	TOTAL
	E - 1	E - 2	G - 1	G - 2		
12-87	72.42	41.06	305.14	11.11	11.48	441.21
1-88	93.63	48.19	387.32	69.72	11.48	610.34
2-88	101.92	42.01	354.99	56.92	11.20	567.04
3-88	49.78	29.58	239.46	30.65	11.20	360.67
4-88	39.51	29.58	167.79	11.32	11.20	259.40
5-88	29.71	23.86	89.55	2.59	11.20	156.91
6-88	11.06	35.81	122.21	2.59	11.20	182.87
7-88	4.16	30.80	55.93	2.91	11.20	105.00
8-88	4.25	30.04	32.56	2.26	11.20	80.31
9-88	8.85	32.55	92.46	2.59	12.10	148.55
10-88	15.72	31.68	129.00	2.62	12.32	191.34
11-88	41.12	44.97	236.94	8.89	12.32	344.24
12-88	104.13	43.19	302.58	47.18	13.44	510.52

Average Gas/Electric Costs per month = \$ 293.84 (304.49 including yard lights)

Average monthly residential water cost = \$ 23.50

Average Annual lawn sprinkling cost = \$1,064.00 (Total, \$1,346.00/year)

NOTE: There are 2 Electric Meters, 2 Gas Meters, and 2 Yard Lights.

ask about #2 (also being covered by it?)

EXECUTIVE RESIDENCE

1 Year Utility Consumption for 2 Carson Drive by Service

<u>DATE</u>	<u>ELECTRIC</u>	<u>GAS</u>	<u>TOTAL</u>
12-87	273.22	605.23	878.45
01-88	227.04	625.81	852.85
02-88	142.79	373.17	515.96
03-88	155.08	472.53	627.61
04-88	127.30	256.05	383.35
05-88	150.87	141.61	292.48
06-88	109.27	57.41	166.68
07-88	241.33	*	241.33
08-99	157.09	19.21	176.30
09-88	152.86	225.04	377.90
10-88	201.35	367.20	568.55
11-88	238.25	455.41	693.66
12-88	291.29	624.82	916.11

Average Gas/Electricity Costs per month = \$514.71

Helena Sewer & Water Monthly Average = \$192.00
(\$2,304.00/year)

*In July, 1988, MPC converted to a new computer system which resulted in no gas meter reading in July.

Amendments to Senate Bill No. 194
First Reading

SENATE STATE ADMIN.

EXHIBIT NO. 2

DATE 1/31/89

BILL NO. SB194

For the Committee on Senate State Administration

Prepared by Eddy McClure
January 25, 1989

1. Page 2, line 10.
Following: "age"
Strike: "65"
Insert: "60"

VISITORS' REGISTER

STATE ADMINISTRATION COMMITTEE

DATE:

January 31, 1989

NAME	REPRESENTING	BILL #	Support	Oppose
Tom Clancy	XIE DIVISION			
Chet B. [unclear]	Sen Dist 4B			

PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY