

**MINUTES**

**MONTANA HOUSE OF REPRESENTATIVES  
54th LEGISLATURE - REGULAR SESSION**

**JOINT SUBCOMMITTEE ON LONG-RANGE PLANNING**

**Call to Order:** By CHAIRMAN ERNEST BERGSAGEL, on January 6, 1995,  
at 8:00 a.m.

**ROLL CALL**

**Members Present:**

Rep. Ernest Bergsagel, Chairman (R)  
Sen. Ethel M. Harding, Vice Chairman (R)  
Sen. B.F. "Chris" Christiaens (D)  
Rep. Matt McCann (D)  
Rep. Tom Zook (R)

**Members Excused:** None

**Members Absent:** None

**Staff Present:** Nan LeFebvre, Office of the Legislative Fiscal  
Analyst  
Jane Hamman, Office of Budget & Program Planning  
Tracy Bartosik, Committee Secretary

**Please Note:** These are summary minutes. Testimony and  
discussion are paraphrased and condensed.

**Committee Business Summary:**

Hearing: HB 5, Long-Range Building Program  
Executive Action: None

**DEPARTMENT OF STATE LANDS**

Mr. Don Artley, Administrator of the Forestry Division for the  
Department of State Lands (DSL) testified and provided a summary  
sheet for the committee. EXHIBIT 1.

tape 1, side A

REP. TOM ZOOK asked Mr. Artley how much the 1,000 gallon, double-  
walled tank cost. Mr. Artley's reply was that he wasn't sure what

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the tank itself cost, but the cost to place a 1,000 gallon double-walled concrete tank is \$15,000.

**REP. ZOOK** then asked why the department had chosen to go with an expensive double-walled concrete tank and not an above ground metal one. **Mr. Artley** stated that it was the recommendation they received from working with the Department of Administration and looking long term.

**SEN. ETHEL HARDING** stated that she was interested in the repair and chip seal of the parking lots, and wanted to know how many parking lots there were. **Mr. Artley** stated the parking lots were in Missoula, where the Forestry Division maintains its headquarters. There they maintain an equipment development center, have offices for their staff, a regional office, and a number of roads within that complex. These, he said, are what they are primarily referring to.

In response to a question by **SEN. HARDING**, **Mr. Artley** stated that they do bid these projects out whenever they can, and try to take advantage of the Job Corps, as well as their seasonal fire fighters when they have slow fire seasons.

tape 1, side A:304

**Mr. Artley** then passed around a second handout which described the DSL Plains Unit Office. **EXHIBIT 2.**

**REP. ZOOK** was interested in knowing who owned the land on which the office sat, and its surroundings. **Mr. Artley** stated that the Department of State Lands is responsible for protecting all of the state and private forest lands in Montana. Twenty years ago the department was not staffed to handle that, so the federal government was handling much of that fire protection in exchange for the assessment rate the land owners pay. Eventually the federal government came to the state and said they were not willing to do that anymore, and asked the state to take over that responsibility, or they would charge the state the exact full costs of fire protection. The state then went through the legislature and began taking over five blocks of that land over a ten-year period. The Plains office sits on part of that land.

**REP. ZOOK** was then interested in how much the department charges the private owners of these properties for suppressing fire. **Mr. Artley** stated that they do not charge for suppression, however, there is an assessment charge which is a \$20.00 minimum fee and 17 cents per acre for every acre over 20 acres.

**REP. MATT McCANN** asked what kind of acreage it was, and **Mr. Artley** answered by saying that it was primarily private forest lands.

**SEN. CHRIS CHRISTIAENS** wanted to know how many employees there are on a year-round basis. **Mr. Artley** replied that there are

seven permanent full-time employees, and during the fire season it swells to around 25 maximum, unless they have an exceptionally busy fire season.

**Nan LeFebvre, Office of the Legislative Fiscal Analyst**, stated that on the second handout the committee received from **Mr. Artley**, it was indicated that some of the acres are federal land. She asked **Mr. Artley** to clarify what the relationship is with the federal government and the county in terms of reimbursement of fire suppression costs. **Mr. Artley** said that they are now "in balance" with the federal government, which means that they are protecting an equivalent number of acres which equals the amount of state and private land. He stated that "checker board" ownership leads to confusing lines and boundaries. What they do through the agreements is try to block off fire protection in efficient units so that the state protects some federal land and vice versa. As long as that stays less than a 50,000 acre difference, then no money or protection needs to be exchanged in repayment.

**CHAIRMAN ERNEST BERGSAGEL** asked if they were also going to build storage facilities, and how large they would be. **Mr. Artley** said that they would need additional storage for equipment as well as a covered facility where they could bring engines in out of the elements, and keep some vehicles covered during the winter months. He was not able to give the committee the exact square footage.

**CHAIR BERGSAGEL** indicated that he would also like their current operational costs relating to energy, normal operations and maintenance costs. **Mr. Artley** stated that he would supply that at a later date.

#### BOARD OF EDUCATION

**Mr. Bill Sykes, Business Manager, Montana School for the Deaf and Blind**, testified on behalf of the projects outlined on page 275 of the "Long-Range Building Program" book. **EXHIBIT 3**.

**CHAIR BERGSAGEL** was interested in knowing the average cost per square to reshingle the school's roof. **Mr. Sykes** explained that because the current roof is not vented properly, there is nowhere for the hot air that gets in to escape. This causes the shingles to basically "cook" and causes them to deteriorate rapidly. **Mr. Sykes** stated the price was approximately \$240 per square. This price also includes a continuous ridge vent which will be placed at the ridge peak. Because of the fire walls, they cannot vent the roof any other way.

DEPARTMENT OF CORRECTIONS AND HUMAN SERVICES

**Mr. Bob Anderson, Special Services Division of the Department of Corrections**, stated that Corrections has three facilities, including the Montana State Prison in Deer Lodge, Swan River Boot Camp, and the Women's Correctional Facility in Billings. the Mental Health division operates two facilities, the Montana State Hospital in Warm Springs, and the Center for the Aged in Lewistown. The Special Services Division operates Montana Developmental Center in Boulder, Eastmont Human Services Center in Glendive, the Montana Veterans Home in Columbia Falls, and the new Eastern Montana Veterans Home in Glendive.

The first topic that **Mr. Anderson** focused on was the improvements for the Center for the Aged. **Mr. Anderson** discussed the improvements listed on page 50 of the LRBP book. He mentioned that the walls and floor coverings need repair, and that the "shop" in the basement of the building is in desperate need of ventilation in order to use it for painting, woodworking and other projects. The department is recommending construction of a new shop in order that it may be used for those reasons.

He then briefly discussed the roof repair for the Montana State Hospital in Warm Springs, found on page 58 in the LRBP book.

**Mr. Anderson** talked about the improvements requested for the Montana Developmental Center in Boulder, which are listed and described on page 69 and 70 of the LRBP book. He stated they are in the process of constructing a new campus on the north end, but there are also three buildings left on the old campus that need remodeling. These include changes to meet ADA requirements, and roof repair and window retrofit. There is not enough money in the existing construction budget to do this remodeling. They are also requesting a security locking system for these buildings, with perhaps a computerized card system.

The next set of improvements **Mr. Anderson** went over were the ones requested for the Montana Veterans' Homes. These requests are listed on page 189 of the Long Range Building Program book. The department is requesting a replacement or repair of roof and exhaust in the kitchen, and also pavement of roads, pathways, and parking lots. Other projects mentioned were front porches around doors to let out less heat, and repairing water damage in the chapel.

Expansion at the Swan River Boot Camp was the next overview **Mr. Anderson** provided for the committee. He mentioned that the sleeping accommodations are dorm-style, and must be expanded and remodeled. He also stated that the food service was not large enough to handle the additional 30 inmates. These changes are outlined on page 191 of the LRBP book.

**Mr. Anderson** stated they have three campuses that have old, unused buildings on them and they are causing liability problems

for the state. He stated the department wanted their concerns about these liabilities to go on record.

**REP. MATT McCANN** wanted information on the new operational and maintenance costs (if any) associated with these new projects. **Mr. Anderson** stated there would be no additional O & M costs with the exception of the storage shed for the Center for the Aged, which would be \$3,600 per biennium, and the improvements for Swan River Boot Camp, for which **Mr. Anderson** said he would get the exact figures.

**SEN. CHRIS CHRISTIAENS** wanted to know if the Center for the Aged was full to capacity. **Mr. Anderson** responded that the Center has the capacity to hold 190 people, but is now only budgeted to between 130 and 135 people because it is at its staffing limit. He stated it has always operated below its full capacity.

**CHAIR BERGSAGEL** requested that **Mr. Anderson** supply a list of the amounts of the costs of utilities for the Center of the Aged. **Mr. Anderson** agreed to do so.

**SEN. CHRISTIAENS** asked that if the plans for the new campus redesign at Warm Springs proceeded, would the new roofs be placed on buildings that would be remaining and used. **Mr. Anderson** stated the commissary would remain but the heating plant is intended to go out of service in the event that the plans are approved. If this happens, then the new roof would not be placed on that particular building.

**SEN. CHRISTIAENS** inquired as to whether or not the contracts that are drawn up include the demolition of the old buildings as well as the construction of the new facilities. **Mr. Anderson** stated that it was his understanding they would only tear down the buildings that were in the way of new the construction. The demolition of buildings not in the way cost additional money, so if there happened to be money left in the project, then they would look at demolishing those buildings. This rarely happens.

**SEN. HARDING** asked if there is a statute providing that the demolition could be done by someone who would just come in and do so. **Mr. Anderson** stated that there is such a statute, however, they are only able to do it if they can get the salvage value and that is very unlikely. **Mr. Tom O'Connell, Architecture and Engineering**, mentioned that part of the long-range building bill used to have a provision in it that stated buildings could be demolished with salvage value, or even with inmate labor. There was no interest in the salvage value for reasons such as asbestos. Since that time larger communities have increased dumping fees for building demolition waste. One example he sighted was the demolition of Ryan Lab at Montana State University in Bozeman. The projected cost just to take that debris to the Bozeman landfill was approximately \$25,000.

**CHAIR BERGSAGEL** asked how many buildings would be abandoned on the Boulder campus. **Mr. Anderson** stated that all the buildings on the north side of the campus would remain, and all the ones on the south end would be abandoned. **CHAIR BERGSAGEL** pointed out that he has someone researching whether or not the state pays insurance on all of those buildings.

**REP. McCANN** questioned whether the state gets a "discount" on insurance for those buildings because they are abandoned. **CHAIR BERGSAGEL** stated that he was working on getting that information and would share it with the committee when he received it.

**SEN. CHRISTIAENS** asked if there could be money from various church organizations that could be donated to repair the chapel at the Montana Veterans' Home. **Mr. Anderson** stated that it was designed as a chapel, but it is also used for many other purposes, such as various groups and other center meetings. Because of this, he was not sure that would be an option.

**CHAIR BERGSAGEL** asked **Mr. Anderson** to keep in mind that the committee's ranking preference for projects is safety and health first and cosmetics last.

**SEN. CHRISTIAENS** asked **Mr. Anderson** why, if the Swan River Boot Camp food service was large enough before, it is not large enough now. **Mr. Anderson** stated that he didn't currently have that information but that he would supply it to **SEN. CHRISTIAENS** as soon as possible. **SEN. CHRISTIAENS** also asked for clarification on how successful the program has been as it pertains to the number of "graduates" and the length of time they have been out. **Mr. Anderson** stated that he did not currently have that information, but that he would supply it to the committee at a later date.

**REP. McCANN** asked for clarification on the square footage of the new dormitory and food service facility. **Mr. Anderson** stated that he would supply that information also.

**CHAIR BERGSAGEL** asked what the increase in operational costs would be with the additional clients. **Mr. Anderson** said that the cost would be \$600,000 for both personnel and operational costs per biennium.

**Mr. Joe Williams, Fiscal Bureau Chief for the Department of Corrections**, stated that the cost was based on an ADP (Average Daily Population) basis. Although they are only adding 32 beds, the ADP would be much higher because they are rotating much more quickly.

**CHAIR BERGSAGEL** stated that the committee is interested in justification for the additional expansion needs. They need to know that it is less expensive to do this, relative to leaving them in the prison setting. He also stated that the committee

was interested in the recidivism rate of the program. He then asked that **Mr. Anderson** supply that information as well.

ADJOURNMENT

Adjournment: 9:45 a.m.



ERNEST BERGSAGEL, Chairman



TRACY BARTOSIK, Secretary

EB/tb



## LONG RANGE PLANNING

### Joint Appropriations Subcommittee

ROLL CALL

DATE 1-5-95

NAME	PRESENT	ABSENT	EXCUSED
Rep. Ernest Bergsagel, Chairman	X		
Rep. Matt McCann	X		
Rep. Tom Zook	X		
Sen. Ethel Harding, Vice Chairman	X		
Sen. Chris Christiaens	X		

STATEWIDE MAINTENANCE IMPROVEMENT PROJECTS  
DEPARTMENT OF STATE LANDS

OVERVIEW:

The Department of State Lands is a field oriented department. We have facilities in 23 different communities across Montana. In 11 of those locations we operate out of state-owned buildings. These facilities include offices, parking compounds and garages, warehouses, mechanic shops, greenhouses, storage buildings, fire caches, bunkhouses and aircraft facilities. Our need for these facilities is based on statewide program responsibilities, and our desire to place people and equipment as close as possible to their work and to the public they serve.

NEED:

Although we handle normal repair and maintenance needs out of our operating budget, we have no way to routinely handle major repairs and improvements. We have traditionally relied on the major maintenance provisions of the Long Range Building Program for these needs. Our priorities are to provide for the safety and health of our employees, correct structural deficiencies, improve energy conservation, do necessary preventative maintenance and protect state-owned equipment.

We are hampered by the fact that many of our buildings are very old and were not designed for the kind of use we give them today. Also, we acquired a number of older house trailers through the federal surplus and excess property program, which we use to house personnel, store equipment and to serve as state offices. Many of these facilities are in need of major repairs and improvements.

IMPACTS ON FTE, MAINTENANCE COSTS & PUBLIC SERVICE:

This project will not result in additional FTE or a need for an increased operating budget. On the contrary, it should result in lower long-term maintenance costs and lower energy costs. Deferring necessary major maintenance now will only increase the need for higher expenditures in the future. In addition, many of these projects will improve our ability to deliver our programs (improved working conditions and better protected equipment) and to serve the public (such as providing handicapped access).

SPECIFIC EXAMPLES OF PROJECTS:

See pages 77-78 in the Long Range Building Program.

DSL Plains Unit Office  
Long Range Building Request

EXHIBIT #2  
DATE 1-6-95  
HB 5

Plains Unit Information

The need for a DSL office is driven by the Department's Fire, Trust Land Management and Service Forestry missions. The Unit provides wildland fire protection for 275,000 acres of private, state and federal lands and provides fire management assistance to Sanders County through the county cooperative fire management program. The Unit is responsible for management of 63,000 acres of forest, grazing and agricultural trust lands. It prepares about 3.5 million board feet of state timber for sale annually and administers over 150 trust land leases and licenses. The unit staff administers the state slash and SMZ/BMP laws and provides assistance to private forest landowners in Sanders County. The year round staff consists of seven employees which increases to 22 during the summer months. During periods of intense fire activity it is not unusual to have an additional 20-40 firefighters reporting to the Plains Office.

History of LRB Request

The need to expand the unit office from a small rented office space to one with vehicle and equipment storage and maintenance capability occurred when the State assumed responsibility for the 275,000 area fire protection area in the Thompson River area from the US Forest Service in 1975. A long range building request was initiated, and over the next few years a "temporary" facility was assembled using federal excess property mobile homes which had already been in use for many years as temporary housing units. The 1991 legislature approved a new building to replace the temporary facility, but the funding was eliminated in the special session that year. The department reduced it's funding request for the 1996-97 biennium to \$101,250, an amount which would handle the most critical needs which were to provide some additional office space, upgrade equipment storage, and provide equipment maintenance facilities. In the fall of 1994 Mr Michael Olinger of A&E's Facility Planning Bureau reviewed the existing facilities and the proposed project. As a result of his visit the amount was revised to \$300,000 and the project was revised to provide replacement of all three mobile homes used as temporary office and fire cache facilities. A&E's position was that it would not be economically desirable or even physically possible to retrofit or refurbish the mobile homes to meet the standard for state facilities.

### Specific Information Requested by the Committee

**Effect on FTE** FTE assigned to the Plains Unit will not change as a result of approval of this project.

**Program Service Delivery** The ability to deliver DSL services in Plains will be enhanced in several ways if this project is approved.

- \* The ability to protect and maintain fire trucks and other equipment will be improved with the addition of an area where vehicles and equipment can be worked on under cover. The current facility has only residential sized rooms and access doors which are not efficient for movement and storage of fire cache equipment.
- \* Unit personnel will be more efficient if over crowding of current available office space is relieved.
- \* Unit fire dispatching efficiency will be improved if dispatch area can be separated from the public reception area and a multipurpose room is available for expanding dispatch to meet needs during periods of intense fire activity.
- \* Do to the crowded conditions in the existing office it difficult to provide private space for working with lessees, service forestry clients, and other office visitors. Improved office facilities should provide relief from this situation.

### **Operations and Maintenance Costs**

The current temporary facility is typical 50's and 60's vintage mobile home construction. It unlikely to be possible, let alone cost effective, to maintain these facilities for the long term. There are numerous immediate maintenance needs such as floor covering replacement, minor roof leaks, electrical system upgrades, etc, that must be addressed if the facilities are to remain in service. If approved, the new building will be designed to be require minimum maintenance and for energy efficiency. We estimate that for the next several years operations and maintenance costs for a new building will be substantially less than operating and maintaining the existing temporary buildings.

### **Long-Term Cost Avoidance**

Building a new office will allow the state to avoid the questionable investment of many thousands of dollars to maintain buildings that do not have good basic structural integrity. Invest-

ment in maintenance of the existing buildings would at best delay an inevitable need to replace the existing mobile homes in the near future.

### **Energy Savings**

The energy efficiency of the existing mobile homes is very low. Louver style windows, 4 or less inches of insulation in the walls, and electric heat are not an energy efficient combination. The department would put a high priority on design of a highly energy efficient structure if it is possible to replace the existing facility.

### **Management Improvements**

Numerous management improvements will be obtained with a building for the Plains Unit Office which would include two vehicle storage/operator maintenance bays and fire equipment storage areas.

- \* Improved energy efficiency and maintainability.
- \* Improved work productivity by relieving current crowded conditions and providing adequate space to meet in private with clients and cooperators. It will also be possible to move all the unit files to one location rather than have cabinets tucked in various corners around the building.
- \* Improved ability to expand fire dispatch operations into a multi-use area during periods of intense fire activity. The multi-use area would also be available to work on map projects, have small team meetings, train fire fighters, eat lunch, etc.
- \* Provide capacity to bring vehicles or fire equipment under cover for refurbishing or maintenance during inclement weather.
- \* Provide overhead doors to improve access to fire equipment during expanded initial attack actions. Improve security for equipment.
- \* Provide capability to protect initial-attack-ready fire equipment from freezing during late fall fire suppression/prescribed burning season.
- \* Provide ability to keep one or two timber management crew vehicles under cover in winter allowing more time on projects.

EXHIBIT # 3  
DATE 1-6-95  
BB 5

BUILDING PROGRAM REQUESTS  
BY AGENCY AND PROJECT  
1996 - 1997 BIENNium

FUNDING SOURCE

Priority	Agency/Project	L.R.B.P.	State Special Revenue Funds	Federal Special Revenue Funds	Other Funds	TOTAL
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BOARD OF EDUCATION, MONTANA SCHOOL FOR THE DEAF & BLIND

1.	RESHINGLE COTTAGE COMPLEX Reshingle Cottage complex to prevent further leaks, preserving the struc- ture and its contents.		\$109,071			\$109,071
2.	REPLACE CARPET ACADEMIC BUILDING Replace 23 year old carpet and wall- coverings in Academic Building which are beyond repair.		\$92,000			\$92,000
3.	INSTALL SPRINKLER Install sprinkler system and well on 10 acre campus grounds to preserve campus appearance and reduce water usage and manpower.		\$95,000			\$95,000
4.	INSTALL ELEVATOR ACADEMIC BUILDING Install a three stop elevator in Academic building to comply with ADA requirements.		\$71,663			\$71,663

HOUSE OF REPRESENTATIVES  
VISITOR REGISTER

Long-Range Planning SUBCOMMITTEE

DATE 1-6-95

DEPARTMENT(S) \_\_\_\_\_

DIVISION \_\_\_\_\_

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NAME	REPRESENTING	
John Kinna	MSB	
Bill Sykes	" " "	
Don Artley	DSL	
Bob Anderson	DCHS	
Joe Williams	DCHS	
Pete Joseph	MFT	
Don Artley	DSL	
Tom O'Connell	A/E	
Ralph DeAngelo	A/E	

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