

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

February 21, 1985

The meeting of the Long-Range Planning Subcommittee was called to order by Chairman Robert Thoft on February 21, 1985 at 7:37 a.m. in Room 420 of the State Capitol.

ROLL CALL: All members were present.

DEPARTMENT OF ADMINISTRATION, CENTENNIAL CENTER: Ellen Feaver (63:B:005), Administrator, Department of Administration (DOA) gave committee members copies of a proposal for funding of the Centennial Center (EXHIBIT 1). Ms. Feaver said the building will have 44,000 square feet, 19,000 square feet will be for private displays of Montana products, 16,000 square feet will be used for general office space and 9,000 square feet will be used by the Department of Fish, Wildlife and Parks.

Representative Ernst (63:B:061) asked from what account ongoing maintenance costs for the building will be taken. Phil Hauck (63:B:064), Administrator, Architecture and Engineering Division, DOA said maintenance costs will come from the Capital Land Grant Account.

Senator Fuller (63:B:082) asked what are the sources for private donations. Keith Colbo, Director, Department of Commerce said Burlington Northern and the agricultural sector.

Senator Fuller (63:B:108) made a motion to approve \$25,000 funding for the planning of the Centennial Center. Senator Fuller withdrew his motion when Chairman Thoft said he wanted to delay action until after the break.

DEPARTMENT OF INSTITUTIONS, ADDITIONAL PROJECTS IN THE CAPITAL CONSTRUCTION PROGRAM: Curt Chisholm (63:B:208), Deputy Director, Department of Institutions (DOI) gave members a letter concerning the additional capital construction projects for the department (EXHIBIT 2).

Henry Risley (63:B:354), Warden, Montana State Prison gave members information on the equipment needed for the prison expansion project (EXHIBIT 3). He said the list does not include equipment which will be needed for the prison warehouse project. Mr. Risley (63:B:474) gave the committee a copy of a letter from the Department of State Lands instructing DOI on how to sell state owned land (EXHIBIT 4). Mr. Risley also gave the committee copies of the 1983 appraisals on the four pieces of land the prison would like to sell (EXHIBITS 5, 6, 7 AND 8).

Senator Van Valkenburg (63:B:557) made a motion to acknowledge that the Department of Institutions has consulted with this committee on the sale of prison land and this committee has no objection to the sale of the land, with the understanding that a current appraisal must be done on the four pieces of property. The motion passed unanimously.

Chairman Thoft (63:B:572) asked if the department needs a mechanism for selling the land. Mr. Risley said no because 77-2-302, MCA provides for the process by which state lands can be sold. Mr. Chisholm (63:B:588) said Carroll South, Director, DOI did ask to have language put in the appropriations bill which will provide for the sale of the land. He said Mr. South feels the entire Legislature should have an opportunity to review the possible sale. Chairman Thoft suggested the department speak with the Legislative Fiscal Analyst Office about the proposed language to be put in the appropriations bill.

Senator Van Valkenburg (63:B:621) asked Mr. Risley if the Institutions subcommittee has acted on the prison's budget. Mr. Risley said yes. Senator Van Valkenburg asked what recommendations were made in the budget for equipment purchases. Mr. Risley said the Institutions Subcommittee did not recommend funding for the expansion equipment because they felt this request should be referred to this committee.

He said the Institutions Subcommittee did recommend funding of \$80,000 for the 1987 biennium, in the operational budget. They did not specify what type of equipment should be purchased or how much of the \$80,000 should be spent in each year of the biennium.

Representative Ernst (63:B:651) asked when the equipment for the new prison will be needed. Mr. Risley said they hope to be occupying the new buildings by January of 1986.

DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION

Water Development Project 30, Deer Lodge Valley Conservation District, Gilman Wimberley, Group Flood Protection

Don Harriott (64:A:103), Administrator, Engineering Division, Department of Highways (DOH) said the 1984 Attorney General's Opinion concerning the placement of temporary bridges in rivers and streams is not relevant to this project. Mr. Harriott said it had been called to his attention that the project proposal had mentioned this ruling and it does not apply to this situation.

Representative Bardanouve (64:A:127) asked Mr. Harriott if the gravel pit created by the department is responsible for erosion of the Clark Fork River bank and changing the channel of the river. Mr. Harriott (64:A:138) said the department has gone over the records on the Gilman Gravel Pit and it was used for construction of Interstate 90. He said there is a series of gravel pits in this area which were used during the construction of the interstate. This pit was the last one used. He said the river has been moving and meandering with time, just as all rivers do. Mr. Harriott said all of the gravel pits have contributed to the movement of the river and this particular one has not contributed

any more or less to the shifting of the river. Mr. Harriott said the Gilman Pit was a contractor's pit and not a Highway Department option pit. A contractor made a private arrangement with the land owner to remove the gravel from this pit.

Representative Bardanouve (64:A:189) said the gravel pit was used to build the interstate. During the flood of 1981 the river moved into the gravel pit and now flows directly through it. There are 14 homes quite close to the pit and river, and they are in jeopardy of being flooded during high water periods. During the testimony on this project the committee raised the question as to the Highway Department's responsibility in the matter and discussed whether or not it should be paying for the rip-rap needed to keep the river out of the houses.

Mr. Harriott (64:A:210) said the department has reviewed the records of the project and believes it is not responsible for the problem. He showed the committee three aerial photographs which illustrated the natural movement of the river from 1962 to 1984.

Dene Wimberley (64:A:323) said the river has been moved three different times, twice by the highway and once by the railroad.

Representative Bardanouve said it looks as though the river is bouncing off the railroad bed embankment and eroding the opposite bank. Mr. Harriott said the railroad maintains the embankment along the tracks in order to keep the river channel in place below the gravel pit. Dene Wimberley showed the committee the area of the river to be rip-rapped by the project.

Tom Beck (64:A:406), Powell County Commissioner, said the Highway Department rip-rapped along the highway and the railroad rip-raps its embankment which caused the river to rebound one direction and then the other. Now the channel is being directed closer and closer to the housing development.

Dene Wimberley (64:A:422) gave members a copy of an agreement between the Department of State Lands and DOH (EXHIBIT 9). Ms. Wimberley called Item "G" of the agreement to the committee's attention.

Chairman Thoft (64:A:462) asked if the county can help in the funding of this project. Mr. Beck said the county simply does not have any money it can put into the project. Ms. Wimberley said a rancher will donate all the rip-rapping material for the project (gravel and rocks) but they still need to have it hauled to the site.

Representative Bardanouve (64:A:489) asked if the home owners are funding any of the project. Mr. Beck (64:A:495) said, in defense of the 14 home owners, they should not have to pay for the repair of a problem they did not create. Ms. Wimberley said they will pay whatever is necessary to get the project completed.

Chairman Thoft (64:A:531) asked if the Highway Department is obligated, under Item "G" of the agreement presented by Ms. Wimberley, to fix the river banks. Mr. Harriott said the department is not obligated for repairs because of Item "G" (See Exhibit 9).

Senator Van Valkenburg (64:A:558) asked if DOH is willing to help out in any way with the project. Mr. Harriott said he could not speak for the department on this. He said the department will continue to protect the interstate from the river.

Chairman Thoft (64:A:628) said it is difficult to determine exactly who is responsible for the shifting of the river, and he suggested that DOH, the home owners and the county commissioners have a meeting to come up with a satisfactory solution to the problem. Chairman Thoft asked that the results of this meeting be reported back to the committee.

Dene Wimberley (64:A:635) said the home owners have considered suing DOH, but prefer not to do this. They would like to get the repairs made for the least cost to all parties involved. A law suit will be costly for the land owners and the state.

Tom Beck (64:A:654) said the county can donate some equipment for use on the project.

Senator Tveit (64:A:692) said he personally does not think DOH's involvement with constructing the interstate has anything to do with the present problem. Both Chairman Thoft and Senator Van Valkenburg said they felt DOH's activities did contribute to the problem.

GENERAL DISCUSSION ON WATER DEVELOPEMENT PROJECTS: Senator Fuller (64:B:038) gave members a copy of the letter he sent to Representative Donaldson concerning the water development projects which include staffing costs for university personnel (EXHIBIT 10).

Representative Bardanouve (64:B:072) asked why the Department of Natural Resources and Conservation (DNRC) is being more generous with its interest subsidy this year than it was in 1983. He said in 1983 applicants were given a lower interest rate for the first five years and then the interest was the same as the bond rate. This time the interest is lower for 7 years and then the same as the bond rate. Caralee Cheney (64:B:086), Chief, Water Development Bureau, DNRC said the interest subsidy was extended for a longer period of time because the user rates are still too high during the first 7 years and warrant more help.

Chairman Thoft (64:B:103) said he feels the program was intended for agricultural projects and it has become a water and sewer district program for municipalities. Chairman Thoft said he has problems with projects for subdivisions which were developed by private individuals for a profit and then the state has to come in at a later date and make improvements to, or develop new water systems.

Representative Bardanouve said if he had realized this program would have taken this course he would not have supported it in past sessions.

Senator Fuller (64:B:116) said if the intent of the program is vague what difference does it make if projects for water and sewer systems are funded.

There was general discussion on the East Bench Irrigation Projects and their feasibility (64:B:126 to 64:B:152).

Gary Fritz (64:B:181), Administrator, Water Resources Division, DNRC said the Water Development Program was his idea and he agrees to some extent that the original purpose of the program was to be more agriculturally oriented than it is now. He said Larry Fasbender, Director, DNRC is also concerned about this. The department is requesting funding for a staff person to go out and assist rural areas in submitting more agriculturally oriented applications. Mr. Fritz said the department currently is not getting agricultural applications because the rural areas do not have the expertise needed to complete a good project application. He said cities, counties and the universities have the expertise needed to complete the applications. The department hopes this additional emphasis on agricultural applications will produce more agricultural projects for the 1987 Session. He said there is also a need for municipal applications and those are the type of projects the committee will be dealing with this session.

Chairman Thoft (64:B:202) asked what the cost of the Oxbow and Cedar Park projects would be if they were given loans at the bond rate.

Mr. Fritz said the costs would be \$100 per month. He said the water problems which exist in these subdivisions are partly the fault of the people who built there, the developers and the city. He said these subdivision projects are not much different than other requests by different cities needing water.

Ms. Cheney (64:B:229) gave the committee a copy of the user rates for each of the individual projects in the loan program (EXHIBIT 11).

Representative Ernst (64:B:241) said many of the city projects also serve rural communities such as Geraldine. He also said the city of Denton has a problem with nitrates in its water because of all the fertilization done by farmers near the stream.

Gary Fritz (64:B:306) said he feels it is a misrepresentation to say agricultural projects are being squeezed out of the program. The department simply is not receiving agricultural applications. He said DNRC hopes to turn this around by getting a staff person out in the field to help produce agricultural applications.

Representative Ernst (64:B:396) asked if the soil conservation districts help farmers with their projects. Mr. Fritz said they do in some instances supply technical and financial assistance to projects and they also help in preparing applications. The soil conservation districts are

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limited in just how much assistance they can give to farmers.

The committee generally discussed the Milk River project for hydropower and the East Bench Irrigation project (64:B:454 to 64:B:569).

Senator Van Valkenburg (64:B:572) made a motion to approve the Water Development Loan Program as presented by DNRC, and asked that language be placed in the appropriations bill which directs DNRC to present a program to the 1987 Legislature which has an emphasis towards agricultural land water development.

Chairman Thoft asked if private developers are getting the message that they should not be developing land without water and then expecting the state to develop water sources for them at a later date. Mr. Fritz said to some degree they are getting this message.

Representative Bardanouve (64:B:657) said one of the biggest interest subsidies is on the Evergreen Water and Sewer District Project. He said according to the user rate handout they are not really paying too much and he wondered if DNRC thinks \$15.00 a month is the most these people can pay. Ms. Cheney said the project could be moved to the group which will receive an interest rate at 3 points below the bond rate. She said their user rate is low enough that they could be moved to the next highest interest rate.

The committee continued to discuss moving this project and the Glasgow project into a different group for interest subsidy on their loans (65:A:001 to 65:A:084).

The committee postponed action on Senator Van Valkenburg's motion (65:A:086).

There being no further business before the subcommittee the meeting was adjourned at 9:56 a.m. (65:A:088)



ROBERT THOFT, Chairman

Exhibit #1

2-21-85

DOA

PROPOSAL FOR FUNDING THE
CENTENNIAL BUILDING IN 1988

In order to impact the general fund and long-range building program as little as possible, I suggest the following funding.

Cost \$4.9 million

Sources of Funds:

Private Donations	\$2.0 million
LRBP	.5 million
Bonds	<u>2.4 million</u>

TOTAL \$4.9 million

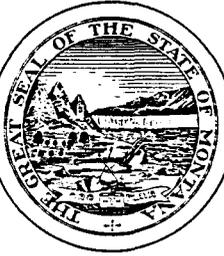
Bond Amortization

Twenty year, general obligation bonds in the amount of \$2.4 million, at a net interest cost of 8.75% requires annual debt service of \$258,514.

Fish Wildlife & Parks	\$100,000
Capital Land Grant	<u>158,514</u>

TOTAL \$258,514

DEPARTMENT OF INSTITUTIONS



TED SCHWINDEN, GOVERNOR

1539 11TH AVENUE

STATE OF MONTANA

(406) 449-3930

HELENA, MONTANA 59620

February 21, 1985

Representative Bob Thoft, Chairman
Subcommittee on Long Range Planning
State Capitol Building
Helena, Montana 59620

Dear Representative Thoft:

This letter is intended to summarize additional agenda items that we have either presented to your committee at an earlier time, or have requested a future opportunity to do so; over and above the 14 projects that were recommended for funding in the Governor's Long Range Building Program project priority listings.

The following is a brief listing, description, cost, and Department recommendation for the projects:

1. WAREHOUSE - MONTANA STATE PRISON	Projected Cost:	\$ 170,000
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The Department recommends that we be given authority and appropriation to construct a warehouse using inmate labor under the supervision of the prison maintenance department (Reference Attachment #1). In addition, the Department would need an exemption from statutory provisions that would limit construction projects using inmate labor to \$25,000 per project. The following will serve as an example of the exemption language that would be required in the appropriation bill:

"For the purposes of expediting the acquisition and construction of a warehouse building authorized in this bill, the Department of Administration may exempt the project from provisions of Montana Law relating to the employment of architects, advertising, labor and wages. The Department of Administration need not comply with any state bidding requirements that would preclude a sole source purchase. In addition, the Department of Institutions is exempted for the purposes of completing this project from the provisions of 53-1-301(8)."

2. EXPAND SANITARY SEWER SYSTEM - Additional Required Funding: \$ 68,500
MONTANA STATE PRISON

This project was recommended in the Executive Long Range Building Program at \$250,000. As you will recall, on January 16, 1985, bids were let on Phase IV of the prison expansion project. The low bid for the sanitary sewer system was \$398,500. This is a firm bid price. In view of the fact that there is \$80,000 in unencumbered fund balances in the prison construction project, which will be used to supplement the \$250,000 appropriation recommendation, the Department requests an additional appropriation of \$68,500 to complete the project bid at \$398,500.

3. LAUNDRY PROJECT - CENTER FOR THE AGED \$ 215,000

The Center for the Aged has been cited for three consecutive years in violation of compliance requirements relative to the facilities used for handling soiled linen, facilities for washing and drying linen, and facilities for storing clean linen; coupled with procedural deficiencies relative to same. As a course of action to offset these deficiencies, the Department's recommendation is to create five temporary soiled linen holding rooms on five wings of the facility and convert a section of "A" wing into a centralized area to process soiled linen, to launder that linen, and to store the linen once it is laundered and dried. All of this must be done in compliance with strict fire and life safety code regulations for venting, sprinkling, and appropriate separation. This project also includes the cost of equipment to allow the center to do all of its own laundry and discontinue the use of a contract service with an outside vendor.

4. SELECTED DEMOLITION PROJECTS \$ 0

For your information, I have attached a listing of buildings (Attachment #2) by institution that the Department has recommended for demolition. The list includes the projected cost of demolishing these buildings if they were to be bid out to private contractors. Given the fact that there is no money available for demolition projects for this upcoming biennium, the Department would request an extension of the authority written into last sessions appropriation bill wherein the Department could proceed with demolition projects without the benefit of an appropriation if such demolition could be accomplished by a private contractor who would demolish the buildings and reclaim the building site for the salvage value of the materials in the building in question.

In addition, the following option is also requested. The Department recommends appropriate language in the bill to allow for selected demolition of buildings by inmate crews as part of an industry work project. The proceeds of the sale of any salvageable material would revert to the prison industries revolving account.

5. SELECTED CURRENT LEVEL MAINTENANCE
PROJECTS FOR BRS&H Projected Cost: \$ 50,650

I have attached a letter that details the two projects that require funding if the construction improvements for the Boulder River School and Hospital campus contained in the House Bill 909 recommendations are not funded. (Attachment #3). The Department recommends funding for these two projects.

6. GRAPHIC ART WORK PROJECT - MONTANA YOUTH
TREATMENT CENTER Projected Cost: \$ 4,540

At your request, I have attached a copy of a letter that details the cost of providing graphic art on the walls of the soon-to-be-opened Montana Youth Treatment Center (Attachment #4).

7. EQUIPMENT REQUIREMENTS FOR THE PRISON
EXPANSION PROJECT - MONTANA STATE PRISON Projected Cost: \$ 327,479

On the recommendation of the Chairman of the Subcommittee on Appropriations for Institutions, we were instructed to present a list of equipment that will be required prior to occupying the buildings now under construction in the major prison expansion project funded last session. The projected cost contains \$25,670 worth of equipment that would be placed in the warehouse recommended in this letter. If the warehouse project is not funded, this amount of equipment would not be required. (Reference Attachment #5).

8. SALE OF SELECTED LANDS AND BUILDINGS AT
MONTANA STATE PRISON Projected Cost: \$ -0-

In Compliance with the provisions of 77-2-302, MCA, the Department of Institutions, in disposing of land deeded to it, must make a recommendation to an "appropriate legislative committee" and consult with that committee prior to enacting procedures to sell this land. Warden Risley will appear before your committee to give you details on the land in question and provide justification in support of our recommendation to approve this sale.

The above listing comprehensively covers all additional agenda items that require action by your committee. Thank you for the opportunity to both present and discuss these items.

Sincerely,



CURT CHISHOLM
Deputy Director
Department of Institutions

WAREHOUSE - MONTANA STATE PRISON

In late spring, early summer of 1982, the Prison was to submit requests for the Long-Range Building Program. The 1982 Special Session had funded a study committee to deal with the question of expanded housing. The Prison submitted two building proposals in addition to the expanded housing request. Centralized warehousing was the first priority of the two.

At that time and still today, the Prison warehouses in five hog and chicken barns providing 20,215 feet of floor space and eight-foot ceilings. Only three of the buildings are heated. Because of the separate buildings, eight-foot ceilings, and lack of loading docks, warehousing is done in a very inefficient and expensive manner. For example, because of the lack of loading docks and eight-foot ceilings, all trucks are loaded and unloaded by hand. The Prison also lacks refrigerated storage. We, therefore, lease refrigerated space in Butte at an annual cost of \$6913 for rent and transportation.

The original estimate for a centralized warehouse called for a 14,400 square-foot building. The Architecture and Engineering Division of the Department of Administration estimated the cost of the project at \$387,000. The Long-Range Building Program approved by the Forty-eighth Legislature included funding for the warehouse in Project 1, Major Expansion, Prison.

In June, 1983, E. F. Link and Associates of Billings was appointed to design the Prison expansion. The fourth phase of that expansion included the warehouse. The architect designed a 16,896 square-foot building constructed of precast concrete consistent with the other buildings in the major expansion. Their estimate for the construction cost was \$753,800. In October, 1984, the bids for all of Phase IV were opened. The construction cost for Phase IV exceeded the remaining funds available; therefore, the bids were rejected. The bid price for the warehouse was \$830,704.

The architects were charged with scaling down the scope of Phase IV to bring it within the remaining dollars available. It was suggested they look at a steel building for the warehouse. The size of the building was reduced to 16,268 square feet to conform to standard sizes of steel buildings. The refrigeration was removed with the expectation that the Prison Maintenance Department would install it. The mechanical system was scaled down significantly.

In January, 1985, bids were opened for a scaled-back Phase IV. The warehouse was included as an alternate. The Prison Design Committee had decided if one part of the project had to be left out due to budget constraints, it would be the warehouse. Bids came in within the budget for Phase IV without the warehouse. The separate bid for the warehouse was \$454,800.

If funds cannot be found for this construction contract, there is

WAREHOUSE - MONTANA STATE PRISON
PAGE 2

another alternative. The architect has suggested that the Prison purchase the concrete slab and steel shell for this building. The finished wall and roof panels, steel girders, R-20 insulation package, and a slab on grade can be purchased for \$170,000. The Prison Maintenance Department, utilizing inmate labor, would erect the building. The expense for the electrical and mechanical parts would be absorbed in the Maintenance budget and may have to be spread over both years of the biennium. The Legislature would need to provide enabling language for the Prison to do the project with inmate labor as the size of the project exceeds the \$25,000 limit for construction work that must be advertised for bid.

January, 1985

DEPARTMENT OF INSTITUTIONSLRBP Project Priorities
FY 86-87

<u>Priority</u>	<u>Project</u>	<u>Est. Cost</u>
CATEGORY III BUILDING DEMOLITION *****		
1.	<u>DEMOLISH SELECTED BUILDINGS AND RECLAIM LAND.</u> [Boulder River School & Hospital]	\$ 143,400
	*Reference BRS&H project priority #13. [The following buildings are to be included: Building 5, 100, 23, 33, 69, Hog house, Old Granary, Turkey House, Ranch House, Garage, Chicken House, Old Machine Shed, and Root Cellar.]	
2.	<u>DEMOLISH SELECTED BUILDINGS AND RECLAIM LAND</u> [Montana State Hospital]	\$ 399,733
	*Reference MSH project priority #32. [Note: The following buildings are to be demolished: Bolton, Children's Unit, Unit 85/86, Apt. Building A, Superintendent's Residence, Old Butcher Shop, Commissary, Old Warehouse, Old Barn, Old Carpenter Shop, Linen Supply, Byron Building, Lighthouse Building.]	
3.	<u>DEMOLISH SELECTED BUILDINGS AND RECLAIM LAND</u> [Montana Veterans Home].	\$ 170,000
	*Reference MVH project priority #3. [Buildings to be demolished are Old Main, Men's Dorm, and Superintendent's residence, and Boiler Room. Note: This will require installation of new boiler in chapel building].	
4.	<u>DEMOLISH LEWIS & CLARK LODGE</u> [Pine Hills School]	\$ 48,100
	*Reference Central Office project priority #4.	
	TOTAL	\$ 761,233

MEMORANDUM

January 21, 1985

TO: CURT CHISHOLM
Deputy Director

FROM: JERRY HOOVER
Division Administrator

SUBJECT: Capital Projects - BRS&H

Capitol project requests for the 1986-87 biennium for Boulder River School and Hospital were based on the premise that the current facility at Boulder River School and Hospital would be modified to a 60 bed facility over the course of the biennium. If the Governor's recommendations to implement the "909 Committee's" recommendations are not adopted by the legislature, the following capital projects are recommended for funding:

- (1) Fire suppression system in hood over stove and over in Canary kitchen.

Currently there is no fire suppression system in place. This is in violation of Section 10.315 of the Uniform Fire Code and must be corrected to bring the institution into compliance and correct the current hazard to employee level and state property.

Cost \$17,250

- (2) Remodel Cottages 16 a.b. to provide privacy bathing/bathroom facilities.

These cottages currently do not provide privacy while bathing for the residents, and limited privacy in bathrooms. Lack of privacy has been cited as a deficiency by the Health and Human Services survey teams. Remodeling will bring the facility into compliance with certification requirements.

Cost \$33,400

Total Cost \$50,650

MEMORANDUM

February 20, 1985

TO: CURT CHISHOLM, Deputy Director
Department of Institutions

FROM: PATRICK WOLBERD

SUBJECT: Painting and Graphic Art Costs for - Montana Youth Treatment
Center

Latex block filler paint covers seventy five square feet/gal at \$10.50 per gallon. Enamel semi-gloss finish covers four hundred and fifty square feet at \$13.00 per gallon. Hence 450 square feet of the wall requires 6 gallons of latex and 1 gallon of enamel at \$76.

All bedrooms square footage is 13,000 for a total painting cost of \$2,204. All hallways square footage is 5,000 for a total painting cost of \$836. Hallway graphics would cost \$1.25/square foot for about 300 square feet for hallway or a total cost of \$1,500.

Summary:

Paint Bedroom Walls	\$2,204
Paint Hallway Walls	836
Hallway Graphics	<u>1,500</u>
Total Cost	\$4,540

PW:sd

<u>Agency/Program</u>	<u>BPICA</u>	<u>Other</u> <u>Appropriated</u> <u>Funds</u>
Coal Tax Park Acquisitions		
Lake Elmo, Billings		1,000,000
Glen Lake, Bozeman		420,000
Les Mason Memorial, Whitefish Lake		675,000
Parker Homestead, Three Forks		12,500
State Park System In-holdings		88,000
Blackfoot River Easement		50,000
Pageville School, Twin Bridges		20,000
Clark Rock, Dillon		40,739
Fishing Access Site Acquisition		745,000
Game Range Acquisition		300,000
Fort Owens Renovation	\$20,000	

Section 7. **Appropriation for Mansfield Center for Pacific Affairs.** There is appropriated \$1 million from the BPICA to the Department of Commerce to assist in the erection of a memorial in honor of one of Montana's great citizens, Mike Mansfield. The department shall enter into an agreement with the Maureen and Mike Mansfield Foundation pursuant to which the department shall agree to pay the funds appropriated by this section to the foundation upon the receipt of at least \$6 million by the foundation from other sources. The funds appropriated by this section must be used exclusively for the construction of the Mansfield Center for Pacific Affairs at Polson, Montana. By this appropriation, the 48th Legislature indicates that it has determined that the state's support of the erection of a memorial through the establishment of the Mansfield Center for Pacific Affairs at Polson is a lawful public purpose of statewide importance in that it will serve to inspire sentiments of respect for a man of great stature and importance to the state, will generate important economic development of the state by direct employment, attraction of visitors, and establishment of expanded trade opportunities.

Section 8. **Building demolition.** The Department of Administration may solicit bids for demolition or sale and removal of the following buildings:

Boulder River School & Hospital

1. Cottage #5
2. Building #103 [Trailer]
3. Buildings #57 through #66 [Log Cabins]
4. Building #100 [Old Administration Building]
5. Selected Ranch Buildings

Warm Springs/Galen

1. Building #13 [Old General Hospital]
2. Two Employee residences [Residence L and Residence R]
3. Building #18 [Children's Unit]
4. Building #85/86 [Medium Security Forensic Unit]

Pine Hills School

1. Lewis portion of Lewis & Clark Lodge

Montana Veterans' Home

1. Old Main/Men's Dorm

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 licensure 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.

Section 9. Special session reauthorization. The appropriations for capital projects authorized in section 6, House Bill 5, enacted by the 47th Legislature, second special session, are reappropriated through the biennium ending June 30, 1985. The Department of Administration may exempt these projects from any provisions of Montana law relating to the employment of architects, public bidding, bonding, or labor and wage requirements.

Section 10. Planning and design. The Department of Administration may proceed with the planning and design of capital projects prior to the sale of bonds or the receipt of other appropriated funds. The Department may utilize interaccount loans in accordance with 17-2-107 to pay such planning and design costs incurred prior to the receipt of bond proceeds or other appropriated funds.

Section 11. Capital projects — contingent funds. If any capital project is financed in whole or in part with appropriations contingent upon the receipt of other appropriated funds, the Department of Administration may not let such projects for bid until the agency has submitted a financial plan for approval by the director of the Department of Administration. No such financial plan may be approved by the director if:

(1) the level of funding provided under the financial plan deviates substantially from the funding levels provided in this act for that project; or

REPORT EBS-121
DATE: / /

OFFICE OF BUDGET & PROGRAM PLANNING
EXECUTIVE BUDGET SYSTEM
PROGRAM BUDGET WORKSHEET - MODIFIED LEVEL

FORM B22M
PROGRAM ACTIVITY

(A) AGENCY : 6409 Montana State Prison
(B) PROGRAM : 12 Care and Custody
(C) CONTROL :

ACT ENT	OBJ EXP	(D)	(E)	ITEM DESCRIPTION	JUSTIFICATION	T R (F)	ACTUAL FY 84	REQUESTED FY 86 (R)	REQUESTED FY 87 (T)
01100	3107			Educational & Recreational visiting tables; projectors; video system; barber chair; weight lifting equipment; scoreboard; boxing ring, platforms and bags; softball backstop; outside bleachers; goal posts; and musical instruments and sound system. To equip high security education area and low security gym.	Includes: Student tables; chalkboards; lockers; visiting tables; barber chair; weight lifting equipment; scoreboard; boxing ring, platforms and bags; softball backstop; outside bleachers; goal posts; and musical instruments and sound system. To equip high security education area and low security gym.		0	82,679	0
01100	3108			Household Equipment for employee muster areas.	Includes: Stoves, refrigerators and microwave.		0	2,730	0
01100	3109			Law Enforcement Equipment and portable radios for expanded prison to equip buildings for security emergencies and to provide communications.	Includes: Rifles, automatic weapons, riot gear and portable radios for expanded prison to equip buildings for security emergencies and to provide communications.		0	11,846	0
01100	3111			Medical Equipment blood draw chairs, exam lamps, optometrist chair and dental chair. Medical equipment for maximum, high and low security medical areas.	Includes: Exam table, medical cabinets, scales, blood draw chairs, exam lamps, optometrist chair and dental chair. Medical equipment for maximum, high and low security medical areas.		0	15,895	0
01100	3112			Office Equipment book cases, bulletin boards, electric typewriters and adjustable stools to be used throughout the divided compound and is based on full utilization of office equipment currently on hand.	Includes: Chairs, tables, desks, file cabinets, book cases, bulletin boards, electric typewriters and adjustable stools to be used throughout the divided compound and is based on full utilization of office equipment currently on hand.		0	103,751	0

TOTAL FUNDING COSTS

REPORT EBSK121
DATE : / /

OFFICE OF BUDGET & PROGRAM PLANNING
EXECUTIVE BUDGET SYSTEM
PROGRAM BUDGET WORKSHEET - MODIFIED LEVEL

FORM B22M
PROGRAM ACTIVITY

(A) AGENCY : 6409 Montana State Prison
(B) PROGRAM : 12 Care and Custody
(C) CONTROL : _____

ACT ENT	OBJ EXP	(E)	ITEM DESCRIPTION	JUSTIFICATION	T R	ACTUAL FY 84	REQUESTED FY 86 (R)	REQUESTED FY 87 (T)
0100	3113	(E)	Shop, Plant & Industrial Equipment	Includes: Commercial washers and dryers for maximum and high security units; shelving for the Library, Canteen and all other storage areas; a motorized delivery cart system to move consumable supplies, laundry and maintenance supplies within the expanded compound; a freezer for the new canteen; and work tables.	(F)	- 0 -	49,457	- 0 -
0100	3124	(E)	Food Service Equipment	Includes: Dining tables and chairs for the new low security dining area and 21 pieces of food service equipment for the low security food service area.	(F)	- 0 -	35,451	- 0 -
TOTAL SECOND LEVEL							301,809	- 0 -
INFLATION ADJUSTMENT							- 0 -	- 0 -
TOTAL BASE + INFLATION							301,809	- 0 -

RECEIVED DOI

MAR 31 RECD

MONTANA STATE PRISON
CAPITOL STATION

DEPARTMENT OF STATE LANDS

TED SCHWINDEN, GOVERNOR



STATE OF MONTANA

(406) 449-2074
(406) 449-4560 RECLAMATION DIVISION

1625 ELEVENTH AVENUE
HELENA, MONTANA 59620

(406) 449-2711 EIS TEAM

1539 ELEVENTH AVENUE
HELENA, MONTANA 59620

March 29, 1983

Dan Russell, Administrator
Corrections Division
Dept. of Institutions
Capitol Station
Helena, MT 59620

cc: Thompson
4/11/83
Fah

RE: Proposed Sale of Buildings 2C and 3C - Montana State Prison

Dear Mr. Russell:

Your letter of March 8, 1983 requested that the Department of State Lands pursue the disposition of the above-described property at the "old brick yard."

Section 77-2-302, MCA was enacted in 1977 to aid in the sale of Twin Bridges and other property formerly used as or by state institutions. It provides as follows:

77-2-302. Disposition of former institutions. Notwithstanding any other section in this chapter, any lands, including buildings, formerly used as or by a state institution which are no longer used for institutional purposes may be disposed of in whole or in part on such terms and in such manner as the board, after consultation with the appropriate legislative committee, may determine to be in the state's best interest, subject to the Enabling Act and constitutional restrictions. Disposal of such property shall not be finally concluded until 60 days' public notice of the terms of the proposed disposal shall have been given.

Therefore, it appears that consultation with an appropriate legislative committee will be required. In consulting with the committee, I suggest that the following sale procedure be proposed:

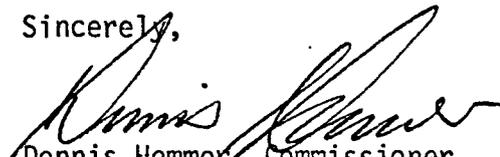
1. Preliminary approval by the Board of Land Commissioners to begin the sale procedures.
2. Completion of land survey (if necessary) and an appraisal of fair market value by an experienced appraiser, preferably an MAI certified appraiser.

Dan Russell
Page Two
March 29, 1983

3. Advertisement for sealed bids for four weeks in all major state newspapers with emphasis in the Deer Lodge area.
4. Bids must equal or exceed the appraised full market value.
5. Award the property to the highest bidder.
6. Payment in cash within 10 days after award.

If you have any comments or suggestions concerning the above procedure, please let me know. I will be happy to assist with any further information you may need before you consult with the appropriate committee and to attend any meeting or hearing that may be necessary.

Sincerely,



Dennis Hemmer, Commissioner
Department of State Lands

ca

c: Carroll South
Hank Risley

Exhibit #5

2-21-85

DOI

BUILDING APPRAISAL

BOARD OF EXAMINERS

State of Montana

Helena, Montana

GROUP..... Montana State Prison.....

LOCATION..... Former Bratten Ranch.....

ADDRESS..... Deer Lodge.....

BUILDING..... Former & Dwelling now storage..... BUILDING NO.. 1-D.....

OCCUPANCY..... Registrars Supplies & Storage.....

SIZE..... 22'x22' - 14' high plus 16' x 20' plus Porch 7' x 20'.....

STORIES..... one..... FOUNDATION..... Timber.....

EXT. WALLS..... Log & Frame..... INT. WALLS..... Plaster.....

CEILINGS..... Plaster..... INSULATION:.....

ROOF..... Shingles..... FLOORS..... Wood.....

CLASS..... D..... AIR COND..... HEATING..... Stoves.....

BUILT..... 1900..... ELECTRICITY..... 110..... PLUMBING..... Removed.....

CONDITION..... Very Poor..... ORIGINAL COST..... N.A.....

ADDITIONS AND BETTERMENTS.....

.....

.....

(Picture or Other Information)

REPLACEMENT COST	\$....10,310.00.....
DEPRECIATION (79 %)	\$....8,145.00.....
SOUND VALUE	\$....2,165.00.....
EXCLUSIONS (6.7 %)	\$.....145.00.....
FULL INSURABLE VALUE	\$....2,020.00.....
90% BUILDING VALUE	\$....1,818.00.....
CONTENTS	\$.....

Date 11-7-73..... George W. Huber.....
Appraiser



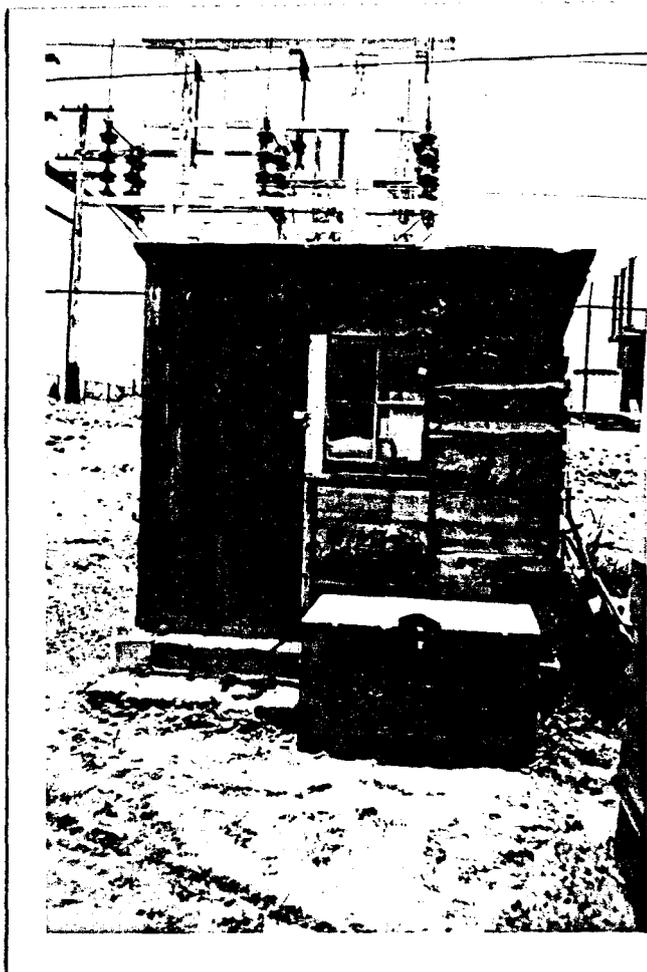
BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION..... Former Bratten Ranch.....
 ADDRESS..... Deer Lodge.....
 BUILDING..... Small Shed..... BUILDING NO. 2-D.....
 OCCUPANCY..... storage.....
 SIZE..... 7' x 7' - 6' high.....
 STORIES..... one..... FOUNDATION..... Timber.....
 EXT. WALLS..... Wood..... INT. WALLS..... Wood.....
 CEILINGS..... open..... INSULATION.....
 ROOF..... Rolled roofing..... FLOORS..... Wood.....
 CLASS..... D..... AIR COND..... HEATING..... None.....
 BUILT..... ?..... ELECTRICITY..... None..... PLUMBING..... None.....
 CONDITION..... Very Poor..... ORIGINAL COST..... N.A.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$... 268.00.....
DEPRECIATION (80 %)	\$... 214.00.....
SOUND VALUE	\$... 54.00.....
EXCLUSIONS (_____ %)	\$.....
FULL INSURABLE VALUE	\$... 54.00.....
90% BUILDING VALUE	\$... 49.00.....
CONTENTS	\$.....
Date 11-5-73.....	George W. Huber.....
	Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION..... Former Bratten Ranch.....
 ADDRESS..... Deer Lodge.....
 BUILDING..... Former Dwelling now Storage..... BUILDING NO. 3-D.....
 OCCUPANCY..... Storage.....
 SIZE..... 16'x32' plus 6'x10'.....
 STORIES..... one..... FOUNDATION..... Concrete.....
 EXT. WALLS..... Brick..... INT. WALLS..... Plaster.....
 CEILINGS..... Plaster..... INSULATION.....
 ROOF..... Shingle..... FLOORS..... Concrete.....
 CLASS..... C..... AIR COND..... HEATING..... None.....
 BUILT..... 1915..... ELECTRICITY..... 110..... PLUMBING..... Minimum.....
 CONDITION..... Poor..... ORIGINAL COST..... N.A.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$...8751.00.....
DEPRECIATION (80 %)	\$...7001.00.....
SOUND VALUE	\$...1750.00.....
EXCLUSIONS (10 %)	\$...175.00.....
FULL INSURABLE VALUE	\$...1575.00.....
90% BUILDING VALUE	\$...1418.00.....
CONTENTS	\$.....

Date 11-5-73..... George W. Huber.....
 Appraiser

BUILDING APPRAISAL

Sq. Ft. Method

GROUP Montana State Prison LOCATION Deer Lodge
 BUILDING Former Dwelling - now storage NO. 3-D

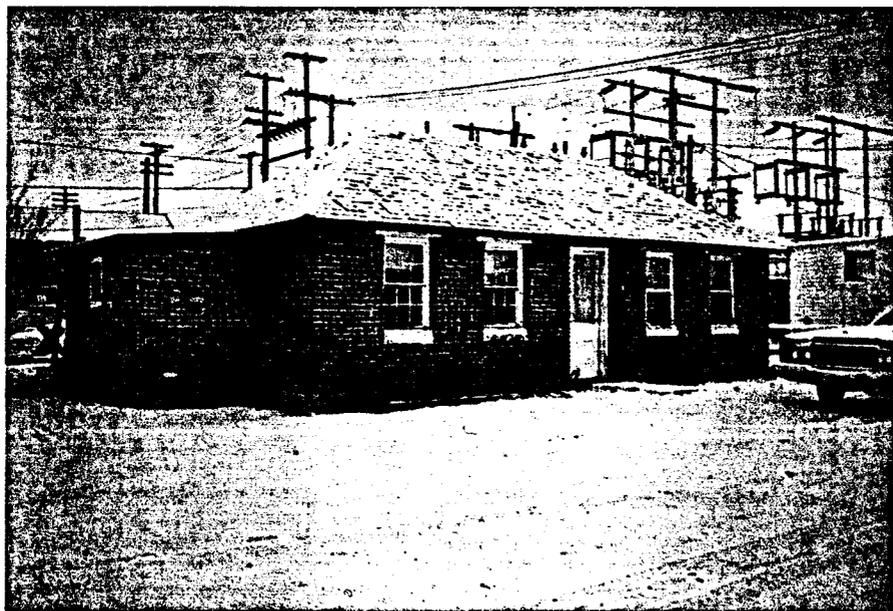
	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost _____	\$ 11.13	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____	- .38			
3. Elevator deduction _____				
4. Miscellaneous _____				
5. Total lines 1 through 4 _____	\$ 10.75	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____	1.06			
8. Floor area—perimeter Multiplier _____	1.291			
9. Combined Refinements (6x7x8) _____	\$ 1.368	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) _____	\$ 14.71	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.09			
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.98			
13. Final Sq./Ft. cost (10x11x12) _____	\$ 15.74	\$	\$	\$
14. Area _____ Sq. Ft. _____	556			
15. Lines 13 x 14 _____	\$ 8,751	\$	\$	\$
16. Total All Sections _____	\$ 8,751			
17. Lump Sums _____	\$			
18. Current Replacement Cost Est. _____	\$ 8,751			

DEPRECIATION CALCULATIONS

Year Built 19 15 Age 58 Years
 Original Life Expectancy 50 Years
 Remaining Life Expectancy 5 Years
 Class C Quality Low Cost Depr. 80 %

INSURANCE EXCLUSIONS	
Basement excavation _____	_____ %
Foundation below ground _____	3.3 %
Piping below ground _____	1.0 %
Arch. Plans and Specs. _____	5.7 %
Total Exclusions _____	10.0

11-5-73 Date George W. Huber Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION.... Former Bratten Ranch.....
 ADDRESS..... Deer Lodge.....
 BUILDING.... Dwelling..... BUILDING NO. 5-D.....
 OCCUPANCY... Staff Housing.....
 SIZE..... 24' x 32'.....
 STORIES..... Two..... FOUNDATION... Concrete.....
 EXT. WALLS.. Brick..... INT. WALLS... Plaster.....
 CEILINGS... Plaster..... INSULATION.....
 ROOF..... Shingle..... FLOORS... Wood.....
 CLASS..... "C"..... AIR COND..... HEATING... Stoves.....
 BUILT..... 1915..... ELECTRICITY 110..... PLUMBING... Minimum.....
 CONDITION.. Poor..... ORIGINAL COST... N.A.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$...20,251.00.....
DEPRECIATION (72 %)	\$...14,581.00.....
SOUND VALUE	\$...5,670.00.....
EXCLUSIONS (9.3 %)	\$.....527.00.....
FULL INSURABLE VALUE	\$...5,143.00.....
90% BUILDING VALUE	\$...4,629.00.....
CONTENTS	\$.....

Date ..11-6-73... George W. Huber.....
 Appraiser

BUILDING APPRAISAL

Sq. Ft. Method

GROUP Montana State Prison LOCATION Deer Lodge
 BUILDING Dwelling NO. 5-D

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost _____	\$ 13.83	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____	- .54			
3. Elevator deduction _____				
4. Miscellaneous _____				
5. Total lines 1 through 4 _____	\$ 13.29	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____	1.03			
8. Floor area—perimeter Multiplier _____				
9. Combined Refinements (6x7x8) _____	\$ 1.03	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) _____	\$ 13.69	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.09			
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.98			
13. Final Sq./Ft. cost (10x11x12) _____	\$ 14.65	\$ 11.72	\$	\$
14. Area _____ Sq. Ft. _____	768	768		
5. Lines 13 x 14 _____	\$ 11,251	\$ 9000	\$	\$

16. Total All Sections _____	\$ 20,251
17. Lump Sums _____	\$ _____
18. Current Replacement Cost Est. _____	\$ 20,251

DEPRECIATION CALCULATIONS

Year Built 19 15 Age 58 Years
 Original Life Expectancy 50 Years
 Remaining Life Expectancy 8 Years
 Class C Quality Avg. Depr. 72 %

INSURANCE EXCLUSIONS

Basement excavation _____	_____ %
Foundation below ground _____	3.1 %
Piping below ground _____	.5 %
Arch. Plans and Specs. _____	5.7 %
Total Exclusions _____	9.3 %

11-6-73 Date George W. Huber Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP.....Montana State Prison.....
 LOCATION....Former Bratten Ranch.....
 ADDRESS.....Deer Lodge.....
 BUILDING....Storage.....BUILDING NO....6-D.....
 OCCUPANCY...~~Rentals Toy Warehouse No. 2~~.....
 SIZE.....20' x 40' x 16 high.....
 STORIES.....one.....FOUNDATION.....Concrete.....
 EXT. WALLS..Brick.....INT. WALLS.....
 CEILINGS.....INSULATION.....
 ROOF.....Metal.....FLOORS....Wood.....
 CLASS.....C.....AIR COND.....HEATING.....None.....
 BUILT.....1915.....ELECTRICITY.....110.....PLUMBING.....None.....
 CONDITION..Poor.....ORIGINAL COST.....NA.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$..9560.00.....
DEPRECIATION (62 %)	\$..5927.00.....
SOUND VALUE	\$..3633.00.....
EXCLUSIONS (10.4 %)	\$...378.00.....
FULL INSURABLE VALUE	\$..3255.00.....
90% BUILDING VALUE	\$..2930.00.....
CONTENTS	\$.....
Date ..11-2-73....	..George W. Huber.....
	Appraiser

BUILDING APPRAISAL

Sq. Ft. Method

GROUP Montana State Prison LOCATION Deer Lodge

BUILDING Santa's Toy Warehouse No. 2 NO. 6-D

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost _____	\$ 3.37	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____	-.41			
3. Elevator deduction _____				
4. Miscellaneous _____				
5. Total lines 1 through 4 _____	\$ 7.96	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____	1.049			
8. Floor area—perimeter Multiplier _____	1.35			
9. Combined Refinements (6x7x8) _____	\$ 1.416	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) _____	\$ 11.27	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.08			
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.98			
13. Final Sq./Ft. cost (10x11x12) _____	\$ 11.95	\$	\$	\$
14. Area _____ Sq. Ft. _____	800			
15. Lines 13 x 14 _____	\$ 9560	\$	\$	\$
16. Total All Sections _____	\$ 9560			
17. Lump Sums _____	\$			
18. Current Replacement Cost Est. _____	\$ 9560			

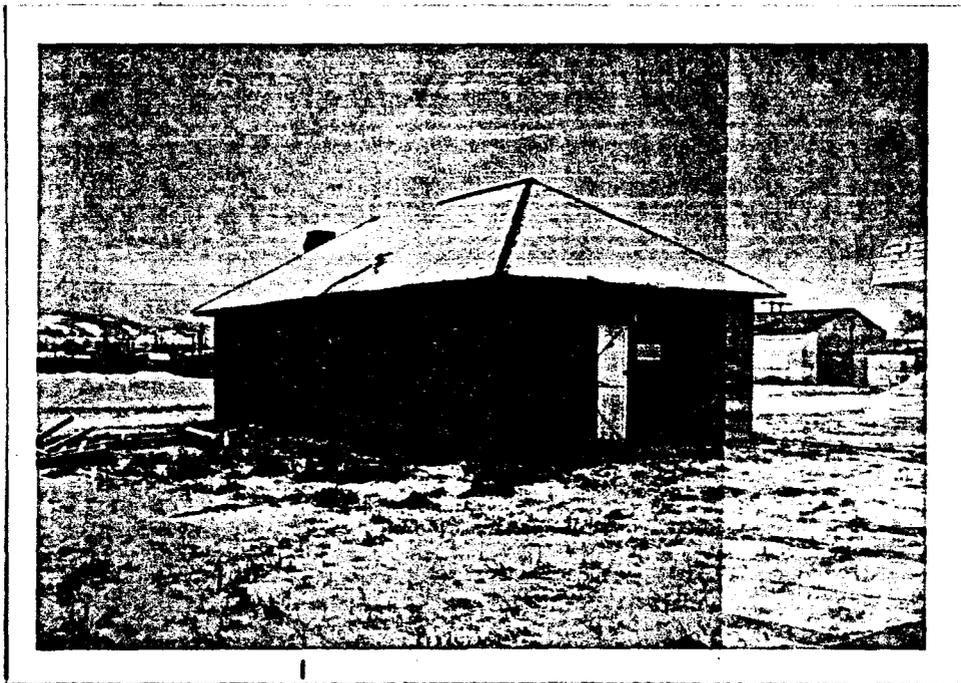
DEPRECIATION CALCULATIONS

Year Built 19 15 Age 58 Years
 Original Life Expectancy 40 Years
 Remaining Life Expectancy 8 Years
 Class C Quality Avg. Depr. 62 %

INSURANCE EXCLUSIONS

Basement excavation _____ %
 Foundation below ground _____ 5.5 %
 Piping below ground _____ %
 Arch. Plans and Specs. _____ 4.9 %
 Total Exclusions _____ 10.4 %

11-2-73 Date George W. Huber Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION.... Former Bratten Ranch.....
 ADDRESS..... Deer Lodge.....
 BUILDING.... Dwelling..... BUILDING NO. 7-D.....
 OCCUPANCY... Same.....
 SIZE..... 20' x 40' plus 16' x 20' plus 8' x 16'.....
 STORIES..... one..... FOUNDATION..... Concrete.....
 EXT. WALLS.. Brick..... INT. WALLS.. Plaster.....
 CEILINGS... Plaster..... INSULATION.....
 ROOF..... Shingles..... FLOORS..... Concrete.....
 CLASS..... C..... AIR COND..... NA..... HEATING... Gas panel heat.....
 BUILT..... 1915..... ELECTRICITY..... 110-220..... PLUMBING... Adequate.....
 CONDITION.. Fair..... ORIGINAL COST..... NA.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$.. 21,404.00.....
DEPRECIATION (40 %)	\$.. 8,562.00.....
SOUND VALUE	\$.. 12,842.00.....
EXCLUSIONS (9.8 %)	\$.. 1,259.00.....
FULL INSURABLE VALUE	\$.. 11,583.00.....
90% BUILDING VALUE	\$.. 10,425.00... ..
CONTENTS	\$.....
Date 11-2-73.....	George W. Huber.....

Appraiser

BUILDING APPRAISAL

Sq. Ft. Method

GROUP Montana State Prison LOCATION Deer Lodge
 BUILDING Dwelling NO. 7-D

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost _____	\$ 14.10	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____	.27			
3. Elevator deduction _____				
4. Miscellaneous _____				
5. Total lines 1 through 4 _____	\$ 14.37	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____	1.03			
8. Floor area—perimeter Multiplier _____	1.057			
9. Combined Refinements (6x7x8) _____	\$ 1.089	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) _____	\$ 15.65	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.09			
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.98			
13. Final Sq./Ft. cost (10x11x12) _____	\$ 16.75	\$	\$	\$
14. Area _____ Sq. Ft. _____	1248			
15. Lines 13 x 14 _____	\$ 20,904	\$	\$	\$
16. Total All Sections _____	\$ 20,904			
17. Lump Sums _____	\$ 500			
18. Current Replacement Cost Est. _____	\$ 21,404			

DEPRECIATION CALCULATIONS

Year Built 19 15 Age 58 Years

Original Life Expectancy 50 Years

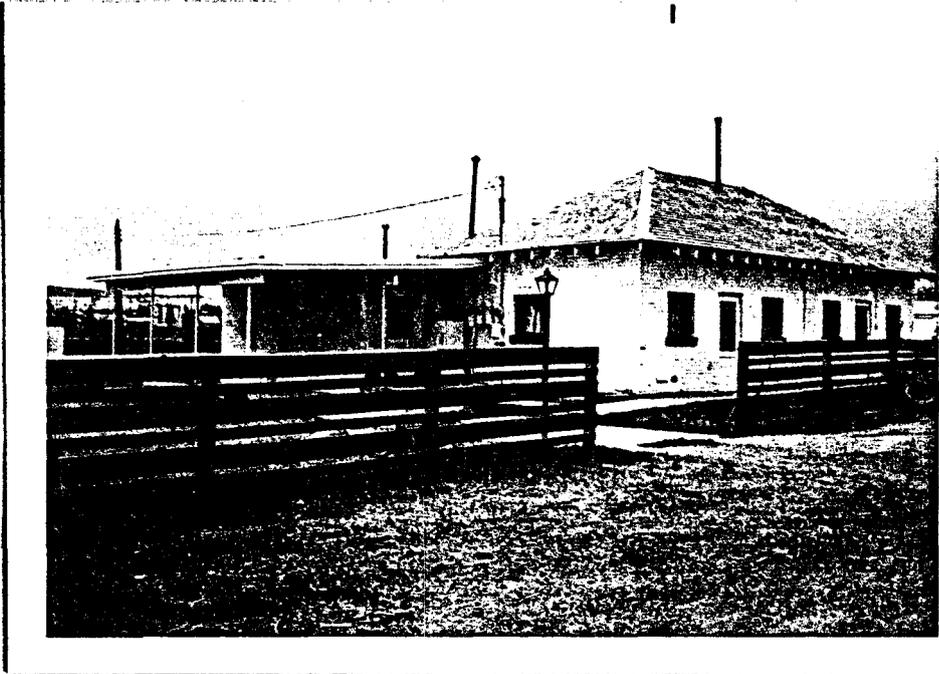
Remaining Life Expectancy 20 Years

Class C Quality Avg. Depr. 40 %

INSURANCE EXCLUSIONS

Basement excavation _____	_____ %
Foundation below ground _____	<u>3.1</u> %
Piping below ground _____	<u>1.0</u> %
Arch. Plans and Specs. _____	<u>5.7</u> %
Total Exclusions _____	<u>9.8</u> %

11-2-73 George W. Huber
 Date Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION.... Former Bratten Ranch.....
 ADDRESS..... Deer Lodge.....
 BUILDING.... Bunk house..... BUILDING NO.... 3-D...
 OCCUPANCY... Extra bedroom for 7-D.....
 SIZE..... 9' x 24' - 9' High.....
 STORIES..... One..... FOUNDATION..... Concrete.....
 EXT. WALLS.. Frame..... INT. WALLS.....
 CEILINGS..... INSULATION.....
 ROOF..... Rolled roofing..... FLOORS... Wood.....
 CLASS..... D..... AIR COND..... No..... HEATING Gas heater.....
 BUILT..... 1918..... ELECTRICITY..... 110..... PLUMBING.....
 CONDITION... Fair..... ORIGINAL COST... NA.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$..2506.00.....
DEPRECIATION (60 %)	\$..1504.00.....
SOUND VALUE	\$..1002.00.....
EXCLUSIONS (___ %)	\$.....
FULL INSURABLE VALUE	\$..1002.00.....
90% BUILDING VALUE	\$..902.00.....
CONTENTS	\$.....
Date ..11-2-73....	George W. Huber.....
	Appraiser

BUILDING APPRAISAL

Sq. Ft. Method

GROUP Montana State Prison

LOCATION Deer Lodge

BUILDING Bunkhouse

NO. 8-D

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost _____	\$ 9.30	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____	.06			
3. Elevator deduction _____				
4. Miscellaneous <u>Plumbing</u> _____	-.81			
5. Total lines 1 through 4 _____	\$ 8.55	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____				
8. Floor area—perimeter Multiplier _____	1.30			
9. Combined Refinements (6x7x8) _____	\$ 1.30	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) _____	\$ 11.15	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.08			
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.96			
13. Final Sq./Ft. cost (10x11x12) _____	\$ 11.60	\$	\$	\$
14. Area _____ Sq. Ft. _____	216			
15. Lines 13 x 14 _____	\$ 2506	\$	\$	\$
16. Total All Sections _____	\$ 2506			
17. Lump Sums _____	\$			
18. Current Replacement Cost Est. _____	\$ 2506			

DEPRECIATION CALCULATIONS

Year Built 19 18 Age 53 Years

Original Life Expectancy 30 Years

Remaining Life Expectancy 10 Years

Class D Quality Low Cost Depr. 60 %

INSURANCE EXCLUSIONS

Basement excavation _____ %

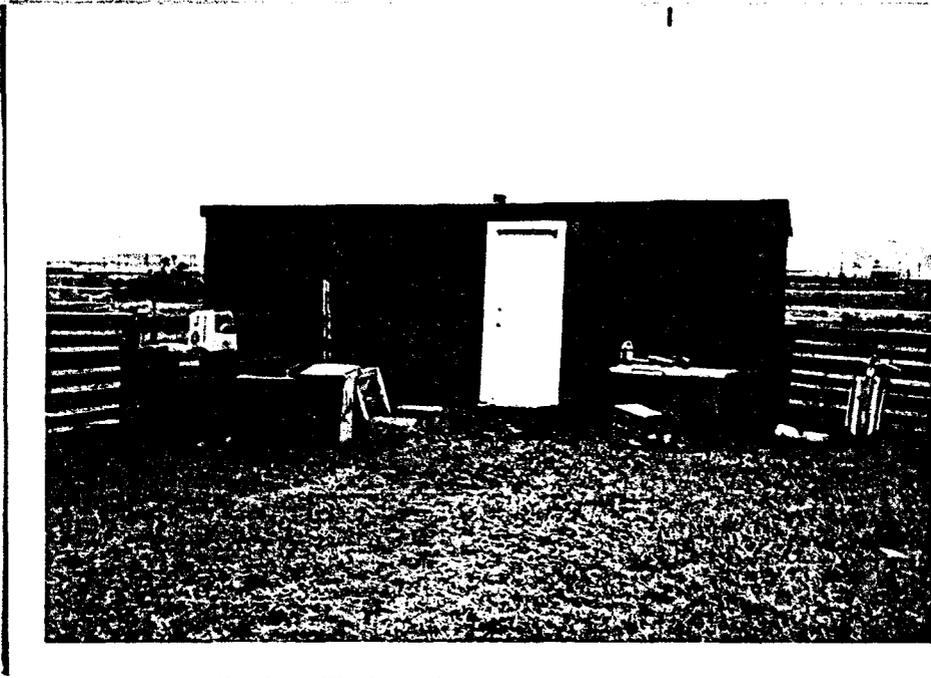
Foundation below ground _____ %

Piping below ground _____ %

Arch. Plans and Specs. _____ %

Total Exclusions _____ %

11-2-73 George W. Huber
Date Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION..... Former Bratten Ranch.....
 ADDRESS..... Deer Lodge.....
 BUILDING..... Garage & Shed..... BUILDING NO. 9-D.....
 OCCUPANCY..... For use of 7-D residence.....
 SIZE..... 12' x 20' plus 6' x 4'.....
 STORIES..... one..... FOUNDATION..... Timber.....
 EXT. WALLS..... Frame..... INT. WALLS.....
 CEILINGS..... INSULATION.....
 ROOF..... Shingle..... FLOORS..... Wood.....
 CLASS..... D..... AIR COND..... HEATING..... None.....
 BUILT..... ?..... ELECTRICITY..... 110..... PLUMBING..... None.....
 CONDITION..... Poor..... ORIGINAL COST..... NA.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$..1674.00
DEPRECIATION (75 %)	\$..1256.00
SOUND VALUE	\$.. 418.00
EXCLUSIONS (____ %)	\$.....
FULL INSURABLE VALUE	\$.. 418.00
90% BUILDING VALUE	\$.. 376.00
CONTENTS	\$.....

Date 11-2-73..... George W. Huber.....
 Appraiser

BUILDING APPRAISAL

Sq. Ft. Method

GROUP Montana State Prison LOCATION Deer Lodge

BUILDING Garage & Shed NO. 9-D

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost _____	\$ 6.10	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____				
3. Elevator deduction _____				
4. Miscellaneous _____				
5. Total lines 1 through 4 _____	\$ 6.10	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____				
8. Floor area—perimeter Multiplier _____				
9. Combined Refinements (6x7x8) _____	\$	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) _____	\$ 6.10	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.08			
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.96			
13. Final Sq./Ft. cost (10x11x12) _____	\$ 6.34	\$	\$	\$
14. Area _____ Sq. Ft. _____	264			
5. Lines 13 x 14 _____	\$ 1674	\$	\$	\$
16. Total All Sections _____	\$ 1674			
7. Lump Sums _____	\$			
18. Current Replacement Cost Est. _____	\$ 1674			

DEPRECIATION CALCULATIONS

Year Built 19? Approx. Age 50 Years

Original Life Expectancy 40 Years

Remaining Life Expectancy 8 Years

Class D Quality Avg. Depr. 75 %

INSURANCE EXCLUSIONS

Basement excavation _____	%
Foundation below ground _____	%
Piping below ground _____	%
Arch. Plans and Specs. _____	%
Total Exclusions _____	%

11-2-73	George W. Huber
Date	Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP.....Montana State Prison.....
 LOCATION...Former Bratten Ranch.....
 ADDRESS....Deer Lodge.....
 BUILDING...Granary.....BUILDING NO. 10-D.....
 OCCUPANCY...Storage.....
 SIZE.....32' x 75' x 12' high to roof ridge.....
 STORIES....One.....FOUNDATION.....Concrete.....
 EXT. WALLS. Brick.....INT. WALLS.....
 CEILINGS...open.....INSULATION.....
 ROOF.....Corrugated metal.....FLOORS...Concrete.....
 CLASS.....C.....AIR COND.....HEATING.....None.....
 BUILT.....1915.....ELECTRICITY.....110.....PLUMBING.....None.....
 CONDITION...Very Poor.....ORIGINAL COST..3,000.00.....
 ADDITIONS AND BETTERMENTS.....West end of building damaged by wind,
never completely repaired.....

(Picture or Other Information)

REPLACEMENT COST	\$..17,136.00.....
DEPRECIATION (80 %)	\$..13,709.00.....
SOUND VALUE	\$..3,427.00.....
EXCLUSIONS (979 %)	\$.....330.00.....
FULL INSURABLE VALUE	\$..3,097.00.....
90% BUILDING VALUE	\$..2,779.00.....
CONTENTS	\$.....
Date 11-2-73.....	George W. Huber.....
	Appraiser

GROUP Montana State Prison

LOCATION Deer Lodge

BUILDING Granary

NO. 10-D

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost _____	\$ 6.28	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____				
3. Elevator deduction _____				
4. Miscellaneous _____				
5. Total lines 1 through 4 _____	\$ 6.28	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____	1.115			
8. Floor area—perimeter Multiplier _____	1.000			
9. Combined Refinements (6x7x8) _____	\$ 1.115	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) _____	\$ 7.00	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.04			
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.98			
13. Final Sq./Ft. cost (10x11x12) _____	\$ 7.14	\$	\$	\$
14. Area _____ Sq. Ft. _____	2400			
15. Lines 13 x 14 _____	\$ 17,136	\$	\$	\$
16. Total All Sections _____	\$ 17,136			
17. Lump Sums _____	\$			
18. Current Replacement Cost Est. _____	\$ 17,136			

DEPRECIATION CALCULATIONS

Year Built 19 15 Age 58 Years

Original Life Expectancy 40 Years

Remaining Life Expectancy 5 Years

Class C Quality Avg. Depr. 80 %

INSURANCE EXCLUSIONS

Basement excavation _____	_____ %
Foundation below ground _____	5.0 %
Piping below ground _____	_____ %
Arch. Plans and Specs. _____	4.9 %
Total Exclusions _____	9.9 %

11-2-73 George W. Huber

Date Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION.... Former Bratten Ranch.....
 ADDRESS..... Deer Lodge.....
 BUILDING.... Implement Shed..... BUILDING NO... 11-D...
 OCCUPANCY... Storage.....
 SIZE..... 38' X 50'.....
 STORIES..... one..... FOUNDATION..... Timber.....
 EXT. WALLS.. Frame..... INT. WALLS.. Frame.....
 CEILINGS.... Open..... INSULATION.....
 ROOF..... Corrugated metal..... FLOORS... Dirt.....
 CLASS..... D..... AIR COND..... HEATING..... None.....
 BUILT..... 1911..... ELECTRICITY..... 110..... PLUMBING... None.....
 CONDITION... Poor..... ORIGINAL COST... 600.00.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$.. 6593.00.....
DEPRECIATION (56 %)	\$.. 3692.00.....
SOUND VALUE	\$.. 2901.00.....
EXCLUSIONS (_____ %)	\$.....
FULL INSURABLE VALUE	\$.. 2901.00.....
90% BUILDING VALUE	\$.. 2611.00.....
CONTENTS	\$.....
Date 11-2-73.....	George W. Huber.....
	Appraiser

GROUP Montana State Prison LOCATION Deer Lodge
 BUILDING Implement Shed NO. 11-D

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost	\$ 3.11	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation				
3. Elevator deduction				
4. Miscellaneous <u>Lighting</u>	.17			
5. Total lines 1 through 4	\$ 3.28	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier				
7. Ht./Story—Multiplier	1.058			
8. Floor area—perimeter Multiplier	1.011			
9. Combined Refinements (6x7x8)	\$ 1.07	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9)	\$ 3.51	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3)	1.03			
12. Local Multiplier (Sec. 99 p. 5 and 6)	.96			
13. Final Sq./Ft. cost (10x11x12)	\$ 3.47	\$	\$	\$
14. Area _____ Sq. Ft.	1000			
15. Lines 13 x 14	\$ 6593	\$	\$	\$
16. Total All Sections	\$ 6593			
17. Lump Sums	\$			
18. Current Replacement Cost Est.	\$ 6593			

DEPRECIATION CALCULATIONS
 Year Built 19 11 Age 62 Years
 Original Life Expectancy 30 Years
 Remaining Life Expectancy 10 Years
 Class D Quality AVG Depr. 56 %

INSURANCE EXCLUSIONS

Basement excavation _____ %
 Foundation below ground _____ %
 Piping below ground _____ %
 Arch. Plans and Specs. _____ %
 Total Exclusions _____ %

11-2-73 George W. Huber
 Date Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION..... Former Bratten Ranch.....
 ADDRESS..... Rdx Deer Lodge.....
 BUILDING..... Silo No. 1 & Silo No. 2..... BUILDING NO. 13 & 14 D
 OCCUPANCY..... Storage.....
 SIZE..... 21' diameter - 35' High.....
 STORIES..... one..... FOUNDATION..... Masonry.....
 EXT. WALLS..... Masonry..... INT. WALLS..... Masonry.....
 CEILINGS..... open..... INSULATION.....
 ROOF..... Metal..... FLOORS..... Concrete.....
 CLASS..... C..... AIR COND..... HEATING..... None.....
 BUILT..... 1918..... ELECTRICITY..... None..... PLUMBING..... None.....
 CONDITION..... Poor..... ORIGINAL COST..... NA.....
 ADDITIONS AND BETTERMENTS.. Figures below are for the two silos.. Replacement cost of...
 each silo is \$9,558.00 .. 90% building value of each silo is \$2945.00.....

(Picture or Other Information)

REPLACEMENT COST	\$..19,116.00.....
DEPRECIATION (<u>62</u> %)	\$..11,852.00.....
SOUND VALUE	\$...7,264.00.....
EXCLUSIONS (<u>99</u> %)	\$.....719.00.....
FULL INSURABLE VALUE	\$...6,545.00.....
90% BUILDING VALUE	\$...5,990.00....
CONTENTS	\$.....

Date .11-?-73.... George W. Huber.....
 Appraiser

BUILDING APPRAISAL

Sq. Ft. Method

GROUP Montana State Prison LOCATION Deer Lodge

BUILDING Silo No. 1 & Silo No. 2 NO. 13 d & 14 D

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost _____	\$	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____				
3. Elevator deduction _____				
4. Miscellaneous _____				
5. Total lines 1 through 4 _____	\$	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
Construction cost of Farm silos figured at Diameter times Height times a cost figure. In this instance the result is 21' x 35' x \$12.75 = \$9371.00.				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____				
8. Floor area—perimeter Multiplier _____				
9. Combined Refinements (6x7x8) _____	\$	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) Total cost _____	\$ 9371.00	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.04			
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.98			
13. Final Sq./Ft. cost (10x11x12) _____	\$	\$	\$	\$
14. Area _____ Sq. Ft. _____				
15. Lines 13 x 14 _____	\$ 9558	\$	\$	\$
16. Total All Sections _____	\$ 9558			
17. Lump Sums _____	\$			
18. Current Replacement Cost Est. _____	\$ 9558			

DEPRECIATION CALCULATIONS

Year Built 19 18 Age 55 Years
 Original Life Expectancy 40 Years
 Remaining Life Expectancy 10 Years
 Class C Quality Avg. Depr. 62 %

INSURANCE EXCLUSIONS

Basement excavation _____ %
 Foundation below ground _____ 5.0 %
 Piping below ground _____ %
 Arch. Plans and Specs. _____ 4.9 %
 Total Exclusions _____ 9.9 %

11-2-73 George W. Huber
 Date Appraiser

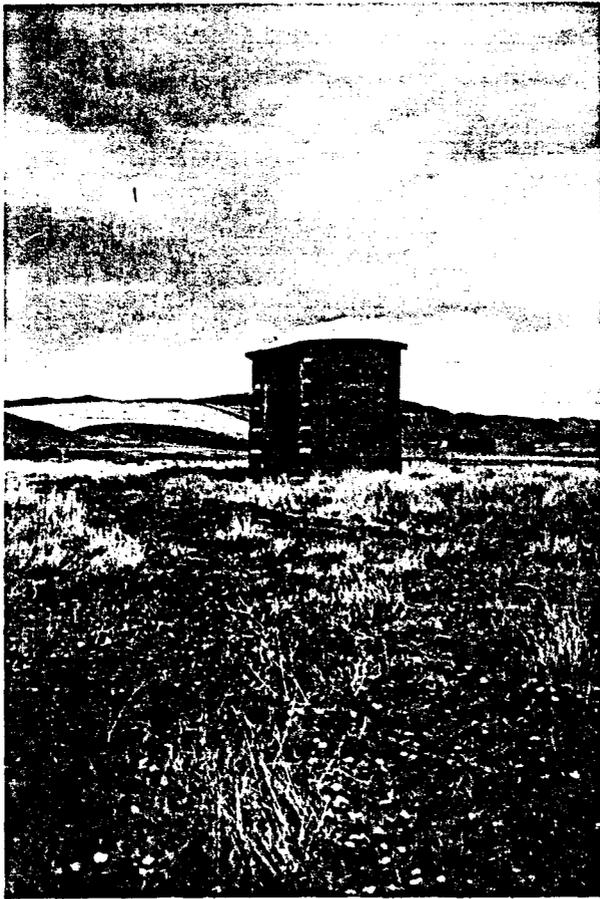


Exhibit #6
2-21-85
DOI

BUILDING APPRAISAL

BOARD OF EXAMINERS
State of Montana
Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION.... Ranch North of Deer Lodge.....
 ADDRESS..... Deer Lodge.....
 BUILDING.... Residence..... BUILDING NO. 1-B.....
 OCCUPANCY... Same.....
 SIZE..... 27' x 49'.....
 STORIES..... 1 1/2..... FOUNDATION..... Concrete.....
 EXT. WALLS.. Masonry & Frame..... INT. WALLS.... Plaster.....
 CEILINGS.... Plaster..... INSULATION.... Yes.....
 ROOF..... Shingles..... FLOORS..... Wood.....
 CLASS..... D..... AIR COND..... No..... HEATING.. Steam.....
 BUILT..... 1918..... ELECTRICITY..... 110-220..... PLUMBING... Adequate.....
 CONDITION.. Fair..... ORIGINAL COST.. NA.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$ 38,448.00.....
DEPRECIATION (36 %)	\$ 13,841.00.....
SOUND VALUE	\$ 24,607.00.....
EXCLUSIONS (10 %)	\$ 2,461.00.....
FULL INSURABLE VALUE	\$ 22,146.00.....
90% BUILDING VALUE	\$ 19,931.00.....
CONTENTS	\$.....

Date 10-26-73..... George W. Huber.....
Appraiser

GROUP Montana State Prison LOCATION Deer Lodge
 BUILDING Residence - Ranch North of Town NO. 1-B

CURRENT REPLACEMENT COST ESTIMATE	Sec. I	Sec. II	Sec. III	Sec. IV
	1st	2nd	Basement	
1. Base Square Foot Cost	\$ 16.94	\$	\$ 3.13	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation	.88			
3. Elevator deduction				
4. Miscellaneous				
5. Total lines 1 through 4	\$ 17.82	\$	\$ 3.13	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier				
7. Ht./Story—Multiplier	1.06			
8. Floor area—perimeter Multiplier	.968			
9. Combined Refinements (6x7x8)	\$ 1.026	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9)	\$ 18.28	\$	\$ 3.13	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3)	1.09		1.09	
12. Local Multiplier (Sec. 99 p. 5 and 6)	.98		.98	
13. Final Sq./Ft. cost (10x11x12)	\$ 19.56	\$ 17.60	\$ 3.35	\$
14. Area _____ Sq. Ft.	1323	600	600	
15. Lines 13 x 14	\$ 25,878	\$ 10,560	\$ 2010	\$
16. Total All Sections	\$ 38,448			
17. Lump Sums	\$			
18. Current Replacement Cost Est.	\$ 38,448			

DEPRECIATION CALCULATIONS

Year Built 19 18 Age 55 Years

Original Life Expectancy 55 Years

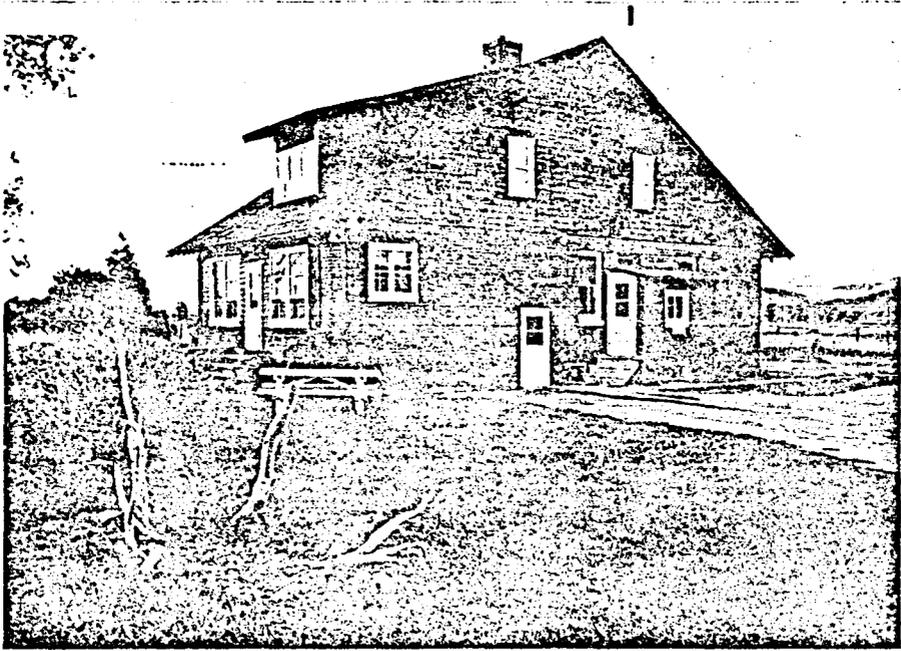
Remaining Life Expectancy 25 Years

Class D Quality good Depr. 36 %

INSURANCE EXCLUSIONS

Basement excavation	1.0
Foundation below ground	2.8
Piping below ground	.5
Arch. Plans and Specs.	5.7
Total Exclusions	10

10-26-73 Date George W. Huber Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP.....Montana.State.Prison.....
 LOCATION....Ranch.North.of.Deer.Lodge.....
 ADDRESS.....Deer.Lodge.....
 BUILDING....Two.stall.Garage.....BUILDING NO. 2-B.....
 OCCUPANCY...Same.....
 SIZE.....24' x 24'.....
 STORIES.....one.....FOUNDATION.....Concrete.....
 EXT. WALLS..H.C.B.....INT. WALLS.....H.C.B.....
 CEILINGS...open.....INSULATION.....
 ROOF.....Built-up.....FLOORS.....Concrete.....
 CLASS.....C.....AIR COND.....HEATING.....None.....
 BUILT.....1965.....ELECTRICITY.....110.....PLUMBING.....None.....
 CONDITION..Good.....ORIGINAL COST.....NA.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$ 3951.00
DEPRECIATION (10 %)	\$ 395.00
SOUND VALUE	\$ 3556.00
EXCLUSIONS (4.9 %)	\$ 174.00
FULL INSURABLE VALUE	\$ 3382.00
90% BUILDING VALUE	\$ 3044.00
CONTENTS	\$
Date 10-26-73	George W. Huber
	Appraiser

GROUP Montana State Prison LOCATION Deer Lodge
 BUILDING Two Stall Garage NO. 2-B

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost	\$ 6.05	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation				
3. Elevator deduction				
4. Miscellaneous				
5. Total lines 1 through 4	\$ 6.05	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier				
7. Ht./Story—Multiplier	1.06			
8. Floor area—perimeter Multiplier				
9. Combined Refinements (6x7x8)	\$ 1.06	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9)	\$ 6.41	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3)	1.09			
12. Local Multiplier (Sec. 99 p. 5 and 6)	.98			
13. Final Sq./Ft. cost (10x11x12)	\$ 6.86	\$	\$	\$
14. Area _____ Sq. Ft.	576			
15. Lines 13 x 14	\$ 3951	\$	\$	\$
16. Total All Sections	\$ 3951			
17. Lump Sums	\$			
18. Current Replacement Cost Est.	\$ 3951			

DEPRECIATION CALCULATIONS

Year Built 19 65 Age 8 Years
 Original Life Expectancy 40 Years
 Remaining Life Expectancy 35 Years
 Class C Quality Avg. n 10 % Depr.

INSURANCE EXCLUSIONS

Basement excavation _____ %
 Foundation below ground _____ %
 Piping below ground _____ %
 Arch. Plans and Specs. 4.9 %
 Total Exclusions 4.9 %

10-26-73 George W. Huber
 Date Appraiser

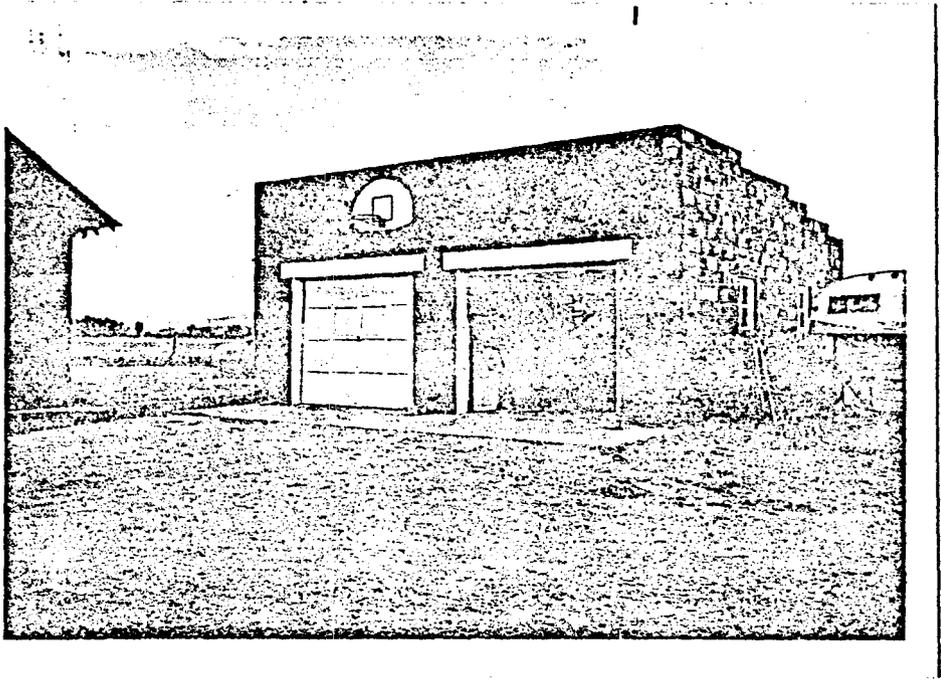


Exhibit # 7
2-21-85
DOI

BUILDING APPRAISAL

BOARD OF EXAMINERS
State of Montana
Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION..... Valiton Ranch - one mile South of City Limits.....
 ADDRESS..... Deer Lodge.....
 BUILDING..... S Duplex Residence..... BUILDING NO. 7-C.....
 OCCUPANCY..... Employees Residence.....
 SIZE..... 35' x 54' plus Porch.....
 STORIES..... 1 1/2..... FOUNDATION..... Concrete.....
 EXT. WALLS..... Brick..... INT. WALLS..... Dry Wall.....
 CEILINGS..... Dry Wall..... INSULATION.....
 ROOF..... Cedar Shingles..... FLOORS..... wood.....
 CLASS..... C..... AIR COND..... No..... HEATING..... Hot water.....
 BUILT..... 1920..... ELECTRICITY..... 110-220..... PLUMBING..... Adequate.....
 CONDITION..... Fair to Good..... ORIGINAL COST..... 5,700.00.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$ 39,959.00.....
DEPRECIATION (35 %)	\$ 13,986.00.....
SOUND VALUE	\$ 25,973.00.....
EXCLUSIONS (9.8 %)	\$ 2,545.00.....
FULL INSURABLE VALUE	\$ 23,428.00.....
90% BUILDING VALUE	\$ 21,085.00.....
CONTENTS	\$.....
Date ..10-29-73...	George W. Huber..... Appraiser

BUILDING APPRAISAL
Sq. Ft. Method

GROUP Montana State Prison LOCATION Deer Lodge
BUILDING Duplex Residence NO. 7-C

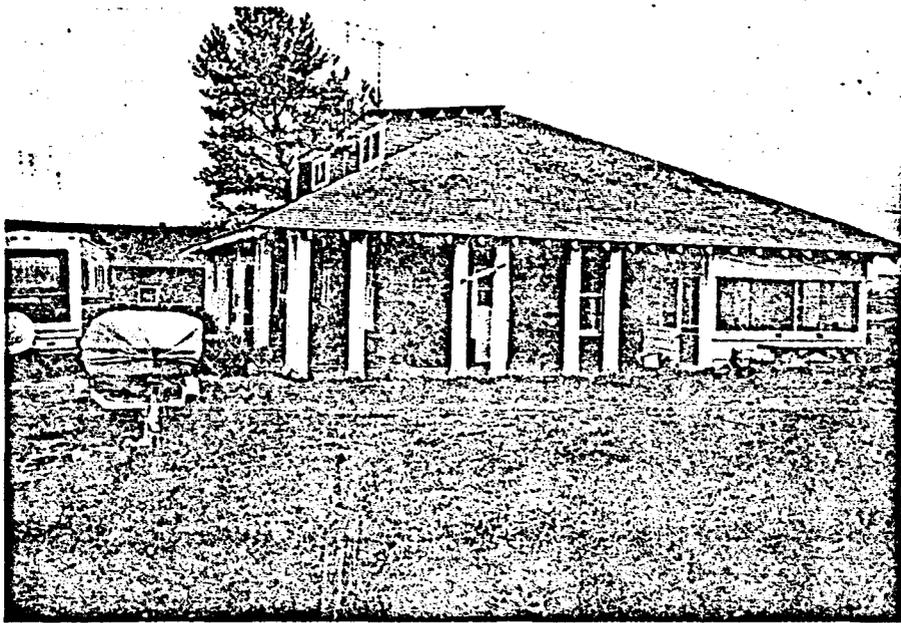
CURRENT REPLACEMENT COST ESTIMATE	Sec. I	Sec. II	Sec. III	Sec. IV
	1st	2nd	Base.	Porch
1. Base Square Foot Cost _____	\$ 13.83	\$	\$ 3.21	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____	1.14			
3. Elevator deduction _____				
4. Miscellaneous _____				
5. Total lines 1 through 4 _____	\$ 14.97	\$	\$ 3.21	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____	1.03			
8. Floor area—perimeter Multiplier _____	.964			
9. Combined Refinements (6x7x8) _____	\$.993	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) _____	\$ 14.87	\$	\$ 3.21	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.09		1.09	
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.98		.98	
13. Final Sq./Ft. cost (10x11x12) _____	\$ 15.91	\$ 14.32	\$ 3.43	\$ 6.30
14. Area _____ Sq. Ft. _____	1800	350	375	570
15. Lines 13 x 14 _____	\$ 30,070	\$ 5012	1236 1226	\$ 3591
16. Total All Sections _____	\$ 39,959			
17. Lump Sums _____	\$			
18. Current Replacement Cost Est. _____	\$ 30,959			

DEPRECIATION CALCULATIONS
Year Built 19 20 Age 53 Years
Original Life Expectancy 50 Years
Remaining Life Expectancy 23 Years
Class C Quality Avg. Depr. 35 %

INSURANCE EXCLUSIONS

Basement excavation _____
Foundation below ground _____ 3.1
Piping below ground _____ 1.0
Arch. Plans and Specs. _____ 5.7
Total Exclusions _____ 9.8

10-29-73 Date George W. Huber



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION... Valiton Ranch one mile South of City Limits.....
 ADDRESS.... Deer Lodge.....
 BUILDING... Storage Building..... BUILDING NO. 9-C.....
 OCCUPANCY.. same.....
 SIZE..... 14' x 39' ~ 10' High.....
 STORIES... one..... FOUNDATION..... Masonry.....
 EXT. WALLS.. Birch *Brick*..... INT. WALLS.....
 CEILINGS..... INSULATION.....
 ROOF..... Shingles..... FLOORS..... Concrete.....
 CLASS..... C..... AIR COND..... No..... HEATING.. None.....
 BUILT..... ?..... ELECTRICITY..... 110..... PLUMBING.. None.....
 CONDITION.. Fair..... ORIGINAL COST... NA.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$ 8234.00.....
DEPRECIATION (<u>42 %</u>)	\$ 3458.00.....
SOUND VALUE	\$ 4776.00.....
EXCLUSIONS (<u>10.4%</u>)	\$ 497.00.....
FULL INSURABLE VALUE	\$ 4279.00.....
90% BUILDING VALUE	\$ 3851.00.....
CONTENTS	\$.....

Date .. 10-29-73.. George W. Huber.....
 Appraiser

BUILDING APPRAISAL
Sq. Ft. Method

GROUP Montana State Prison LOCATION Deer Lodge
 BUILDING Storage Building NO. 9-C

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost	\$ 12.26	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation	- .41			
3. Elevator deduction				
4. Miscellaneous				
5. Total lines 1 through 4	\$ 11.85	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier				
7. Ht./Story—Multiplier	.914			
8. Floor area—perimeter Multiplier	1.301			
9. Combined Refinements (6x7x8)	\$ 1.189	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9)	\$ 14.09	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3)	1.08			
12. Local Multiplier (Sec. 99 p. 5 and 6)	.98			
13. Final Sq./Ft. cost (10x11x12)	\$ 15.08	\$	\$	\$
14. Area _____ Sq. Ft. _____	546			
15. Lines 13 x 14	\$ 8234	\$	\$	\$
16. Total All Sections	\$ 8234			
17. Lump Sums	\$			
18. Current Replacement Cost Est.	\$ 8234			

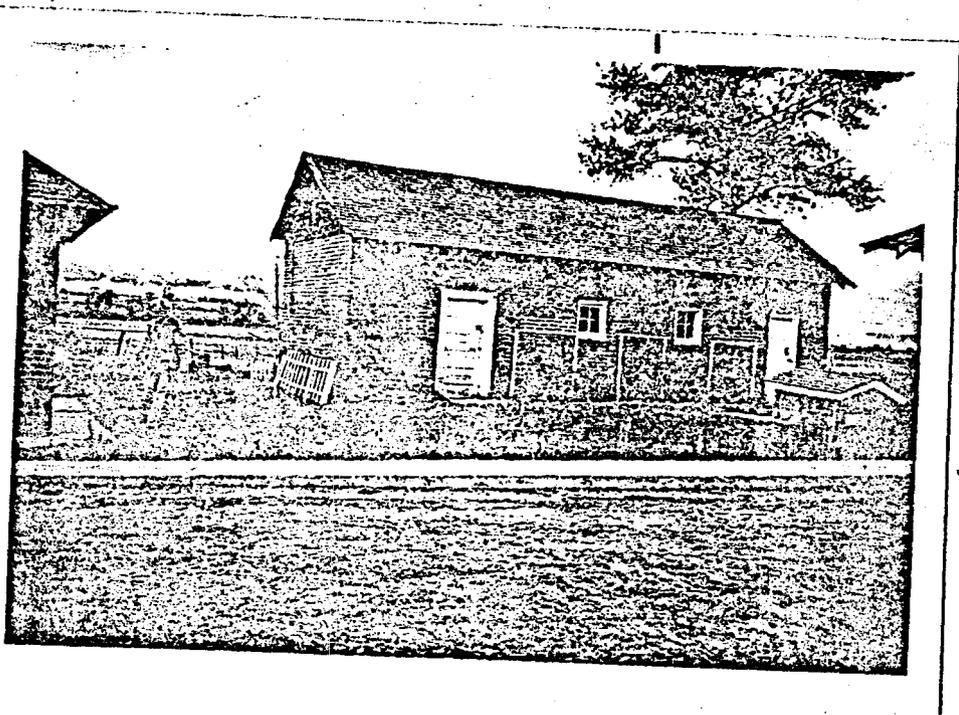
DEPRECIATION CALCULATIONS

Year Built 19 7 Approx Age 50 Years
 Original Life Expectancy 45 Years
 Remaining Life Expectancy 16 Years
 Class C Quality Avg. Depr. 22x 42 %

INSURANCE EXCLUSIONS

Basement excavation	_____ %
Foundation below ground	<u>5.5</u> %
Piping below ground	_____ %
Arch. Plans and Specs.	<u>4.9</u> %
Total Exclusions	<u>10.4</u> %

Date 10-29-73 Appraiser George W. Huber



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION..... Valiton Ranch one mile South of City Limits.....
 ADDRESS..... Deer Lodge.....
 BUILDING..... Laundry Bldg..... BUILDING NO. 10-C.....
 OCCUPANCY..... washing facilities for Occupants of Duplex.....
 SIZE..... 18' x 24' - 10' High.....
 STORIES..... one..... FOUNDATION..... Concrete.....
 EXT. WALLS..... Brick..... INT. WALLS..... Plaster.....
 CEILINGS..... Plaster..... INSULATION.....
 ROOF..... Shingles..... FLOORS..... Concrete.....
 CLASS..... C..... AIR COND..... No..... HEATING..... Stove.....
 BUILT..... ?..... ELECTRICITY..... 110..... PLUMBING..... Adequate.....
 CONDITION..... Fair..... ORIGINAL COST..... NA.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$ 7145.00
DEPRECIATION (40 %)	\$ 2858.00
SOUND VALUE	\$ 4287.00
EXCLUSIONS (11.4 %)	\$ 489.00
FULL INSURABLE VALUE	\$ 3798.00
90% BUILDING VALUE	\$ 3418.00
CONTENTS	\$

Date 10-20-73..... George W. Huber.....
 Appraiser

BUILDING APPRAISAL
Sq. Ft. Method

GROUP Montana State Prison LOCATION Deer Lodge
BUILDING Laundry Building NO. 10-C

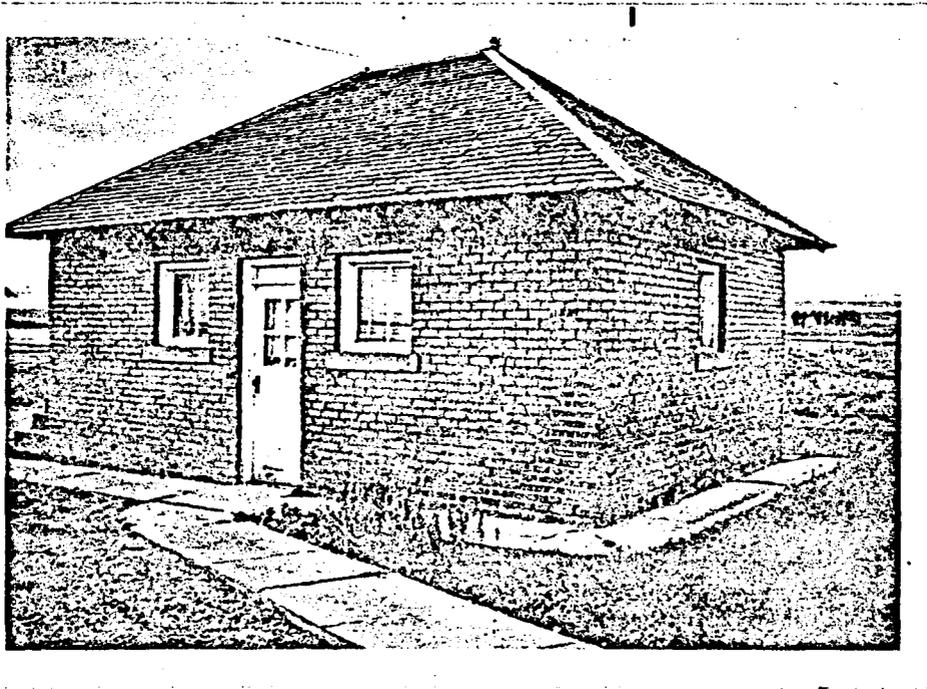
	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost _____	\$ 13.52	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____	.16			
3. Elevator deduction _____				
4. Miscellaneous _____				
5. Total lines 1 through 4 _____	\$ 13.68	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____	.945			
8. Floor area—perimeter Multiplier _____	1.20			
9. Combined Refinements (6x7x8) _____	\$ 1.13	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) _____	\$ 15.46	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.09			
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.98			
13. Final Sq./Ft. cost (10x11x12) _____	\$ 16.54	\$	\$	\$
14. Area _____ Sq. Ft. _____	432			
15. Lines 13 x 14 _____	\$ 7145	\$	\$	\$
16. Total All Sections _____	\$ 7145			
17. Lump Sums _____	\$			
18. Current Replacement Cost Est. _____	\$ 7145			

DEPRECIATION CALCULATIONS
Year Built 19 7 Approx Age 50 Years
Original Life Expectancy 45 Years
Remaining Life Expectancy 16 Years
Class C Quality Avg. Depr. 40 %

INSURANCE EXCLUSIONS

Basement excavation _____	_____
Foundation below ground _____	5.5
Piping below ground _____	1.0
Arch. Plans and Specs. _____	4.9
Total Exclusions _____	11.4

Date 10-29-73 George W. Huber



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP.....Montana State Prison.....
 LOCATION....Valiton Ranch one mile South of City Limits.....
 ADDRESS.....Deer Lodge.....
 BUILDING....Toy Shop Warehouse No. 1.....BUILDING NO. 11-C.....
 OCCUPANCY...Same.....
 SIZE.....27' x 52' x 16' High.....
 STORIES.....1 & basement FOUNDATION.....Concrete.....
 EXT. WALLS..Brick.....INT. WALLS.....
 CEILINGS.....INSULATION.....
 ROOF.....Shingles.....FLOORS..Wood 1st & dirt basement.....
 CLASS.....C.....AIR COND.....No.....HEATING..Gas stove up, wood stove in basement.....
 BUILT.....?.....ELECTRICITY.....110.....PLUMBING..None.....
 CONDITION...Poor.....ORIGINAL COST.....NA.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$ 30,442.00.....
DEPRECIATION (48 %)	\$ 14,612.00.....
SOUND VALUE	\$ 15,830.00.....
EXCLUSIONS (13.4%)	\$ 2,121.00.....
FULL INSURABLE VALUE	\$ 13,709.00.....
90% BUILDING VALUE	\$ 12,338.00.....
CONTENTS	\$.....
Date 10-29-73....	..George V. Huber..... Appraiser

CURRENT REPLACEMENT COST ESTIMATE

	Sec. I	Sec. II	Sec. III	Sec. IV
	1st floor	Basement	Dock	
Base Square Foot Cost	\$ 12.26	\$	\$ 2.05	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation	.20			
3. Elevator deduction				
4. Miscellaneous				
5. Total lines 1 through 4	\$ 12.46	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier				
7. Ht./Story—Multiplier	1.10			
8. Floor area—perimeter Multiplier	1.252			
9. Combined Refinements (6x7x8)	\$ 1.377	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9)	\$ 17.16	\$	\$	\$
1. Cur. Cost Multiplier (Sec. 99 p. 3)	1.08			
12. Local Multiplier (Sec. 99 p. 5 and 6)	.98			
13. Final Sq./Ft. cost (10x11x12)	\$ 18.19	\$ 3.20	\$ 2.05	\$
14. Area Sq. Ft.	1404	1404	200	
15. Lines 13 x 14	\$ 25,539	\$ 4493	\$ 410	\$

16. Total All Sections	\$ 30,442
17. Lump Sums	\$
18. Current Replacement Cost Est.	\$ 30,442

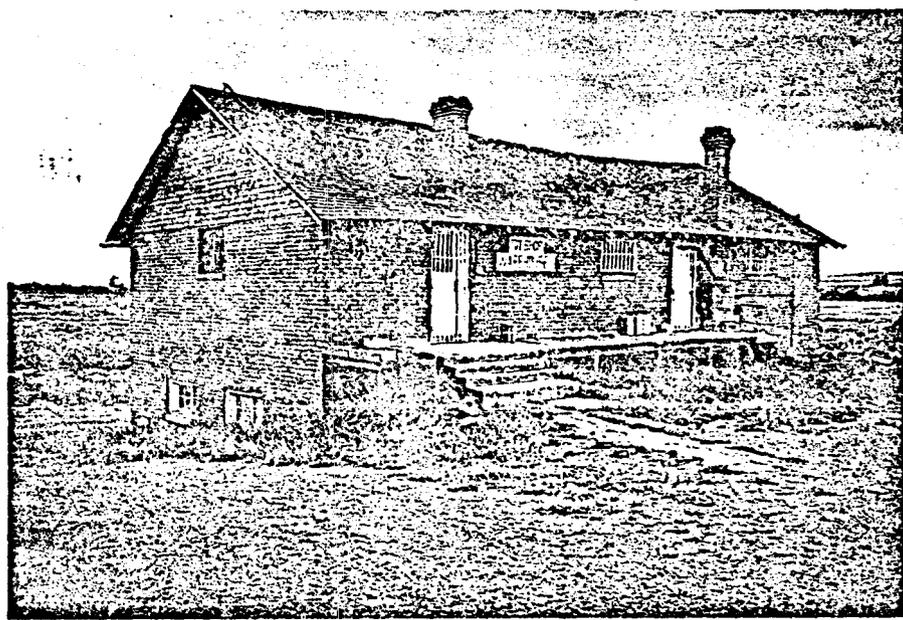
DEPRECIATION CALCULATIONS

Year Built 19 ? Approx. Age 50 Years
 Original Life Expectancy 45 Years
 Remaining Life Expectancy 16 Years
 Class C Quality Avg Depr. 48 %

INSURANCE EXCLUSIONS

Basement excavation	3.0 %
Foundation below ground	5.5 %
Piping below ground	%
Arch. Plans and Specs.	4.9 %
Total Exclusions	13.4 %

 10-29-73 George W. Huber
 Date Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP.....Montana State Prison.....
 LOCATION....Valton Ranch, one mile South of Deer Lodge City Limits.....
 ADDRESS....Deer Lodge.....
 BUILDING...Toy Shop & Office.....BUILDING NO. 12-C.....
 OCCUPANCY...Repairing toys.....
 SIZE.....22' x 46' x 10' High.....
 STORIES.....one.....FOUNDATION.....Concrete.....
 EXT. WALLS..Brick.....INT. WALLS.....Plaster.....
 CEILINGS...Sheet rock.....INSULATION.....
 ROOF.....Shingles.....FLOORS.....Concrete.....
 CLASS.....C.....AIR COND.....No.....HEATING..Stoves.....
 BUILT.....?.....ELECTRICITY.....110.....PLUMBING. Adequate.....
 CONDITION...Fair to Poor.....ORIGINAL COST.....NA.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$ 14,470.00
DEPRECIATION (53 %)	\$ 7,669.00
SOUND VALUE	\$ 6,801.00
EXCLUSIONS (11.4 %)	\$ 775.00
FULL INSURABLE VALUE	\$ 6,026.00
90% BUILDING VALUE	\$ 5,423.00
CONTENTS	\$

Date 10-30-73... George H. Huber.....
 Appraiser

BUILDING APPRAISAL

Sq. Ft. Method

GROUP Montana State Prison LOCATION Deer Lodge

BUILDING Toy Shop Office NO. 12-C

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost _____	\$ 9.18	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____	.20			
3. Elevator deduction _____				
4. Miscellaneous _____				
5. Total lines 1 through 4 _____	\$ 9.38	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____	.955			
8. Floor area—perimeter Multiplier _____	1.360			
9. Combined Refinements (6x7x8) _____	\$ 1.30	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) _____	\$ 12.19	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.08			
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.98			
13. Final Sq./Ft. cost (10x11x12) _____	\$ 12.92	\$	\$	\$
14. Area _____ Sq. Ft. _____	1120			
15. Lines 13 x 14 _____	\$ 14,470	\$	\$	\$
16. Total All Sections _____	\$ 14,470			
17. Lump Sums _____	\$			
18. Current Replacement Cost Est. _____	\$ 14,470			

DEPRECIATION CALCULATIONS

Year Built 19 7 Approx. Age 50 Years

Original Life Expectancy 50 Years

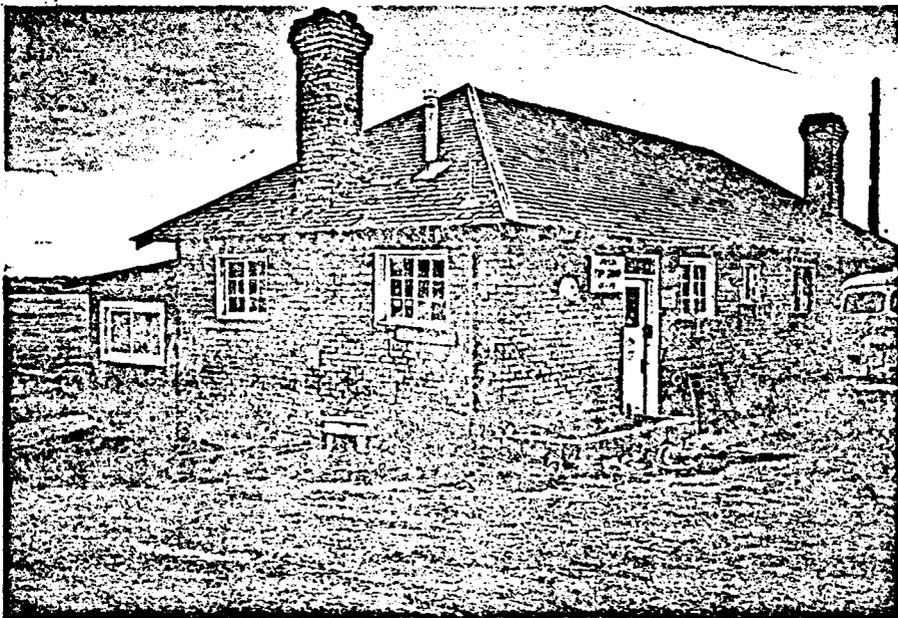
Remaining Life Expectancy 12 Years

Class C Quality _____ Avg. Depr. 53 %

INSURANCE EXCLUSIONS

Basement excavation _____	_____
Foundation below ground _____	5.5 %
Piping below ground _____	1.0 %
Arch. Plans and Specs. _____	4.9 %
Total Exclusions _____	11.4 %

Date 10-30-73 Appraiser George W. Huber



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP.....Montana State Prison.....

LOCATION....Valiton Ranch..1.mile.South.of.Deer.Lodge.City.Limits.....

ADDRESS....Deer.Lodge.....

BUILDING....Joy.Shop.Lumber.Storage.....BUILDING NO.13-C.....

OCCUPANCY...Same.....

SIZE.....12'.x.15'.r.10'.High.....

STORIES....one.....FOUNDATION.....Concrete.....

EXT. WALLS..Brick.....INT. WALLS.....Brick.....

CEILINGS...open.....INSULATION.....

ROOF.....Rolled.roofing.....FLOORS.Concrete.....

CLASS.....C.....AIR COND.....No.....HEATING.....None.....

BUILT.....?.....ELECTRICITY.....None.....PLUMBING...None.....

CONDITION...Fair.....ORIGINAL COST.....NA.....

ADDITIONS AND BETTERMENTS.....

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(Picture or Other Information)

REPLACEMENT COST	\$..1224.00.....
DEPRECIATION (42 %)	\$..514.00.....
SOUND VALUE	\$..710.00.....
EXCLUSIONS (_____ %)	\$.....
FULL INSURABLE VALUE	\$..710.00.....
90% BUILDING VALUE	\$..639.00.....
CONTENTS	\$.....

Date .10.30.73... George.W..Huber.....
 Appraiser

BUILDING APPRAISAL
Sq. Ft. Method

GROUP Montana State Prison LOCATION Deer Lodge
 BUILDING Toy Shop Lumber Shed NO. 13-C

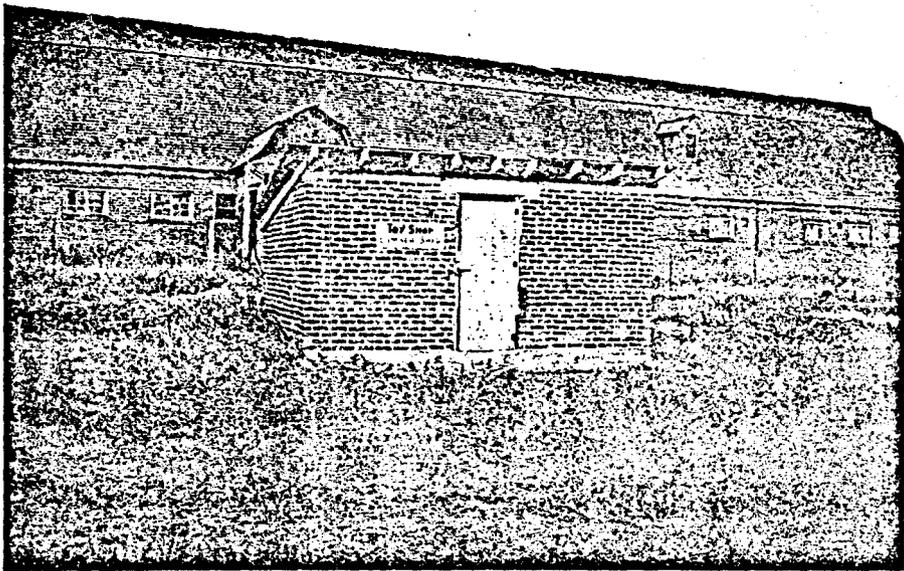
	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost _____	\$ 5.13	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____				
3. Elevator deduction _____				
4. Miscellaneous _____				
5. Total lines 1 through 4 _____	\$ 5.13	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____				
8. Floor area—perimeter Multiplier _____	1.30			
9. Combined Refinements (6x7x8) _____	\$ 1.30	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) _____	\$ 6.67	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.04			
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.98			
13. Final Sq./Ft. cost (10x11x12) _____	\$ 6.80	\$	\$	\$
14. Area _____ Sq. Ft. _____	189			
15. Lines 13 x 14 _____	\$ 1224	\$	\$	\$
16. Total All Sections _____	\$ 1224			
17. Lump Sums _____	\$			
18. Current Replacement Cost Est. _____	\$ 1224			

DEPRECIATION CALCULATIONS
 Year Built 19 ? Approx. Age 30 Years
 Original Life Expectancy 40 Years
 Remaining Life Expectancy 18 Years
 Class C Quality Avg. Depr. 42 %

INSURANCE EXCLUSIONS

Basement excavation _____	_____ %
Foundation below ground _____	_____ %
Piping below ground _____	_____ %
Arch. Plans and Specs. _____	_____ %
Total Exclusions _____	_____ %

10-30-73 Date George W. Huber Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP..... Montana State Prison

LOCATION..... Valiton Ranch one mile South of City Limits

ADDRESS..... Deer Lodge

BUILDING..... Root House - South q BUILDING NO. 14-C

OCCUPANCY..... Toy Shop Storage

SIZE..... 33' x 79'

STORIES..... oneq FOUNDATION..... Wood

EXT. WALLS..... Log & Frame INT. WALLS..... Wood

CEILINGS..... open INSULATION.....

ROOF..... Shingles FLOORS..... Ditt

CLASS..... D AIR COND..... No HEATING..... None

BUILT..... ? ELECTRICITY..... No PLUMBING..... None

CONDITION..... Poor ORIGINAL COST..... NA

ADDITIONS AND BETTERMENTS.....

.....

.....

(Picture or Other Information)

REPLACEMENT COST	\$ 11,549
DEPRECIATION (75 %)	\$ 8,662
SOUND VALUE	\$ 2,887
EXCLUSIONS (9.9 %)	\$ 286
FULL INSURABLE VALUE	\$ 2,601
90% BUILDING VALUE	\$ 2,341
CONTENTS	\$

Date ..10-29-73... ..George W. Huber.....
 Appraiser

BUILDING APPRAISAL
Sq. Ft. Method

GROUP Montana State Prison LOCATION Deer Lodge
 BUILDING Root House - South NO. 14-C

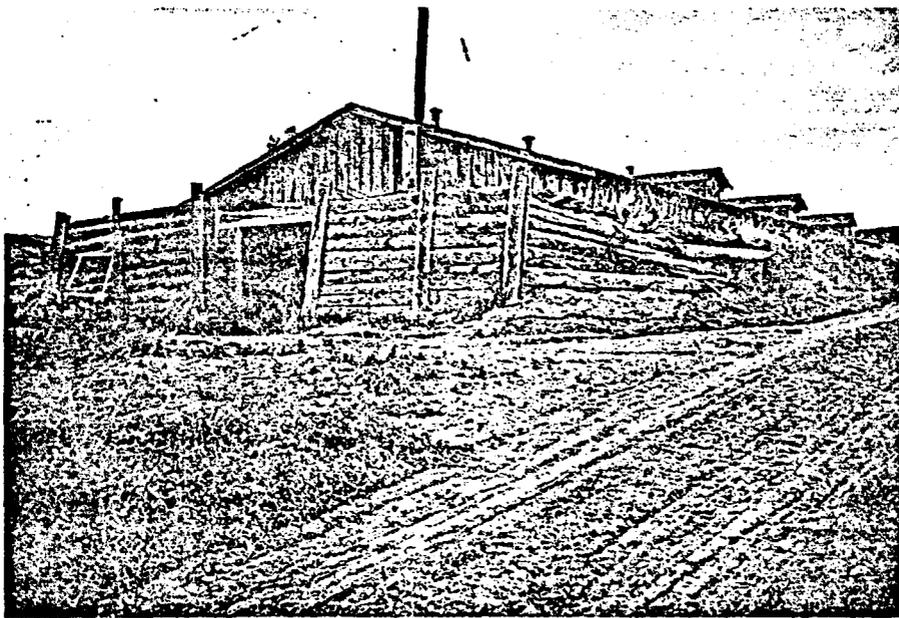
	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost _____	\$ 4.42	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____				
3. Elevator deduction _____				
4. Miscellaneous <u>No floor</u> _____	- .99			
5. Total lines 1 through 4 _____	\$ 3.52	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____				
8. Floor area—perimeter Multiplier _____	1.21			
9. Combined Refinements (6x7x8) _____	\$ 1.21	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9) _____	\$ 4.26	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3) _____	1.08			
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.96			
13. Final Sq./Ft. cost (10x11x12) _____	\$ 4.43	\$	\$	\$
14. Area _____ Sq. Ft. _____	2607			
15. Lines 13 x 14 _____	\$ 11,549	\$	\$	\$
16. Total All Sections _____	\$ 11,549			
17. Lump Sums _____	\$			
18. Current Replacement Cost Est. _____	\$ 11,549			

DEPRECIATION CALCULATIONS
 Year Built 19 ? Approx. Age 55 Years
 Original Life Expectancy 30 Years
 Remaining Life Expectancy 4 Years
 Class D Quality Low Cost Depr. 75 %

INSURANCE EXCLUSIONS

Basement excavation _____ 5.0
 Foundation below ground _____
 Piping below ground _____
 Arch. Plans and Specs. _____ 4.9
 Total Exclusions _____ 9.9

George W. Huber
 10-29-73 Date



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION... Valiton Ranch one mile South of City limits.....
 ADDRESS..... Deer Lodge.....
 BUILDING... Root House - North..... BUILDING NO. 15-C.....
 OCCUPANCY... Toy Storage.....
 SIZE..... 42' x 150'.....
 STORIES..... one1..... FOUNDATION..... Concrete.....
 EXT. WALLS.. Brick.& Wood..... INT. WALLS..... Wood.....
 CEILINGS... Open..... INSULATION.....
 ROOF..... Frame covered with dirt & straw..... FLOORS..... Dirt.....
 CLASS..... D..... AIR COND..... No..... HEATING... None.....
 BUILT..... 1925..... ELECTRICITY..... 110..... PLUMBING... None.....
 CONDITION... Poor..... ORIGINAL COST..... NA.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$ 25,326.00.....
DEPRECIATION (80 %)	\$ 20,261.00.....
SOUND VALUE	\$ 5,065.00.....
EXCLUSIONS (9.9 %)	\$ 502.00.....
FULL INSURABLE VALUE	\$ 4,563.00.....
90% BUILDING VALUE	\$ 4,107.00.....
CONTENTS	\$.....
Date 10-29-73....	George W. Huber.....
	Appraiser

GROUP Montana State Prison LOCATION Deer Lodge
 BUILDING Root House - North NO. 15-C

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost	\$ 4.42	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation				
3. Elevator deduction				
4. Miscellaneous <u>No Floor</u>	- .90			
5. Total lines 1 through 4	\$ 3.52	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier				
7. Ht./Story—Multiplier				
8. Floor area—perimeter Multiplier	1.10			
9. Combined Refinements (6x7x8)	\$ 1.10	\$	\$	\$
SQUARE FOOT CALCULATIONS				
10. Refined Sq./Ft. Cost (5x9)	\$ 3.87	\$	\$	\$
11. Cur. Cost Multiplier (Sec. 99 p. 3)	1.08			
12. Local Multiplier (Sec. 99 p. 5 and 6)	.96			
13. Final Sq./Ft. cost (10x11x12)	\$ 4.02	\$	\$	\$
14. Area _____ Sq. Ft.	6300			
15. Lines 13 x 14	\$ 25,326	\$	\$	\$
16. Total All Sections	\$ 25,326			
17. Lump Sums	\$			
18. Current Replacement Cost Est.	\$ 25,326			

DEPRECIATION CALCULATIONS

Year Built 19 25 Age 48 Years

Original Life Expectancy 30 Years

Remaining Life Expectancy 3 Years

Class D Quality Low Cost Depr. 80 %

INSURANCE EXCLUSIONS

Basement excavation _____ 5.0 %

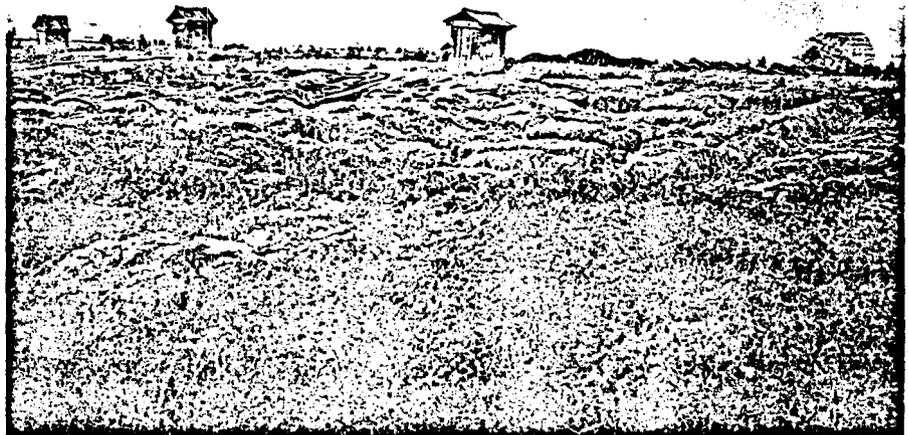
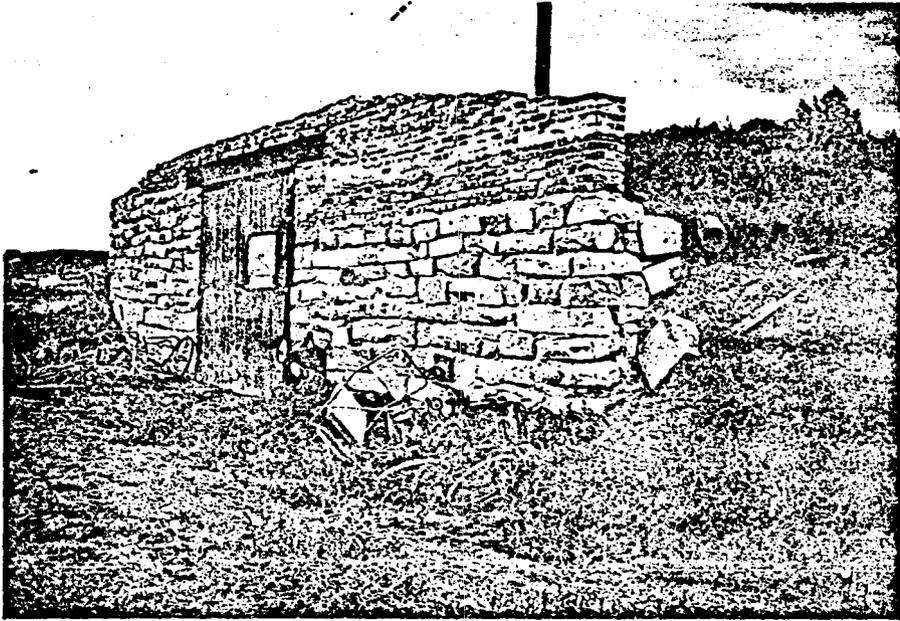
Foundation below ground _____ %

Piping below ground _____ %

Arch. Plans and Specs. _____ 4.9 %

Total Exclusions _____ 9.9 %

10-29-73 Date George W. Huber Appraiser



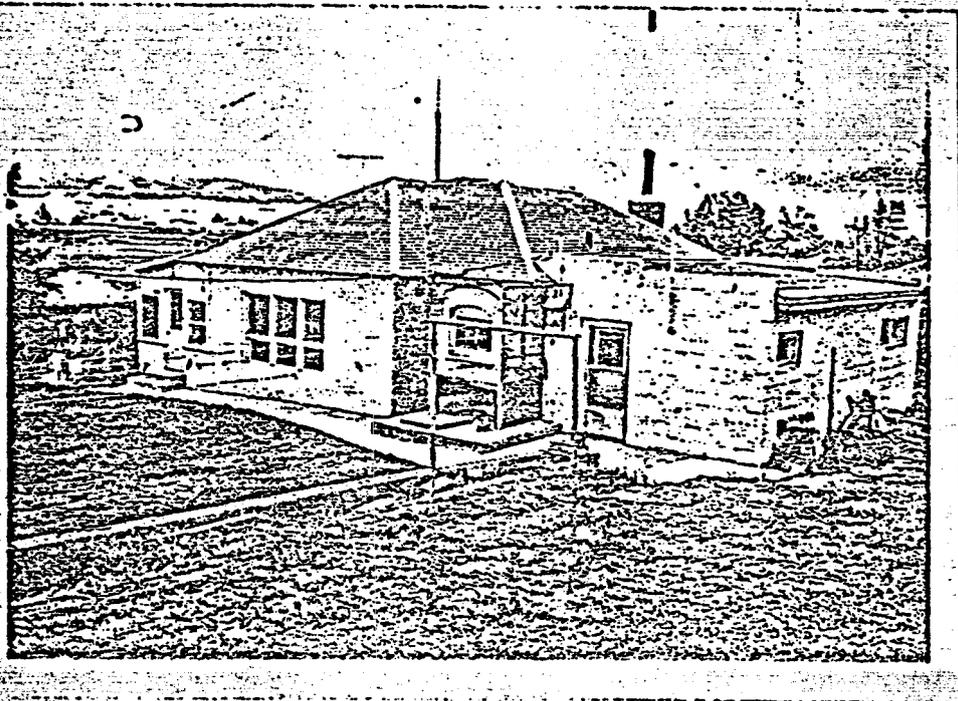
Roof of 15-C

GROUP Montana State Prison LOCATION Beer Lodge
 BUILDING Residence NO. 2-C

	Sec. I	Sec. II	Sec. III	Sec. IV
CURRENT REPLACEMENT COST ESTIMATE				
1. Base Square Foot Cost	\$ 13.83	\$	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation	1.14			
3. Elevator deduction				
4. Miscellaneous				
5. Total lines 1 through 4	\$ 14.97	\$	\$	\$
HEIGHT AND SIZE REFINEMENT				
6. No. Stories—Multiplier				
7. Ht. Story—Multiplier	1.03			
8. Floor area—perimeter Multiplier	1.011			
9. Combined Refinements (6x7x8)	\$ 1.041	\$	\$	\$
SQUARE FOOT CALCULATIONS				
1. Refined Sq./Ft. Cost (5x9)	\$ 15.58	\$	\$	\$
2. Cur. Cost Multiplier (Sec. 99 p. 3)	1.09			
3. Local Multiplier (Sec. 99 p. 5 and 6)	.98			
4. Final Sq./Ft. cost (10x11x12)	\$ 16.67	\$	\$	\$
5. Area Sq. Ft.	1352			
6. Lines 13 x 14	\$ 22,538	\$	\$	\$
7. Total All Sections	\$ 22,538			
8. Lump Sums	\$			
9. Current Replacement Cost Est.	\$ 22,538			

DEPRECIATION CALCULATIONS	
Built 19 <u>18</u>	Age <u>55</u> Years
Remaining Life Expectancy <u>50</u>	Years
Remaining Life Expectancy <u>15</u>	Years
Quality <u>Avg.</u>	Depr. <u>53</u> %

INSURANCE EXCLUSIONS	
Basement excavation	_____ %
Foundation below ground	<u>3.1</u> %
Piping below ground	<u>1.0</u> %
Arch. Plans and Specs.	<u>5.7</u> %
Total Exclusions	<u>9.8</u> %
Date <u>11-1-73</u>	George W. Huber Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS

State of Montana
Helena, Montana

GROUP..... Montana State Prison.....
 LOCATION..... Brickyard Area - south of Deer Lodge.....
 ADDRESS..... Deer Lodge.....
 BUILDING..... Residence..... BUILDING NO. 2-C.....
 OCCUPANCY..... Same.....
 SIZE..... 22' x 8' plus 6' x 38' plus 30' x 30' plus 3' x 17'.....
 STORIES..... one 25%..... FOUNDATION..... Concrete.....
 EXT. WALLS..... Masonry..... INT. WALLS.....
 CEILINGS..... INSULATION.....
 ROOF..... Shingles..... FLOORS..... Wood.....
 GLASS..... C..... AIR COND..... No..... HEATING..... Hot water.....
 BUILT..... 1918..... ELECTRICITY..... 110-220..... PLUMBING..... Adequate.....
 CONDITION..... Fair..... ORIGINAL COST..... 2,000.00.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$ 22,538.00
DEPRECIATION (53 %)	\$ 11,945.00
SOUND VALUE	\$ 10,593.00
EXCLUSIONS (9.3 %)	\$ 1,038.00
FULL INSURABLE VALUE	\$ 9,555.00
90% BUILDING VALUE	\$ 8,600.00
CONTENTS	\$
Date 11-1-73	George W. Huber

Appraiser

GROUP Montana State Prison LOCATION Deer Lodge

BUILDING Dwelling and Garage NO. 3-C

CURRENT REPLACEMENT COST ESTIMATE

	Sec. I	Sec. II	Sec. III	Sec. IV
	Dwelling	Garage		
1. Base Square Foot Cost _____	\$ 11.13	\$ 6.10	\$	\$
SQUARE FOOT REFINEMENTS				
2. Heating, Cooling, Ventilation _____	.07			
3. Elevator deduction _____				
4. Miscellaneous _____				
5. Total lines 1 through 4 _____	\$ 11.20	\$	\$	\$

HEIGHT AND SIZE REFINEMENT

6. No. Stories—Multiplier _____				
7. Ht./Story—Multiplier _____				
8. Floor area—perimeter Multiplier _____	1.40			
9. Combined Refinements (6x7x8) _____	\$ 1.40	\$	\$	\$

SQUARE FOOT CALCULATIONS

10. Refined Sq./Ft. Cost (5x9) _____	\$ 15.68	\$ 6.10	\$	\$
11. Cor. Cost Multiplier (Sec. 99 p. 3) _____	1.09	1.09		
12. Local Multiplier (Sec. 99 p. 5 and 6) _____	.98	.98		
13. Final Sq./Ft. cost (10x11x12) _____	\$ 16.78	\$ 6.53	\$	\$
Area _____ Sq. Ft. _____	228	350 2286		
14. Lines 13 x 14 _____	\$ 4833	\$ 2286	\$	\$

Total All Sections _____	\$ 7119
Lump Sums _____	\$
Current Replacement Cost Est. _____	\$ 7119

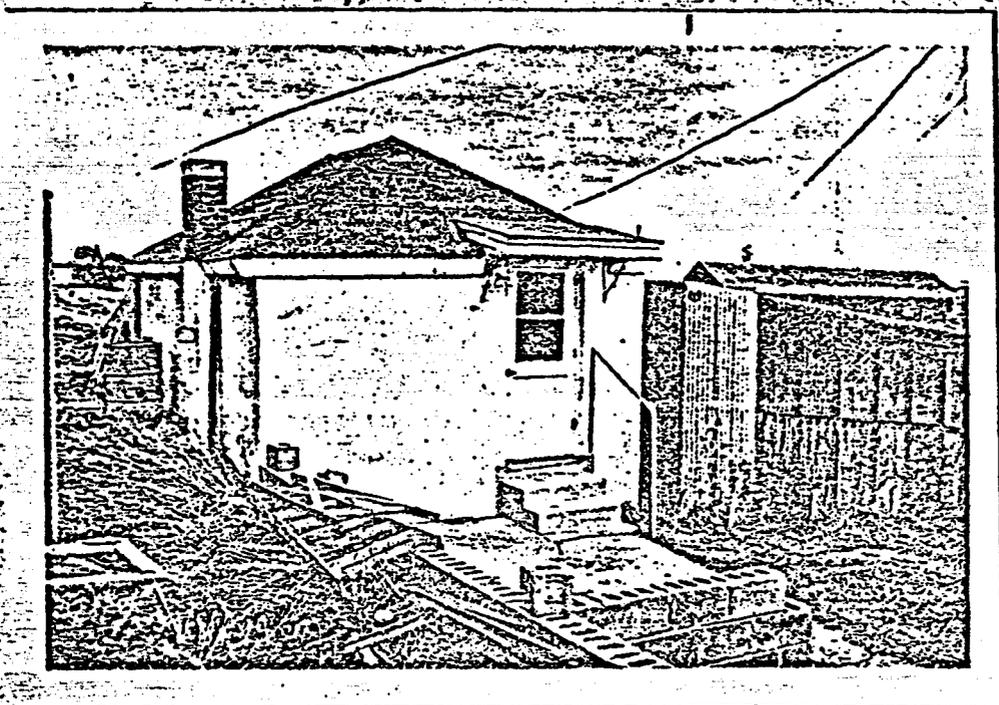
DEPRECIATION CALCULATIONS

Built <u>19 18</u> _____	Age <u>55</u> _____	Years _____
Final Life Expectancy _____	<u>50</u> _____	Years _____
Remaining Life Expectancy _____	<u>13</u> _____	Years _____
C&D _____	Quality <u>Low Cost</u> _____	Depr. <u>55</u> _____ %

INSURANCE EXCLUSIONS

Basement excavation _____	_____ %
Foundation below ground _____	<u>3.3</u> %
Piping below ground _____	<u>1.0</u> %
Arch. Plans and Specs. _____	<u>5.7</u> %
Total Exclusions _____	<u>10.0</u> %

11-1-73 _____ George W. Huber
Date Appraiser



BUILDING APPRAISAL

BOARD OF EXAMINERS
 State of Montana
 Helena, Montana

GROUP.....Montana State Prison.....
 LOCATION....Brickyard Area 2 South of Deer Lodge.....
 ADDRESS.....Deer Lodge.....
 BUILDING....Dwelling & Garage.....BUILDING NO. 3-C.....
 OCCUPANCY...Residence.....
 SIZE.....16' x 18' Residence - 10' x 35' garage.....
 STORIES.....ONE.....FOUNDATION.....Concrete.....
 EXT. WALLS..Masonry-Residence; Frame-Garage.....INT. WALLS.....
 CEILINGS.....INSULATION.....
 ROOF.....Rolled roofing.....FLOORS...Wood.....
 CLASS.....C & D.....AIR COND.....No.....HEATING...Gas stove.....
 BUILT.....1918.....ELECTRICITY.....110-220.....PLUMBING...Adequate.....
 CONDITION..Fair to Poor.....ORIGINAL COST..1,200.00.....
 ADDITIONS AND BETTERMENTS.....

(Picture or Other Information)

REPLACEMENT COST	\$ 7,110.00
DEPRECIATION (55 %)	\$ 3,915.00
SOUND VALUE	\$ 3,204.00
EXCLUSIONS (10 %)	\$ 320.00
FULL INSURABLE VALUE	\$ 2,884.00
90% BUILDING VALUE	\$ 2,596.00
CONTENTS	\$

Date 11-1-73..... George W. Huber.....
 Appraiser

PLAN OF PROPOSED MANNER AND METHOD OF RECLAMATION OF LANDS

DISTURBED BY OPEN CUT OR STRIP REMOVAL OPERATIONS FOR OR BY

THE STATE HIGHWAY COMMISSION OF THE STATE OF MONTANA

A. In compliance with the provisions of Section 1 of that certain contract entered into with the State Board of Land Commissioners on the _____ day of _____, 1971, The State Highway Commission of the State of Montana shall perform or cause to be performed the following actions to reclaim lands affected by open cut or strip removal of rock, gravel, or sand by its employees, agents, or contractors.

1. To reclaim the land for its original use, or for one or more specified uses, including but not limited to: forest, pasture, orchard, cropland, residence, recreation, industry, habitat (including food, cover, or water) for wildlife or other uses.
2. To establish vegetative cover commensurate with the proposed land use designated.
3. To prevent drainage or sedimentation of acid resulting from its operations on or into adjoining lands or streams by the construction of earth dams or other devices to control water drainage, provided the formation of such impoundments or devices will not interfere with other landowners rights or contribute to water pollution.
4. To recover by earth fill, to a depth of at least two feet, any coal seam uncovered by its removal operations.
5. To accomplish practical utilization of soil materials, such material will be utilized for placement on disturbed lands in all instances where revegetation is necessary to attain the proposed land use. Such redistribution of soil materials will be accomplished after completion or termination of removal operations at a depth sufficient for plant growth on slopes of 2:1 or less. Grading specifications shall be commensurate with the topography sought and land use designated.
6. To remove or bury metal and other non-combustible waste materials; and to dispose of all refuse in a manner that will prevent water pollution, unsightliness or other deleterious effects from such refuse.
7. To locate, construct and maintain access, haul and other support roads in such manner as to control or minimize rut channelling and other erosion.
8. To submit an annual removal completion and reclamation status report to the Commission.
9. To conduct removal operations in a manner to avoid range and forest fires

Pit Reclamation Contract between hand Board
A. B. Roland
D. H. W. P. Note "G."

and spontaneous combustion. Burning of combustible waste materials shall comply with fire prevention and control practices suitable for the area and season.

10. To furnish appropriate protection for objects and areas of archeological and historical value.
 11. Except for rock faces, bench faces, and excavations used for water impoundments, to revegetate all affected land, when commensurate with proposed use, and upon completion of operations. Where applicable, seeding and planting shall be done in a manner to achieve a reasonable vegetative cover for wildlife, livestock and retardation of erosion. All seed will be drilled or placed by hydroseeding or other acceptable methods. In the event the first seeding is not successful a second attempt shall be made, generally not sooner than two years after the first seeding. Where local situations warrant, the seed bed will be treated, loosened or otherwise prepared for the second seeding attempt.
 12. To complete reclamation efforts as soon as reasonably possible after completion of removal operations.
- B.** In the event that a landowner objects to the reclamation of the affected land the State Highway Commission shall request the State Board of Land Commissioners to release the Highway Commission, within a reasonable length of time, from its obligation to reclaim the affected land. Only after the landowner has assumed all reclamation responsibilities by signing a copy of the attached affidavit, will the contractor be released from his reclamation responsibilities.
- C.** In the event two or more operators, one of which is the State Highway Commission, are conducting removal operations in the same area, either concurrently or in immediate succession, The State Highway Commission shall request the State Board of Land Commissioners to notify each operator the extent of his responsibility for reclamation of the affected land.
- D.** If at any time the State Highway Commission for good reason determines to revise or replace this reclamation plan it shall submit the new plan or revisions to the Commission and shall not place the new or revised plan in operation until approval has been granted.
- E. Performance Bond.**
1. The State Highway Commission shall require the contract performance bonds of its contractors to encompass reclamation of affected lands as set forth in the reclamation contract herein when materials from such land are covered by Highway Commission construction or maintenance contracts.
 2. The State Highway Commission shall reclaim affected lands as provided in the reclamation contract and herein whenever materials from such lands are removed by Highway Commission employees.

- F. The State Highway Commission shall be guided by recommendations of qualified personnel of state or federal agencies as to type and amount of seed and other vegetation employed in the reclamation of affected land commensurate with the proposed use.
- G. The State Highway Commission shall not locate or allow to be located any sand or gravel pit in any flowing stream - such action being in clear violation of the Montana Water Pollution Control Act, Chapter 22, Laws of Montana, 1971. No excavations will be made on any stream floodway at locations likely to offer a new channel to the stream at times of flooding.

Exhibit #10
2-21-85



The Big Sky Country

MONTANA STATE SENATE

SENATOR DAVID (SPIKE) FULLER

ASST. MAJORITY WHIP

HOME ADDRESS:

1030 SIERRA ROAD WEST
HELENA, MONTANA 59601
HOME PHONE: (406) 458-9194

COMMITTEES:

LOCAL GOVERNMENT, CHRM.
LEGISLATIVE AUDIT
BUSINESS AND INDUSTRY
NATURAL RESOURCES
LONG RANGE PLANNING

February 21, 1985

MEMORANDUM

TO: Representative Gene Donaldson

FROM: Senator Dave Fuller *DF*

RE: University Affiliated Proposals for Water and
Renewable Resource Development Projects

On behalf of all the members of the Long Range Planning Committee, I am writing to call your attention to the various proposals we have reviewed which have some effect on the staffing and work assignments by some personnel at the various university units.

I have enclosed a listing of these proposals for review by you and your Appropriations Sub-committee. Those proposals which are indicated as "over" means those which have been recommended to our Committee for approval. Those indicated as "below" are projects which go beyond available resources. Final action on these proposals is subject to additional discussion by our Committee.

It is our feeling that you should be aware of these projects as you review the budgets for each of the university units. We welcome any suggestions you and your Sub-committee may have with regard to how these projects may impact the various budgets of the affected units.

Please let me know if we can assist you or provide any additional information on this issue.

✓ cc: Long Range Planning Committee Members

Enclosure

University Affiliated Applications
for Water and Renewable Resource Development Funding

#	Sponsor	Project	Recommended Amount	Grant Used for Personnel Costs	Limit of Available Funding
-----WATER DEVELOPMENT-----					
1	Bureau of Mines	Statewide Groundwater Info Center	\$100,000	\$ 22,500	above
4	Forest Conservation Experiment Station	Riparian Vegetation Classification	85,000	73,460	above
7	MSU Reclamation Research Unit	Hydrological Assessment	69,000	23,340	above
12	Univ. of Montana	Missoula Valley Aquifer	100,000	56,431	above
17	MSU, Dept. of Biology	Impacts of Small Hydro-power on Trout	97,000	?	above

34	Bureau of Mines	Madison Valley Arsenic Groundwater	44,000	20,500	below
36	MSU, Dept. of Earth Sci.	Groundwater Exploration	85,000	38,500	below
39	MSU/Southern Ag Research Center	Cablegation Demonstration	10,000	-0-	below
45	MSU, Dept. of Engineering	Community Water Demands	25,000	?	below
54	Bureau of Mines	Butte Mine--Flooding Monitoring	96,000	43,975	below
			<u>\$711,000</u>	<u>\$278,700</u>	
-----RENEWABLE RESOURCE DEVELOPMENT-----					
Agricultural Land					
3	MSU/Teton County	Leafy Spurge	\$ 14,000	\$ 13,000	above
13	MSU, Dept. of Ag. Econ.	Econ Incentives of Plowout	-0-	?	below
Timber					
I	Forest and Conservation Experiment Station	Tree Thinning and Removal	\$ 19,000	?	above
Other					
3	MSU, Dept. of Ag. Econ.	Econ of On-farm Wind Generation	\$ 14,000	\$ 14,000	below
			<u>\$ 47,000</u>	<u>\$ 27,000</u>	

Loan 4% Below Bond Rate

The Entity / Project	Loan Amount	No. Users	State Average	Existing Fee	Loan Fee with no subsidy	% above state avg with no subsidy	Fee at 6% for 7yrs	% above state avg	Fee at 10% for 13yrs	% above state avg	Grant Equivalent
Billings Heights / Oxford Water Supply	\$1,100,000	100	14.89	wells	106.15	612%	78.71	429	97.82	557	359,604
Town of Drummond / Water Supply	\$304,600	138	8.82	wells	21.30	241%	15.81	179	19.63	222	99,592
Town of Dutton / Water Supply	\$652,000	225	8.82	20.50	27.96	449%	20.76	367	25.77	424	212,949
East Bench Irrig Dist / Sprinkler	\$1,317,285	2,646 AC	14.46	9.25	58.48	368%	43.40	264	54.09	338	430,319
Evergreen Wat. Sewer / Sewer	3,226,800	1550	10.00	10.00	20.09	201%	14.92	149	17.71	177	1,248,518
Town of Neihart - Water System	550,000	104	8.82	12.85	51.03	624%	37.89	475	47.03	578	179,687
Glassgow Water Source	5,662,000	1,546	16.18	20.14	35.34	242%	26.24	186	32.57	225	1,849,820
Yellowstone City - Subdivision Cedar Park	555,000	107	14.89	9.90	50.05	302%	37.16	216	46.13	276	181,288

Exhibit # 11
2-21-85
DNRC

Loan 2 % Below Bond Rate

The Entity / Project	Loan Amount	No. Users	State Average	Existing Fee	Loan Fee with no subsidy	% above state avg. with no subsidy	Fee at 8% for 7 yrs	% above state avg	Fee at 10% for 13 yrs	% above state avg	Grant Equivalent
City of Bozeman/Lynner Creek	726,074	4,800	24.60	26.00	1.46	12	1.27	5	1.41	6	114,048
Charlo Water Users/Distrib Syst.	269,446	127	14.89	9.50	19.93	98	17.75	83	19.72	96	43,876
East Helena - Water Sys. Improve.	434,434	690	13.24	20.00	6.16	97	5.27	91	5.85	95	71,705
F. Kalaska - Water Sys. Improve.	395,250	335	13.24	14.75	11.39	97	9.87	86	10.97	94	64,722
Haure - Water Sys. Improve.	259,000	346	24.60	18.75	7.32	6	6.34	2	7.05	5	42,527
Hill County Water Dist. - Source	1,410,000	803	85.00	18.33	16.94	-58	14.69	-61	16.32	-59	229,433
Lockwood Irrig. Dist. - Innovation System	247,000	5,000 AC	14.46	12.00	5.76	23	4.92	17	5.52	21	45,000
Pondera Conser. Dist. - Creek Lower Brch	750,000	7,000 AC	14.46	8.50	1.16	-33	1.01	-34	1.12	-33	119,320
Seeley Lake - Water System Imp.	310,706	282	14.89	13.33	10.63	61	9.22	51	10.24	58	50,557
Tiber City Water Dist. - Control System	559,220	319	85.00	45.00	17.16	-27	14.66	-30	16.29	-28	91,910
Whitehall - Sewer	309,400	525	13.24	7.85	5.52	1	4.79	-5	5.32	-1	48,573
White Sulphur Springs - Improve. water Sys.	639,150	550	13.24	12.65	11.21	80	9.72	69	10.80	77	104,016

VISITORS' REGISTER

LONG-RANGE PLANNING SUB COMMITTEE

CENTENNIAL CENTER, D of I,
DEPT. OF HIGHWAYS
WORK SESSION

BILL NO. _____

DATE FEBRUARY 21, 1985

SPONSOR _____

NAME (please print)	RESIDENCE	SUPPORT	OPPOSE
PHIL HAUCK	HELENA	✓	
Tom Powell	"	✓	
Keith I. Cobb	"	✓	
Paul Ruel	MSP		
Don Harriott	W DOH	✓	
Helen Wimberley	Garrison		
Sherry Wimberley	"		
Rene Hamilton	"		
DON HYPER	HELENA		

IF YOU CARE TO WRITE COMMENTS, ASK SECRETARY FOR WITNESS STATEMENT FORM.
PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.