

Smith, Barbara

#39

From: lcjones@3rivers.net  
Sent: Thursday, March 12, 2009 1:20 PM  
To: Smith, Barbara  
Subject: [Fwd: Hospital Needs]

EXHIBIT 28  
DATE 3/12/09  
NO. 645

Attachments: untitled-2



untitled-2 (13 KB)

Barb;

Here are some of the writeups;

Llew

1  
165  
175  
225  
300  
-----  
5865 K

----- Original Message -----

Subject: Hospital Needs  
From: "Mark Jones" <Marklj@ponderamedical.com>  
Date: Wed, March 11, 2009 12:16 pm  
To: "Llew Jones" <lcjones@3rivers.net>  
Cc: "Ted Kronebusch-work" <electrc@3rivers.net>

Good morning Senator Jones,

Recently I spoke to our Hospital Board Chairman Ted Kronebusch who informed me that perhaps there were some stimulus funds available for rural critical access hospitals in Montana.

As I am sure you are aware, critical hospital funding is a critical topic. We strive to provide the very best services while maintaining operating costs at a minimum, this is often a very difficult balance. We are, to a large extent expected to offer the same level of technical and professional services that larger hospitals offer. This is especially hard for rural facilities, recruiting, increased operating supply costs, increasing transportation costs. Increasing technology and the costs associated with technology all make it very difficult for small rural facilities to maintain.

We have several proposed projects we would like to undertake however, we simply cannot afford them without State and/or Federal dollars.

#1 We have approximately 12,000 square feet of unfinished space in the basement of our facility, we affectionately call these areas the dirt rooms because there are outer walls but only a dirt floor and not suitable for use.

We would very much like to complete these areas and utilize them for use to generate additional revenues and offer new or expanded services in physical and occupational therapy as well as increase the size of our wellness center approximate cost \$300,000

#2 We have an aging computer system and internal network that needs to be completely replaced from the ground up, technology in healthcare is absolutely essential, as you can well imagine, approximate cost \$225,000. This cost will replace all computer workstations, supply three to four new servers and up-grade our current hospital system software to give us a fully integrated hospital system that will allow us to provide better care, capture appropriate charges, more timely billing and collection, in short allow us to operate better in a very competitive environment.

#3 Our Emergency Room is old and out-dated and too small, we would very much like to and patient care would benefit from updating and expanding the size of our ER as well as covering our ambulance entrance. Approximate cost \$175,000.

#4 Another project is the addition replacement of our aging hospital boilers, we are operating on the originally installed boilers that requires a tremendous amount of work and

maintenance plus the fact that these units are aging and are not the most energy efficient products on the market today. Replacement of these boilers would reduce operating expenses by operating on multi-fuel sources as well as being modern and more energy efficient. Approximate replacement cost \$165,000

Thank you for your time and consideration, please feel free to give me a call or stop by anytime.

Mark Jones  
CEO

Pondera Medical Center  
805 Sunset BLVD.  
Conrad, Montana 59425  
406-271-3211  
Email: [marklj@ponderamedical.com](mailto:marklj@ponderamedical.com)  
[www.ponderamedical.com](http://www.ponderamedical.com)

Freedom is not worth having if it does not include the freedom to make mistakes.  
Mahatma Gandhi

## **Conrad High School Work to be completed in the summer of 2009**

### **Heating, Ventilating, and Air Conditioning**

#### **General**

The design revisions include two general hvac systems for the building. These systems are as follows:

- **General Building System** – Four air handling units, three that are constant volume with reheat and one that is variable volume with reheat.
- **Heating Only System** – Unit ventilators, fin-tube heaters, cabinet heaters, infrared radiant heaters and other terminal unit devices.

#### **Heating Plant**

Most of the heating is provided with heating water from three boilers. The air handling equipment heating coils are heating hot water. Secondary and reheat coils are heating hot water. The system has 35% glycol in the heating water system for freeze protection.

#### **Boilers**

The boilers are minimum 88.8% efficient at 100% firing rate. The boilers have the ability to vary the firing rate and energy input of each boiler. The boilers are fully modulating and variable flow for maximizing the capacity of the boilers and the thermal output efficiency of the heating plant. The boilers are sequenced to operate as needed so only the required output is produced by the boilers. Two heating water pumps are provided at 210 gpm per pump. Both pumps operate only when needed and one pump operates over the pump's flow range until the second pump is needed.

Hydronic piping system contract amount = \$153,010  
HVAC Water Treatment contract amount = \$12,766

#### **Air Handling Systems**

##### **Gym HVAC System**

The gym heating and ventilation is supplied by a constant volume air handling unit.

##### **South Locker HVAC System**

The south locker ventilation is supplied by a constant volume air handling unit.

##### **North Locker HVAC System**

The North locker ventilation is supplied by a constant volume air handling unit.

##### **Science /Art HVAC System**

The Science /Art heating and ventilation is supplied by a variable volume air handling unit and VAV boxes with reheat for energy conservation.

##### **Auditorium HVAC System**

The Auditorium heating and ventilation is supplied by a constant volume air handling unit.

##### **Band Room HVAC System**

The room heating and ventilation is supplied by a variable speed unit ventilator.

##### **Choir Room HVAC System**

The room heating and ventilation is supplied by a variable speed unit ventilator.

##### **Classroom HVAC System**

The classroom heating and ventilation is supplied by a variable speed unit ventilator.

## **Conrad High School Gym Addition and Remodel Energy Upgrade Work Narrative**

### **Shop HVAC System**

The shop is provide with ventilation by make-up air units with reheat to temper the outside air. The rest of the heating is provide by infrared radiant heaters for heating energy conservation.

### **Miscellaneous Exhaust Systems**

Exhaust systems will be installed to serve locker rooms, restrooms and crawlspace exhaust. The locker room exhaust and the restroom exhaust is controlled to shut off during unoccupied periods. The crawlspace exhaust will only energize when the relative humidity is above 60%. The fan will not operate when the temperature is below 40 degrees F.

### **Cooling Systems**

The library Res. System will be cooled with an air conditioning unit, and associated condensing unit.

HVAC Equipment contract amount = \$505,595  
Air Duct system contract amount = \$139,293  
Refrigeration Piping System contract amount = \$913

### **Indoor Air Quality**

Indoor air quality standards are maintained based on school ventilation requirements and on ASHRAE 62 Standard for Indoor Air Quality.

### **Duct Insulation**

The ducting is insulated to meet energy code requirements. The supply and return ducting is externally or internally insulated in spaces that are not exposed. The outside air ducts and combustion air ducts are externally insulated.

### **Pipe Insulation**

The piping is insulated to meet energy code requirements.

Mechanical Insulation contract amount = \$46,877

### **Temperature Controls**

The system is a direct digital control system. This will allow the operator to record, evaluate, and report changes in the system.

Temperature Controls contract amount = \$125,201

### **Testing and Balancing**

The testing and balancing is a part of the construction contract. The testing and balancing contractors are limited to NEBB certified contractors.

Testing and Balancing contract amount = \$25,548

## **Plumbing**

### **Domestic Water Heating**

The domestic water heating system has two gas water heaters that are 96% efficient. The domestic hot water system has domestic hot water recirculation pumps for water conservation.

Natural gas system contract amount = \$15,586  
Domestic water system contract amount = \$90,644  
Plumbing fixtures and trim contract amount = \$45,722  
Above slab waste and vent contract amount = \$25,832

**Conrad High School Gym Addition and Remodel  
Energy Upgrade Work Narrative**

**Existing Classrooms**

**Existing Un-insulated Exterior Brick Walls**

Fur out existing brick walls to increase the energy efficiency of the school. 3-5/8" metal studs with R-11 insulation, 5/8" gypsum board, tape and paint walls.

Fur out Walls amount = 14,500 s.f. x \$5.00/s.f. = \$72,500

**Total of All Energy Upgrade Work to Be Completed in Summer of 2009**

**Total Cost = \$1,259,487.00**

## Conrad Interchange History and Facts

**This is a project that has been discussed for nearly 30 years since the construction of the interstate**, with the original proponent being the Pondera Economic Development Council. Approximately 14 years ago the Conrad Fire Department and Conrad Ambulance Service approached the Pondera Coalition for Progress (the predecessor of the Pondera Port Authority), the City of Conrad and Pondera County to again identify their concerns with being **unable to reach the east half of Conrad and rural areas lying east of town with emergency vehicles** when the BN grain unit trains side railed in the community blocking all the crossings for an extended period of time. **There had been close calls with both the ambulance and the fire engines** and these groups requested that the overpass project be again pursued aggressively. The City of Conrad also noted that they were **short of industrial park space and that an overpass would also open up potential area for development.**

Over the next few years the Montana Department of Transportation (Mick Johnson) was approached. Several meetings, including a presentation by Mr. Johnson to the local Chamber of commerce followed. Ultimately the project became listed on the highway plan. The City of Conrad acquired a 10- year option on property for a future industrial park and our federal elected officials were approached for a direct appropriation of \$3 million dollars to cover the cost of the project including inflation that could occur over time.

It was during this time that we became aware of **the problems being experienced with the rest area on the Teton river ie: water, sewer, relative distance from major community, lack of security; and it was suggested that this overpass might serve as a location for a new rest area.** We were excited about this possibility as it enhanced our chance of success and offered the potential for economic development for our community. The federal appropriation was expanded to \$4million and we were eventually notified of being successful via the cooperative work of Senator Conrad Burns, Senator Max Baucus, and Representative Dennis Rehberg. The additional \$1 million would allow for the development and construction of a rest area near the interchange.

After notification of the federal appropriation and meeting with Director Jim Lynch along with several members of the MDOT, it was determined that to jump start the entire project, a Preliminary Engineering Review should be completed. By providing 10% of the 13.42% match totaling \$53,680.00 the overpass project would be put on the fast track. Instead of the priority date being moved out to 2016 we would now be looking at 2007. The community together reached deep to come up with the matching funds money with contributions toward the match from City of Conrad, Pondera County, BNSF, Pondera Economic Development Corporation, and 3 Rivers Grant.

In subsequent meetings as the project has moved forward the City of Conrad and Pondera County have reiterated their commitment to the project. In the mean time, the **City of Conrad has been required to upgrade its water and wastewater treatment facilities due to increasing EPA standards. This is a multi- million dollar commitment that Conrad currently is repaying and has increased their rates substantially to cover these costs. The City of Conrad cannot afford the**

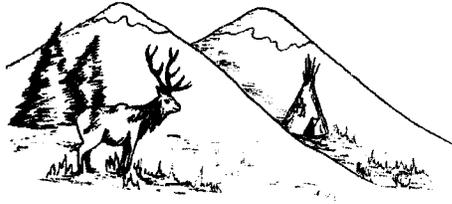
**additional large bill for the infrastructure to the industrial park and rest area at this time.** Basically what the City of Conrad needs is more time in order to delay these costs until such time as there is a business tenant present in the industrial site to help assume the costs of infrastructure or the use of stimulus money for the project.. It is a project that appears to be falling through the cracks of qualifying for stimulus just due to timing. The various agencies are very aware of the project but no grants have been applied for even though the project is nearly shovel ready just due to the fact that the timing and requirements of the project have been in flux over the last few years.

**. List of organizations or Government entities (Local, State, Federal) that support this project:** Organizations which support this project include, but are not limited to, the Pondera Regional Port Authority, Pondera County Economic Development Corporation, City of Conrad, Conrad Public Schools, Conrad Volunteer Fire Department, Pondera County Ambulance, Pondera Coalition for Progress, Representative Llew Jones – HD 27, Senator Jerry Black – SD 14 , Former Senator Glenn Roush – SD 8, City of Valier, Pondera County Commissioners, and the citizens of Pondera County. Support has been received from BNSF and 3Rivers.

**Contributions:**

City of Conrad	\$21,000
Pondera County	\$10,000
BNSF	\$5,000
Pondera EDC	\$13,000
3 Rivers Telephone	\$5,000

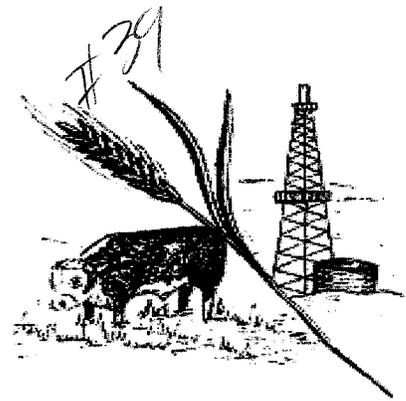
2.2 million  
water/sewer



# PONDERA COUNTY

20 4<sup>TH</sup> AVENUE S.W.

CONRAD, MONTANA 59425



March 12, 2009

To Whom It May Concern:

For the last approximately thirty-five years, Pondera County owned the Conrad Community/Senior Citizens Center located at 106 S. Delaware. Community activities involving youth and senior services were held in this older building, which had both structural deficiencies and significant accessibility issues, starting with a split level entry where disabled citizens enter a foyer and were promptly confronted with stairs going either up or down. Those unable to use the stairs needed to go the rear of the building where an aging, break-down prone lift system was available. The mechanical areas, kitchen and dining area for daily senior noon meals, as well as a number of social activities, were located in the basement of the building. It was not uncommon to have thirty or so seniors there on any given day and area meetings often had upwards of sixty people in attendance. The thought of a fire in the kitchen when people on oxygen were in the basement and only two people at a time able to use the lift was the source of recurring nightmares. In September of 2005, the Commissioners contacted John Bolton, an associate with CTA Architects Engineers, who delineated and quantified the structural problems and with this information, the Board of Commissioners came to the conclusion that the best solution would be to relocate the Center to another location.

During the summer of 2008, Pondera County sold the building to a local church group, with the caveat that Senior meals would still be served from this facility until a new location was available. The County then purchased another larger, single story building located in close proximity to the downtown area which has considerable floor area, plenty of parking and no accessibility problems but needs significant remodeling, including the addition of a kitchen and handicapped rest rooms. The building also needs significant roof repairs and new heating, ventilation and air condition equipment along with other energy efficiency improvements. The current plan is to also build in office space house the local Area Agency on Aging office and the County Health Department; both would synergize nicely with the primary function. A separate conference area is also planned that would be available to the community at large and also serve as an Emergency Operations Center in the event of a disaster.

The at this time we are considering bids to put a new roof on the building, which came in around \$50,000, we have obtained a mechanical engineer's estimate for the HAVC requirements at \$60,000. By the time we add a commercial kitchen, handicapped accessible restrooms, office space, energy efficiency measures and finish the remodel project we are looking at around \$700,000. We have been in contact with a variety of funding sources including USDA Rural Development, the Steele-Reese Foundation and the Montana Community Foundation. We continue to research other grant opportunities and believe this project would fit the intent, terms and conditions of any stimulus funding.

Respectfully yours,

Pondera County Commissioners

---

Sandra J. Broesder, Chairman

---

Cynthia Johnson, Member

---

Joseph Christiaens, Member