



Strategic Master Planning Report

MONTANA STATE
DEPARTMENT OF CORRECTIONS

PHASE 2 AMENDMENT REPORT | DECEMBER 27, 2022



Montana State Prison, Aerial

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EXECUTIVE SUMMARY

Following the issue of the Montana Department of Corrections (MDOC) Strategic Master Plan Report provided in July, 2020, the implications of the COVID pandemic continued and prohibited the project team from undertaking the final investigations of all key facilities utilized by the Department of Corrections. Additionally, the limited funding approved during this period led to prioritization of the two main facilities in 2020, anticipating the subsequent approval of funding by Legislature to complete the work.

The valuable conversations with the leadership and stakeholders that was completed in what is now considered a Phase 1 of the Strategic Master Plan provided the information to detail the recommendations for the Department of Corrections.

As the regulations and restrictions of COVID waned in 2022, the State Legislature provided additional funding to perform the balance of the Strategic Master Plan scope of work. This included but is not limited to the following:

- Physical assessments of the remaining four key facilities (Pine Hills, Riverside, WATCh West and WATCh East);
- Operational Assessment tours of all six facilities (the above in addition to the Montana State Prison and Montana Women's Prison reviewed previously in Phase I);
- Confirmation of inmate populations projections following modifications that may have occurred from COVID protocols; and
- Confirmation of the construction cost/SF assumptions of the Phase 1 report with a third-party cost estimator.

The culmination of this expanded and more detailed information confirmed that the information from the Phase 1 report was accurate and remains the recommended master plan for the State. The information from the four additional sites documented the operations and physical conditions, along with some physical conditions that need attention. However, the additional effort findings remained consistent with prior findings and assumptions in developing master plans in Phase I. Accordingly, there are no significant deviations from the recommendations in the original report.

The cost estimating provided in the original Phase 1 report described the scope and anticipated budgets the Legislature could anticipate over the duration of the master plan. However, in addition to how the COVID pandemic changed many aspects of society, the years of 2021 and 2022 have encountered unprecedented escalations in financing and construction costs, in many instances throughout the country as much as 40%. This report does not analyze the specific ways and history of what caused the abnormal escalation, but the baseline costs provided in Phase 1 cannot be escalated in the standard processes used in previous years. Where a common escalation factor of 3-6% occurred year by year in historically, this period of escalation ranged widely from 6-15% based on construction techniques and/or timing. This escalation was industry wide and has likewise affected the State of Montana where instances of radical escalation have been identified in certain areas of our country. These effects have generally been identified as implications from the COVID pandemic creating supply chain restrictions, labor shortages, and/or increased demand for services.

Now, the radical escalation during the pandemic is waning and awaiting returns to a more predictable range in 2023 and onward. However, at the time of this report, Montana is still experiencing high escalation depending on the area of the state. Eastern Montana is still seeing 20-25% escalation and Central and Western Montana can see ranges of 25-30% depending on proximity to identified growth in the state. The bidding and negotiating high costs remain impacts of available resources and qualified labor and materials. The benefit of providing this Phase 2 Amendment to the Strategic Master Plan is these construction costs can be reconciled to current market conditions and allow the normal factors of escalation for future years to be more realistic.

Because this scope of work did not identify any significant deviations to the Phase 1 report, we are referring to this document as an Amendment to the Strategic Master Plan and Phase 2 of the scope of work. The updated information provides the additional detail and descriptions from the on-site investigations anticipated in 2020 before the pandemic lock down restrictions halted that effort.



Montana Correctional Enterprises Ranch

CONSULTANT TEAM

DLR GROUP

planning, design, architecture

CUSHING TERRELL

architecture, mechanical, electrical, plumbing,
structural engineering

R&N SYSTEMS DESIGN

security electronics

PARAMETRIX

cost estimating

TABLE OF CONTENTS

TABLE OF CONTENTS	PAGE
1.0 INTRODUCTION & BACKGROUND	7
2.0 PROJECTED NEEDS (Not included because there are no modifications from Phase 1 report.)	
3.0 EXISTING PHYSICAL CONDITIONS	17
Introduction	18
WATCH East Program	19
Pine Hills Correctional Facility	20
WATCH West Program	20
Riverside Special Needs Unit	21
4.0 EXISTING OPERATIONAL CONDITIONS	23
Approach	24
Montana State Prison	25
Montana Women's Prison	33
WATCH East Program	43
Pine Hills Correctional Facility	48
WATCH West Program	56
Riverside Special Needs Unit	62
5.0 STRATEGIC ALTERNATIVES (Not included because there are no modifications from Phase 1 report.)	
6.0 RECOMMENDED MASTER PLAN (Not included because there are no modifications from Phase 1 report.)	
7.0 COST ESTIMATE	67
8.0 APPENDICES	



Montana Correctional Enterprises Ranch

- SECTION 1.0 -

INTRODUCTION & BACKGROUND

PROJECT INTRODUCTION

This amendment to the Phase 1 report will provide the following:

- Physical assessments of the remaining four facilities (Pine Hills, Riverside, WATCH West and WATCH East);
- Operational assessment tours of all six facilities (Montana State Prison and Montana Women's Prison in addition to the four listed above);
- Confirmation of inmate population projections following modifications that may have occurred from COVID protocols; and
- Confirmation of the cost / SF assumptions of the Phase 1 report with a third party cost estimator

PHYSICAL CONDITION ASSESSMENTS

The physical assessments were provided by the architectural and engineering teams of Cushing Terrell and R&N Systems Design in the Summer of 2022. They reviewed all buildings of the four facilities that were not available for tours in 2020.

The review of existing conditions framework is based on the State of Montana Facility Condition Inventory (FCI) forms. It was noted following the preparation of the FCI documents to do the assessment that the State has revised this form to be more appropriate for the data collection and databases of systems at each facility. For the Phase 1 effort, it was not feasible to revise the documents to the more detailed format, but Phase 2 surveys were adjusted to meet the needs of the new form. Otherwise, the same process for physical conditions assessment used in Phase I was used for the additional facilities in this phase.

All assessments of physical conditions are conducted by licensed architects and engineers. This team walked each building and documented their rating findings for the various systems

and elements of the physical environment. The information was collected into a database that provided quantification of the amount of material and assigned a replacement cost to value the existing conditions, deferred maintenance, and forecasting of life cycle maintenance. This system also provides calculation of the relative residual value of each building in terms of long-term use.

During the period of assessment, there was consideration to provide input to the State's Archibus system, but this information has not been completed at this time, based on the time required to input the information.

OPERATIONAL / FUNCTIONAL ASSESSMENTS

MDOC Facilities that remained in the assessment:

- Montana State Prison (MSP)
- Montana Women's Prison (MWP)
- WATCH East - Glendive *
- Pine Hills Correctional Facility for Youth & Adults
- WATCH West / CCP West - Warm Springs *
- Riverside Special Needs Unit

* Owned by MDOC, Contractor Operated

Contracted facilities were not included in the physical or operational assessments.

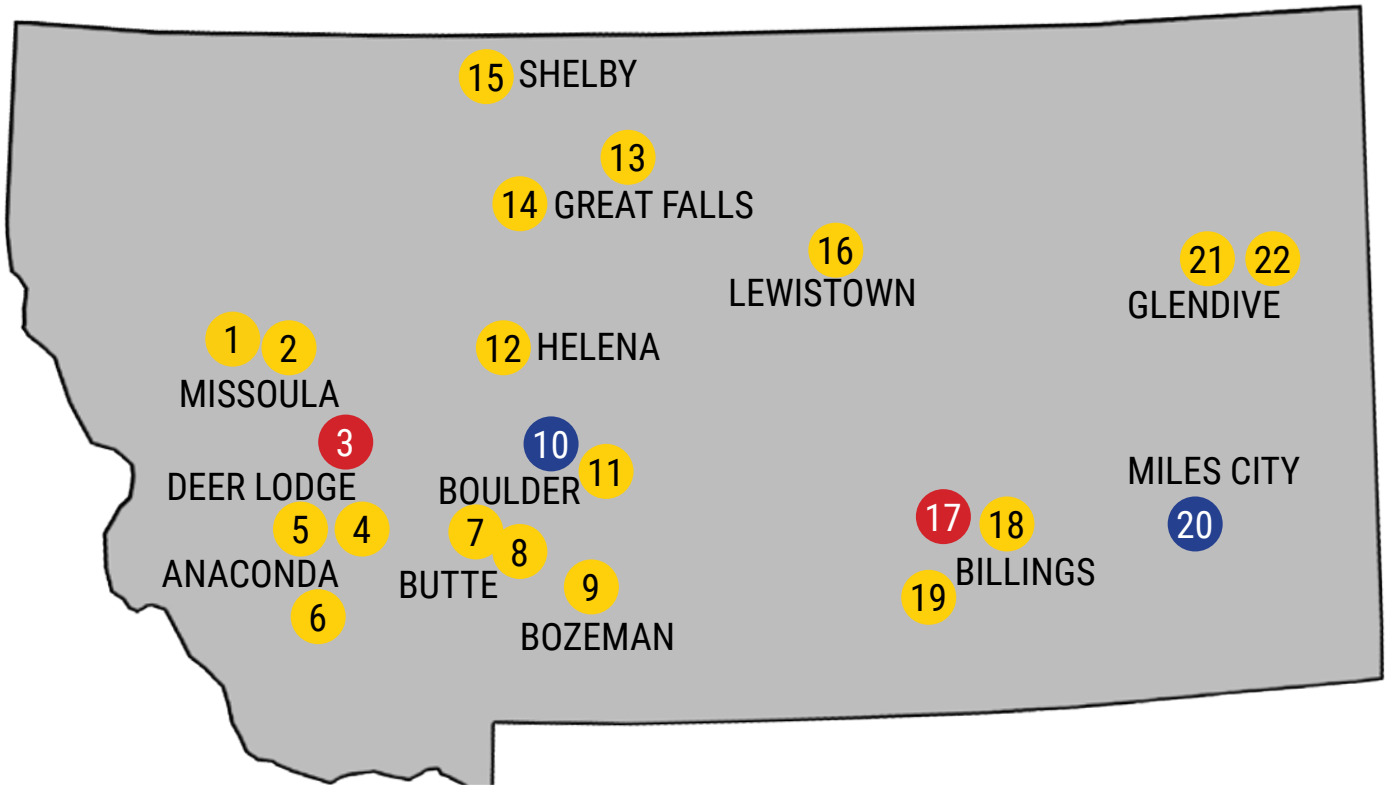
CONSTRUCTION COST UPDATES

Phase 2 cost analysis has been performed by a third-party cost forecaster to provide a cost per square footage that would be anticipated to complete the project recommendations in the Phase 1 report.

The projects that have been identified by the State of Montana are prioritized as work to be enacted within the first 5-10 years



STATE OWNED & CONTRACTED CORRECTIONAL FACILITIES



- # STATE-OWNED FACILITY
- # CONTRACT FACILITY
- # STATE OWNED & REVIEWED IN MASTER PLAN PHASE 1

FACILITY	CAPACITY	FACILITY	CAPACITY
1 MISSOULA ASSESSMENT & SANCTION CENTER (MASC)	144	13 GREAT FALLS PRERELEASE CENTER	205
2 MISSOULA PRERELEASE CENTER	117	14 GREAT FALLS REGIONAL PRISON	152
3 MONTANA STATE PRISON	1,600	15 CROSSROADS CORRECTIONAL CENTER	550
4 WATCH WEST - WARM SPRINGS	81	16 NEXUS METH TREATMENT	82
5 CONNECTIONS CORRECTIONS PROGRAM (CCP WEST)	86	17 MONTANA WOMEN'S PRISON	212
6 SANCTION, TREATMENT, ASSEMENT, REVOCATION & TREATMENT CENTER (START)	138	18 ALPHA HOUSE PRERELEASE CENTER	173
7 BUTTE PRERELEASE CENTER	180	<u>PASSAGES:</u>	
8 CONNECTIONS CORRECTIONS PROGRAM (CCP EAST)	52	19 PRERELEASE CENTER	76
9 BOZEMAN PRERELEASE CENTER	34	ASSESSMENT, SANCTION & REVOCATION CENTER	62
10 RIVERSIDE SPECIAL NEEDS UNIT	25	ALCOHOL & DRUG TREATMENT (ADT)	50
11 ELKHORN METH TREATMENT	51	20 PINE HILLS CORRECTIONAL FACILITY -	88*
12 HELENA PRERELEASE CENTER	109	GLENDIVE REGIONAL PRISON	141
		21 WATCH EAST - GLENDIVE	50
		22	

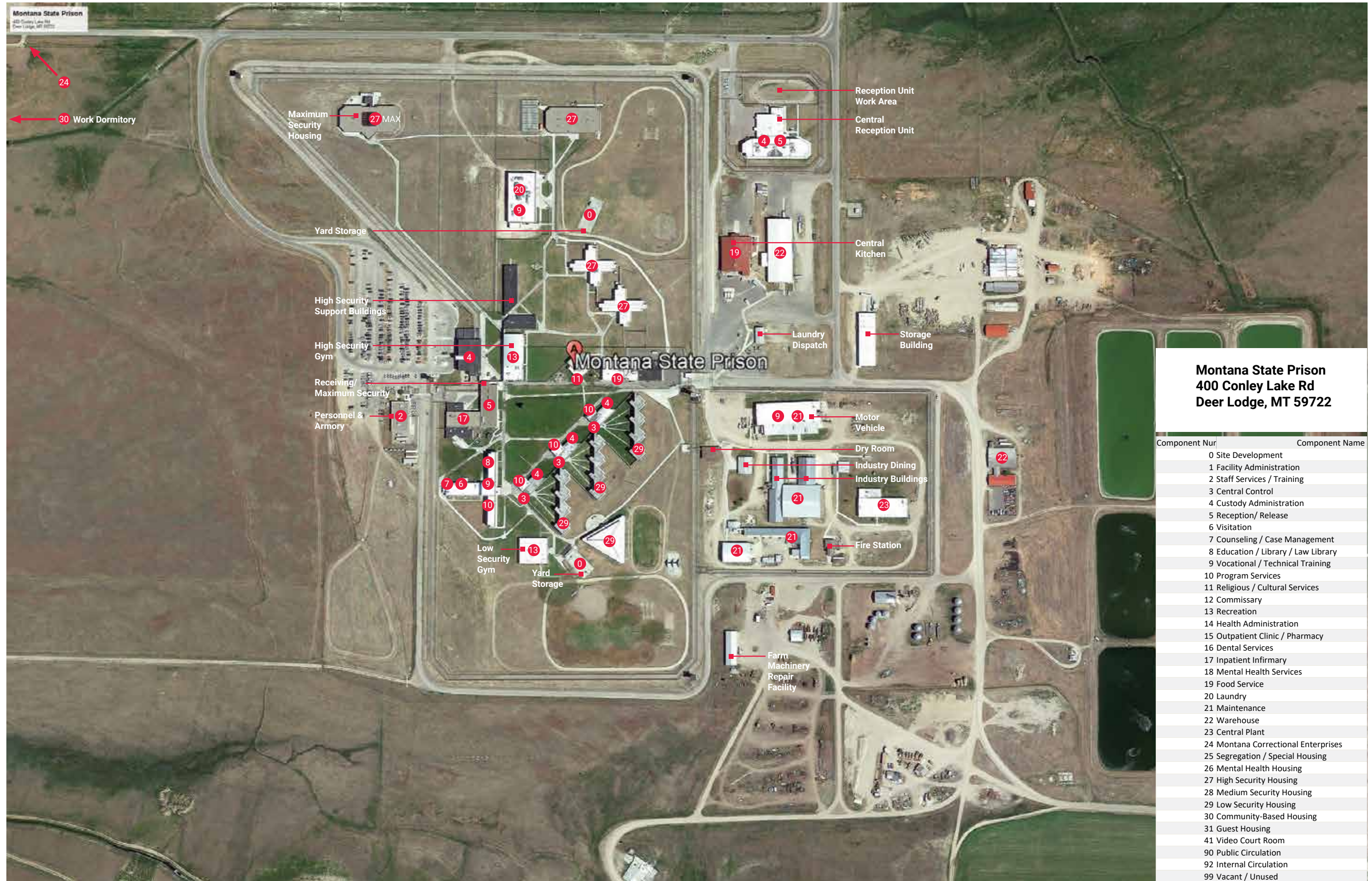
DECEMBER 2018

*updated to current bed count

CAPACITIES INCLUDE SANCTION BEDS, BUT NOT TRANSITIONAL LIVING (TLP) OR ENHANCED SUPERVISION PROGRAM (ESP)

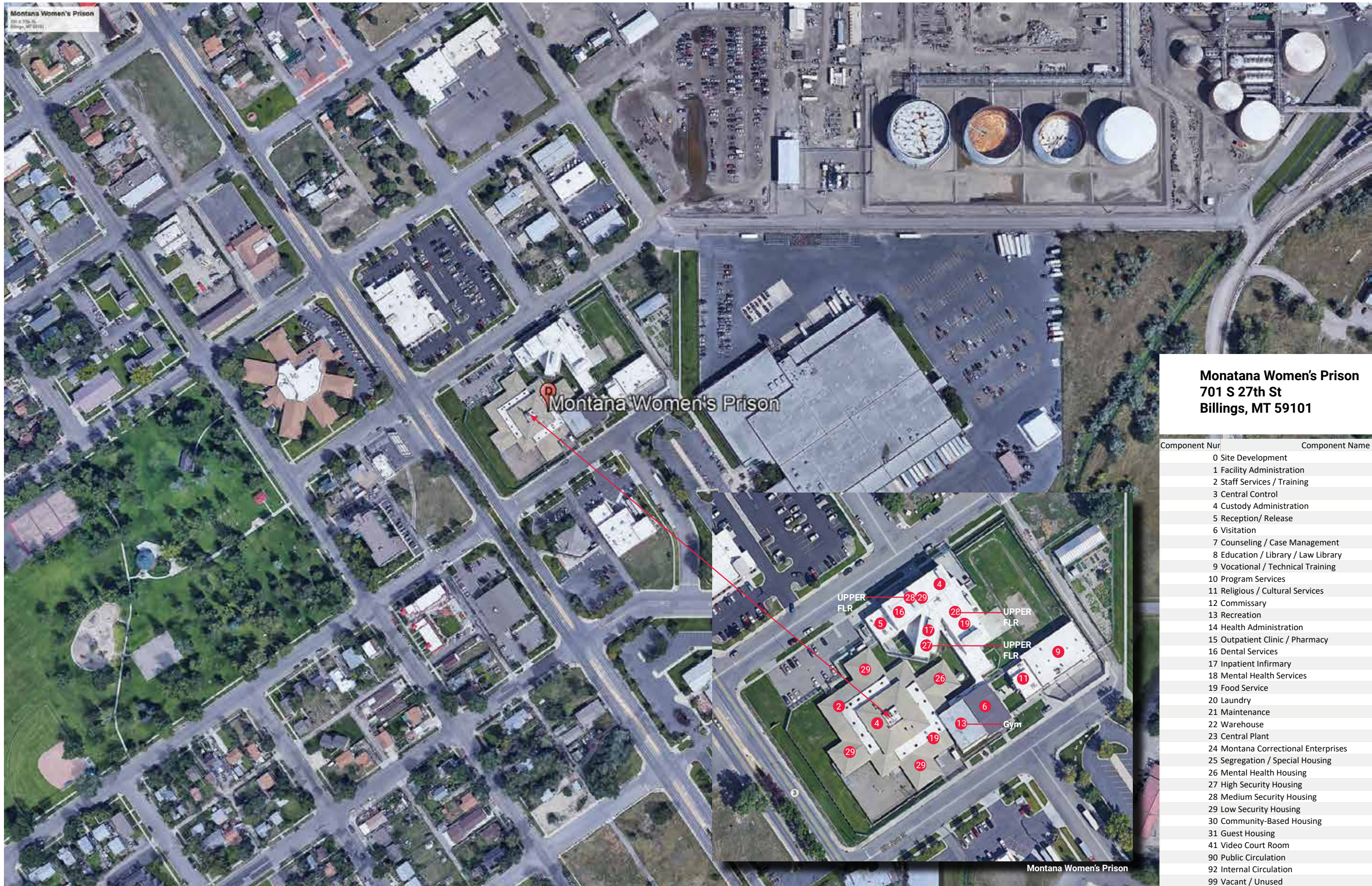
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Montana State Prison
400 Conley Lake Rd
Deer Lodge, MT 59722

Component Nur	Component Name
0	Site Development
1	Facility Administration
2	Staff Services / Training
3	Central Control
4	Custody Administration
5	Reception/ Release
6	Visitation
7	Counseling / Case Management
8	Education / Library / Law Library
9	Vocational / Technical Training
10	Program Services
11	Religious / Cultural Services
12	Commissary
13	Recreation
14	Health Administration
15	Outpatient Clinic / Pharmacy
16	Dental Services
17	Inpatient Infirmary
18	Mental Health Services
19	Food Service
20	Laundry
21	Maintenance
22	Warehouse
23	Central Plant
24	Montana Correctional Enterprises
25	Segregation / Special Housing
26	Mental Health Housing
27	High Security Housing
28	Medium Security Housing
29	Low Security Housing
30	Community-Based Housing
31	Guest Housing
41	Video Court Room
90	Public Circulation
92	Internal Circulation
99	Vacant / Unused



Montana Women's Prison
701 S 27th St
Billings, MT 59101

Component Num	Component Name
0	Site Development
1	Facility Administration
2	Staff Services / Training
3	Central Control
4	Custody Administration
5	Reception/ Release
6	Visitation
7	Counseling / Case Management
8	Education / Library / Law Library
9	Vocational / Technical Training
10	Program Services
11	Religious / Cultural Services
12	Commissary
13	Recreation
14	Health Administration
15	Outpatient Clinic / Pharmacy
16	Dental Services
17	Inpatient Infirmary
18	Mental Health Services
19	Food Service
20	Laundry
21	Maintenance
22	Warehouse
23	Central Plant
24	Montana Correctional Enterprises
25	Segregation / Special Housing
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27	High Security Housing
28	Medium Security Housing
29	Low Security Housing
30	Community-Based Housing
31	Guest Housing
41	Video Court Room
90	Public Circulation
92	Internal Circulation
99	Vacant / Unused





Watch East
Campus

Legend
Little St

B1: 1967 Original Construction
Full Plans, Life Safety
upgrades 1985
Energy Retrofit 1991
B2: 1967 Original Construction
Full Plans, Life Safety
upgrades 1985
Energy Retrofit 1991
B3: 1967/1973 MULTIPURPOSE
BLDG - FULL PLANS
B4: 1975 - EASTMT LONGTERM
Treatment, Full plans,
Partial Life Safety Upgrade
1987
Energy Retrofit 1991

Google Earth

200 ft



-WATCH WEST

Overall

X BUILDING/
WATCH BUILDING
1983 DOCUMENT
VENTILATION
2012 - MECH
PLANS

1. WATCH BUILDING - 1983 ORIG
DOCS,





- 1. BUILDING 11 - NO DATA
- 2. BUILDING 10 - MT YOUTH ALTERNATIVES PROGRAM - 1995
- 3. BLDG 16 MULTIPURPOSE BLDG -HVAC RETROFIT PLANS 2010
RENOVATION 1997 - SECURE FEMALE FACILITY
- 4. BUILDING 12 - HVAC RETROFIT PLANS 2010, ROOF REPLACEMENT
2003 2019
- 5. BUILDING 13 - MT YOUTH ALTERNATIVES PROGRAM - 1995,
ROOF REPLACEMENT 2003, HVAC RETROFIT PLANS 2010
- 6. BUILDING 14 - MT YOUTH ALTERNATIVES PROGRAMS - 1995,
RENOVATION 1997 - SECURE FEMALE FACILITY
ADA UPGRADES 2019
- 7. BUILDING 15 - MT YOUTH ALTERNATIVES PROGRAM - 1995
ROOF REPLACEMENT 2003, HVAC RETROFIT PLANS 2010



- SECTION 3.0 -

BUILDING
PHYSICAL
CONDITION
ASSESSMENT

INTRODUCTION

A major focus for the strategic master plan effort is documenting the physical condition of the various buildings owned by the Montana Department of Corrections (MDOC). This is driven by the relative age of buildings, hard use often 24 hours a day, 7 days a week, and significantly deferred maintenance. For the master plan, it is essential to document the physical condition of its physical plant in terms of long-term continued use and what capital investment will be required to maintain the system facilities. In this Phase 2 Addendum, we continue the same field work and assessment process used for MSP and MWP in Phase 1 for the four additional site/facilities considered.

This section provides a physical condition assessment by site by building, presented on the following pages- first as a brief narrative summaries, then as one page per site/ building summarizing the rating of building physical component conditions and the overall building rating of residual value.

More detailed information on facility physical conditions is incorporated in Appendices A and B.

PHYSICAL CONDITION RATINGS

As part of the overall master planning effort, the existing physical condition of each facility/ building was assessed based upon prior studies and reports, combined with an on-site tour to validate current conditions of each building element. The physical condition of each major architectural, structural, and engineering system of the building was evaluated on a scale of 1 to 5, with a rating of "1" equating to "normal maintenance" condition; and a rating of "5" equating to a need for complete replacement of that element to get that element up to adequate operational condition.

A rating score of "0" was used to signify that the element was "not applicable" or "not required", such as no vertical transportation required for a single level building. These ratings in turn reflect a range of percentage upgrade required, which equates to the cost to upgrade each system rated.

Using this approach, a rating of "1" is equated to 0% of total replacement cost required; a rating of "2" equated to 25%; a rating of "3" equated to 50%; a rating of "4" equated to 75%; and a rating of "5" equated to 100%. Elements rated "0" are deemed not applicable and are dropped from consideration. The rating then, expressed as a percentage, will be multiplied by the relative value of that system/element to the overall building cost and to collectively provide a weighted approach to evaluate each major building system and the building. Based on this analysis, an overall building rating is calculated as a percentage of equivalent new (replacement) construction as a way to determine a cost/re-use potential from the perspective of the physical condition of the building.

The total rating for the building is the sum of the ratings described above and is a composite percentage "score", calculated as 1 minus (the total cost to renovate these systems divided by the cost to replace). This percentage is viewed as the "residual value" value of what currently exists in terms of capital investment, with the difference between this value and 100% representing what is necessary to bring all systems to adequate condition for continued long-term use. Using this approach, a total Building Physical Rating summary less than 40% is deemed "Inadequate" overall and is recommended for replacement; from 40% to 59.99% deemed "Marginal" and recommended for renovation ; and 60% or more deemed "Adequate" and recommended for normal maintenance for purposes of this Study.



WATCH EAST

B1 Low Security Housing Building 1 **(Abandoned)** **Rating: Deficient**

Stand alone low Security housing dormitory facility previously accommodating up to 36 inmates at 2, 4, and 8 per room.

Building is abandoned and currently being used for surplus storage. Facility has been used for other uses (Boys/Girls Club) and Community Activities in the past. Facility has some systems operational. Review is to be determine if building can be revived for other use. From initial review of building, considering age, load bearing wall construction, foundation issues, ACM possibilities, retrofitting the facility for functions of a different use (occupancy group) may be cost prohibitive.

B2 Low Security Housing Building 2 **(Abandoned)** **Rating: Deficient**

Stand alone low Security housing dormitory facility previously accommodating up to 36 inmates at 2, 4, and 8 per room.

Building is abandoned and currently being used for surplus general storage. Facility has some systems operational. Review is to be determine if building can be revived for new other use.

From initial review of building, considering age, load bearing masonry wall construction, foundation issues, ACM possibilities, retrofitting the facility for functions of a different use (occupancy group) may be cost prohibitive. This facility may be best slated for demolition vs rehabilitation for other use.

B3 Programs / Multipurpose **Rating: Adequate**

Programs / Recreation facility. Overall facility is in good condition given its 55 / 48 year life span. Maintenance has been continued over the years and has been kept up to the greatest extent possible given budget limitations. Facility has had some minor.

Renovations have included administration remodeled spaces, HVAC upgrades and some minor ADA renovations to accommodate ADA. Facility is used daily as part of the WATCH East Programs. With regular maintenance and upgrades this facility can be continued to be used for its intended purposes.

B4 Housing/ Treatment Facility **Rating: Marginal**

This is a stand alone Low Security treatment program facility, accommodating treatment offenders in single rooms. The physical facility owned by MT DOC, operated by Community, Counseling and Correctional Services, Inc. (CCCS), a non-profit organization.

The Facility was built in 1975 and has been maintained for Low security treatment programs utilization throughout. Designed originally as a nursing a long term care facility for 17 double bunked and 6 single bunked capacity for a total of 40 treatment capacity. Facility is in good overall condition. Present day facility houses residents singly.

In house Kitchen / Dining / storage: Kept up very well, equipment looks like new. Kitchen area / prep very good condition for age of facility. This facility is scheduled to be converted to a 32-bed Licensed Substance Use Facility for Medicaid eligible clients, operate by CCCS.

PINE HILLS CAMPUS

B1 Low Security Housing (Abandoned) Rating: Deficient

Building sold, no longer a MDOC resource.

B2 Range Rider Lodge Rating: Marginal

Low Minimum Security Housing with Day Area / Restrooms / Dining Area. Partial Remodel in 2000. Remodeled area is in good condition. Renovating the South. Sleeping Wing would bring facility use to full capacity. Currently being used as storage. Central controls not used. Building constructed in the mid 1960, being 55 years old has been maintained reasonably well given its use.

Note: From the total area of the building, 20% (1800 SF) of the building was not remodeled from 2000 renovation. Area left un-remodeled is currently used as surplus storage. Recommend to remodel / upgrade section for detention use.

B3 Vocational Building Rating: Adequate

Vocational Training / Campus Facilities Plant Auto Mechanics, Auto Body, Trades - Plumbing/ carpentry - good condition for age of building and uses of it. The Central Plant here supplies many of the pre-2000 buildings with Heat and generator power. Central Plant is in good condition; however the tunnel system that feeds buildings is in need of repair and replacement.

B4A School Building Rating: Adequate

Original / remodeled construction utilized for Vocational education programs. Given age of building (55 years) and use, building has been maintained well. Building overall is in good to very good physical condition and is maintained as a school building with low security Classrooms and an administrative area complete with Principal operations.

B4B Gymnasium Rating: Adequate

Gymnasium recreation room. Locker room,(main level) workout weight room (mezzanine level) Supervision control office. Gymnasium has access to secure outdoor space. This facility was done as a Pre Engineered metal building and completed to fit needs.

B5 Corrections Housing Pod 5 Rating: Adequate

Constructed 2000 to 2001, opening in 2001. Single stand alone housing unit with Day room, showers / cell block. Facility complete with Reheat kitchen and dining hall for food service to inmates.

Facility is in good to very good condition given the use and age. No issues observed architecturally.

B6 Corrections Housing Pods 1-4 Rating: Adequate

This building accommodates administration, four inmate cell blocks of inmate housing, central processing/ intake off of semi-enclosed vehicle sallyport infirmary and central kitchen. Sallyport also serves as receiving dock.

Intake enters through secure man sallyport into processing area with two holding cells, infirmary and processing officers. Processing is for entire Pine Hills campus. Administration functions for the entire Pine Hills Campus. Kitchen serves the entire Pine Hills campus.

The 4 housing pods provides housing for inmates in conjunction with other housing units on campus.

B7 Administration Building (Abandoned) Rating: Adequate

Building sold, no longer an MDOC resource.

WATCH WEST

B1 X Building (Xanthopoulos) Rating: Marginal

Stand alone minimum security programs treatment of offenders providing housing, indoor recreation and correctional programs.

Facility provides Administration / Intake of inmates and infirmary services. Facility has a Reheat Kitchen for meals prepared at MSP. Dining/ Multipurpose room at second level. Facility has a secure fence around it for outdoor recreation.

RIVERSIDE SPECIAL NEEDS UNIT [RSN]

B1 Bldg. 11 Low Security Housing

(Abandoned)

Rating: Deficient

No data provided for building. Building is similar to B2 (10) adjacent to this structure and observation based on data of B2 and of Personnel of MT DOC during walkthrough.

Stand alone Low Security Housing dormitory - original use Building(s) has been abandoned and not in use for 15 plus years. Building envelope and structure is substantial and in relatively good condition given the length of time it has been out of use. All major systems (HVAC, Plumbing, Electric) need to be replaced if any reuse of the building is considered. The Building is outside of secure perimeter of Riverside, although it is owned by MT DOC. Proximity to the flood plain of river may pose operational/ functional issues as well.

This Building likely not suitable for remodeling vs demolition, depending upon intended use.

B2 Bldg. 10 Low Security Housing

(Abandoned)

Rating: Deficient

No data provided for building. Building is similar to B1 (11) adjacent to this structure and observation/ assessment based on data for B2 and of Personnel of MT DOC during walk through.

Stand alone Low Security Housing dormitory - original use Building(s) has been abandoned and not in use for 15 plus years. Building envelope and structure is substantial and in relatively good condition given the length of time it has been out of use. All major systems (HVAC, Plumbing, Electric) need to be replaced if any reuse of the building is considered.

The Building is outside of secure perimeter of Riverside, although it is owned by MT DOC. Proximity to the flood plain of river may pose operational/ functional issues as well.

Building likely not suitable for remodeling vs demolition, depending upon intended use

B3 Bldg. 16 Multipurpose/ Gymnasium Building

Rating: Adequate

Multipurpose Gymnasium, control /observation office, locker room, storage, mechanical space and restroom facilities used by staff and inmates. Controlled entries. Overall in good to very good condition. Grading at main entry needs to be addressed. Future repairs will be needed if not addressed.

Overall condition is good to very good as building is only 25 years old and has been maintained very well during its life span.

B4 Bldg. 12 Library/ Maintenance Shop

Rating: Deficient

Campus Maintenance Shop(s) for General Building / Grounds Maintenance. Building use has gone from a full inmate programs building to Administrative Maintenance facility in its life. Hard use has rendered the overall condition of the maintenance area of the building only in fair condition. Recommend upgrades for equipment and systems throughout are needed, requiring substantial reinvestment.

Part of the building is used for Campus Maintenance / surplus storage. Multiple classrooms of original design have been converted to surplus storage areas.

A portion of the building is used as an inmate library; overall, this area is in relatively good condition. Access to Library is key controlled, escorted and mixed with shop maintenance and campus storage areas.

B5 Bldg. 13 Administration/ Intake Processing

Rating: Marginal

Campus Administration, offices, training rooms, lockers. The Building has been converted over to office administration use, records use, limited programs use.

For current use, the facility is in fair to good condition. Finishes and security upgrades needed as use continues

● **B6 Bldg. 14 Secure Geriatrics Facility**
Rating: Adequate

Facility is designed and used as a low security Geriatric inmate housing facility. Overall in very good condition. Facility renovations from 1997, 2003, and 2019 as completed allow for facility to function as such. No immediate actions necessary

Facility has Secure dorm space renovated for future inmate workers program. Space is very good to excellent. Facility is set up with a complete reheat kitchen and dining facilities with complete ADA accommodations within cells, restroom facilities, shower facilities and activities areas. Facility is set with ADA accessible inmate laundry facilities.

● **B7 Bldg. 15 Former Administration**
(Abandoned)
Rating: Adequate

Stand alone abandoned office administration, dorm, living, kitchen facility, infirmary facility. Current use is as a surplus storage facility for the Riverside Complex. Overall, the Building is in good condition physically, however a major renovation would be required for any new program functions and or housing facility.

Major Functions of the facility have been abandoned; Kitchen equipped and used previously for campus meals - 3 per day. Used as a backup kitchen as needed now, primary meal service

comes from MSP food factory. Limited Equipment is in good operating condition.

- SECTION 4.0 -

EXISTING
OPERATIONAL
CONDITIONS

APPROACH

In assessing an existing correctional environment, there are two primary aspects to consider – physical conditions and operational conditions. These are of equal importance in terms of having a safe and effective correctional environment. The objective of a master plan is to make up the difference between projected needs and what the existing resources are to accommodate those. We call this a “Shortfall Analysis”. In addressing future needs, we also want to incorporate the best practices from across the industry to reflect the ways in which the Montana DOC wants to operate their facilities effectively.

MASTER PLAN FOCUS: OPERATIONAL PLANNING AND DESIGN

The potential capital construction cost to add system capacity and renovate/replace existing buildings can represent really significant costs – especially if you are looking at expenditures to maintain/expand the system over the next 20 years. However, in any life cycle cost analysis, the total operational cost experienced year after year makes the capital cost pale by comparison.

As shown in this graphic, Capital Construction Costs and Fees represent approximately 10% of the 20-30 year life cycle cost analysis. This demands a focus on improving operational efficacy as an integral part of the master planning process. To assess existing operational conditions, we first break the complex nature of correctional facilities down into functional component areas (e.g., each type of housing units, food service, medical/mental health, and so on) to understand current operation, document issues, and generate ways to enhance facility operations along with addressing infrastructure needs.

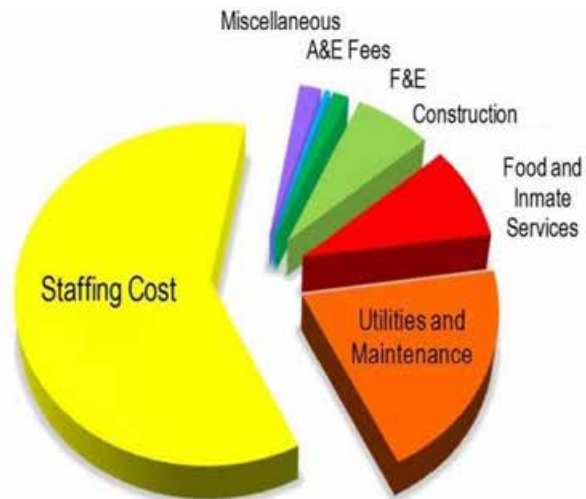
Note: This Section is a summary of the operational assessments performed in Phase 2. These are based on discussion with main office and facility personnel as well as on-site evaluations.

ENHANCED OPERATIONS

- Housing Unit Configuration
- Inmate Movement
- Site Lines
- Security
- Special Needs
- Staffing Efficiencies

ENHANCED INFRASTRUCTURE

- Building Systems
- Daylighting
- Materials



MONTANA STATE PRISON (MSP)

KEY ISSUES

Based on discussion with Central Office, Facility Stakeholders, and a tour of the facility conducted on July 26 – 27, 2022 to get a firsthand understanding of current operations, overall operational issues were identified as follows:

1. Additional male capacity is needed; the facility is at full capacity (1,591 inmates on visit day, out of 1,600 beds available) and new intakes are backing up in the Martz Diagnostic Intake Unit (MDIU) awaiting beds to be available in the designated security level they need to go to. The most pressing need is for additional bed capacity in the high side/close custody security level, which results in a significant number of overrides (about 130 inmates are classified to a lower security level (mainly mediums to minimums) due to lack of available space in the high side, so that they can be moved to an open bed in the lower side).
Similarly, state-ready inmates are backing up in the County Jails.
2. Infrastructure: Older buildings throughout the campus hinder operation and require constant maintenance. There is significant deferred maintenance. Also, new statutes (locked housing, ADA, mental health) are not easily accommodated in outdated building designs.
3. The large Campus Plan configuration requires significant movement between security zones; with the required escorting being staff intensive.
4. Staff recruitment and retention are hampered by the remote location of the facility and relatively low pay scale, particularly for skilled and craft positions.
5. There is a need to increase the use of technology to improve efficacy; current technology needs major improvements.
6. MSP doesn't have the type of housing units designed to properly address the need of special needs populations - namely acute and step-down mental health; therapeutic communities. "Standard" housing units are used for these purposes.
7. The facility lacks both the physical space and staffing to achieve its target program assignments, which leaves inmates idle or with little opportunities to access meaningful programs and activities throughout the day.
8. Recent changes in the law for restricted housing and non-compliance in all respects for ADA accessibility standards are actions that drive the need for physical and operational changes.

MONTANA STATE PRISON (MSP)

FUNCTIONAL COMPONENT ASSESSMENTS – NON-HOUSING AREAS

● **Component 00: Site Development** **Rating: Marginal**

MSP has a campus configuration within an overall perimeter security system that is internally subdivided into fenced security zones reflecting the security level of inmates housed there. Basically, there is a high side (close custody and medium) and a low side (medium and minimum), with some support functions located between them, such as the Infirmary. In addition, there is a Maximum side which houses the RHA (restrictive housing) and SAU (houses pre-confined detention unit, secure adjustment, protective custody, and acute and step-down mental health units - overflow from High Side HSU-Two, lower A and B blocks).

Outside the overall security perimeter are separate secure fenced compounds for the Martz Diagnostic Intake Unit (MDIU) and the Montana Correctional Enterprises/ Maintenance/ Motor Pool. A separate “free world” access compound is provided for the Food Factory, Laundry, and Warehouse. The Work and Re-Entry Center (WRC) and Housing Unit F (treatment/programming unit) are located nearby outside the primary security perimeter.

The overall site is approximately 38,000 acres. Vehicular traffic to the facility is varied and frequent. Staff, Visitors in cars; Inmate transportation to/from MDIU, Commercial traffic to/from the Warehouse, Laundry, and Food Factory areas; and farm equipment to/from the large farm areas. One issue is the condition of the access roads, particularly at the culvert crossing on the main access road. Internal access roads also need attention.

Separate parking areas are provided for staff and visitors, with sufficient parking for the overlap of two shifts. There remains undeveloped area on the High Side.

There is a double fence primary security perimeter that needs to be upgraded.

Five (5) wells supply water to large capacity storage tanks; potential expansion will have to deal with all primary utility systems. Historically there have been issues with water pressure. Any expansion/reconfiguration will require associated site work for natural gas, sanitary sewage treatment. The current lagoon infrastructure is maxed out now. Clay pipes were used.

● **Component 01: Facility Administration** **Rating: Marginal**

Facility Administration is located in the Wallace Building outside the overall facility security perimeter, which is also the point of access for inmate family/attorney visitors. The building is comparatively new in comparison to other building on site, but the limited entry area jams up when visitation and shift changes occur. This compromises security processing. There is a lack of visitors’ lockers, insufficient office and support space for current utilization. Better signage should be provided to clearly differentiate visitors vs. staff entrances.

● **Component 02: Staff Services & Training** **Rating: Deficient**

Staff working inside the security perimeter enter the facility at the Wallace Building. At the time of this report, MSP was transitioning to a 12-hour shift. Current staffing complement is approximately 300 uniformed, 300 civilian personnel (70% male). The facility has 33% vacant openings. Lockers are very limited; staff is encouraged to leave personal articles in their vehicles. Staff is permitted to bring food in, inside a clear plastic bag. There is no designated staff work out area; staff use inmate recreation facilities when not in use by inmates.

Staff recruitment is hampered by the relatively remote location of the facility and compensation levels. Depending on position, new employees have 3-6 weeks of training when hired, 40 hours annually in service. On-site training is provided in the Wallace Administration Building. The facility is short on classroom space and size. This area is inadequate for the size of the facility staffing.



● Component 03: Central Control
Rating: Deficient

Control functions are managed by a combine of a Command Post and the Main Control Room. The Command Post oversees all security aspects of the facility, and the Main Control Room implements gate and door controls, along with issuing radios, keys, etc. There are also local housing control rooms/ cages in high security areas; Main Control cannot take these over in an incident. Radios are the primary means of security communication. Security electronics equipment is outdated and needs major upgrades, including additional CCTV cameras to compensate for the lean staffing and large areas to supervise. The Command Post is undersized.

There is an Armory Building outside the security perimeter, which includes space for the Inner Perimeter Security Team (IPST) and the K9 unit.

● Component 04: Custody Administration
Rating: Adequate

Custody Administration for shift management and control is located both inside and outside of the overall security perimeter. Custody Administration staff routinely circulate through the facility.

A Muster Area is located just outside the main entry sallyport to the secure part of the facility. Staff assignments are pre-assigned prior to staff coming to work their shifts. Due to a lack of staffing facilities inside of the secure perimeter, the muster room is used more as staff breakroom than as a debriefing room. More space and equipment would be welcomed, but they get by on what they have.

● Component 05: Reception/ Release
Rating: Adequate

Intakes are brought into the MDIU compound, screened and classified here. This is a relatively new building (15 years old) with its own security zone and sallyport access. Typical intake processing is 45 days; lately this is running up to 120 days, due to the lack of available beds in the designated type of classification requirements. Incoming inmates also wait (and sometimes back-up) here and in a separate temporary housing building until a bed is available at the facility they are to go to. As a reference, the day of the visit, about 80 of the inmates housed at the MDIU were waiting for a bed opening in the high side.

Inmates receive Initial Classification, Medical, Mental Health, Chemical Dependency and PREA screening. Classification is based of 7 risk elements that are given numerical values ranging in scores from 7 to 1. The more areas of risk, the higher score and security classification.

Release at MSP, could be picked up by family or MSP Transportation drops off at Bus Station. This occurs at the Security Services Building on site. Releases also occur at lower security facilities in the system (e.g. Reentry Facilities) if they have worked their way down in terms of security classification.

There are adequate dress-in/dress-out spaces provided within the Transportation Office for inmates going out to Court or other outside appointments. The Property Room is adequately sized.

● Component 06: Visitation
Rating: Adequate

Visitors make an appointment on line for in person visits, also for video visits. Pre-pandemic, regular family visits were Thursday through Sunday from 2:15pm to 7:30pm. At the time of the consultant's visit in July 2022, family visits were only offered during the weekends (two blocks of visits: 9 am to 2 pm and 2 pm to 4 pm). Attorney and Volunteer visits can occur as needed.

Visiting rooms are scattered in the various security zones within the security perimeter; this scattered location requires movement of visitors to those inside locations. MSP has in person contact visit and video visits, non-contact in RHU and SAU - visitors have to be taken by van to WRC. The amount of physical visiting space is generally adequate for the level of visiting they experience, except for the WRC, where the visiting room is not big enough to accommodate the volume of visitors needed to be accommodated at one; not enough tables).

● Component 07: Counseling/ Case Management
Rating: Marginal

Case Managers get involved early on in the Intake process. [See Component 5 above] and maintain a caseload of inmates for periodic review of institutional behavior and potential classification changes.

● Component 08: Education/ Library/ Law Library

Rating: Marginal

Education provides TABE to assess learners to determine the best course of study. Education offers HiSET, Parenting, Life Skills, Special Education and education goal setting and counseling. MSP also has legal and general library in all custody levels. The potential assignment to education programs begins at assessment in MDIU.

70% of all inmates entering MT DOC do not have a verifiable high school education, so that is MSP's target audience. They service 200 students at this time in all custody levels and have 150 on the waiting list for HiSET. Inmates under 22 years old are a priority. Cadre assignments are not made until completion of HiSET. All programs are under one umbrella. Services are provided by DOC employees (volunteers are rare). HiSET is a priority, especially for those under 22.

Education areas (general and computer classrooms, and hobby rooms) are available in both the High and Low sides' Support Building, including office space for faculty personnel. While space is not an issue, the problem resides in finding teachers, instructors, and security staff required to meet target program assignment levels. Lack of adequate space represents an issue to be addressed.

● Component 09: Vocational Education/ Technical Training

Rating: Marginal

Similar to Education, Vocational Education falls under the MCE umbrella and program and includes classroom education, lab, and on-the-job experience in automotive technology, auto body repair, welding, machining, commercial driver's license, Computer Aided Drafting (CAD), Adobe, Microsoft, Plasma CAM and other vocational areas.

Main vocational education facilities are located in the building referred to as "red building". This is a self-contained, fenced-in building located on the grounds of the "high side", part of the MCE Laundry and Maintenance Building. There are a total of 4 classrooms in this building distributed between two floors, and a computer lab. The space available within the MCE Vocational Education is underutilized, due to a shortage of teachers.

In term of Training and Work Programs at MSP, MCE offers on-the-job training in Industries, Agriculture, Food Preparation, Laundry, and other industry-type programs. The programs include a range cattle ranch operated on 38,000 acres of DOC ranch land, Dairy, Milk Processing, Furniture, Upholstery, Print, Sign, Motor Vehicle Maintenance, Commissary, Laundry, Cook Chill, Bakery, Auto Repair, Wild Land Fire Crew and Community Work Programs.

Space inside of the Industry Compound is limited, and additional programming in this location is not feasible. In addition, the Industry and Motor Vehicle Maintenance buildings do not have proper air control, fire suppression and dust control systems required to meet industry standards. Approximately 400 inmates work with 30 staff in these operations.

● Component 10: Program Services

Rating: Deficient

Small groups (10-12, 6-8, 2-4) are typically used to deliver these services. There is insufficient space for confidential individual and small group discussion. Focus is on clinical treatment (e.g. sex offenders, chemical dependency).

High Security housing units are a real challenge to provide these services due to lack of appropriate space in close proximity to the housing. Staff office space is at a premium throughout the entire facility campus.

● Component 11: Religious/ Cultural Services

Rating: Adequate

Currently, the religious space is located in the RAC between the high and low security zones. Generally, the space available is adequate, but various religious groups would like more spaces dedicated to their religion. Groups served primarily by volunteers include Catholic, Christian, Odinist/ Astru, Wicca, Buddhist, Muslim, Jehovah Witness, LDS, and Native American Spirituality (including a sweat lodge) religious interests.



● **Component 12: Commissary**
Rating: Adequate

The Commissary is located adjacent to the Facility Warehouse. An overflow of canteen items is kept in the adjacent Main Warehouse.

MSP provides compilation of Commissary Orders for the entire Montana system. Weekly orders from a Canteen list are placed on a scheduled basis, available funds checked, orders processed on site and delivered to the housing units on site and trucked to other facilities for distribution there. There is a \$75 limit on weekly orders; however, items like clothing, TV's, etc. are excluded from that amount. Inmates have 4 cubic square feet for personal storage. Orders may be placed either electronically or on a bubble sheet. What can be ordered varies by security classification.

● **Component 13: Recreation**
Rating: Adequate

There is a Gym and Recreation Yard on both the High Side and Low side, so that all general confinement inmates are offered access to Recreation. There is a separate Yard area only for Restricted housing unit inmates (RUH and SAU). However, staffing is an issue to maintain supervision.

● **Component 14: Health Administration**
Rating: Adequate

The Medical Health Services component is located within its own security zone inside the overall facility security perimeter close to the Wallace Administration Building. This area was renovated/expanded in 1999.

● **Component 15: Outpatient Clinic/ Pharmacy**
Rating: Adequate

The Outpatient Clinic and Dental Services areas were renovated and expanded in 1999, along with Mental Health and Medical Health administration areas. This component is located between the high and low security zones, with separate entry points and exam rooms, infirmary beds for each side.

Medicines are pre-packaged at the on-site Pharmacy by nurses and delivered to the units. Once in the unit, medicines are kept locked in a dedicated secure cabinet ("med box'), with passes done by custody staff three times a day.

● **Component 16: Dental Services**
Rating: Adequate

Two Dental Chairs are provided and shared by the high and low security sides.

● **Component 17: Inpatient Infirmary**
Rating: Marginal

The Infirmary has a total of 14 beds. There is no security presence out and about in the MSP main medical unit. Staff presence is limited to an officer in a cage and they stay there to control doors with the computer system. This is an area of significant concern. Infirmary beds are split (separated) between the high and low security sides. For a facility of this size the number of beds is marginal at best and there are no negative pressure cells. As a result, inmates with acute, chronic medical needs are transported and housed at the specialized Riverside medical facility in Boulder.

● **Component 18: Mental Health Services**
Rating: Marginal

The staffing and capabilities of the Mental Health component is robust. However, the major limitation is having the office and counseling (one-on-one and small group) space available to provide their services. This is especially an issue on the high side.

Mental Health staff provide programs for Substance Abuse, Sex Offender, Psychiatry, and general mental health counseling.

● **Component 19: Food Service**
Rating: Adequate

A central system Food Factory is located at MSP, utilizing a Cook-Chill process. Three hot meals a day are served at MSP. At the time of this report, this area was undergoing construction for the addition of about 10,000 sf at the back of the Food Services building to decongest the production area, including a new Bakery with associated pre-apprenticeship program. Special diets for the entire complex are prepared in the original kitchen, located in the High side. About 40 to 45 inmates are on special diets.

A separate dining hall is provided within the MCE compound to minimize the down time for inmates working in that area. Current production load is 13,500 meals a day. Higher security inmates eat in their cells; the next level down is in dayrooms. Inmates on the high and low sides eat their meals in the centralized dining halls available within the respective support services buildings, with meals handled already pre-trayed (as opposed to serving line-style) for portion control. A dedicated staff dining (which also doubles as a break room) is available on each side, within the support services building.

At the WRC and Treatment Units, inmates typically use family style dining.

Employees are entitled to one meal per shift. Staff Dining Areas are provided inside at the High and Low security zones.

 **Component 20: Laundry**
Rating: Adequate

The MEC Laundry is located within the self-contained and fenced-in “Red Building” considered part of the high side. It services facilities in the western part of the state within 120 miles. Soiled laundry is brought in, weighed, sorted, cleaned and folded, bagged and returned to housing units or customers with paperwork. Clean laundry going back inside is searched prior to delivery.

Laundry staff pickup and deliver inside compound is impacted when inmate movement is restricted. Approximately 25 inmate workers used in this component.

 **Component 21: Maintenance**
Rating: Marginal

The Maintenance Building is located outside the overall security perimeter as uses DOC staff and limited inmate workers to address this aspect of MSP. A Work Order system is used to schedule work. Staff can handle most problems; but outside contractors have to be used for major repair/renovation work.

The aging physical buildings at MSP generate a lot of maintenance work; resulting in a lot of deferred maintenance. The level of maintenance required exceeds budget allocations, which requires the

facility to find the money somewhere else in their budget. Craft positions are very difficult to hire and retain.


 **Component 22: Warehouse**
Rating: Marginal

The facility Warehouse is located outside the overall security perimeter, and is used to store food, clothing, janitorial goods, and similar items. Located on the “free side” daily deliveries are made to the Warehouse. When warehoused items are needed, they are brought inside.

Current storage capacity needs to be expanded – especially if additional bed capacity is added here. The location away from urban areas has an impact on the purchasing and delivery process.

 **Component 23: Central Plant**
Rating: Marginal

There is no Central Plant at MSP - rather HVAC and associated primary utility connections and systems are distributed by building around the campus area.

 **Component 24: Montana Correctional Enterprises (MCE)**
Rating: Marginal

MCE Industries are primarily focused on teaching and training eligible inmates in trade crafts for them to learn marketable skills in order to have a higher likelihood of finding gainful employment upon release. Their skills are utilized in producing products for internal and external customers and the proceeds from the sale of these products support the operation of the program.

The MCE Industries at MSP are located inside a separate single wire secure compound adjacent to the prison called the Low Side Industries Compound. It has its own dining facility for workers to eat lunch at without having to go back through a security check point in order to eat.

MCE Industries is limited on the items that it can produce by several factors. Production is limited by tooling, workforce skill level, and available square footage. Additionally, it is not possible to produce copyrighted or trademarked material. There is always the additional concern of what can be produced for safety and security reasons.



MCE products include:

- Furniture: produces hand-made wood furniture – 46 inmates
- Rustic: produces hand-made craft furniture from unprocessed lumber – 12 inmates
- Sewing: produces inmate clothing, bedding, towel, etc. – 5 inmates
- Upholstery: produces office and guest seating, custom upholstery repairs – 12 inmates
- Print: produces printed material and a variety of media – 5 inmates
- Sign: produces signage in a variety of media – 7 inmates
- Novelty: produces novelty items out of recycled license plates - 3 inmates
- Warehouse: supports the logistical and supply needs for all of the MCE Industries at MSP Prison - 7 inmates

The facilities that house MCE Industries at Montana State Prison are extremely outdated and have been repurposed for current programs without figuring out work and manufacturing flow properly. The two buildings that house the MCE shops are in dire need of remodeling/ upgrading capacity to meet various compliances and extent of use.

FUNCTIONAL COMPONENT ASSESSMENTS – HOUSING AREAS

Component 25: Segregation/ Special Housing **Rating: Deficient**

Maximum Security Housing Unit 1 provides special housing for segregation and predatory/ assaultive inmates. Operational capacity of 159 beds.

Maximum Security Housing Unit 2 provides special housing for segregation, vulnerable, and acute mental health inmates. Operational capacity of 154 beds.

Designed primarily for single bunking, these units are significantly double bunked. Additional purpose designed housing is needed for this population.

Component 26: Mental Health Housing **Rating: Deficient**

Acute Mental Health inmates are housed in the same housing unit buildings as segregation and assaultive behavior inmates in HSU2 above. Additional purpose designed housing is needed for this population who suffers from acute and sub-acute mental health needs, in an environment that is more conducive to stabilization and recovery from crisis.

Component 27: High Security Housing (close and medium custody) **Rating: Marginal**

Locked Housing Units 1 & 2 provide restricted high security housing for PHC/Detention, Max Status, and some Isolation cells – with an operational capacity of 136 beds. An issue is the housing unit design vs. current utilization levels.

Component 28: Medium and Minimum Security Housing **Rating: Marginal**

Housing Units A, B, C (distributed in apartment-like units of 17 people each) and D (built in the 90s by inmates, currently houses clients with higher medical needs and chronic care, with 6 of the cells accommodating hospital-size beds) provide a total operational capacity of 386 beds. However, the design of these aging units provides poor sightlines, challenging safety and security supervision. Additionally, there are no electronic panels in Units A and B.

While Unit C provides a full dayroom, in units A and B the original dayrooms have been reconfigured and downsized to make room for additional office space in the units.

There is no AC on Unit D (natural ventilation provided through manually operated windows) and blind spots are of special concern in this unit.

● Component 29: Low Security Housing
Rating: Marginal

The Work and Re-Entry Center (WRC) is located outside the primary security line, and provides a total operational capacity of 198 beds in a combination of single, double and triple-occupancy cells. This program is severely underutilized (significant number of empty beds) due to the eligibility criteria (within 5 years of parole eligibility, good behavior and work performance).

Housing Unit F, due to infrastructure issues is limited to 56 single occupancy beds.

○ Component 30: Community-Based Housing
Rating: NA

Other off site facilities, state owned and contracted, accommodate individuals with appropriate institutional behavior closer to release and/or treatment needs.

● Component 31: Guest Housing
Rating: Adequate

A dwelling on the site provides interim housing for up to 6 new employees as they go through orientation and on the job training.

● Component 41: Video Courtroom / Parole Board Building
Rating: Adequate

MSP uses this capability to reduce inmate travel off site for minor matters. The existing room, albeit adequate, will be sub-divided into two rooms with the addition of an extra room allowing to conduct court and parole board hearings concurrently.

FINDINGS AND RECOMMENDATIONS

Based on functional component assessments, the following findings and recommendations have been generated:

1. Additional bed capacity is required now and in the future, with a focus on purpose built housing for special needs populations, especially for Acute and sub-acute Mental Health, Suicide Watch, geriatrics and Substance Abuse programs. There is also a need for additional bed capacity in the higher side to properly align security custody levels and type of bed.
2. There is a lack of office space and support program directly off the housing units and small group meeting space throughout the facility. This is particularly acute in the High Side due to the difficulty of escorting high security inmates to locations that are not adjacent to the housing units.
3. Major security electronics upgrades are required, especially in terms of the number of CCTV cameras.
4. Annual maintenance budgets need to be increased to gain on handling existing deferred maintenance work.
5. Additional Warehouse space is required.



MONTANA WOMEN'S PRISON (MWP)

KEY ISSUES

Based on discussion with Central Office, Facility Stakeholders, and a tour of the facility conducted on August 1, 2022, overall operational issues were identified as follows:

1. Originally built as a juvenile treatment center, the facility is located on a land locked site of about 3 acres, surrounded by urban streets and traffic. There is limited area for expansion.
2. Despite the housing additions with the construction of a new housing tower in 2001, MWP is at full capacity; additional capacity will be needed over time:
 - Inmate capacity 256 rated beds; current headcount is 231.
 - About 56 state-ready females are backing up in County Jails
 - A significant number of females are overclassified as medium custody (true classification would be minimum)
3. MWP has an aging infrastructure and deferred maintenance items that require significant maintenance work and add to overall upgrade costs.
4. There is a lack of program space for education, vocational/technical, and Correctional Enterprises (compared to MSP, at present only a clothing industry and a training/dogs' grooming program are offered to the female population due to a lack of space).
5. There is limited purpose-built specialized housing capability - Infirmary; Mental Health, Chemical Dependency Units.
6. Outdated, limited technology (internet, phone...); limited power outlets, bandwidth – all of which makes it more difficult for staff to perform their duties.

FUNCTIONAL COMPONENT ASSESSMENTS – NON-HOUSING AREAS

● Component 00: Site Development Rating: Marginal

The facility is located in downtown Billings, surrounded by local urban streets on all sides. The total site area is 3 acres. Adjacent uses include a Refinery, DMV, the Chamber of Commerce, and the Main Post Office.

Local traffic, including semi-trucks and Postal carriers pass along front; Mail and UPS Deliveries are made at front entrance, which is a very limited area. There are daily deliveries of all types. The sallyport for receiving for food delivery is not large enough for full size semi-trucks (gate won't close). Delivery for MCE canteen truck through a fence at the back of building. Trash is picked up daily (still limited in size of containers. One outside perimeter).

Adequate state-owned parking is an issue; Some parking space is leased from DMV; Visiting is street parking; Small lot for staff that fills up quickly . The Recreation Yard doubles as a storm water retention area.

Typically, there is a double 8'-0" high fence, no climb material (aged); at the recreation yard the fence also has concertina wire. There is a single fence at MCE delivery with Y Tops and receiving has a 12'-0" high fence. The immediate proximity to public sidewalks on all sides is a security issue. City requirements for fence construction must be followed, which dictate height and appearance. Similarly, there are municipal limitations on the level of site lighting permitted.

Basically, the exterior of the building delineates the primary security envelope, with controlled penetrations. However, there are a total of 7 entry points, which compromises security. For staff and the general public (official visitors, deliveries, volunteers, contractors, dog owners, etc.), there is a Sallyport at the front entry/Administration Building. Movement through the Entry area is controlled from the Reception Desk.

For family and attorneys there is a an access point at the rear of the building (visitors' gate) with a screening area manned during visiting hours. There is also a big sallyport gate (old service delivery entrance) at the rear of building that is manually operated to access the MCE industries building and garden area.

For admissions, transport and releases, there is a fenced Sallyport at the front of the building adjacent to that functional area. For food service, including commissary, there is a fenced Sallyport in the east side of the building on the front side.

Within the building, the Central Control Room (CCR) controls internal sliders to the housing pods in the new building area; manual pod door control in the old portion. In restricted housing, CCR can operate, with proxy card for staff as override.

The location in an urban area permits ready access to primary utility systems. One issue is limitations on use of natural gas in very cold conditions.

● Component 01: Facility Administration
Rating: Marginal

Administration is in the original single-story building and includes office space for the Warden, Assoc. Warden, HR, Records, Accounts, PIO, MH Office, Case Managers and Grievance. Some administrative areas are scattered around the facility (PIO and Accounts), and the three MH offices should be closer to the inmate areas. From the public entry point, individuals must travel through the entire facility to get to the Warden's Office.

The limited amount of office space available and poor adjacencies are issues.

● Component 02: Staff Services & Training
Rating: Deficient

MWP is viewed as a great and safe place to work. Compared to MSP, there are fewer population concerns and less violence, with most of the incidents having to do with separation due to "relational" issues amongst the residents. ; Staff work 12 hour shifts (3-4-3-4); Officers are provided meals on shift (with Food Truck options also available)", and the facility offers a solid program of activities with staff (events, holidays, recognition,

etc.); Review of policies & work groups involve officers that will have to implement the procedures. Staff participation / buy in is sought. Only Officers are union at MWP - a different union than MSP; good working relationship with their Union.

Associate Wardens are strong leaders and make the facility successful. Jail pay at the nearby County Jail is \$3/hour higher than the prison, but it's a different environment. This is a complaint at MWP, but doesn't seem to be a motivator to go work there. Recruitment is not an issue.

Based on a Staffing plan developed for an in-house capacity of ~130 inmates, MWP has 46 sworn officers and 6 lieutenants, with a split of 70% male and 30% female. At the time of the on-site visit, there were only 7 vacancies in security positions. No vacancies were reported for the Medical Unit; ; In spite of having a current in-custody population of about 230+, staffing has not been increased.

In terms of required training, a program is currently being developed. Officers get 7 weeks of On the Job Training (OJT); Within a year, new employees will go to the Training Academy (4 weeks long). The goal is to provide an average of 40 hours of in-service training annually.

Staff uses the Main Facility Entrance, accessing the facility through the Administration Building via a small and congested front entry/lobby. The location of the magnetometer is of an issue. There are very limited Staff Facilities (e.g., break room and wellness center), as well as very limited Training areas available throughout the facility (the existing meeting and treatment rooms that could be used for training purposes are fully booked throughout the day). More lockers are needed within the male and female restrooms.

● Component 03: Central Control
Rating: Deficient

Originally designed as a 2-men "floor control" post, the Central Control Room (CCR) is located on the 2nd floor above shift Briefing Area. It looks over A and B pods. Adjacent to this area is a restroom, with part of the circulation area used as a desk for the location of the staff ID picture machine.



Within the building, the Central Control Room (CCR) controls internal sliders to the housing pods in the new building area; manual pod door control in the old portion. In restricted housing, CCR can operate, with proxy card for staff as override.

The original use of this facility was as a Youth Treatment Center - so there were limited security provisions; with housing units typically configured as open dormitories.

Current overall security of the facility perimeter is not what would be desired; therefore, the building security capability must be relied on. The newer part (3 story building) is more secure in physical building security capability than the older portions. The CCR was upgraded 11 years ago, not to speakers or doors, but a "modern" system.


The facility does not have a dedicated CERT team. All officers are trained in de-escalation techniques. The Armory room is a "glorified broom closet" off the Staff Break Room behind the Reception Desk (no lethal equipment is stored, only tasers and OC), with a small adjacent "Ready Room".

Some upgrades done 11 years ago; not on doors or speakers. There is a severe lack of CCTV cameras throughout the facility, including MCE areas. The older existing cameras were analog. Montana facilities have shifted to from the old analog to digital cameras, with recording capability. MWP uses a lot of mirrors to help comply with PREA and good supervision practices. Another issue is the difficulty to install new cameras where there is no existing electrical conduit (e.g. gym).

 **Component 04: Custody Administration**
Rating: Adequate

Custody Administration for shift management and control is located both inside and outside of the overall security perimeter. Custody Administration staff routinely circulate through the facility. The entire facility uses the direct supervision model.

Compact, interconnected layout permits good response times; however, there is a disadvantage for keep separate and classification separation requirements - which is a security issue. On the plus side, the facility is small and compact enough that staff has a good feel for what is going on.

 **Component 05: Reception/ Release**
Rating: Marginal

Intake - This area handles all in and out movement of offenders, being the point of entry for all women coming into the system from County Sheriffs, the Passages Assessment, Sanction and Revocation Center, and CCCS .. Entry is through an enclosed vehicular Sally Port, into a very small Intake area via a pedestrian gate adjacent to the Facility Main Entrance. .

There is limited space in the Intake/Release area, but flow is good for the scale and amount of intakes processed daily. MWP can manage 5 individuals at one time without major issues. The area consists of 1 shower and threecells. Clinical Assessment is separate, usually after individuals go into general population for full medical assessments. Short medical/mental health screening is conducted early in the intake process.

The dry cell is equipped with a camera and is used for observation purposes, after a cell extraction. The two other regular cells (double occupancy) are used to hold people 3-4 hours before individuals are moved to F Pod for classification, or as a "time-out" room as part of a step-down approach, for de-escalation purposes. Typically, new intakes start their journey in restricted housing..

Transport - transport and releases go through the same area.

Average length of stay at this facility is 11 months. Release at MWP is back through the Intake Area, release paperwork by the IPPO to get them out; security packs up; and escorts out the door. Released individuals may take a bus or be picked up by their family.

 **Component 06: Visitation**
Rating: Marginal

Individuals that want to visit offenders go through a background check to go on an approved visitor list. Visitors go to the back of prison away from front entrance; the website gives directions to the visitor point of entrance.

Inmate family visiting is scheduled for Tuesday, Thursday, Friday during the evening hours of 7-8:30 pm; and two blocks of visits on Saturdays and

Sundays, from 8:30-1030 am and from 1:00-3:00 pm; holiday visiting matches weekends. One day a year there is a kids' day and a family day, when residents are allowed to receive up to 5 visitors, with visits conducted in the outdoor recreation yard.

The original lobby/waiting area has been retrofitted as to function as a private office for the Training Coordinator. Accordingly, there is no dedicated waiting area, and the visitors' restroom (equipped with a shower) is reported as never used. The Visiting Room can accommodate approximately 75 people and is used for multiple other uses when not in use for visiting.

Families can send checks, money to inmate accounts.

There is a Parenting Room to accommodate special visits (parenting and co-parenting) with kids that can be scheduled throughout the week for a period of up to 3 hours, set up by parenting programs; work with child custody, CFS programs. This area of the facility provides office space for the Program Coordinator (with zoom capability for video visits), a small room where moms can visit with their babies (offered three times a week), and a larger group room with capacity to accommodate up to 15 people. There is an adjacent Children's outdoor play area. The facility would benefit from having a second group room large enough as to accommodate an additional number of residents (10 to 15) wanting to attend the nurturing parenting program and journaling classes. Due to a lack of program space, there are approximately 9 people on the waiting list.

Via tablets, offenders can also access video visitation. While this is not an adequate substitute for in person visiting, the current limitation is that MWP only has sufficient tablets for 50% of the population.

● **Component 07: Counseling/ Case Management**
Rating: Adequate

New intakes are housed in F pod, which has 3 Case Managers, each with a workload of approximately 75 inmates. One Case Manager focuses on Probation requirements for release. Collectively, they deal with court paperwork as well as other inmate needs. MWP is looking for a more gender specific classification needs assessment, with the objective of shortening that process to less than 1 week. Compensation differences between MSP and MWP are an issue.

● **Component 08: Education/ Library/ Law Library**
Rating: Deficient

The facility has a central Library (inclusive of an interior courtyard) and Law Library providing access to 2 Lexus computers.

Education services are provided through Billings School District #2. Two teachers utilize two classrooms and a computer lab., which are reasonably well equipped. There is no wait list for HighSet; a large May Graduation is held, with a ceremony, diplomas, and cake. The two classrooms that serve the general population are in Units H and G. As a result, to access these rooms, as well as the "hobby room located in G Pod and used by all facility residents, inmates must move constantly through these two units, which is logistically challenging.

Staff and facilities seem adequate for the current service loads, although the range of program opportunities are somewhat limited.

● **Component 09: Vocational/ Technical Training**
Rating: Deficient

There is limited Vocational Education provided through Montana Correctional Enterprises (MCE) due to not having adequate space for such programming. Currently, there are only a dog program and an embroidery program offered, which employ a total of about 31 residents.



● Component 10: Program Services
Rating: Adequate

Case workers have early involvement in the Intake process (see Component 5 above); and follow-up with all inmates – particularly in terms of getting information together for release. There is a general shortage of program space throughout the facility. A program room is available in each housing floor (2nd and 3rd) of the new building tower, which is shared amongst the ABC and DEF pods, respectively (this translates into a program room for about 43 people)

● Component 11: Religious/ Cultural Services
Rating: Adequate

The Activities Coordinator clears all volunteers through her. Everything is volunteer based; background checks, proposal for what they want to share; multi-denominational; Sources community volunteers;

The facility has a Chapel and Chapel Library next to the Industries Building, which is also used for other group programs and activities. The Chapel is sized to accommodate up to 45 people.

Anyone can attend religious services if they are not in restrictive housing (i.e., maximum & Segregation are the only ones that cannot. They can request 1 on 1 services if desired, with the volunteer escorted to that housing unit.

● Component 12: Commissary
Rating: Adequate

Commissary for MWP comes from MCE at MSP (the delivery entrance adjacent to the G housing unit is used for these purposes). Order from a bubble sheet submitted, financial checked, compiled, delivered once a week. MWP trying to go to tablets for this, but they don't have enough tablets. This approach is used at all facilities that have adequate tablets.

Some gender-based restrictions on items based on facility; restrictive housing has some limitations. When the commissary orders come in, they are checked and labelled, delivered to housing units the same day. If there was adequate space, MCE would like to provide Commissary for the eastern part of the state.

● Component 13: Recreation
Rating: Marginal

There is a full-size Gym and Recreation Yard for general population inmates, with regular daily access.

As presently used, the gymnasium does not allow for the practice of large sports, and it is fully carpeted. It is also used as waiting area for those residents that need to attend a virtual parole hearing once a month (the actual virtual hearing happens at the visiting center). The original weight/workout room located within the gym is now used as property room, with a section of this room used to process special commissary items that need to be engraved (e.g., TVs, alarm clocks, radios, etc.).

Due to the limited site area, the Yard is not as large as it should be, and the available track is very uneven. There are security issues related to contraband passes due to the proximity of the perimeter fence to the public sidewalks.

There is a separate Yard area only for Restricted housing unit inmates, which is too small. Staffing is an issue to maintain supervision. Restricted inmates have to descend a stairway to get to the Maximum Security Recreation Yard.

● Component 14: Health Administration
Rating: Marginal

Health services function from the Medical Unit located on the 1st Floor of the 3 Story Building. Medical staff consists of two part-time doctors, a dentists (on-site every Tuesday and Thursday), an Eye Dr available every other week and five nurses. Nursing staff is on duty 7 days / week, 12 hours, from 6Am to 6 PM. There is no coverage after 6PM. There is insufficient area for management staff – mixed in with Clinic area. As a result, the original cells available for medical purposes have been converted into private office space (no plug-in capabilities to do desk work and to meet privately with patients). And although the facility has the telemedicine equipment to operate telehealth by the medical provider, there is no room equipped to set up the monitor and make it functional.

There is a general lack of storage space within this area. As a result, medical equipment sits on the emergency fire exit.

● Component 15: Outpatient Clinic/ Pharmacy
Rating: Marginal

The MWP Clinic has two Exam Rooms, which as reported by staff is not sufficient. Basic services provided by staff, with outside contractors used for X-ray, Dentist, Optician as required.

Medications are contracted locally, stored in the Medication Room, and distributed in bubble bags to inmates from a service window or from a Med Cart depending upon classification (restrictive housing, units C and F and intakes) or administered by security staff.

● Component 16: Dental Services
Rating: Adequate

There are 2 Dental Chairs off the Clinic area in a large single space. Dental Services are contracted as needed. Dental services are considered adequate for the present service load.

● Component 17: Inpatient Infirmary
Rating: Deficient

There is no Inpatient Infirmary at MWP. If someone needs more than temporary observation for a couple hours, they are escorted to the hospital a few blocks away. Typically, there are only 0 - 4 inmates needing 24-hour Infirmary hospitalization; However, inmates at the hospital require continuing security staff presence during their stay. MWP would prefer an Infirmary on site, but this would necessitate an increase of medical staffing to cover the 3rd shift. It would take 7 to 8 nurses to operate 24/7.

The major deficiency is that there isn't adequate short term holding space for individuals requiring short term medical supervision. This is currently accommodated in the Intake area.

● Component 18: Mental Health Services
Rating: Marginal

Once a female offender comes to MWP, a suicide screening tool is administered by officers in Intake; If the offender scores five or more, mental health staff make contact with offender. Referrals also come from medical staff.

Nursing staff conduct an initial PREA Assessment. The female offender is asked if they want to be seen by mental health during this assessment. If

they say yes, the clinical therapist has 14-days to make contact with the female offender in regard to the PREA Assessment.

Based off the female offender's WRNA score and needs addressed in assessment, they are referred for mental health groups (Beyond Violence, DBT and Moving On), CD groups (Seeking Safety and Helping Women Recover), Psychiatric Evaluation with the Tele-Psych provider for mental health medication management and individual therapy. Most residents with mental-health related issues are housed in Unit C, on the second floor of the new housing tower. There is no real "step-down" approach to addressing the needs of this population. The facility lacks office and program space to meet privately with clients.

The staffing and capabilities of the Mental Health component is adequate. The major limitation is a lack of space to meet with offenders for individual therapy and group sessions.

● Component 19: Food Service
Rating: Marginal

The current configuration of the loading dock makes it difficult for vehicles to maneuver.

Due to a shortage of storage space, the receiving/loading room is used for the storage of many things.

MWP uses cook serve 3 times a day; typically, 3 hot meals are provided a day; sometimes 2 hots with a cold breakfast. For portion control, food is pre-trayed in the kitchen and picked-up at the server line's window. A salad bar and drinks station are provided.

Central dining accommodates about 100 seats (24 tables, 4 seats each) ; with rolling use by housing unit; Restricted housing inmates eat in their cells.

Staff is entitled to one meal per shift. They eat in the same Dining Room as the inmates. The only deficiency is a lack of Warehouse/Storage space – thereby requiring daily deliveries from the urban area they are situated in.



● Component 20: Laundry
Rating: Deficient

Institutional laundry is done in the Laundry Area (3 dryers, 2 washers), which employs 5 workers. There is a washer/dryer on each housing unit for personal items. The Kitchen has their own washer/dryer for their needs. Inmates are issued 3 sets of uniforms; and 1 bedding set - which is exchanged weekly.

8am-10pm (2 shifts) operated weekdays to keep up with service load. Laundry service is same day - In in the morning, back later that day. The existing Laundry has to run 2 shifts, representing an overloaded condition. The Laundry is maxed out; Moreover, there are a lot of equipment break-downs.

● Component 21: Maintenance
Rating: Deficient

Maintenance work is done by a small in-house staff (2 people, every other week turns and on call, as needed: could use a third person), with limited inmate workers used in janitorial-related tasks. Due to the age and condition of the buildings, extensive maintenance work is required. A modest area is available for the maintenance crew.

When a large or complex effort is required, the work has to be contracted out. This forces the facility to squeeze funds out of another line item, since the annual maintenance budget is not sufficient.

● Component 22: Warehouse
Rating: Deficient

MWP lacks a Central Warehouse.. To compensate for it, things are ordered on a frequent schedule, to minimize the number of items that need to be stored. The area above Visitation has some extra storage (mattresses, large supplies); however, it's not safe to walk up and down to these areas. Emergency delivery can come from Billings.

Warehouse storage capacity needs to be provided – especially if additional bed capacity is added here.

● Component 23: Central Plant
Rating: Marginal

The main Central Plant space was constructed with the 3-Story Addition. The high pressure boilers require certified operators, which the facility has. Heating utilizes natural gas, with a limitation on that use on very cold days – they have to switch to fuel oil for the local utility to maintain sufficient pressure for other users.

● Component 24: Montana Correctional Enterprises (MCE)
Rating: Deficient

MCE Industries are primarily focused on teaching and training eligible inmates in trade crafts for them to learn marketable skills in order to have a higher likelihood of finding gainful employment upon release. They are responsible for vocational and technical training and work.

MCE operates the dog training and grooming program in one of the pods (G). Dogs live in rooms with women. There is insufficient space to accommodate appropriate dog training activities. MCE also conducts Garment Graphics and Hygiene Kit workshops. They also have a Fire Crew program for eastern Montana.

FUNCTIONAL COMPONENT ASSESSMENTS – HOUSING AREAS

Direct supervision is used in all housing units except high security Pods C and F, which are intermittent supervision. A housing control room on Level 2 of the 3 Story Building is not used.

Component 25: Segregation/ Special Housing **Rating: Marginal**

Based on the limited number of single cell housing, Segregation is incorporated in Housing Pods C and F with other restricted housing population.

Component 26: Mental Health Housing **Rating: Deficient**

There is no purposed-designed housing unit for acute mental health. A portion of the 30 beds on H Pod in the original building is used to house these individuals – primarily in multiple occupancy rooms and a few singles. This is also the location of the three mental health therapists. Residents with more severe mental health issues are housed in Pod C (“max unit”), with admin segregation, protective custody, and other restrictive housing inmates, which is not appropriate.

Component 27: High Security Housing **Rating: Marginal**

In the Single cell housing is only provided in Pods C and F, with 11 single cells on each of two single level units. These are lock-down units with essentially no Dayroom area; they are outside cells with slit windows. A separate exterior yard is reached by going down a set of stairs.

Component 28: Medium Security Housing **Rating: Marginal**

Double and triple cell housing is provided in Pods A and D, with 13 cells each on two single level units. These are currently utilized for Close and Medium Custody inmates, with 30 beds each (over design capacity). They are outside cells with slit windows, with marginal Dayroom area.

Component 29: Low Security Housing **Rating: Adequate**

Minimum Security cell housing is provided in Pods B and E, with 18 double/triple cells plus 1 4-Person Cell (5 beds observed in the room) each on two single level units. They are outside cells with slit windows, with marginal Dayroom area.

In the older (original) 2 Story Building, all of Pod G (two areas of 38 beds) and a portion of Pod H are used for Minimum Security inmates. This housing is configured as multiple occupancy rooms and the doors are not locked. This housing is in close proximity to the academic classrooms and program areas.

Component 30: Community-Based Housing **Rating: NA**

Individuals that qualify for community-based treatment or reentry programs are transferred to other lower security facilities in the system.

Component 31: Guest Housing **Rating: NA**

Not provided at MWP.

Component 41: Video Courtroom **Rating: Marginal**

Virtual parole hearings are conducted out of the visiting center. MWP should use this capability to reduce inmate travel off site for minor matters.



FINDINGS AND RECOMMENDATIONS

Based on functional component assessments, the following findings and recommendations have been generated:

1. Additional bed capacity is required now and in the future, with a focus on purpose built special needs housing, especially for inmates with high medical and mental health needs. The priority for this facility would be to build a new two-story annex, to operate as a multi-purpose center housing both a new Visiting Center and Staff Training facilities on the 1st floor. On the second floor, there will be a MEC warehouse to operate the females' canteen program along the lines of the MSP, which could also service Pine Hills Youth and Glendive Regional facilities. Once the new building comes on line, the existing Visiting Center would be vacated and retrofitted to function as the specialized Healthcare Housing Unit, with a 24/7 infirmary containing dedicated medical and mental health wings, with a 10 to 12 bed capacity.
2. A cost/benefit analysis needs to be done to compare having an in-house Infirmary vs. continuing the current hospital placement and the inherent security staffing required.
3. Major security electronics upgrades are required, especially in terms of the number of CCTV cameras.
4. Annual maintenance budgets need to be increased to gain on handling existing deferred maintenance work.
5. Warehouse and additional MCE space is required.

MASTER PLAN FINDINGS/ DIRECTION

FACILITY CHARACTER

From an operational perspective, the Montana State Prison (MSP) and Montana Women's Prison (MWP) are significantly different in terms of size and configuration.

- MSP is a very large site with a high total capacity and a campus arrangement. This configuration is often found in older state prison facilities, where the longer terms served got people in to a routine including movement to and from housing to other functional component areas (e.g. Industries, Education, Medical areas).

To cope with the harder inmate population that has evolved over time, MSP has developed internal security perimeters to separate the high side housing from the low side housing units, with Support functions located between the two. Further internal separations have been developed for MCE/Maintenance, Food Factory, and the MDIU Central Reception Unit. For some security classifications on the High Side, movement has to be escorted.

The large site is relatively isolated from urban areas, which has an impact on recruitment and retention of staff.

- MWP is almost the opposite – with a very limited site area in an urban part of Billings, surrounded by other destination functions (Post Office, Motor Vehicles, and a Refinery). As a practical matter there is no site area available for any addition of consequence. All functions are essentially integrated into a single facility structure, with the exception of having to go outside briefly to reach the Yard, Chapel, and MCE areas.

The overall security perimeter is not as robust as desired, due to the proximity of public sidewalks on all sides, and City restrictions on fence height and exterior lighting. Therefore, MWP has to rely on the construction of the building walls as the primary security envelope. Originally a Youth Treatment Center, the older building area doesn't have quite the level of security construction that would be best. The 3 Story addition is better in this regard.

MWP is viewed as a great place to work and staff are focused on interacting with inmates. Another consideration is that the average length of stay here is only 11 months. The small scale allows a positive "family" environment.

FACILITY NEEDS

From an operational perspective, the Montana State Prison (MSP) and Montana Women's Prison (MWP) are significantly similar in terms of overall needs.

- Both facilities are at their capacity limits and need additional capacity over time for their respective populations (secure male, female), MSP has a design capacity of 1040 beds and currently houses approximately 1600 inmates; MWP is almost as bad – putting 5 inmates in multiple occupancy rooms designed for three.
- Staffing at both facilities is lean. For example the staffing at MWP was established for an in-custody population of approximately 130; the current headcount is 230+ with no collateral adjustment in staffing.
- Both facilities need to increase their acute, sub-acute and step-down mental health capability for the provision of a full continuum of healthcare services (to include both outpatient and residential clinical services) in the most appropriate healing and therapeutic environment.
- Both facilities need to upgrade their security electronics and number of CCTV cameras.
- Both facilities need to increase the use of technology to improve communications
- Both facilities have to deal with older buildings requiring a lot of maintenance work to keep them on line.



WATCH EAST PROGRAM (WEP)

INTRODUCTION

The Warm Springs Addiction Treatment and Change Program (WATCH), WATCH East, is a residential treatment facility located on the grounds of the Eastmont Campus, in Glendive. The building was originally built in 1975 to house youth with mental health disorders. It was later converted into a Mental Retardation Center for juvenile offenders and the administrative responsibility for its management transferred to the MDOC.

Similar to its predecessor WATCH West, this program offers a 180-day statutory mandated modified therapeutic community “DUI treatment program” for adult female and male offenders from Eastern Montana, all charged with 4th or subsequent DUI offenders, as an alternative/diversion program to prison.

The building is owned by the Montana Department of Corrections (MDOC) but it is leased and operated by Community, Counseling and Correctional Services, Inc. (CCCS), a non-profit organization.

CCCS began providing services at this facility in February 2005 for a contracted capacity of 50 beds. In order to be accepted to the program, potential program participants must be screened and approved by a “program screening committee”. Many of the initial applicants to this program came from the WATCH West Program in Warm Springs. Today, many of the participants are females.

With the concurrent expansion of Medicaid and felony treatment courts around the state, WATCH East has seen a declining population overtime. As a result, at the time of this report the facility was in the process of being repurposed to a 32-bed Licensed Substance Use Facility for Medicaid eligible clients, which will be privately run by CCCS. Once the transition occurs, none of the residents will be statutorily court-ordered offenders under MDOC jurisdiction, but rather the new clients will be staying at this facility on their own free will.

The day of the visit, there were 25 residents left at the facility. Once the facility ceases operations as a treatment facility for MDOC’s inmate population, these individuals will be released to community supervision or transferred to other correctional treatment facilities (e.g., Passages for women or WATCH West for men) based on their individual risks and needs.

KEY ISSUES

Based on discussion with Central Office, Facility Stakeholders, and a tour of the facility conducted on August 03, 2022, overall operational issues were identified as follows:

1. Remote location.
2. Excess capacity due to a declining population of eligible clients also resulting in empty office spaces and program rooms. On the day of the tour there were about 5 vacant staff offices between the two occupied buildings, the Residential Building and the Treatment Building.
3. Abandoned, unsafe structures (Cottages 1 and 2).
4. The paved interior walkways connecting buildings are in need of new paving.

It should be noted that, in preparation for transitioning this facility to its new mission, repairs to showers, bathrooms, fresh paint and other small touches had already been performed. A project to replace/repair the floor in some sections of the Residential unit and outdoor walkways was underway.

FUNCTIONAL COMPONENT ASSESSMENTS – NON-HOUSING AREAS

● **Component 00: Site Development** **Rating: Marginal**

The WEP has a campus configuration. It is comprised of a total of 5 stand-alone buildings. These are Residential Cottages 1, 2 and 3, the Treatment Building and a Shed. The entire campus is enclosed by a screened perimeter fence, residential in character.

The facility sits on a large campus site with ample capability for expansion within the site.

There is only one main entrance to this facility for use by facility staff, visitors and residents located in the Admin/Cottage 3 Building referred to as the Residential Building. Mail and UPS Deliveries are also made at the front entrance, which is adequately sized.

A dedicated Services Entrance is provided for vehicles delivering items to the Residential Building.

● **Component 01: Facility Administration** **Rating: Adequate**

Executive Administration is located within the Residential Building. Private office spaces are provided for the Program Coordinator, the Admin. Secretary, and the Admin. Assistant.

● **Component 02: Staff Services & Training** **Rating: Adequate**

All facility staff enters the facility through the Main front entry/lobby, which presents a very welcoming and normative environment. Staff support services include a staff Mail Room, female and male staff lockers and toilets.

● **Component 03: Central Control** **Rating: Adequate**

Central Control occupies a central location in the Residential Building. It consists of a large, open “front desk” providing direct views into the dining room and to the circulation hallways of each the four wings this unit is divided into.

The control desk is manned by one security officer, and it is sized to accommodate 4 to 5 staff workstations.



● **Component 04: Custody Administration**
Rating: Adequate

Although the WEP is a treatment program, it is still a correctional program. As such, correctional officers are available on-site 24/7 providing security and supervision. Security officers work in 3 shifts of 8-hours. Given the minimum-security nature of this facility, together with the current population census, there are few security officers deployed at this facility.

Security staff circulate around the facility throughout the day and perform regular and random security searches of clients and their living areas. Most of the residents' move unescorted throughout the facility.

Security staff are always present in the Residential Building, Cottage 3. The facility operates under a direct supervision model.

● **Component 05: Reception/ Release**
Rating: Deficient

There is no controlled vehicular gate nor vehicular sallyport used for admissions and transports. Vehicles transporting new arrivals park outside of the Facility's front door. The original covered walkway leading to the front door is fenced in and access controlled with a locked gate. This door is operated remotely by the security officer assigned to the front desk.

Once inside the facility, there is no dedicated intake area to process new arrivals. After all the paperwork is verified and the consent forms signed, intake-related activities that need to occur as part of the admissions process occur at several locations of the Residential Unit. There are a clients' storage room and a clothing issue room available in the unit.

Upon successful completion of the program, clients are released through this same main front door.

● **Component 06: Visitation**
Rating: Adequate

The ample dining room located in the Residential Building accommodates visitation activities. The space is adequately sized to accommodate multiple visits at a time.

● **Component 07: Counseling/ Case Management**
Rating: Adequate

Most of the offices for counselors and case management personnel are located on the stand-alone Treatment Building. Three out of eight available offices within this building were reported as sitting vacant.

● **Component 08: Education/ Library/ Law Library**
Rating: Adequate

There are two classrooms located in the Treatment Center. They are adequately sized. Classroom 1 was originally designed to be sub-dividable into two rooms and as such provides two separate entrances.

A central library was originally available in the Treatment Center, accessible from the gymnasium. This space was repurposed to act as a computer/ resource center and is now used for the storage of all sorts of recreational and programs equipment.

Once of the corners inside the Residential Building has been equipped with multiple shelves providing a library section.

○ **Component 09: Vocational Education/ Technical Training**
Rating: NA

There are no vocational programs offered at this specialized treatment facility since the focus is on treatment and recovery.

● **Component 10: Program Services**
Rating: Adequate

Each housing wing has a multi-purpose dayroom, which is used for a variety of programs, structured and leisure activities, and some group sessions. The two female C and D wings share a very spacious and nicely decorated multi-purpose dayroom.

Additionally, group sessions are conducted in the Treatment Building, in a spacious, dedicated multi-purpose room.

● **Component 11: Religious/ Cultural Services**
Rating: Adequate

Religious and other multi-faith services are accommodated in the Treatment Center's multi-purpose room.

● **Component 12: Commissary**
Rating: Adequate

There is a small room where an adequate stock of canteen items is stored.

● **Component 13: Recreation**
Rating: Adequate

There are two available outdoor courtyards offering a combination of grassed and paved areas. The landscaped North Courtyard, currently off limits to facility residents, will be open for use by the new residents once the facility transitions to a residential substance abuse facility. The interior walkways are beautifully decorated and display Native American accents and artwork produced by the residents.

There is ample outdoor seating (picnic tables, benches, double seated swing benches) provided throughout the courtyard. There are some small garden areas with benches used by residents for contemplation.

The facility provides an outdoor half basketball court and an indoor gymnasium. The gymnasium is part of the Treatment Building.

● **Component 14: Health Administration**
Rating: Adequate

A Nurses' work office is provided within the "Services wing" of the Residential Building.

● **Component 15: Outpatient Clinic/ Pharmacy**
Rating: Adequate

All the healthcare spaces are located in the Residential Building and consist of an Exam Room and a Medical Room where medicines are kept secured in a locked cart.

● **Component 16: Dental Services**
Rating: Deficient

No dental room or chair available at this facility.

○ **Component 17: Inpatient Infirmary**
Rating: NA

Clients needing a level of medical care beyond the one provided on-site are transported to outside hospitals for emergency care.

● **Component 18: Mental Health Services**
Rating: Adequate

An adequate number of office space and counseling/group rooms for mental health personnel and counselors are provided in the Treatment Center.

● **Component 19: Food Service**
Rating: Adequate

The facility has a dedicated services entrance for vehicles delivering items to the kitchen (controlled gate).

The Residential Building has a full-service kitchen, with enough storage space to accommodate 10-days of food supplies.

Meals are provided to the residents three times a week by schedule, to separate male and female residents, at the large dining hall and services cafeteria-style.

The dining hall is equipped with movables residential furniture and provides a very home-like environment. Through the ample windows facing the outside this space features ample daylight.

● **Component 20: Laundry**
Rating: Adequate

A Laundry room equipped with 3 dryers and 3 washers is available within the Residential Building. Additional rooms are also available for the storage of clean, soiled linens and chemicals.



● **Component 21: Maintenance**
Rating: Adequate

There is a Maintenance room in the residential Building.

● **Component 22: Warehouse**
Rating: Adequate

Several vacant office spaces and other empty rooms throughout the building are used for storage purposes. In addition, outdoor-related equipment and small supplies are stored in the outdoor Shed.

● **Component 23: Central Plant**
Rating: Adequate

The stand-alone Residential building has its own generator room, electrical room, boiler room, and propane room. These spaces are adequately sized and located for convenient access from both the inside and outside of the building.

○ **Component 24: Montana Correctional Enterprises (MCE)**
Rating: NA

FUNCTIONAL COMPONENT ASSESSMENTS – HOUSING AREAS

● **Component 25: Residential Building**
Rating: Adequate

The Residential building follows a cottage-like design. It is very residential in character and offers a very therapeutic and healing environment. The building features ample windows and plenty of glass. It is filled with abundant daylight throughout the day.

This residential component is comprised of 3 sides (referred to as halls):

- Hall C has 9 bedrooms. It houses female residents.
- Hall D has 6 bedrooms. It houses female residents.
- Hall G has 8 bedrooms. It houses male residents.

Except for a single bedroom available in hall C, all bedrooms are of multiple occupancy. In Hall C bedrooms are sized to accommodate between 2 and 4 occupants. In Halls D and G all the bedrooms are sized for two occupants. Each of the bedrooms contains an ensuite bathroom.

On halls C and G there is a common area for showers. ADA bathtubs are provided within.

A couple of bedrooms have their own showers inside the room.

All bedrooms are very spacious, furnished with residential-type furniture (beds and desks), and feature ample windows.

PINE HILLS CORRECTIONAL FACILITY (PHCF)

INTRODUCTION

The Pine Hill Correctional Facility is located in Miles City, approximately 340 miles east of the state capital in Helena, Montana.

The facility is located on the original site of the Montana Territorial Women's Reformatory built in 1884. In March of 1893, the Pine Hills Correctional Facility ended its role as a Women's Reformatory and became the Montana State Reform School which was established to serve juveniles. The Reform School was officially opened on March 15, 1894.

In 1984 the original Pine Hills Youth Correctional Facility was constructed on 37-acres of the available 300 acres site. In 1996, the facility transitioned operational control from the Department of Health and Human Services to the Montana Department of Corrections and started operations as a Boys School (girls were housed at this facility for only a very short period). During this transition the average daily population served at the facility averaged about 100 youth.

In 1999 construction of the new, large, red one-floor "main building" began along Hayness Avenue that sits next to the old housing building F, known as the Charles Russell Lodge. The new building started operations in 2001.

In May 2016, due to the ongoing decrease in youth placements at the facility and housing pressure within the adult corrections system, the Pine Hills facility instituted a Training and Treatment Program servicing adult male residents. This program took over three empty housing units. Placement of adult male residents at the facility was expanded until March of 2018, when the population of adult residents exceeded juvenile residents. On March 22, 2018, the Montana Department of Corrections formally declared the Pine Hills Correctional Facility to be an adult institution.

In its current mission, the Pine Hills Correctional Facility plays a dual role for the MDOC by serving both juvenile and adult male residents convicted or adjudicated to the MDOC:

- PHCF is the only state-operated long-term facility for adjudicated male youthful offenders (ages 10-17). Juvenile females are sent to a secure facility in Idaho, which is about 45 minutes away from Bozeman. The juvenile population is housed in units B, C and D, each with a design capacity of 24 beds. However, the operational capacity of these three units is capped at 16 beds for compliance with PREA standards, providing a total of 48 juvenile beds.
- The facility also serves adult male residents. A unit is reserved for "courtesy" jail holds for County jails in the eastern side of the state. These are inmates waiting to be transferred to a MDOC prison or treatment facility. It also offers two specialized adult programs, a 90-day treatment program (22 beds) and a 22-bed young adult offenders' vocational education program for first-time young offenders between the ages of 18 to 25. Most of the adult population comes from a county jail or the Missoula Assessment/Sanction Center (MASC). The adult population is housed in Units A, E and F. For placement in the special Pine Hills units, adult inmates must be assessed as low- to medium-risk and have no history of violent or sexual crimes.

Four housing units (A through D) are attached to the main building. Additionally, there are two separate housing lodges (units E and F) in older buildings. Unit E houses the 90-day treatment program for adults of all ages, while Unit F houses the 6-month young adult offenders' vocational education program.

The population count on the day of the visit was 95 male residents: 59 adults and 36 juveniles. During the meeting with the Superintendent, he stated that at the Pine Hills Correctional Facility sight, sound and physical separation between adults and juveniles is maintained at all times in all areas of the facility. This was seen by the consultant during the on-site tour and when visiting each building throughout the facility.



KEY ISSUES

Based on discussion with Central Office, Facility Stakeholders, and a tour of the facility conducted on August 8, 2022, overall operational issues were identified as follows:

1. Location:
 - The current location makes it difficult to interact with the community and to engage with the residents' families. One third of the residents come from Billings, another third come from Missoula, Great Falls, Helena, Bozeman and other towns in between. Although they try to help families with gas and accommodations, it is tough far for families to visit their kids given the long driving distances.
 - The remote location of the facility also results in recruitment issues, which impacts the provision of programs and services. The biggest challenge is finding treatment and mental health counselors. There are two vacancies on security positions and 1 Licensed Counselor vacancy.
2. Facility is at full capacity. Based on the current waiting list, a new 24-bed housing unit would be needed to expand the capacity of the 90-day treatment program. There is also a waiting list for the vocational education young adult program. Although there are 22 beds available, the capacity of the program is capped at 16 participants. These 16 beds are fully occupied year-round.
3. There is a need for more office and storage space.

FUNCTIONAL COMPONENT ASSESSMENTS – NON-HOUSING AREAS

● **Component 00: Site Development** **Rating: Adequate**

The PHCF has a campus configuration. It is comprised of a total of 6 building structures located inside of the secure perimeter fence, spread across a site of approximately 36 acres. These are the one-story interconnected Main Building, 3 stand-alone buildings (School and two housing units), a restitution building and a green house. Additionally, there is the Vocations Shops/Warehouse and Maintenance building located outside of the secure perimeter fence (gate 4 manually operated).

There is plenty of available land for expansion, with much of the state's owned property rented by the MDOC to farmers.

The main facility entrance for use by all facility staff and visitors is located in the newest red building built in 1999, referred to as the Main Building. Local traffic passes along the front. Mail and UPS Deliveries are made at front entrance, which is adequately sized.

The facility receives daily deliveries of all types. There is an enclosed vehicular sallyport for use by food, commissary and warehouse deliveries, trash removal, maintenance, and other delivery services. It is also shared with transportation vehicles. No concerns were raised about this area getting busy and congested daily, since all deliveries and admissions are scheduled to avoid overlap of transportation activities in and out of the facility.

Adequate parking space is provided for both staff and visitors. In character and appearance, the building design is very welcoming, offering an inviting and friendly environment for visitors. It feels and looks like the less institutional, more normative, and well-kept facility of all MDOC correctional facilities.

● **Component 01: Facility Administration** **Rating: Adequate**

Executive Administration is located on the Main Building. There are two chains of command. A Deputy Superintendent and two Unit Managers. All of them are provided with private offices.

However, given the complement of treatment staff assigned to work at this facility, outside of the Admin Suite, there is a shortage of office space.

● **Component 02: Staff Services & Training** **Rating: Deficient**

PHCF is viewed as a great and safe place to work. As per the facility's superintendent, one of the biggest facility's strengths is the facility personnel. Staff that work at this facility are regarded as very passionate and committed, as well as creative and innovative. There is a higher percentage of female vs. male employees working at this facility.

All facility employees are provided meals on shift. There are about 50-60 employees per shift.

All facility employees use the main facility entrance located on the Main Building. Employees go through a metal detector. There is a screening area controlled by CC in which all staff and visitors must pass through to enter or exit the secured part of the facility.

Within the Main Building there is not a properly dedicated staff breakroom. As a result, staff use one of the two visiting spaces available inside of the secure facility, which is equipped with vending machines.

Staff support amenities include a staff wellness center (that also doubles as a storage room), a multi-purpose conference/training room, restrooms and changing rooms. Staff use the facility gym, which contains a fitness/workout room.



● **Component 03: Central Control**
Rating: Adequate

The Control Room occupies a central location, between the new Main Building and the old housing cottage F. A dedicated staff bathroom is provided within. The control room is adequately sized to accommodate two security officers and given its central location it is appropriately screened from the residents' views.

From this strategic location, the security officer has direct sightlines into the main circulation hallways between the Main Building and Housing Cottage F, and views to the entrances to units A through D.

Movement of all residents within facility grounds is coordinated through Central Control. Cross-circulation of juveniles and adults is kept to a minimum and, in the few instances when cross-circulation occur, staff maintains continuous direct supervision of youth residents, positioning themselves between adult and youth residents whenever sight and sound contact between youth and adult residents may occur.

● **Component 04: Custody Administration**
Rating: Adequate

There are about 65 custody staff line positions which include 1 Chief of Security, 14 Unit Shift Supervisors, 36 Correctional Counselors, and 14 Correctional Officer positions. The majority of the Pine Hills Correctional Facility custody staff work one of 3, 8-hour shifts (1st watch, 0600- 1400 hours, 2nd watch, 1400-2200 hours and 3rd watch, 2200-0600 hours). A few custody staff work varied schedules that are closely related to the majority.

Security staff circulate around the facility throughout the day and the facility is operated under a direct supervision model, with a strong dynamic and relational approach followed regarding the juvenile population. This is a performance-based facility that has been awarded a couple of national and safety awards. It is at the forefront of evidence-based practices and interventions that improve outcomes and mitigate risk and re-traumatization among justice-involved youth, young adult offenders, and vulnerable populations.

● **Component 05: Reception/ Release**
Rating: Adequate

Transportation vehicles access the facility through a dedicated vehicular sallyport (enclosed), shared with other service vehicles. New arrivals are processed one at a time, since admissions are scheduled ahead of time (there is a period of time that needs to pass before court-ordered people can be transferred to this facility; they have to be screened from a waiting list). In the event that multiple admissions arrive at a time, they wait in the sallyport (a bench is provided), the seating waiting areas, or in one of the two holding cells available within this area.

The admissions area offers a very normative and non-threatening environment. It is decorated with murals and other color accents. It feels and looks very child friendly.

The entire admissions process takes about thirty minutes during which all the necessary paperwork, medical/mental health screenings and PREA, sexual and predators' assessments are completed. Once the person has been searched, the person is given the chance to have a shower before dressing in into new institutional clothes. New arrivals are then seen by a nurse. The Medical suite is located adjacent to this area. An Initial Risk Screening is performed within the required 72-hours.

New arrivals are escorted to their designated housing unit (refer to housing section for a description of how each housing unit is utilized) where they will receive an orientation to the facility.

After completion of the program, residents are released through the front door. Usually, the majority of the participants from the 90-day treatment program are transported to the WATCH/ Connections Program, while 12- to 18-year-olds are sent back to Probation upon release.

● Component 06: Visitation
Rating: Deficient

Visitation consists of two-small visiting areas, each one sized to accommodate a maximum of one visit at a time. These two rooms accommodate both family and attorneys/official visits. To help with family visitation, the facility offers video visitation, compensating for the time families would have to travel.

Parenting programs are offered to the adult population.

● Component 07: Counseling/ Case Management
Rating: Deficient

There is a need for more counselors and office space for treatment staff.

● Component 08: Education/ Library/ Law Library
Rating: Adequate

Since PHCF services both juvenile and adult residents, the school building is shared by both populations on a scheduled basis, to keep sight and sound separation between these two populations. Juveniles go to school during the morning, while adults take over after school hours.

The facility offers a four-year accredited high school program that provides special and remedial education services to young offenders, high school courses/equivalency diploma and college preparatory programs, as well as HiSET testing.

In addition, young adult offenders in the program have access to a computer network for job and educational preparation and training.

The stand-alone School Building is a two-story building. Although the building is old (it was built in 1968), it is very well maintained and clean. For a total of 36 residents, there are 8 teachers assigned to this facility.

Office space is available for the School Principal and the School Counselor. An additional general office, IEP Office and a teachers' work room are provided on the 1st floor. A teachers' lounge is also available on this floor conveniently located in proximity to the classrooms. Classrooms are

available on both floors (about 5 downstairs and 7 upstairs). They are adequately sized to accommodate a maximum of 10 students each.

There is a very spacious Library located on the 2nd floor of the School Building.

The indoor gymnasium is connected internally to the School Building.

● Component 09: Vocational Education/ Technical Training
Rating: Adequate

The young adult-focused program uses a cognitive behavioral approach that also integrates job readiness training and career development.

While attending this program, adult young offenders have the opportunity to access a wide range of vocational training courses to earn certification in basic skills that will prepare them for entry-level jobs. Training courses include horticulture, culinary preparation classes, vehicle maintenance and small engine repair, and construction-related training including carpentry, welding, and electrical.

This 6-month vocational education program has a very successful completion rate. Given its popularity and success, the 16-beds are always fully occupied and there is a waiting list to participate in this program.

Vocational education and technical training spaces are adequately sized for the number of program participants. The Vocations Building is very spacious (welding, carpentry and automotive). It has its own dedicated bay and office space (bay 6).

● Component 10: Program Services
Rating: Adequate

Facility programming includes on and off campus work restitution programs, sex offender treatment, chemical dependency treatment, medical services, clinical services, group and individual counseling, Alcoholic and Narcotic Anonymous classes. Their motto is 'Prisoner Health is Community Health'. The Pine Hills Correctional Facility also has an outdoor recreation yard and indoor gymnasium.

Additionally, residents are provided with mental health and substance abuse treatment and life skills training.



No concerns were reported regarding the availability of spaces dedicated to programming, including multi-purpose group rooms and single/group counseling rooms. Each housing unit has a group room and a games room.

● **Component 11: Religious/ Cultural Services**
Rating: Adequate

The facility offers religious and spiritual services (multi-denominational, including Native American Culture) and bible study volunteer programs. 20% of the residents are Native American. They have access to sweat lodges, smudging services and a medicine wheel. There is a NA Liaison individual, but it is difficult to find elders in this area.

Spaces for the provision of religious and spiritual services are adequate and properly sized.

● **Component 12: Commissary**
Rating: Adequate

Commissary comes from MCE at MSP. Adult residents can order commissary once a week in the amount of up to \$75.

Juveniles have access to the commissary through a level system (STAR).

● **Component 13: Recreation**
Rating: Adequate

The facility has ample outdoor recreation spaces. Buildings are organized around a large, grassed courtyard, which provides a paved basketball court.

In addition, there is a farm with dedicated outdoor areas for horses and goats. There is also a nicely sized chicken coop. These animal programs and therapies are very beneficial to (and popular amongst) juveniles, in terms of healing and recovery. They are all offered as part of a trauma-informed model of care.

The facility provides a full-size gymnasium connected to the Building School. A workout/weights room is provided within, for use by residents and facility staff.

● **Component 14: Health Administration**
Rating: Adequate

The Medical Unit is operated by Helena (different division). Most Medical and Mental Health staff work 0700-1700 and 0800-1800 and 0730-1630 hours.

There are four nurses providing medical coverage from 6 am to 6 pm. The facility contracts with local doctors, dentists and psychiatrists. A Doctor is on call once a week.

Office spaces for medical and mental health staff were reported to be adequate.

● **Component 15: Outpatient Clinic/ Pharmacy**
Rating: Adequate

Outpatient clinic spaces (Infirmary/Medical Unit) are located on the new Main Building and consist of an open nurse's station, an Exam Room, a Dental room, ample files room and a small, dedicated waiting area with three chairs.

Component 16: Dental Services
Rating: Adequate

The facility has a dedicated dental room. A dental hygienist services this facility.

● **Component 17: Inpatient Infirmary (refer to housing unit component)**
Rating: Adequate

Residents in need of a level of care greater than the one provided at this facility are transported to an outside hospital. There are no infirmary beds available at this facility. For medical isolation purposes one of the two holding cells located in the Intake area could be utilized.

Component 18: Mental Health Services
Rating: Adequate

A psychiatrist is available over the phone, via telehealth.

● **Component 19: Food Service**
Rating: Adequate

Vehicles delivering items to the kitchen use the same secure vehicular sallyport used by transportation vehicles. Once inside, there is a loading dock (bay) outside the Food Services component.

The facility has a full-service kitchen, adequately sized to accommodate all activities related to food preparation-production-delivery and trash removal. Adult residents are allowed to work in the kitchen. Meals are prepared for both residents and staff. Of concern are the blind spots that exist in two particular areas within the Food Service area, the

areas that form an L-shape in back sections of the main room. These areas are difficult for staff to see resident workers without physically going back into those areas. Two round mirrors have been placed in each of those areas to mitigate the blind spots.

By design, there is no central cafeteria, which means that food is delivered to each housing unit in thermal carts. All residents eat their meals in the housing units. Staff eat with the residents in the unit's dayroom. Having a central dining hall would be preferred, to make the experience for juveniles more normalized.

Some concerns were raised about difficulties having to push carts all the way to cottage housing building E, which is the most remote from the central kitchen.

● **Component 20: Laundry**
Rating: Adequate

MCE Laundry located at the MSP does the laundry. But residents are allowed to take care for their personal clothing. There is a laundry room provided in each housing unit.

The facility has a spacious Central Laundry Room located adjacent to the Vocations Shop.

● **Component 21: Maintenance**
Rating: Adequate

Maintenance spaces consist of a maintenance office, shop, tool room and storage. Maintenance is located outside of the secure perimeter fence, contiguous to the Vocation Shops on the left and the Warehouse space on the right. At the back, there is an enclosed yard with a manually operated gate between the Vocation Shops and Maintenance to keep residents from running away.

Maintenance has its own dedicated bay (bay 4).

● **Component 22: Warehouse**
Rating: Adequate

There is a dedicated loading dock provided at the back of the Warehouse, which is located adjacent to the Maintenance. A private office is provided for the Warehouse supervisor. This area is adequately sized (bay 5).

The Warehouse has its own dedicated bay (bay 5).

● **Component 23: Central Plant**
Rating: Adequate

While systems are relatively old in general, they are not noted as operationally problematic.

Component 24: Montana Correctional Enterprises (MCE)

Rating: NA

FUNCTIONAL COMPONENT ASSESSMENTS – HOUSING AREAS

● **Component 25: Housing Units A through D**
Rating: Adequate

Housing units A through D are located in the new Main Building. They are almost identical in design:

- Each unit provides a maximum capacity of 24 bedrooms of single occupancy, with a combo toilet/sink provided inside each room.
- In all housing units, there is one room used for observation/temporary separation purposes, which is equipped with a camera.
- A small outdoor recreation yard is available directly off the units.
- Curtains and half-doors in the shower and toilet areas provide good mitigation to cross gender viewing.

A concern expressed common to all units A through D is the perceived small size of the unit dayrooms.

A brief description of each unit is provided below:

1. A (Alpha) Housing Unit (visited) houses adult male holds from the jails. This unit was originally built as the "maximum security" unit for kids, and it looks more institutional and harder in feel. In addition to 24 single rooms, the unit contains a dayroom area equipped with 6 tables and 2 telephones, a dayroom/dining room with television, counseling offices, a security staff enclosed control room and 3 individual shower rooms.

The actual census on 08/02 was 19 adults.




2. B (Bravo) Housing Unit (visited) houses a juvenile sex offenders' program. In this unit, there are 24 single rooms with a toilet within each cell. The dayroom/dining room is equipped with television, 6 tables and 2 telephones. Located in the unit are a games room, counseling offices, an enclosed security staff control room, a kitchenette with a server window, laundry facilities, and 3 individual shower rooms. The look and feel of this juvenile unit is very normative. There are murals and artwork decorations throughout the unit. It is painted in cheerful colors home-like support of a home-like environment.

The operational capacity of this unit is kept at 16 youth for compliance with PREA ratios. The actual census on 08/02 was 11 youth.


3. C (Charlie) Housing Unit houses gang-related youth. In this unit, there are 24 single cells with a toilet within each cell. The dayroom area contains 2 telephones, a dayroom/dining room with television, counseling offices, the security staff enclosed control room and 3 individual shower rooms.

The operational capacity of this unit is kept at 16 for compliance with PREA ratios. The actual census on 08/02 was 15 youth.

4. D (Delta) Housing Unit is a more of a general population unit which houses juveniles near or ready for release. In this unit, there are 24 single cells with a toilet within each cell. The dayroom area contains 2 telephones, a dayroom/dining room with television, counseling offices, the security staff podium and 3 individual shower rooms. The operational capacity of this unit is kept at 16 for compliance with PREA ratios. The actual census on 08/02 was 10 youth.

 **Component 26: Housing Cottage E**
Rating: Adequate

The E (Echo) Housing Cottage (visited) houses the 90-day treatment program for male adult residents of all ages. It has 24 single rooms with a toilet within each room. The dayroom area contains 2 telephones, a dayroom/dining room with television, counseling offices, an open staff workstation and 4 individual shower rooms. The actual census on 08/02 was 21 adults.

 **Component 27: Housing Cottage F**
Rating: Adequate

The F (Foxtrot) Housing Cottage (visited) houses the 6-month vocational education young adult program for residents ages 18 to 25. It is the most spacious housing unit, designed as a cottage-style. It provides a very holistic environment and evokes a healing atmosphere. There is some excess capacity in this unit since a small wing of 8-rooms (formerly used as medical wing) is not in use. Some of the existing rooms are used for storage purposes. New sewage underneath and new toilets will be needed to put this unit back in operation.

It has 24 very spacious single rooms with a toilet provided in each room. The dayroom is very spacious, it contains tables and a pool table, 1 telephone and a television, a kitchen/dining area with a contiguous a Food Classroom, food storage room, rec room, laundry room, group room, games room, counseling offices, an open staff workstation and 3 individual shower rooms. The current census on 08/02 was 15 young adults.

WATCH WEST PROGRAM (WWP)

INTRODUCTION

The Warm Springs Addiction, Treatment, & Change Program (WWP) is a residential treatment facility located in the Dr. Xanthopoulos Building, on the grounds of the Montana State Hospital campus in Warm Springs. This building was originally built in the early 80s as a Forensic Unit of the Montana State Hospital and was under the management of the Department of Public Health and Human Services. In 2000 the administrative responsibility for its management was transferred to the MDOC for its use as a regional prison.

Today WWP is considered a specialized secure treatment facility for offenders classified as minimum custody. The building is owned by the Montana Department of Corrections, but it is leased and operated by Community, Counseling and Correctional Services, Inc. (CCCS), a non-profit organization.

CCCS began providing services at this facility in February 2002 for a contracted capacity of 81 beds for adult male offenders who had committed DUI-related offenses, as an alternative/diversion program to prison.

At present, the facility houses two programs for a total combined contracted capacity of 167 beds:

- A 180-day statutory mandated modified therapeutic community “DUI treatment program” for adult male offenders with 4th or subsequent felony DUI offenses. This program is located on the 1st floor and has a contracted capacity of 81 beds, used as follows:
 - Lower North: 55 beds available, 47 occupied
 - Lower South: 41 beds available, 38 occupied

- A 90-day “Connections Corrections Program”, initiated in 2020, which is a residential substance use disorder (SUD) treatment program for adult male offenders charged with offenses related to chemical dependency issues. This program is located on the 2nd floor and has a contracted capacity of 86 beds, used as follows:
 - Upper North: 42 beds available (36 regular + 6 holding cells), 39 occupied
 - Upper South: 39 beds available, 37 occupied

Referrals to WATCH are only made by the MDOC or the Federal Probation System.

KEY ISSUES

Based on discussion with Central Office, Facility Stakeholders, and a tour of the facility conducted on July 27, 2022, overall operational issues were identified as follows:

1. Shortage of beds: the DUI program has about 10 people on the waiting list, while the waiting list for the connections SUD treatment program is 20 to 30 people; all of them waiting in jail or in an assessment facility for a bed to become available.
2. Need for additional group treatment rooms.
3. Recruitment issues: compensation (\$18.75 for a correctional officer vs. \$14.50 for a clinician) and finding qualified clinical staff (12 open vacancies) due to the rural location of this program.
4. Financial issues (1% increase in the per diem).
5. Built in the early 80s, the building has significant deferred maintenance issues:
 - There is a need to upgrade the residents’ bathrooms and showers, damaged flooring, and ceiling, as well as for a full makeover (fresh painting, new furniture, etc.).
 - The housing units feature very dilapidated furniture and old equipment.
 - Old and outdated furniture was also observed throughout the facility.



FUNCTIONAL COMPONENT ASSESSMENTS – NON-HOUSING AREAS

Component 00: Site Development **Rating: Marginal**

The WWP is a two-story building designed in a single-building configuration, with the exterior of the building acting as the primary security envelope. In character and appearance, the building design is very pleasing, offering a welcoming environment for visitors.

The building sits on a large site with some capability for expansion within the site.

All entry points (pedestrian and vehicular) are located at the front of the building. A Main Facility Entrance is provided in the middle of the building for use by all facility staff and visitors. For transportation vehicles, there is a dedicated admissions entrance to the right of the main entry. Food, commissary, trash removal and other delivery vehicles access the site through a dedicated services entry located to the left of the main entrance. There are minimal security screening capabilities provided at these two vehicular entry points.

Component 01: Facility Administration **Rating: Adequate**

Executive Administration is located on the first floor. Through a combination of two private offices and a large, shared office space, adequate office and support office spaces are provided for the Program Administrator and administrative clerical positions.

Component 02: Staff Services & Training **Rating: Deficient**

All facility staff enter the facility through the Main front entry/lobby, which presents a very welcoming and normative environment. The lobby/waiting area gets especially busy in the morning and during shift changes.

There is a general lack of support spaces for staff (small lockers' alcove in labelled "clock" room with contiguous toilets; no changing rooms and breakroom/lounge available). At the time of the

consultant's visit, one of the two group rooms available on the ground floor (old arts and crafts room) was being converted to a Staff Resource Center. Currently, this multi-purpose group room accommodates staff training activities when not in use by the clients, having to rely heavily on schedule.

Given the amount of on-going training and multi-disciplinary staff meetings and activities that occur throughout the year, the facility would benefit from having a dedicated staff meeting/conference room that could also double as training room, sized to accommodate about 20-25 people. The existing conference room available at the entrance of the facility is not large enough to serve these purposes.

Component 03: Central Control **Rating: Adequate**

Central Control is located on the first floor and is strategically located at the front of the facility, between the main entry/lobby and the admissions sallyport/lobby for ease of supervision.

The control room is adequately sized for two people. It has direct views into the entry lobby and admissions sallyports, with service windows into both areas for the check-in of visitors and the reception of new arrivals.

Component 04: Custody Administration **Rating: Adequate**

Although the WWP is a treatment program, it is still a correctional program. As such, correctional officers are available on-site 24/7 providing security and supervision. Security officers work in 3 shifts of 8-hours. There are currently 9 vacancies in security personnel.

Security staff circulate around the facility throughout the day and perform regular and random security searches of clients and their living areas. Most of the residents' move unescorted throughout the facility. There is an enclosed staff office provided in each of the four (4) housing wings, which is manned by security personnel and acts as housing control station. Security staff are always present in the units. The facility operates under a direct supervision model.

● Component 05: Reception/ Release
Rating: Deficient

There is no controlled vehicular gate nor vehicular sallyport used for admissions and transports. Vehicles transporting new arrivals access the site through the clearly labeled “Admissions” entrance, drive to an open area and park outside of the Intake’s side entrance. This area is not screened from public view.

New arrivals are walked into the admissions area via a pedestrian sallyport. There is no dedicated intake area to process new arrivals. The sallyport functions as the “receiving” area. This space is furnished with a desk and two chairs and is in direct sight of line from the Central control room.

After all the paperwork is verified and the consent forms signed, intake-related activities that need to occur as part of the admissions process (e.g., search, property removal, picture ID, urine analysis, PREA and other preliminary assessments, medical screening, etc.) occur at scattered locations throughout the facility, making the admissions flow very inefficient.

Once a new arrival has seen the PREA Coordinator they undergo a housing assessment and are placed in a housing unit based on the score obtained from the risk-needs assessment tool. A security officer escorts the individual to his assigned housing unit; the person showers and dresses-out in the unit, and then takes a tour of the facility and undergoes a welcome/orientation session led by other clients. The entire admissions process can take up to an hour.

The absence of a restroom near the UA room is of an issue (every single client has to go through a drug test).

Upon successful completion of the program, clients are released through the main front door.

● Component 06: Visitation
Rating: Adequate

A multi-purpose room is used to accommodate visitation services, which are offered every week, on Sundays based on units (scheduled by blocks). Clients are allowed visits once a month. Twice monthly, the visits could last for 3 hours.

● Component 07: Counseling/ Case Management
Rating: Deficient

There is a complement of 4 clinical staff per housing unit (2 LCs, 1 Case manager and 1 Counselor tech). Treatment personnel work under a 4-10 shift (8 am to 6 pm). From a total of 12 clinician staff per floor, there are down to 4 due to difficulties in finding qualified professionals in the area. If the facility were to get the full complement of LCs, there would be a shortage of private office space. Staffing vacancies are challenging the ability to provide the extent of counseling and case management desired.

Currently, most of the staff private offices are available on the second floor. In addition, within each housing unit there is a Staff Office (Counselor’s Office) that accommodates a case manager and a counselor tech. A restroom is provided within.

More office space is needed to accommodate clinical and after-care staff. There is also a need to provide more private, therapeutic rooms for meeting individually with clients.

In addition, there is a Probation/Parole Office available on each floor.

● Component 08: Education/ Library/ Law Library
Rating: Adequate

The available classrooms used for educational purposes are adequately sized.

The facility does not have a central library. Each housing unit has a mini library and clients are allowed to keep books and legal reading material in their sleeping bedrooms.

○ Component 09: Vocational Education/ Technical Training
Rating: NA

There are no vocational programs offered at this specialized treatment facility since the focus is on treatment and associated services.



● **Component 10: Program Services**
Rating: Deficient

Each unit provides a small semi-enclosed area for conducting group sessions. The space is tight, and the facility would benefit from having an additional centralized group room with capacity to accommodate group sizes of ideally 10 to 12 people. Currently, due to limited space availability, the facility runs groups of about 20 people, which is not ideal from a therapeutic perspective.

There are two group rooms available on the first floor. The more spacious group room (former craft room) was used as a “quarantine dorm” during the pandemic. In addition to client group sessions, it is also used for staff training purposes. A Counselor Office (originally accommodating 2 staff) has been retrofitted to function as a second group room.

● **Component 11: Religious/ Cultural Services**
Rating: Marginal

Religious and other multi-faith services are accommodated either in the housing unit’s dayrooms or in one of the multi-purpose group rooms.

● **Component 12: Commissary**
Rating: Adequate

Commissary comes from MCE (spell out) at Montana State Prison.

Recently, more items have been added for purchase at the on-site canteen.

● **Component 13: Recreation**
Rating: Adequate

There are two available outdoor recreation yards offering access to grassy space. The main recreational yard offers an uneven track. The current landscaping is not inviting to practice large group activities that go beyond walking and sitting in the sun.

There is a need to provide shaded areas in both the main and secondary yards, and the opportunity exists to add stationary workout machines and to create more therapeutic outdoor spaces such as contemplation gardens and raised beds that could be tied to programming and counseling. The facility operates a “freedom garden”.

The facility provides a full-size gymnasium with a storage room and ample weights room located within.

● **Component 14: Health Administration**
Rating: Deficient

Medical services function from the medical unit on the first floor. Two to three Nursing staff are in the facility Monday through Friday, from 7 am to 5 pm, and on call as needed. If the contractor gets additional nursing staff, coverage will also be available during the weekends. A private provider comes to the facility once a week.

Very congested and inadequate office space for two people (over the counter meds, supplies, files, refrigerators, etc. observed within this area). Limited storage capabilities, which forces to store medical equipment and supplies together with office supplies and other general items at available storage closets remote from the medical area.

Within the medical office, no door is provided into the staff restroom.

The old psychiatric visiting area is used as a storage room.

● **Component 15: Outpatient Clinic/ Pharmacy**
Rating: Deficient

The medical area consists of a Meds distribution room and an exam room (also used to process new intakes). Only emergency dental services (e.g., infections, broken tooth) are treated at the facility.

Medicines are ordered from the pharmacy Monday through Friday and come pre-packed. A meds cart is used for meds passes that occur out of the nurse’s room. At discharge, medicated clients are provided with 30-day med supplies.

There is no dedicated waiting area within the medical area. Patients waiting to be seen are seated outside in two chairs made available in the main circulation hallway.

● **Component 16: Dental Services**
Rating: Adequate

○ **Component 17: Inpatient Infirmary**
Rating: NA

Clients needing a level of medical care beyond the one provided on-site are transported to outside hospitals for emergency care.

● Component 18: Mental Health Services
Rating: Marginal

There are two mental health professionals assigned to this facility which carry full caseloads. Their offices are located on the second floor. They are responsible for developing individualized treatment plans and offering trauma, and grief and loss group sessions, in addition to individual sessions.

● Component 19: Food Service
Rating: Adequate

The loading dock/deliveries area floods. From that area, items are moved straight into the elevator that goes to the kitchen located on the second floor.

The existing facility kitchen is minimally utilized. Food is prepared and delivered a day before to WWP by MSP. Two weeks of food supplies are kept on-site.

Once at the facility, it is distributed to the residents in cafeteria-style serving line. Additionally, meals are supplemented with salads, soups, and fruits.

The large dining hall provides a very normative environment and features ample daylight.

● Component 20: Laundry
Rating: Adequate

Clients are allowed to wash their personal items. Institutional blankets are laundered at the centralized MSP laundry facility. On the second floor, there is a small laundry room.

Each housing unit features a laundry room equipped with two washers and two dryers, operated daily from 6:15 am to 10:00 pm.

On Lower Unit North, the laundry room is located outside of the housing unit. The sinks do not work, and significant floor corrosion was observed.

● Component 21: Maintenance
Rating: Adequate

Maintenance services are provided through MDOC.

● Component 22: Warehouse
Rating: Deficient

There is a general shortage of storage space throughout the facility. The biggest storage room is available on the second floor and is at full capacity.

● Component 23: Central Plant
Rating: Marginal

The age of the systems and condition of the building create potential operational issues.

○ Component 24: Montana Correctional Enterprises (MCE)
Rating: NA



FUNCTIONAL COMPONENT ASSESSMENTS – HOUSING AREAS

● **Component 25: Lower North DUI (55 beds)** **Rating: Deficient**

This housing unit is comprised of 3 sides (referred to as wings): a 10-bed wing, a 14-bed wing, and a small holding area with 6 holding cells (two of which are wet cells) used for separation and disciplinary purposes.

Originally, this unit used to accommodate the female population when this was a co-ed facility. The entire unit is painted pink.

The electric panels in this unit do not work and all cell doors are manually operated. As a result, all the cells, with the exception of the 6 holding cells, are kept unlocked at all times.

The group/dayroom area in this unit is not adequately sized to accommodate the number of clients housed in this unit. Carpet has been added to the dayroom floor to help with noise levels (bad acoustics).

Due to a lack of pressure coming from the combo/toilet sinks, some clients use the sinks available within the laundry room to brush their teeth.

● **Component 26: Lower South DUI (41 beds)** **Rating: Marginal**

This housing unit is comprised of 3 wings of 8-cells each, providing a combination of single and double occupancy cells. Each wing has a single bedroom that can be used for medical isolation purposes. The so-called Jefferson wing is comprised of more single bedrooms.

Each wing provides 2 toilets (none is ADA compliant), 1 shower and 3 sinks, all contained within one single space.

A Janitor closet is available outside of the unit, by the unit's entrance.

Dilapidated furniture, cabinets and equipment observed in each unit's kitchenette alcove.

All bedroom doors are manually operated. The electronic boards do not work.

● **Component 27: Upper North Connections (36 beds + 6 holding cells)** **Rating: Marginal**

This housing unit is comprised of 3 wings: an 8-cell wing, a 12-cell wing, and a small holding area with 6 single holding cells (two of which are wet cells) used for disciplinary and stabilization purposes. The holding area used for "time-out" or temporary separation is very institutional in look and feel.

The dayroom is not large enough to allow more space per person and have a degree of privacy.

Of special concern are the dilapidated conditions of the toilets and showers.

● **Component 28: Upper South Connections (39 beds)** **Rating: Marginal**

Similar to the Lower South unit, this housing unit is comprised of 3 wings of 8-cells each, some singles, other of double occupancy. This affords plenty of space to separate the clients according to risk and special needs levels.

Each wing provides 2 toilets (none is ADA compliant), 1 shower and 3 sinks, all contained within one single space.

A Janitor closet is available outside of the unit, by the unit's entrance.

RIVERSIDE SPECIAL NEEDS UNIT (RSN)

INTRODUCTION

The Riverside Special Needs Unit is a medical facility located in Boulder. Originally built in the early 70's to house individuals with mental disabilities, the facility became a correctional center in 1998, with the administrative responsibility for its management transferred to the MDOC. At first, the center functioned as a co-ed youth correctional facility, later becoming Montana's 22-bed youth correctional facility for delinquent girls.

In 2016, the Riverside Youth Correctional Facility transitioned to an adult treatment facility for female offenders, the Riverside Recovery and Reentry Program. As a treatment facility for female offenders, the program expanded its bed capacity from 22 to 32 beds and was operational until 2018.

With its closure of the female treatment facility, a 25-bed infirmary formerly housed in Lewiston was moved to Riverside by repurposing the housing portion of the facility to function as the state's new special-needs medical unit. In its current mission, Riverside is considered as an "infirmary" Annex of the MSP. It has the capacity to provide treatment and care services for up to 27 Montana state prison male inmates with serious, long-term medical conditions.

Given the facility's level of security, only inmates classified as low risk can be housed at this facility.

KEY ISSUES

Based on discussion with Central Office, Facility Stakeholders, and a tour of the facility conducted on July 28, 2022, overall operational issues were identified as follows:

1. Underutilized resource.
2. There are lots of vacant structures and excess space capacity throughout the campus.
3. Recruiting issues concerning nursing staff. Due to the shortage of nursing staff this medical unit went from being operated as a 24/7 infirmary to a 16-hour nursing facility.
4. Built in the early 70's, the building has significant deferred maintenance issues.
5. Buildings 12, 13 and 15 have asbestos.



FUNCTIONAL COMPONENT ASSESSMENTS – NON-HOUSING AREAS

● **Component 00: Site Development** **Rating: Marginal**

The RSN has a campus configuration. It is comprised of a total of 14 building structures spread across a site of approximately 123 acres. About five buildings are located inside the secure perimeter fence. Other building structures, including several storage buildings and two buildings formerly used for housing purposes are located outside of the secure perimeter fence. Most of the existing structures are vacant and they could be demolished and replaced with contemporary, purpose-built buildings and modern infrastructure.

The main facility entrance for use by all facility staff and visitors is in Admin Building 13. Adequate parking space is provided for both staff and visitors.

There is a dedicated pedestrian admissions entrance located to the left of the main facility entrance. Food, commissary, trash removal and other delivery vehicles access the site through a dedicated controlled services gate located to the right of the main building entrance.

● **Component 01: Facility Administration** **Rating: Deficient**

The Main front entry is somewhat welcoming and is designed as a sallyport (double-locked doors). This area is operated from the Admin Support Office as needed through a reception/public service window. There is no dedicated public lobby/waiting area. For visitors, a small “waiting area” has been accommodated on the circulation hallway which consists of a 2-seat couch and a small coffee table.

Executive Administration is located in the Main Building, Building 13. Given the small number of staff assigned to work at this facility, there is an excess of office space.

● **Component 02: Staff Services & Training** **Rating: Adequate**

All facility employees enter the site through the west entrance of Admin Building 13.

Within Building 13, staff support amenities include a spacious breakroom (lockers contained within),

a multi-purpose conference/training room used by staff with vending machines within, that is also used by patients for visitation, religious services, virtual Parole Board meetings, etc.), a fitness/workout room, restrooms and changing rooms. There is a general excess of office and support spaces throughout the facility.

● **Component 03: Central Control** **Rating: Adequate**

The Control Room is strategically located between the two housing pods and occupies the space originally assigned to unit supervisors, the Security Staff Office. A dedicated staff bathroom is provided within. CC operates the facility front door and the vehicular gate.

From this area, the security officer has direct views into the unit entry sallyport, common unit dayroom and main circulation corridors in the unit. It is adequately sized to comfortably accommodate two security officers.

● **Component 04: Custody Administration** **Rating: Adequate**

This facility is staffed with a total of 12 security officers (1 Lieutenant, 2 Sergeants, and 9 officers) working 12-hour shifts. A minimum of 2 security officers are always present on the premises, with an additional officer helping with transportation activities Monday through Thursday. There are no recruitment issues regarding security personnel.

Offices for custody staff are located in the main Admin Building (Building 13), and include a Safety/Security Custodial Room, an Evidence Room and a Transportation's Officer room.

Security staff circulate around the facility throughout the day. Most of the residents move unescorted throughout the facility.

● **Component 05: Reception/ Release** **Rating: Deficient**

Some of the new arrivals are brought to the facility in ambulance, others in regular transportation vehicles. As such, although the building has a dedicated pedestrian Admissions entrance, given the medical condition of the clients, transportation vehicles use the vehicular service entrance.

Since the Riverside facility is located next to the 42-bed Elkhorn Female Treatment Facility operated by CCCS, CCCS personnel do most of the medical transports. They also cover overnight stays when the person must stay at an outside hospital.

The entire admissions process takes about an hour during which medical staff complete all the necessary assessments. Once the person has been searched, excess property removed and changed into new institutional clothes, new arrivals are escorted to the housing unit, which is the renovated Building 14. Once in the housing unit, most of the medical assessments are conducted in the patient's designated bedroom.

Property is kept in unoccupied Housing Building 15.

● Component 06: Visitation
Rating: Adequate

The multi-purpose conference room located in Building 13 is used for visitation purposes. However, as reported by staff, residents housed at this facility rarely receive visits. Only two individuals were reported as receiving visits, one weekly, the other a couple of times a year.

● Component 07: Counseling/ Case Management
Rating: Adequate

There is a Case Manager assigned to this facility who comes once a month. A private office is available for this person's use when on the premises.

● Component 08: Education/ Library/ Law Library
Rating: Adequate

None of the classrooms available throughout the facility (located in visited Buildings 12 and 13) seemed to be utilized for educational/ programming purposes, which is explained by the profile characteristics of the clients, elderly people many of which suffer from dementia. All visited classrooms appeared to be adequately sized.

A Library is available in Building 12 which used to be the "vocational education/trades building". A space that used to function as a storage room located right at the east entrance of Building 12 has been nicely repurposed to function as the Library.

Several classrooms, a computer lab, a tech prep room, and a wood shop are also in this building. However, the Library is the only space within Building 12 that residents are allowed access to in order to keep them away from the North gate, which is used by Maintenance staff. The west side of the building is also used by maintenance staff.

○ Component 09: Vocational Education/ Technical Training
Rating: NA

Spaces are available in Building 12, unutilized given the medical conditions of the residents. There are no vocational programs offered at this specialized medical care facility.

● Component 10: Program Services
Rating: Deficient

There is an excess of program rooms throughout the facility. Lots of unused classrooms and program spaces conveying a sense of "abandonment".

● Component 11: Religious/ Cultural Services
Rating: Adequate

Religious and other multi-faith services are provided in the multi-purpose conference room available in the Main Admin Building 13 both in person and via zoom.

● Component 12: Commissary
Rating: Adequate

Commissary comes from MCE at MSP.

● Component 13: Recreation
Rating: Deficient

The main outdoor recreation yard (green space) is very uneven. There is a need to provide more outdoor shaded areas (pergola, ceiling over the yard) where patients can congregate during summertime, given their limited mobility. The only shaded area is by the Gymnasium, all the way across campus (from the housing unit).

The campus sidewalks are very old and need new paving. ADA compliance throughout the facility is an issue. The circulation paths are not conducive to moving people on wheelchairs around.

To help minimize movement, at the time of this report, a project was underway to enclose a secondary yard right by the housing unit.



The facility provides a full-size gymnasium located in Building 16, which is the newest building on campus. This building was built in 1998 as a multi-purpose recreation center.

● **Component 14: Health Administration**
Rating: Deficient

As reported by nursing staff, the healthcare team is budgeted to have a complement of 6 FTE nurses employed by MDOC. At present, due to recruitment issues in the area, there are only two (2) full-time nurses and three (3) "traveling" nurses. This shortage of nursing staff is of special concern given the specialized medical nature of this unit.

From Monday through Wednesday when the travelling nurses are on-site there are not enough office spaces equipped with computers to accommodate them. More computers are needed for the travelling nurses.

Additionally, there are seven (7) Correctional Health Technicians (supposed to be 8) working alongside the nurses on 12-hour shifts (from 7 am to 7 pm), assisting them with patient care.

A Doctor comes to the facility once a month. This person uses the Exam Room located in Building 13 when on the premises. Additionally, the Dr. is available as needed via teleconferencing (via a mobile tele-health terminal), with nursing staff working in constant consultation with this person.

The two on-site nurses are deployed in Building 14 (housing) where a dedicated enclosed Medical Office is available (furnished to seat up to 5 people, but only two computers are available). The space looks congested. Due to a lack of space within the medical housing unit itself as well as in the dedicated Medical Room, a significant overflow of medical equipment and supply items are stored within the nurses' office. Additionally, several other spaces throughout the campus, including vacant Building 15 are used for the storage of medical-related items.

● **Component 15: Outpatient Clinic/ Pharmacy**
Rating: Deficient

Outpatient clinic spaces consist of a Medical Exam Room located in the Main Admin Building 13. This is a repurposed space (former nursing clinic). In addition to the exam bed, a desk is provided (equipped with a phone and a computer) for when the Dr comes on site. There is no dedicated waiting area provided outside of this room.

As stated by nursing staff during the site visit, the facility would benefit from having a dialysis room on campus. This would help cut daily transportation trips to outside hospitals, helping with staff and costs.

Medicines and supplies are ordered through the State. They come pre-boxed in bubble packs. 30-day of medicine supplies are kept at the facility (Med Room).

● **Component 16: Dental Services**
Rating: Deficient

The facility has no dedicated dental room. No dental chair was observed during the tour.

● **Component 17: Inpatient Infirmary (refer to housing unit component)**
Rating: Marginal

Due to a shortage of nursing staff, there is no coverage during the nighttime. The position of a night watch nurse was discontinued. This facility should operate as a 24/7 infirmary.

○ **Component 18: Mental Health Services**
Rating: NA

● **Component 19: Food Service**
Rating: Deficient

The vehicular gate is not properly sized to accommodate full-length trucks. As a result, the two gate doors must remain open during delivery times, which poses a security concern.

Food is prepared and delivered to the facility by MSP three times a week. In order to keep two days of food, an industrial walk-in cooler is utilized that sits outdoors right in the open, which is not ideal.

Depending on the medical condition, patients can eat their meals in their bedrooms or in the housing unit's spacious dayroom.

● **Component 20: Laundry**
Rating: Deficient

MCE Laundry located at the MSP does the laundry.

The facility has a Laundry Room, but none of the washer/drier machines work. If they were functional, staff would be able to wash small things twice a week, as was the case in the past.

● **Component 21: Maintenance**
Rating: Deficient

Maintenance spaces (maintenance office, shop, tool room and storage) are on the west side of Building 12. For security reasons, at the time of this report, a fence was being built to enclose this portion of the building to prevent residents from using the west entrance of the building and walk-in to the spaces where tools and equipment are kept.

Maintenance personnel from MSP come as needed, but there is a retired person (former facility employee) who comes to the facility on a volunteer basis to help with janitorial and maintenance tasks.

● **Component 22: Warehouse**
Rating: Deficient

In addition to the storage building located outside of the secure perimeter fence, multiple rooms throughout the campus are used for storage purposes. In all visited buildings located inside the secure perimeter fence, including unoccupied buildings like Building 15, empty offices, sleeping bedrooms, classrooms and other spaces are used for the storage of medical-related items and non-medical supplies.

● **Component 23: Central Plant**
Rating: Marginal

Due to the age and condition of the HVAC and other central plant systems, there are potential operational issues.

○ **Component 24: Montana Correctional Enterprises (MCE)**
Rating: NA

FUNCTIONAL COMPONENT ASSESSMENTS – HOUSING AREAS

● **Component 25: Building 14**
Rating: Deficient

At this facility, residents require a level of care that is not available in other correctional facilities for the treatment of long-term chronic medical conditions. Many of these patients are elderly detention patients who have mobility and other more acute medical conditions. Because of these conditions, they are classified as low security risk.

Of the several housing buildings available on campus, building 14 is the only one occupied. The consultant was told that there were some talks about renovating Building 15 to increase the bed capacity.

Building 14 has been renovated and retrofitted to provide a nursing home environment. The west entry is used as the primary means of exit and access into the medical unit. The building is divided in two pods (referred as west and east), each one providing a total of 9 rooms (six of double occupancy on the west pod and three double occupancy rooms on the east pod). Each pod features a spacious dayroom.

At the time of this report, MDOC was in the process of converting one medical ward (secure wing 18) into a 5-bed dormitory for inmate workers. A small crew of inmate workers was being sent to this facility to help with resident movement and other daily tasks, to compensate for the staff shortages.

More space is needed within the unit for medical storage.

The unit's entry and exit doors, as well as the doors into the patients' rooms are not wide enough to push medical beds or wheelchairs through.

Floor issues reported in bathrooms. Although the floor has been replaced and things have gotten better, nursing staff expressed some concerns with falls happening often in this area.

Only one of the patients' rooms contains its own bathroom. For a total of 27 medical patients, there are only 4 toilets available.



- SECTION 7.0 -

COST ESTIMATE

COST ESTIMATE PROCESS

The cost analysis provided in the Phase 1 report was a detailed summary of the Strategic Plan Recommendations. DLR Group provided cost values for the scopes of work based on the current market and factors of recent projects. These values were not verified by a third party cost estimator due to the limited information and scope included in Phase 1.

It is advantageous this final review of probable cost was not included in the Phase 1 because between Phase 1 and Phase 2, the building industry experienced unprecedented escalation. These escalation factors far exceeded any estimations that are used for strategic planning and would not be easily reconciled with the information provided.

This estimate has identified the scope of work and findings from both the Phase 1 (MSP and MWP) and Phase 2 (WWP, WEP, PHCF, & RSNU). The reports provided analysis of the physical and operational conditions of all facilities. The data provided quantitative and qualitative assessments detailed in the FCI forms of Appendix 01 in Phase 1 and Appendix B in Phase 2.

At the time of the estimate being finalized, we were able to provide baseline costs for the four facilities that are being submitted to the Legislature for the biennium funding of 2023 - 2025. All these projects were identified in the Phase 1 report.

Note, the original proposed capacity for replacing low side housing was revised from 704 in the Phase 1 Strategic Plan to 500 beds in the current budget request.

These facilities are the following:

Project name from MDOC Matrix	Budget line item from MDOC	Parametrix Cost / SF	Area of New From Phase 1 report	Total Est. Construction Cost	Soft Cost (30% over TCC)	Total Est. Project Cost
Male Special Needs Housing – Moved to Riverside	\$26,790,400	\$600/SF + Site	36,800 BGSF	\$21,700,000	\$9,300,000	\$31,000,000
MSP New Multi-Purpose Programs Building	\$9,000,000	\$400/SF + Site (\$6,000,000+- in Site)	6,440 BGSF	\$6,300,000	\$2,700,000	\$9,000,000
MSP Replace Correctional Industries Building	\$13,832,000	\$375/SF (PEMB) + Site	6,900 BGSF	\$5,200,000	\$1,600,000	\$6,800,000 (Based on 6,900 BGSF)
MSP Replace Low Side Housing	\$130,000,000	\$525/SF + Site	136,600 BGSF	\$120,000,000	\$36,000,000	\$156,000,000



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
PHASE ONE SUMMARY

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	TOTAL
MONTANA STATE PRISON	\$186,360,800
MONTANA WOMEN'S PRISON	\$21,123,400
TOTAL (Project)	\$207,484,200

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
Costs are Current Construction Costs and Do Not Include Inflation.
For Additional Inflation Beyond 2022, Add 5.0% Per Year.
Costs are for Building Construction Only. Site / Civil Scope is NOT Included.

STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE SUMMARY

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	QUANTITY	UNIT	COST/SF	TOTAL
B01 - MARTZ DIAGNOSTIC INTAKE UNIT	34,861	SF	280.80	\$9,789,000
B02 - WALLACE BUILDING (ADMINISTRATION)	22,797	SF	234.65	\$5,349,400
B04 - INFIRMARY BUILDING	12,473	SF	314.61	\$3,924,100
B05A - HIGH SIDE FOOD SERVICE BUILDING	16,118	SF	395.20	\$6,369,900
B05B - HIGH SIDE LAUNDRY	25,692	SF	348.40	\$8,951,100
B06 - HIGH SIDE LOCKED HOUSING UNIT 1	34,861	SF	393.90	\$13,731,800
B07 - HOUSING UNIT F WORK DORM	22,435	SF	223.60	\$5,016,500
B08 - HIGH SIDE CLOSE HOUSING UNIT 1	22,613	SF	336.70	\$7,613,800
B09 - HIGH SIDE CLOSE HOUSING UNIT 2	22,613	SF	336.70	\$7,613,800
B10 - HIGH SIDE LOCKED HOUSING UNIT 2	31,575	SF	393.90	\$12,437,400
B14 - HIGH SECURITY SUPPORT / VISITING	13,248	SF	386.10	\$5,115,100
B15 - LOW SECURITY SUPPORT (ROTHER)	33,877	SF	233.35	\$7,905,200
B16 - MAIN PRISON WAREHOUSE	22,600	SF	144.30	\$3,261,200
B17 - RELIGIOUS ACTIVITY CENTER	4,956	SF	197.62	\$979,400
B19 - HIGH SECURITY GYM / STAFF GYM	13,200	SF	374.40	\$4,942,100
B20 - LOW SECURITY GYM	10,480	SF	279.50	\$2,929,200
B21A - MCE-MOTOR VEHICLE FACILITY	28,640	SF	262.60	\$7,520,900
B21B - MCE-INDUSTRIES FURNITURE SHOP	33,976	SF	344.50	\$11,704,800
B22 - LOW SIDE HOUSING UNIT D	22,497	SF	464.10	\$10,440,900
B23 - LOW SIDE HOUSING UNIT A	19,545	SF	496.60	\$9,706,100
B24 - LOW SIDE HOUSING UNIT COMMONS	4,100	SF	413.41	\$1,695,000
B25 - LOW SIDE HOUSING UNIT B	19,545	SF	482.30	\$9,426,600
B26 - LOW SIDE HOUSING UNIT COMMONS	4,100	SF	309.41	\$1,268,600
B27 - LOW SIDE HOUSING UNIT C	19,545	SF	479.70	\$9,375,800
B28 - LOW SIDE HOUSING UNIT COMMONS	4,100	SF	309.41	\$1,268,600
B29 - CENTRAL KITCHEN (FOOD FACTORY)	16,300	SF	286.00	\$4,661,800
B30 - MCE-TAG / PRINT / SIGN SHOP	9,233	SF	245.71	\$2,268,600
B31 - WORK RELEASE CENTER (WRC)	31,315	SF	332.80	\$10,421,700
B32 - MCE-TIN CUP BUILDING	9,404	SF	71.50	\$672,400
TOTAL (Project)				\$186,360,800

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
Costs are Current Construction Costs and Do Not Include Inflation.
For Additional Inflation Beyond 2022, Add 5.0% Per Year.
Costs are for Building Construction Only. Site / Civil Scope is NOT Included.

STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B01 - MARTZ DIAGNOSTIC INTAKE UNIT		34,861	SF		
General Building Condition Assessment					Category 02
Structure	1	34,861	SF	3.90	\$135,958
Exterior Envelope	1	34,861	SF	5.20	\$181,277
Roof Condition	2	34,861	SF	6.50	\$226,597
Interior Finishes	1	34,861	SF	26.00	\$906,386
HVAC Systems	3	34,861	SF	71.50	\$2,492,562
Plumbing Systems	3	34,861	SF	23.40	\$815,747
Fire Protection System	3	34,861	SF	6.50	\$226,597
Electrical Systems	2	34,861	SF	39.00	\$1,359,579
Vertical Transportation	0	34,861	SF	0.00	\$0
ADA Compliance	1	34,861	SF	6.50	\$226,597
Life Safety Systems	2	34,861	SF	7.80	\$271,916
Communications / IT Systems	3	34,861	SF	19.50	\$679,790
Electronic Security Systems	4	34,861	SF	65.00	\$2,265,965
				280.80	\$9,789,000



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B02 - WALLACE BUILDING (ADMINISTRATION)		22,797	SF		
General Building Condition Assessment					Category 02
Structure	1	22,797	SF	1.30	\$29,636
Exterior Envelope	1	22,797	SF	2.60	\$59,272
Roof Condition	3	22,797	SF	16.25	\$370,451
Interior Finishes	1	22,797	SF	26.00	\$592,722
HVAC Systems	4	22,797	SF	71.50	\$1,629,986
Plumbing Systems	4	22,797	SF	19.50	\$444,542
Fire Protection System	3	22,797	SF	6.50	\$148,181
Electrical Systems	2	22,797	SF	31.20	\$711,266
Vertical Transportation	1	22,797	SF	1.30	\$29,636
ADA Compliance	1	22,797	SF	6.50	\$148,181
Life Safety Systems	0	22,797	SF	0.00	\$0
Communications / IT Systems	3	22,797	SF	19.50	\$444,542
Electronic Security Systems	4	22,797	SF	32.50	\$740,903
				234.65	\$5,349,400
B04 - INFIRMARY BUILDING		12,473	SF		
General Building Condition Assessment					Category 02
Structure	1	12,473	SF	1.30	\$16,215
Exterior Envelope	2	12,473	SF	6.50	\$81,075
Roof Condition	4	12,473	SF	33.80	\$421,587
Interior Finishes	1	12,473	SF	19.50	\$243,224
HVAC Systems	4	12,473	SF	71.50	\$891,820
Plumbing Systems	3	12,473	SF	23.40	\$291,868
Fire Protection System	4	12,473	SF	7.80	\$97,289
Electrical Systems	3	12,473	SF	52.00	\$648,596
Vertical Transportation	0	12,473	SF	0.00	\$0
ADA Compliance	1	12,473	SF	6.50	\$81,075
Life Safety Systems	1	12,473	SF	7.80	\$97,289
Communications / IT Systems	3	12,473	SF	19.50	\$243,224
Electronic Security Systems	4	12,473	SF	65.00	\$810,745
				314.61	\$3,924,100



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B05A - HIGH SIDE FOOD SERVICE BUILDING		16,118	SF		
General Building Condition Assessment					Category 03
Structure	1	16,118	SF	3.90	\$62,860
Exterior Envelope	3	16,118	SF	19.50	\$314,301
Roof Condition	5	16,118	SF	33.80	\$544,788
Interior Finishes	3	16,118	SF	117.00	\$1,885,806
HVAC Systems	3	16,118	SF	78.00	\$1,257,204
Plumbing Systems	0	16,118	SF	0.00	\$0
Fire Protection System	3	16,118	SF	7.80	\$125,720
Electrical Systems	3	16,118	SF	45.50	\$733,369
Vertical Transportation	2	16,118	SF	5.20	\$83,814
ADA Compliance	2	16,118	SF	13.00	\$209,534
Life Safety Systems	2	16,118	SF	9.10	\$146,674
Communications / IT Systems	2	16,118	SF	10.40	\$167,627
Electronic Security Systems	4	16,118	SF	52.00	\$838,136
				395.20	\$6,369,900
B05B - HIGH SIDE LAUNDRY		25,692	SF		
General Building Condition Assessment					Category 02
Structure	1	25,692	SF	2.60	\$66,799
Exterior Envelope	2	25,692	SF	6.50	\$166,998
Roof Condition	5	25,692	SF	33.80	\$868,390
Interior Finishes	3	25,692	SF	104.00	\$2,671,968
HVAC Systems	3	25,692	SF	78.00	\$2,003,976
Plumbing Systems	2	25,692	SF	13.00	\$333,996
Fire Protection System	0	25,692	SF	0.00	\$0
Electrical Systems	2	25,692	SF	32.50	\$834,990
Vertical Transportation	2	25,692	SF	3.90	\$100,199
ADA Compliance	1	25,692	SF	6.50	\$166,998
Life Safety Systems	2	25,692	SF	9.10	\$233,797
Communications / IT Systems	2	25,692	SF	13.00	\$333,996
Electronic Security Systems	4	25,692	SF	45.50	\$1,168,986
				348.40	\$8,951,100



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B06 - HIGH SIDE LOCKED HOUSING UNIT 1		34,861	SF		
General Building Condition Assessment					Category 03
Structure	1	34,861	SF	2.60	\$90,639
Exterior Envelope	2	34,861	SF	6.50	\$226,597
Roof Condition	5	34,861	SF	33.80	\$1,178,302
Interior Finishes	3	34,861	SF	104.00	\$3,625,544
HVAC Systems	3	34,861	SF	78.00	\$2,719,158
Plumbing Systems	3	34,861	SF	19.50	\$679,790
Fire Protection System	3	34,861	SF	7.80	\$271,916
Electrical Systems	2	34,861	SF	26.00	\$906,386
Vertical Transportation	1	34,861	SF	1.30	\$45,319
ADA Compliance	5	34,861	SF	22.10	\$770,428
Life Safety Systems	1	34,861	SF	3.90	\$135,958
Communications / IT Systems	2	34,861	SF	10.40	\$362,554
Electronic Security Systems	4	34,861	SF	78.00	\$2,719,158
				393.90	\$13,731,800
B07 - HOUSING UNIT F WORK DORM		22,435	SF		
General Building Condition Assessment					Category 01
Structure	1	22,435	SF	2.60	\$58,331
Exterior Envelope	1	22,435	SF	6.50	\$145,828
Roof Condition	5	22,435	SF	33.80	\$758,303
Interior Finishes	1	22,435	SF	19.50	\$437,483
HVAC Systems	2	22,435	SF	32.50	\$729,138
Plumbing Systems	1	22,435	SF	9.10	\$204,159
Fire Protection System	1	22,435	SF	5.20	\$116,662
Electrical Systems	1	22,435	SF	13.00	\$291,655
Vertical Transportation	2	22,435	SF	3.90	\$87,497
ADA Compliance	2	22,435	SF	9.10	\$204,159
Life Safety Systems	1	22,435	SF	6.50	\$145,828
Communications / IT Systems	4	22,435	SF	23.40	\$524,979
Electronic Security Systems	4	22,435	SF	58.50	\$1,312,448
				223.60	\$5,016,500



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B08 - HIGH SIDE CLOSE HOUSING UNIT 1		22,613	SF		
General Building Condition Assessment					Category 03
Structure	1	22,613	SF	2.60	\$58,794
Exterior Envelope	2	22,613	SF	6.50	\$146,985
Roof Condition	4	22,613	SF	33.80	\$764,319
Interior Finishes	2	22,613	SF	58.50	\$1,322,861
HVAC Systems	2	22,613	SF	45.50	\$1,028,892
Plumbing Systems	4	22,613	SF	26.00	\$587,938
Fire Protection System	4	22,613	SF	10.40	\$235,175
Electrical Systems	2	22,613	SF	28.60	\$646,732
Vertical Transportation	2	22,613	SF	3.90	\$88,191
ADA Compliance	5	22,613	SF	23.40	\$529,144
Life Safety Systems	2	22,613	SF	9.10	\$205,778
Communications / IT Systems	2	22,613	SF	10.40	\$235,175
Electronic Security Systems	4	22,613	SF	78.00	\$1,763,814
				336.70	\$7,613,800
B09 - HIGH SIDE CLOSE HOUSING UNIT 2		22,613	SF		
General Building Condition Assessment					Category 03
Structure	1	22,613	SF	2.60	\$58,794
Exterior Envelope	2	22,613	SF	6.50	\$146,985
Roof Condition	4	22,613	SF	33.80	\$764,319
Interior Finishes	2	22,613	SF	58.50	\$1,322,861
HVAC Systems	2	22,613	SF	45.50	\$1,028,892
Plumbing Systems	4	22,613	SF	26.00	\$587,938
Fire Protection System	4	22,613	SF	10.40	\$235,175
Electrical Systems	2	22,613	SF	28.60	\$646,732
Vertical Transportation	2	22,613	SF	3.90	\$88,191
ADA Compliance	5	22,613	SF	23.40	\$529,144
Life Safety Systems	2	22,613	SF	9.10	\$205,778
Communications / IT Systems	2	22,613	SF	10.40	\$235,175
Electronic Security Systems	4	22,613	SF	78.00	\$1,763,814
				336.70	\$7,613,800



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B10 - HIGH SIDE LOCKED HOUSING UNIT 2		31,575	SF		
General Building Condition Assessment					Category 03
Structure	1	31,575	SF	2.60	\$82,095
Exterior Envelope	2	31,575	SF	6.50	\$205,238
Roof Condition	5	31,575	SF	33.80	\$1,067,235
Interior Finishes	3	31,575	SF	104.00	\$3,283,800
HVAC Systems	3	31,575	SF	78.00	\$2,462,850
Plumbing Systems	3	31,575	SF	19.50	\$615,713
Fire Protection System	3	31,575	SF	7.80	\$246,285
Electrical Systems	2	31,575	SF	26.00	\$820,950
Vertical Transportation	2	31,575	SF	1.30	\$41,048
ADA Compliance	5	31,575	SF	22.10	\$697,808
Life Safety Systems	1	31,575	SF	3.90	\$123,143
Communications / IT Systems	2	31,575	SF	10.40	\$328,380
Electronic Security Systems	4	31,575	SF	78.00	\$2,462,850
				393.90	\$12,437,400
B14 - HIGH SECURITY SUPPORT / VISITING		13,248	SF		
General Building Condition Assessment					Category 02
Structure	1	13,248	SF	2.60	\$34,445
Exterior Envelope	3	13,248	SF	19.50	\$258,336
Roof Condition	4	13,248	SF	33.80	\$447,782
Interior Finishes	3	13,248	SF	104.00	\$1,377,792
HVAC Systems	3	13,248	SF	78.00	\$1,033,344
Plumbing Systems	3	13,248	SF	19.50	\$258,336
Fire Protection System	3	13,248	SF	10.40	\$137,779
Electrical Systems	2	13,248	SF	26.00	\$344,448
Vertical Transportation	0	13,248	SF	0.00	\$0
ADA Compliance	1	13,248	SF	6.50	\$86,112
Life Safety Systems	2	13,248	SF	7.80	\$103,334
Communications / IT Systems	3	13,248	SF	19.50	\$258,336
Electronic Security Systems	4	13,248	SF	58.50	\$775,008
				386.10	\$5,115,100



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B15 - LOW SECURITY SUPPORT (ROTHER)		33,877	SF		
General Building Condition Assessment					Category 02
Structure	1	33,877	SF	3.25	\$110,100
Exterior Envelope	3	33,877	SF	19.50	\$660,602
Roof Condition	2	33,877	SF	7.80	\$264,241
Interior Finishes	2	33,877	SF	58.50	\$1,981,805
HVAC Systems	2	33,877	SF	39.00	\$1,321,203
Plumbing Systems	3	33,877	SF	19.50	\$660,602
Fire Protection System	3	33,877	SF	10.40	\$352,321
Electrical Systems	3	33,877	SF	26.00	\$880,802
Vertical Transportation	1	33,877	SF	2.60	\$88,080
ADA Compliance	1	33,877	SF	6.50	\$220,201
Life Safety Systems	2	33,877	SF	7.80	\$264,241
Communications / IT Systems	0	33,877	SF	0.00	\$0
Electronic Security Systems	5	33,877	SF	32.50	\$1,101,003
				233.35	\$7,905,200
B16 - MAIN PRISON WAREHOUSE		22,600	SF		
General Building Condition Assessment					Category 03
Structure	1	22,600	SF	2.60	\$58,760
Exterior Envelope	2	22,600	SF	6.50	\$146,900
Roof Condition	1	22,600	SF	3.90	\$88,140
Interior Finishes	1	22,600	SF	19.50	\$440,700
HVAC Systems	3	22,600	SF	26.00	\$587,600
Plumbing Systems	4	22,600	SF	7.80	\$176,280
Fire Protection System	5	22,600	SF	10.40	\$235,040
Electrical Systems	3	22,600	SF	13.00	\$293,800
Vertical Transportation	1	22,600	SF	2.60	\$58,760
ADA Compliance	2	22,600	SF	9.10	\$205,660
Life Safety Systems	5	22,600	SF	10.40	\$235,040
Communications / IT Systems	3	22,600	SF	13.00	\$293,800
Electronic Security Systems	4	22,600	SF	19.50	\$440,700
				144.30	\$3,261,200



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B17 - RELIGIOUS ACTIVITY CENTER		4,956	SF		
General Building Condition Assessment					Category 01
Structure	1	4,956	SF	2.60	\$12,886
Exterior Envelope	1	4,956	SF	6.50	\$32,214
Roof Condition	1	4,956	SF	6.50	\$32,214
Interior Finishes	1	4,956	SF	32.50	\$161,070
HVAC Systems	3	4,956	SF	58.50	\$289,926
Plumbing Systems	3	4,956	SF	23.40	\$115,970
Fire Protection System	0	4,956	SF	0.00	\$0
Electrical Systems	2	4,956	SF	19.50	\$96,642
Vertical Transportation	0	4,956	SF	0.00	\$0
ADA Compliance	1	4,956	SF	6.50	\$32,214
Life Safety Systems	1	4,956	SF	3.90	\$19,328
Communications / IT Systems	2	4,956	SF	5.20	\$25,771
Electronic Security Systems	4	4,956	SF	32.50	\$161,070
				197.62	\$979,400
B19 - HIGH SECURITY GYM / STAFF GYM		13,200	SF		
General Building Condition Assessment					Category 04
Structure	4	13,200	SF	52.00	\$686,400
Exterior Envelope	4	13,200	SF	42.90	\$566,280
Roof Condition	5	13,200	SF	33.80	\$446,160
Interior Finishes	3	13,200	SF	91.00	\$1,201,200
HVAC Systems	2	13,200	SF	39.00	\$514,800
Plumbing Systems	3	13,200	SF	13.00	\$171,600
Fire Protection System	0	13,200	SF	0.00	\$0
Electrical Systems	3	13,200	SF	32.50	\$429,000
Vertical Transportation	0	13,200	SF	0.00	\$0
ADA Compliance	1	13,200	SF	6.50	\$85,800
Life Safety Systems	2	13,200	SF	7.80	\$102,960
Communications / IT Systems	3	13,200	SF	10.40	\$137,280
Electronic Security Systems	5	13,200	SF	45.50	\$600,600
				374.40	\$4,942,100



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B20 - LOW SECURITY GYM		10,480	SF		
General Building Condition Assessment					Category 02
Structure	1	10,480	SF	3.90	\$40,872
Exterior Envelope	2	10,480	SF	6.50	\$68,120
Roof Condition	2	10,480	SF	9.10	\$95,368
Interior Finishes	2	10,480	SF	78.00	\$817,440
HVAC Systems	3	10,480	SF	39.00	\$408,720
Plumbing Systems	4	10,480	SF	18.20	\$190,736
Fire Protection System	3	10,480	SF	10.40	\$108,992
Electrical Systems	2	10,480	SF	26.00	\$272,480
Vertical Transportation	2	10,480	SF	5.20	\$54,496
ADA Compliance	4	10,480	SF	19.50	\$204,360
Life Safety Systems	2	10,480	SF	7.80	\$81,744
Communications / IT Systems	3	10,480	SF	10.40	\$108,992
Electronic Security Systems	5	10,480	SF	45.50	\$476,840
				279.50	\$2,929,200
B21A - MCE-MOTOR VEHICLE FACILITY		28,640	SF		
General Building Condition Assessment					Category 04
Structure	2	28,640	SF	10.40	\$297,856
Exterior Envelope	3	28,640	SF	13.00	\$372,320
Roof Condition	4	28,640	SF	19.50	\$558,480
Interior Finishes	3	28,640	SF	32.50	\$930,800
HVAC Systems	5	28,640	SF	58.50	\$1,675,440
Plumbing Systems	4	28,640	SF	19.50	\$558,480
Fire Protection System	5	28,640	SF	10.40	\$297,856
Electrical Systems	2	28,640	SF	23.40	\$670,176
Vertical Transportation	2	28,640	SF	5.20	\$148,928
ADA Compliance	2	28,640	SF	13.00	\$372,320
Life Safety Systems	5	28,640	SF	7.80	\$223,392
Communications / IT Systems	2	28,640	SF	10.40	\$297,856
Electronic Security Systems	4	28,640	SF	39.00	\$1,116,960
				262.60	\$7,520,900



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B21B - MCE-INDUSTRIES FURNITURE SHOP		33,976	SF		
General Building Condition Assessment					Category 05
Structure	5	33,976	SF	52.00	\$1,766,752
Exterior Envelope	5	33,976	SF	42.90	\$1,457,570
Roof Condition	5	33,976	SF	33.80	\$1,148,389
Interior Finishes	3	33,976	SF	58.50	\$1,987,596
HVAC Systems	3	33,976	SF	39.00	\$1,325,064
Plumbing Systems	3	33,976	SF	15.60	\$530,026
Fire Protection System	5	33,976	SF	10.40	\$353,350
Electrical Systems	3	33,976	SF	28.60	\$971,714
Vertical Transportation	0	33,976	SF	0.00	\$0
ADA Compliance	4	33,976	SF	19.50	\$662,532
Life Safety Systems	3	33,976	SF	6.50	\$220,844
Communications / IT Systems	3	33,976	SF	10.40	\$353,350
Electronic Security Systems	4	33,976	SF	27.30	\$927,545
				344.50	\$11,704,800
B22 - LOW SIDE HOUSING UNIT D		22,497	SF		
General Building Condition Assessment					Category 04
Structure	1	22,497	SF	3.90	\$87,738
Exterior Envelope	3	22,497	SF	26.00	\$584,922
Roof Condition	4	22,497	SF	33.80	\$760,399
Interior Finishes	3	22,497	SF	123.50	\$2,778,380
HVAC Systems	3	22,497	SF	78.00	\$1,754,766
Plumbing Systems	3	22,497	SF	19.50	\$438,692
Fire Protection System	4	22,497	SF	11.70	\$263,215
Electrical Systems	3	22,497	SF	31.20	\$701,906
Vertical Transportation	2	22,497	SF	9.10	\$204,723
ADA Compliance	4	22,497	SF	19.50	\$438,692
Life Safety Systems	2	22,497	SF	6.50	\$146,231
Communications / IT Systems	2	22,497	SF	10.40	\$233,969
Electronic Security Systems	5	22,497	SF	91.00	\$2,047,227
				464.10	\$10,440,900



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B23 - LOW SIDE HOUSING UNIT A		19,545	SF		
General Building Condition Assessment					Category 04
Structure	1	19,545	SF	3.90	\$76,226
Exterior Envelope	3	19,545	SF	26.00	\$508,170
Roof Condition	4	19,545	SF	33.80	\$660,621
Interior Finishes	3	19,545	SF	123.50	\$2,413,808
HVAC Systems	5	19,545	SF	104.00	\$2,032,680
Plumbing Systems	4	19,545	SF	23.40	\$457,353
Fire Protection System	5	19,545	SF	11.70	\$228,677
Electrical Systems	2	19,545	SF	23.40	\$457,353
Vertical Transportation	4	19,545	SF	13.00	\$254,085
ADA Compliance	4	19,545	SF	19.50	\$381,128
Life Safety Systems	2	19,545	SF	6.50	\$127,043
Communications / IT Systems	2	19,545	SF	10.40	\$203,268
Electronic Security Systems	5	19,545	SF	97.50	\$1,905,638
				496.60	\$9,706,100
B24 - LOW SIDE HOUSING UNIT COMMONS		4,100	SF		
General Building Condition Assessment					Category 05
Structure	1	4,100	SF	3.90	\$15,990
Exterior Envelope	3	4,100	SF	19.50	\$79,950
Roof Condition	1	4,100	SF	6.50	\$26,650
Interior Finishes	3	4,100	SF	97.50	\$399,750
HVAC Systems	5	4,100	SF	104.00	\$426,400
Plumbing Systems	4	4,100	SF	26.00	\$106,600
Fire Protection System	0	4,100	SF	0.00	\$0
Electrical Systems	2	4,100	SF	28.60	\$117,260
Vertical Transportation	0	4,100	SF	0.00	\$0
ADA Compliance	3	4,100	SF	19.50	\$79,950
Life Safety Systems	0	4,100	SF	0.00	\$0
Communications / IT Systems	2	4,100	SF	10.40	\$42,640
Electronic Security Systems	5	4,100	SF	97.50	\$399,750
				413.41	\$1,695,000



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B25 - LOW SIDE HOUSING UNIT B		19,545	SF		
General Building Condition Assessment					Category 04
Structure	2	19,545	SF	3.90	\$76,226
Exterior Envelope	4	19,545	SF	31.20	\$609,804
Roof Condition	1	19,545	SF	6.50	\$127,043
Interior Finishes	4	19,545	SF	123.50	\$2,413,808
HVAC Systems	5	19,545	SF	104.00	\$2,032,680
Plumbing Systems	5	19,545	SF	26.00	\$508,170
Fire Protection System	5	19,545	SF	11.70	\$228,677
Electrical Systems	2	19,545	SF	28.60	\$558,987
Vertical Transportation	4	19,545	SF	13.00	\$254,085
ADA Compliance	4	19,545	SF	19.50	\$381,128
Life Safety Systems	2	19,545	SF	6.50	\$127,043
Communications / IT Systems	2	19,545	SF	10.40	\$203,268
Electronic Security Systems	5	19,545	SF	97.50	\$1,905,638
				482.30	\$9,426,600
B26 - LOW SIDE HOUSING UNIT COMMONS		4,100	SF		
General Building Condition Assessment					Category 05
Structure	1	4,100	SF	3.90	\$15,990
Exterior Envelope	3	4,100	SF	19.50	\$79,950
Roof Condition	1	4,100	SF	6.50	\$26,650
Interior Finishes	3	4,100	SF	97.50	\$399,750
HVAC Systems	0	4,100	SF	0.00	\$0
Plumbing Systems	4	4,100	SF	26.00	\$106,600
Fire Protection System	0	4,100	SF	0.00	\$0
Electrical Systems	2	4,100	SF	28.60	\$117,260
Vertical Transportation	0	4,100	SF	0.00	\$0
ADA Compliance	3	4,100	SF	19.50	\$79,950
Life Safety Systems	0	4,100	SF	0.00	\$0
Communications / IT Systems	2	4,100	SF	10.40	\$42,640
Electronic Security Systems	5	4,100	SF	97.50	\$399,750
				309.41	\$1,268,600



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B27 - LOW SIDE HOUSING UNIT C		19,545	SF		
General Building Condition Assessment					Category 04
Structure	2	19,545	SF	3.90	\$76,226
Exterior Envelope	4	19,545	SF	28.60	\$558,987
Roof Condition	1	19,545	SF	6.50	\$127,043
Interior Finishes	4	19,545	SF	123.50	\$2,413,808
HVAC Systems	5	19,545	SF	104.00	\$2,032,680
Plumbing Systems	5	19,545	SF	26.00	\$508,170
Fire Protection System	5	19,545	SF	11.70	\$228,677
Electrical Systems	2	19,545	SF	28.60	\$558,987
Vertical Transportation	4	19,545	SF	13.00	\$254,085
ADA Compliance	4	19,545	SF	19.50	\$381,128
Life Safety Systems	2	19,545	SF	6.50	\$127,043
Communications / IT Systems	2	19,545	SF	10.40	\$203,268
Electronic Security Systems	5	19,545	SF	97.50	\$1,905,638
				479.70	\$9,375,800
B28 - LOW SIDE HOUSING UNIT COMMONS		4,100	SF		
General Building Condition Assessment					Category 05
Structure	1	4,100	SF	3.90	\$15,990
Exterior Envelope	3	4,100	SF	19.50	\$79,950
Roof Condition	1	4,100	SF	6.50	\$26,650
Interior Finishes	3	4,100	SF	97.50	\$399,750
HVAC Systems	0	4,100	SF	0.00	\$0
Plumbing Systems	4	4,100	SF	26.00	\$106,600
Fire Protection System	0	4,100	SF	0.00	\$0
Electrical Systems	2	4,100	SF	28.60	\$117,260
Vertical Transportation	0	4,100	SF	0.00	\$0
ADA Compliance	3	4,100	SF	19.50	\$79,950
Life Safety Systems	0	4,100	SF	0.00	\$0
Communications / IT Systems	2	4,100	SF	10.40	\$42,640
Electronic Security Systems	5	4,100	SF	97.50	\$399,750
				309.41	\$1,268,600



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B29 - CENTRAL KITCHEN (FOOD FACTORY)		16,300	SF		
General Building Condition Assessment					Category 01
Structure	1	16,300	SF	3.90	\$63,570
Exterior Envelope	2	16,300	SF	13.00	\$211,900
Roof Condition	1	16,300	SF	6.50	\$105,950
Interior Finishes	1	16,300	SF	32.50	\$529,750
HVAC Systems	4	16,300	SF	78.00	\$1,271,400
Plumbing Systems	3	16,300	SF	23.40	\$381,420
Fire Protection System	0	16,300	SF	0.00	\$0
Electrical Systems	3	16,300	SF	45.50	\$741,650
Vertical Transportation	0	16,300	SF	0.00	\$0
ADA Compliance	1	16,300	SF	13.00	\$211,900
Life Safety Systems	1	16,300	SF	7.80	\$127,140
Communications / IT Systems	1	16,300	SF	10.40	\$169,520
Electronic Security Systems	4	16,300	SF	52.00	\$847,600
				286.00	\$4,661,800
B30 - MCE-TAG / PRINT / SIGN SHOP		9,233	SF		
General Building Condition Assessment					Category 02
Structure	1	9,233	SF	2.60	\$24,006
Exterior Envelope	1	9,233	SF	6.50	\$60,015
Roof Condition	1	9,233	SF	6.50	\$60,015
Interior Finishes	2	9,233	SF	58.50	\$540,131
HVAC Systems	3	9,233	SF	52.00	\$480,116
Plumbing Systems	3	9,233	SF	15.60	\$144,035
Fire Protection System	1	9,233	SF	5.20	\$48,012
Electrical Systems	3	9,233	SF	28.60	\$264,064
Vertical Transportation	1	9,233	SF	9.10	\$84,020
ADA Compliance	0	9,233	SF	0.00	\$0
Life Safety Systems	1	9,233	SF	5.20	\$48,012
Communications / IT Systems	3	9,233	SF	10.40	\$96,023
Electronic Security Systems	4	9,233	SF	45.50	\$420,102
				245.71	\$2,268,600



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B31 - WORK RELEASE CENTER (WRC)		31,315	SF		
General Building Condition Assessment					Category 04
Structure	1	31,315	SF	2.60	\$81,419
Exterior Envelope	5	31,315	SF	39.00	\$1,221,285
Roof Condition	2	31,315	SF	9.10	\$284,967
Interior Finishes	3	31,315	SF	91.00	\$2,849,665
HVAC Systems	3	31,315	SF	52.00	\$1,628,380
Plumbing Systems	3	31,315	SF	15.60	\$488,514
Fire Protection System	3	31,315	SF	7.80	\$244,257
Electrical Systems	2	31,315	SF	20.80	\$651,352
Vertical Transportation	1	31,315	SF	5.20	\$162,838
ADA Compliance	4	31,315	SF	19.50	\$610,643
Life Safety Systems	2	31,315	SF	3.90	\$122,129
Communications / IT Systems	2	31,315	SF	7.80	\$244,257
Electronic Security Systems	5	31,315	SF	58.50	\$1,831,928
				332.80	\$10,421,700
B32 - MCE-TIN CUP BUILDING		9,404	SF		
General Building Condition Assessment					Category 01
Structure	1	9,404	SF	2.60	\$24,450
Exterior Envelope	2	9,404	SF	10.40	\$97,802
Roof Condition	1	9,404	SF	3.90	\$36,676
Interior Finishes	1	9,404	SF	19.50	\$183,378
HVAC Systems	1	9,404	SF	9.10	\$85,576
Plumbing Systems	1	9,404	SF	5.20	\$48,901
Fire Protection System	1	9,404	SF	1.30	\$12,225
Electrical Systems	1	9,404	SF	7.80	\$73,351
Vertical Transportation	0	9,404	SF	0.00	\$0
ADA Compliance	1	9,404	SF	6.50	\$61,126
Life Safety Systems	0	9,404	SF	0.00	\$0
Communications / IT Systems	2	9,404	SF	5.20	\$48,901
Electronic Security Systems	0	9,404	SF	0.00	\$0
				71.50	\$672,400



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA STATE PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
TOTAL - MSP					\$186,360,200

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
Costs are Current Construction Costs and Do Not Include Inflation.
For Additional Inflation Beyond 2022, Add 5.0% Per Year.
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STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA WOMEN'S PRISON
PHASE ONE SUMMARY

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	QUANTITY	UNIT	COST/SF	TOTAL
B01A - MAIN BUILDING	27,054	SF	375.70	\$10,164,200
B01B - GYM / VISITING BUILDING	1,800	SF	275.61	\$496,100
B02 - MCE / CHAPEL / MAINTENANCE	6,400	SF	247.00	\$1,580,800
B03 - NEW HOUSING / SUPPORT WING	40,191	SF	221.00	\$8,882,300
TOTAL (Project)				\$21,123,400

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
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For Additional Inflation Beyond 2022, Add 5.0% Per Year.
Costs are for Building Construction Only. Site / Civil Scope is NOT Included.

STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA WOMEN'S PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B01A - MAIN BUILDING		27,054	SF		
General Building Condition Assessment					Category 01
Structure	1	27,054	SF	2.60	\$70,340
Exterior Envelope	2	27,054	SF	6.50	\$175,851
Roof Condition	3	27,054	SF	13.00	\$351,702
Interior Finishes	2	27,054	SF	84.50	\$2,286,063
HVAC Systems	3	27,054	SF	65.00	\$1,758,510
Plumbing Systems	3	27,054	SF	15.60	\$422,042
Fire Protection System	3	27,054	SF	7.80	\$211,021
Electrical Systems	4	27,054	SF	39.00	\$1,055,106
Vertical Transportation	1	27,054	SF	3.90	\$105,511
ADA Compliance	4	27,054	SF	19.50	\$527,553
Life Safety Systems	3	27,054	SF	7.80	\$211,021
Communications / IT Systems	3	27,054	SF	19.50	\$527,553
Electronic Security Systems	5	27,054	SF	91.00	\$2,461,914
				375.70	\$10,164,200



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA WOMEN'S PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B01B - GYM / VISITING BUILDING		1,800	SF		
General Building Condition Assessment					Category 02
Structure	1	1,800	SF	2.60	\$4,680
Exterior Envelope	2	1,800	SF	6.50	\$11,700
Roof Condition	4	1,800	SF	33.80	\$60,840
Interior Finishes	3	1,800	SF	52.00	\$93,600
HVAC Systems	4	1,800	SF	39.00	\$70,200
Plumbing Systems	3	1,800	SF	19.50	\$35,100
Fire Protection System	3	1,800	SF	9.10	\$16,380
Electrical Systems	4	1,800	SF	39.00	\$70,200
Vertical Transportation	1	1,800	SF	2.60	\$4,680
ADA Compliance	1	1,800	SF	13.00	\$23,400
Life Safety Systems	2	1,800	SF	5.20	\$9,360
Communications / IT Systems	2	1,800	SF	7.80	\$14,040
Electronic Security Systems	5	1,800	SF	45.50	\$81,900
				275.61	\$496,100
B02 - MCE / CHAPEL / MAINTENANCE		6,400	SF		
General Building Condition Assessment					Category 04
Structure	1	6,400	SF	2.60	\$16,640
Exterior Envelope	2	6,400	SF	6.50	\$41,600
Roof Condition	4	6,400	SF	19.50	\$124,800
Interior Finishes	3	6,400	SF	58.50	\$374,400
HVAC Systems	4	6,400	SF	45.50	\$291,200
Plumbing Systems	4	6,400	SF	18.20	\$116,480
Fire Protection System	3	6,400	SF	7.80	\$49,920
Electrical Systems	3	6,400	SF	28.60	\$183,040
Vertical Transportation	0	6,400	SF	0.00	\$0
ADA Compliance	1	6,400	SF	6.50	\$41,600
Life Safety Systems	3	6,400	SF	5.20	\$33,280
Communications / IT Systems	2	6,400	SF	9.10	\$58,240
Electronic Security Systems	5	6,400	SF	39.00	\$249,600
				247.00	\$1,580,800



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
MONTANA WOMEN'S PRISON
PHASE ONE

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B03 - NEW HOUSING / SUPPORT WING		40,191	SF		
General Building Condition Assessment					Category 02
Structure	2	40,191	SF	6.50	\$261,242
Exterior Envelope	1	40,191	SF	5.20	\$208,993
Roof Condition	4	40,191	SF	28.60	\$1,149,463
Interior Finishes	2	40,191	SF	78.00	\$3,134,898
HVAC Systems	4	40,191	SF	58.50	\$2,351,174
Plumbing Systems	2	40,191	SF	11.70	\$470,235
Fire Protection System	3	40,191	SF	9.10	\$365,738
Electrical Systems	0	40,191	SF	0.00	\$0
Vertical Transportation	1	40,191	SF	2.60	\$104,497
ADA Compliance	1	40,191	SF	6.50	\$261,242
Life Safety Systems	3	40,191	SF	5.20	\$208,993
Communications / IT Systems	2	40,191	SF	9.10	\$365,738
Electronic Security Systems	0	40,191	SF	0.00	\$0
				221.00	\$8,882,300
TOTAL - MWP					\$21,123,400

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
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STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
PHASE TWO SUMMARY

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	TOTAL
WATCH EAST	\$14,090,900
WATCH WEST	\$22,640,000
PINE HILLS CAMPUS	\$25,925,100
RIVERSIDE FACILITY	\$17,865,800
TOTAL (Project)	\$80,521,800

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
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STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
WATCH EAST
PHASE TWO SUMMARY

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	QUANTITY	UNIT	COST/SF	TOTAL
B01 - LOW SECURITY HOUSING BUILDING 01	6,690	SF	494.01	\$3,304,900
B02 - LOW SECURITY HOUSING BUILDING 02	6,690	SF	494.01	\$3,304,900
B03 - PROGRAMS / MULTIPURPOSE	7,920	SF	250.91	\$1,987,200
B04 - HOUSING / TREATMENT FACILITY	16,972	SF	323.70	\$5,493,900
TOTAL (Project)				\$14,090,900

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
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STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
WATCH EAST
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B01 - LOW SECURITY HOUSING BUILDING 01		6,690	SF		
General Building Condition Assessment					Category 04
Structure	4	6,690	SF	52.00	\$347,880
Exterior Envelope	4	6,690	SF	42.90	\$287,001
Roof Condition	3	6,690	SF	19.50	\$130,455
Interior Finishes	4	6,690	SF	104.00	\$695,760
HVAC Systems	5	6,690	SF	75.40	\$504,426
Plumbing Systems	5	6,690	SF	19.50	\$130,455
Fire Protection System	4	6,690	SF	9.10	\$60,879
Electrical Systems	5	6,690	SF	45.50	\$304,395
Vertical Transportation	0	6,690	SF	0.00	\$0
ADA Compliance	4	6,690	SF	19.50	\$130,455
Life Safety Systems	5	6,690	SF	9.10	\$60,879
Communications / IT Systems	5	6,690	SF	19.50	\$130,455
Electronic Security Systems	4	6,690	SF	78.00	\$521,820
				494.01	\$3,304,900



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
WATCH EAST
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B02 - LOW SECURITY HOUSING BUILDING 02		6,690	SF		
General Building Condition Assessment					Category 04
Structure	4	6,690	SF	52.00	\$347,880
Exterior Envelope	4	6,690	SF	42.90	\$287,001
Roof Condition	3	6,690	SF	19.50	\$130,455
Interior Finishes	4	6,690	SF	104.00	\$695,760
HVAC Systems	5	6,690	SF	75.40	\$504,426
Plumbing Systems	5	6,690	SF	19.50	\$130,455
Fire Protection System	4	6,690	SF	9.10	\$60,879
Electrical Systems	5	6,690	SF	45.50	\$304,395
Vertical Transportation	0	6,690	SF	0.00	\$0
ADA Compliance	4	6,690	SF	19.50	\$130,455
Life Safety Systems	5	6,690	SF	9.10	\$60,879
Communications / IT Systems	5	6,690	SF	19.50	\$130,455
Electronic Security Systems	4	6,690	SF	78.00	\$521,820
				494.01	\$3,304,900
B03 - PROGRAMS / MULTIPURPOSE		7,920	SF		
General Building Condition Assessment					Category 03
Structure	1	7,920	SF	3.90	\$30,888
Exterior Envelope	1	7,920	SF	6.50	\$51,480
Roof Condition	2	7,920	SF	7.80	\$61,776
Interior Finishes	2	7,920	SF	58.50	\$463,320
HVAC Systems	3	7,920	SF	45.50	\$360,360
Plumbing Systems	4	7,920	SF	19.50	\$154,440
Fire Protection System	0	7,920	SF	0.00	\$0
Electrical Systems	4	7,920	SF	39.00	\$308,880
Vertical Transportation	0	7,920	SF	0.00	\$0
ADA Compliance	2	7,920	SF	13.00	\$102,960
Life Safety Systems	1	7,920	SF	5.20	\$41,184
Communications / IT Systems	3	7,920	SF	13.00	\$102,960
Electronic Security Systems	5	7,920	SF	39.00	\$308,880
				250.91	\$1,987,200



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
WATCH EAST
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B04 - HOUSING / TREATMENT FACILITY		16,972	SF		
General Building Condition Assessment					Category 01
Structure	1	16,972	SF	3.90	\$66,191
Exterior Envelope	2	16,972	SF	9.10	\$154,445
Roof Condition	2	16,972	SF	9.10	\$154,445
Interior Finishes	3	16,972	SF	91.00	\$1,544,452
HVAC Systems	4	16,972	SF	65.00	\$1,103,180
Plumbing Systems	3	16,972	SF	15.60	\$264,763
Fire Protection System	3	16,972	SF	9.10	\$154,445
Electrical Systems	3	16,972	SF	32.50	\$551,590
Vertical Transportation	0	16,972	SF	0.00	\$0
ADA Compliance	2	16,972	SF	13.00	\$220,636
Life Safety Systems	2	16,972	SF	7.80	\$132,382
Communications / IT Systems	4	16,972	SF	15.60	\$264,763
Electronic Security Systems	4	16,972	SF	52.00	\$882,544
				323.70	\$5,493,900
TOTAL - WATCH EAST					\$14,090,800

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
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STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
WATCH WEST
PHASE ONE SUMMARY

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	QUANTITY	UNIT	COST/SF	TOTAL
B01 - 'X' BUILDING (XANTHOPOULIS)	59,035	SF	383.50	\$22,640,000
TOTAL (Project)				\$22,640,000

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
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STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
WATCH WEST
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B01 - 'X' BUILDING (XANTHOPOULIS)		59,035	SF		
General Building Condition Assessment					Category 03
Structure	1	59,035	SF	2.60	\$153,491
Exterior Envelope	4	59,035	SF	19.50	\$1,151,183
Roof Condition	5	59,035	SF	33.80	\$1,995,383
Interior Finishes	3	59,035	SF	91.00	\$5,372,185
HVAC Systems	4	59,035	SF	65.00	\$3,837,275
Plumbing Systems	3	59,035	SF	13.00	\$767,455
Fire Protection System	3	59,035	SF	9.10	\$537,219
Electrical Systems	4	59,035	SF	36.40	\$2,148,874
Vertical Transportation	1	59,035	SF	1.30	\$76,746
ADA Compliance	2	59,035	SF	7.80	\$460,473
Life Safety Systems	4	59,035	SF	9.10	\$537,219
Communications / IT Systems	4	59,035	SF	16.90	\$997,692
Electronic Security Systems	5	59,035	SF	78.00	\$4,604,730
				383.50	\$22,640,000
TOTAL - WATCH WEST					\$22,640,000

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
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STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
PINE HILLS CAMPUS
PHASE TWO SUMMARY

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	QUANTITY	UNIT	COST/SF	TOTAL
B02 - RANGE RIDER LODGE	9,285	SF	297.71	\$2,764,200
B03 - VOCATIONAL BUILDING	13,110	SF	227.51	\$2,982,600
B04A - SCHOOL BUILDING	22,000	SF	165.10	\$3,632,200
B04B - GYMNASIUM	20,760	SF	188.50	\$3,913,300
B05 - CORRECTIONS HOUSING POD 5	7,130	SF	231.40	\$1,649,900
B06 - CORRECTIONS HOUSING PODS 1 - 4	45,915	SF	239.20	\$10,982,900
TOTAL (Project)				\$25,925,100

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
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STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
PINE HILLS CAMPUS
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B02 - RANGE RIDER LODGE		9,285	SF		
General Building Condition Assessment					Category 03
Structure	1	9,285	SF	2.60	\$24,141
Exterior Envelope	3	9,285	SF	32.50	\$301,763
Roof Condition	1	9,285	SF	6.50	\$60,353
Interior Finishes	1	9,285	SF	19.50	\$181,058
HVAC Systems	4	9,285	SF	65.00	\$603,525
Plumbing Systems	4	9,285	SF	20.80	\$193,128
Fire Protection System	3	9,285	SF	10.40	\$96,564
Electrical Systems	3	9,285	SF	26.00	\$241,410
Vertical Transportation	0	9,285	SF	0.00	\$0
ADA Compliance	3	9,285	SF	13.00	\$120,705
Life Safety Systems	2	9,285	SF	6.50	\$60,353
Communications / IT Systems	5	9,285	SF	16.90	\$156,917
Electronic Security Systems	5	9,285	SF	78.00	\$724,230
				297.71	\$2,764,200



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
PINE HILLS CAMPUS
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B03 - VOCATIONAL BUILDING		13,110	SF		
General Building Condition Assessment					Category 02
Structure	2	13,110	SF	3.90	\$51,129
Exterior Envelope	1	13,110	SF	6.50	\$85,215
Roof Condition	2	13,110	SF	11.70	\$153,387
Interior Finishes	2	13,110	SF	52.00	\$681,720
HVAC Systems	3	13,110	SF	45.50	\$596,505
Plumbing Systems	4	13,110	SF	15.60	\$204,516
Fire Protection System	5	13,110	SF	10.40	\$136,344
Electrical Systems	2	13,110	SF	28.60	\$374,946
Vertical Transportation	0	13,110	SF	0.00	\$0
ADA Compliance	5	13,110	SF	22.10	\$289,731
Life Safety Systems	3	13,110	SF	6.50	\$85,215
Communications / IT Systems	1	13,110	SF	5.20	\$68,172
Electronic Security Systems	2	13,110	SF	19.50	\$255,645
				227.51	\$2,982,600
B04A - SCHOOL BUILDING		22,000	SF		
General Building Condition Assessment					Category 01
Structure	1	22,000	SF	1.30	\$28,600
Exterior Envelope	2	22,000	SF	6.50	\$143,000
Roof Condition	1	22,000	SF	5.20	\$114,400
Interior Finishes	1	22,000	SF	19.50	\$429,000
HVAC Systems	4	22,000	SF	52.00	\$1,144,000
Plumbing Systems	3	22,000	SF	15.60	\$343,200
Fire Protection System	0	22,000	SF	0.00	\$0
Electrical Systems	3	22,000	SF	23.40	\$514,800
Vertical Transportation	3	22,000	SF	6.50	\$143,000
ADA Compliance	3	22,000	SF	13.00	\$286,000
Life Safety Systems	3	22,000	SF	3.90	\$85,800
Communications / IT Systems	1	22,000	SF	2.60	\$57,200
Electronic Security Systems	3	22,000	SF	15.60	\$343,200
				165.10	\$3,632,200



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
PINE HILLS CAMPUS
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B04B - GYMNASIUM		20,760	SF		
General Building Condition Assessment					Category 01
Structure	1	20,760	SF	1.30	\$26,988
Exterior Envelope	2	20,760	SF	6.50	\$134,940
Roof Condition	1	20,760	SF	5.20	\$107,952
Interior Finishes	2	20,760	SF	26.00	\$539,760
HVAC Systems	4	20,760	SF	41.60	\$863,616
Plumbing Systems	5	20,760	SF	15.60	\$323,856
Fire Protection System	0	20,760	SF	0.00	\$0
Electrical Systems	3	20,760	SF	23.40	\$485,784
Vertical Transportation	3	20,760	SF	5.20	\$107,952
ADA Compliance	3	20,760	SF	13.00	\$269,880
Life Safety Systems	3	20,760	SF	7.80	\$161,928
Communications / IT Systems	1	20,760	SF	10.40	\$215,904
Electronic Security Systems	3	20,760	SF	32.50	\$674,700
				188.50	\$3,913,300
B05 - CORRECTIONS HOUSING POD 5		7,130	SF		
General Building Condition Assessment					Category 01
Structure	1	7,130	SF	2.60	\$18,538
Exterior Envelope	1	7,130	SF	6.50	\$46,345
Roof Condition	3	7,130	SF	19.50	\$139,035
Interior Finishes	2	7,130	SF	32.50	\$231,725
HVAC Systems	2	7,130	SF	39.00	\$278,070
Plumbing Systems	2	7,130	SF	9.10	\$64,883
Fire Protection System	3	7,130	SF	7.80	\$55,614
Electrical Systems	1	7,130	SF	10.40	\$74,152
Vertical Transportation	0	7,130	SF	0.00	\$0
ADA Compliance	1	7,130	SF	6.50	\$46,345
Life Safety Systems	1	7,130	SF	3.90	\$27,807
Communications / IT Systems	5	7,130	SF	15.60	\$111,228
Electronic Security Systems	4	7,130	SF	78.00	\$556,140
				231.40	\$1,649,900



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
PINE HILLS CAMPUS
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B06 - CORRECTIONS HOUSING PODS 1 - 4		45,915	SF		
General Building Condition Assessment					Category 03
Structure	1	45,915	SF	2.60	\$119,379
Exterior Envelope	1	45,915	SF	5.20	\$238,758
Roof Condition	4	45,915	SF	31.20	\$1,432,548
Interior Finishes	1	45,915	SF	19.50	\$895,343
HVAC Systems	2	45,915	SF	39.00	\$1,790,685
Plumbing Systems	2	45,915	SF	9.10	\$417,827
Fire Protection System	3	45,915	SF	7.80	\$358,137
Electrical Systems	3	45,915	SF	28.60	\$1,313,169
Vertical Transportation	0	45,915	SF	0.00	\$0
ADA Compliance	1	45,915	SF	6.50	\$298,448
Life Safety Systems	1	45,915	SF	3.90	\$179,069
Communications / IT Systems	2	45,915	SF	7.80	\$358,137
Electronic Security Systems	4	45,915	SF	78.00	\$3,581,370
				239.20	\$10,982,900
TOTAL - PINE HILLS					\$25,925,000

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
Costs are Current Construction Costs and Do Not Include Inflation.
For Additional Inflation Beyond 2022, Add 5.0% Per Year.
Costs are for Building Construction Only. Site / Civil Scope is NOT Included.

STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
RIVERSIDE FACILITY
PHASE TWO SUMMARY

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	QUANTITY	UNIT	COST/SF	TOTAL
B01 - BLDG 11 LOW SECURITY HOUSING	7,480	SF	500.51	\$3,743,800
B02 - BLDG 10 LOW SECURITY HOUSING	7,480	SF	500.51	\$3,743,800
B03 - BUILDING 16 MULTIPURPOSE / GYMNASIUM	10,260	SF	153.40	\$1,573,900
B04 - BUILDING 12 LIBRARY / MAINTENANCE SHOP	6,877	SF	374.41	\$2,574,800
B05 - BUILDING 13 ADMINISTRATION / INTAKE PROCESSING	6,877	SF	312.65	\$2,150,100
B06 - BUILDING 14 SECURE GERIATRICS FACILITY	8,250	SF	188.51	\$1,555,200
B04 - BUILDING 15 ADMINISTRATION BUILDING	7,035	SF	358.81	\$2,524,200
TOTAL (Project)				\$17,865,800

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
Costs are Current Construction Costs and Do Not Include Inflation.
For Additional Inflation Beyond 2022, Add 5.0% Per Year.
Costs are for Building Construction Only. Site / Civil Scope is NOT Included.

STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
RIVERSIDE FACILITY
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B01 - BLDG 11 LOW SECURITY HOUSING		7,480	SF		
General Building Condition Assessment					Category 04
Structure	3	7,480	SF	26.00	\$194,480
Exterior Envelope	3	7,480	SF	32.50	\$243,100
Roof Condition	5	7,480	SF	33.80	\$252,824
Interior Finishes	5	7,480	SF	136.50	\$1,021,020
HVAC Systems	5	7,480	SF	78.00	\$583,440
Plumbing Systems	5	7,480	SF	23.40	\$175,032
Fire Protection System	5	7,480	SF	11.70	\$87,516
Electrical Systems	5	7,480	SF	45.50	\$340,340
Vertical Transportation	0	7,480	SF	0.00	\$0
ADA Compliance	5	7,480	SF	19.50	\$145,860
Life Safety Systems	5	7,480	SF	10.40	\$77,792
Communications / IT Systems	5	7,480	SF	18.20	\$136,136
Electronic Security Systems	5	7,480	SF	65.00	\$486,200
				500.51	\$3,743,800



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
RIVERSIDE FACILITY
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B02 - BLDG 10 LOW SECURITY HOUSING		7,480	SF		
General Building Condition Assessment					Category 04
Structure	3	7,480	SF	26.00	\$194,480
Exterior Envelope	3	7,480	SF	32.50	\$243,100
Roof Condition	5	7,480	SF	33.80	\$252,824
Interior Finishes	5	7,480	SF	136.50	\$1,021,020
HVAC Systems	5	7,480	SF	78.00	\$583,440
Plumbing Systems	5	7,480	SF	23.40	\$175,032
Fire Protection System	5	7,480	SF	11.70	\$87,516
Electrical Systems	5	7,480	SF	45.50	\$340,340
Vertical Transportation	0	7,480	SF	0.00	\$0
ADA Compliance	5	7,480	SF	19.50	\$145,860
Life Safety Systems	5	7,480	SF	10.40	\$77,792
Communications / IT Systems	5	7,480	SF	18.20	\$136,136
Electronic Security Systems	5	7,480	SF	65.00	\$486,200
				500.51	\$3,743,800
B03 - BUILDING 16 MULTIPURPOSE / GYMNASIUM		10,260	SF		
General Building Condition Assessment					Category 01
Structure	1	10,260	SF	2.60	\$26,676
Exterior Envelope	1	10,260	SF	6.50	\$66,690
Roof Condition	1	10,260	SF	6.50	\$66,690
Interior Finishes	1	10,260	SF	19.50	\$200,070
HVAC Systems	2	10,260	SF	28.60	\$293,436
Plumbing Systems	3	10,260	SF	13.00	\$133,380
Fire Protection System	1	10,260	SF	3.90	\$40,014
Electrical Systems	2	10,260	SF	15.60	\$160,056
Vertical Transportation	2	10,260	SF	6.50	\$66,690
ADA Compliance	1	10,260	SF	6.50	\$66,690
Life Safety Systems	1	10,260	SF	2.60	\$26,676
Communications / IT Systems	1	10,260	SF	5.20	\$53,352
Electronic Security Systems	4	10,260	SF	36.40	\$373,464
				153.40	\$1,573,900



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
RIVERSIDE FACILITY
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B04 - BUILDING 12 LIBRARY / MAINTENANCE SHOP		6,877	SF		
General Building Condition Assessment					Category 03
Structure	1	6,877	SF	2.60	\$17,880
Exterior Envelope	2	6,877	SF	10.40	\$71,521
Roof Condition	1	6,877	SF	6.50	\$44,701
Interior Finishes	5	6,877	SF	136.50	\$938,711
HVAC Systems	4	6,877	SF	71.50	\$491,706
Plumbing Systems	4	6,877	SF	19.50	\$134,102
Fire Protection System	0	6,877	SF	0.00	\$0
Electrical Systems	3	6,877	SF	31.20	\$214,562
Vertical Transportation	0	6,877	SF	0.00	\$0
ADA Compliance	4	6,877	SF	19.50	\$134,102
Life Safety Systems	4	6,877	SF	9.10	\$62,581
Communications / IT Systems	3	6,877	SF	15.60	\$107,281
Electronic Security Systems	4	6,877	SF	52.00	\$357,604
				374.41	\$2,574,800
B05 - BUILDING 13 ADMINISTRATION / INTAKE PROCESSING		6,877	SF		
General Building Condition Assessment					Category 03
Structure	1	6,877	SF	3.25	\$22,350
Exterior Envelope	2	6,877	SF	13.00	\$89,401
Roof Condition	1	6,877	SF	6.50	\$44,701
Interior Finishes	2	6,877	SF	71.50	\$491,706
HVAC Systems	4	6,877	SF	58.50	\$402,305
Plumbing Systems	4	6,877	SF	19.50	\$134,102
Fire Protection System	0	6,877	SF	0.00	\$0
Electrical Systems	4	6,877	SF	39.00	\$268,203
Vertical Transportation	0	6,877	SF	0.00	\$0
ADA Compliance	3	6,877	SF	13.00	\$89,401
Life Safety Systems	3	6,877	SF	7.80	\$53,641
Communications / IT Systems	3	6,877	SF	15.60	\$107,281
Electronic Security Systems	3	6,877	SF	65.00	\$447,005
				312.65	\$2,150,100



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
RIVERSIDE FACILITY
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
B06 - BUILDING 14 SECURE GERIATRICS FACILITY		8,250	SF		
General Building Condition Assessment					Category 01
Structure	1	8,250	SF	1.30	\$10,725
Exterior Envelope	1	8,250	SF	6.50	\$53,625
Roof Condition	1	8,250	SF	6.50	\$53,625
Interior Finishes	1	8,250	SF	19.50	\$160,875
HVAC Systems	3	8,250	SF	39.00	\$321,750
Plumbing Systems	2	8,250	SF	9.10	\$75,075
Fire Protection System	1	8,250	SF	0.00	\$0
Electrical Systems	2	8,250	SF	18.20	\$150,150
Vertical Transportation	0	8,250	SF	0.00	\$0
ADA Compliance	1	8,250	SF	13.00	\$107,250
Life Safety Systems	2	8,250	SF	7.80	\$64,350
Communications / IT Systems	4	8,250	SF	15.60	\$128,700
Electronic Security Systems	4	8,250	SF	52.00	\$429,000
				188.51	\$1,555,200
B04 - BUILDING 15 ADMINISTRATION BUILDING		7,035	SF		
General Building Condition Assessment					Category 04
Structure	2	7,035	SF	7.80	\$54,873
Exterior Envelope	1	7,035	SF	6.50	\$45,728
Roof Condition	1	7,035	SF	6.50	\$45,728
Interior Finishes	3	7,035	SF	110.50	\$777,368
HVAC Systems	4	7,035	SF	65.00	\$457,275
Plumbing Systems	4	7,035	SF	18.20	\$128,037
Fire Protection System	5	7,035	SF	11.70	\$82,310
Electrical Systems	4	7,035	SF	39.00	\$274,365
Vertical Transportation	0	7,035	SF	0.00	\$0
ADA Compliance	4	7,035	SF	19.50	\$137,183
Life Safety Systems	4	7,035	SF	10.40	\$73,164
Communications / IT Systems	4	7,035	SF	18.20	\$128,037
Electronic Security Systems	5	7,035	SF	45.50	\$320,093
				358.81	\$2,524,200



STATE OF MONTANA
MONTANA CORRECTIONAL FACILITIES
RIVERSIDE FACILITY
PHASE TWO

DRAFT Master Plan Submittal - Opinion of Probable Construction Cost Estimate
December 5, 2022

SECTION	CAT.	QUANTITY	UNIT	COST/SF	TOTAL
TOTAL - RIVERSIDE					\$17,865,700

NOTES: Costs Include Contractor Mark-ups (GC's, OH & P) & Project Soft Costs (30% of Construction).
Costs are Current Construction Costs and Do Not Include Inflation.
For Additional Inflation Beyond 2022, Add 5.0% Per Year.
Costs are for Building Construction Only. Site / Civil Scope is NOT Included.



- SECTION 8.0 -

APPENDICES

TABLE OF CONTENTS

APPENDIX A	Building System
APPENDIX 02	FCI Forms

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- APPENDIX A -

BUILDING SYSTEM

This Appendix provides the Building Assessment information by building system elements, documenting physical conditions through on-site physical tours and discussion with MDOC. This information provides the basis for the ratings summarized in the main body of the Phase 2 Report.

(A one-page Summary of Physical Element Ratings by site by building)

Ratings for building system elements indicated the level of effort required to get each specific element to a good state of repair and utilization:

- 0 = Not Applicable
- 1 = Normal Maintenance
- 2 = Minor Renovation
- 3 = Moderate Renovation
- 4 = Major Renovation
- 5 = Replacement Required

As described in Section 3 Existing Physical Conditions, an overall building rating is calculated that related to determine the current "residual value" of each building to recommend a capital plant management strategy as follows:

- 0 to 39.9% = Inadequate, recommended for Replacement
- 40.0% to 59.9% = Marginal, recommended for Renovation
- 60.0% to 100% = Adequate, recommended for normal Maintenance

Site ID: Facility/ Site Name

3 WATCH East

700 Little Street
Glendive, 59301

Bldg ID: Building Name

B1 Low Security Housing Building 1 (Abandoned)

6,690 sf

General Building Description:

Stand alone low Security housing dormitory facility previously accommodating up to 36 inmates at 2, 4, and 8 per room.

Building is abandoned and currently being used for surplus storage. Facility has been used for other uses (Boys/Girls Club) and Community Activities in the past. Facility has some systems operational. Review is to be determine if building can be revived for other use. From initial review of building, considering age, load bearing wall construction, foundation issues, ACM possibilities, retrofitting the facility for functions of a different use (occupancy group) may be cost prohibitive.

Major Renovation/Expansion Projects, If Any:

1967 Original Building. No major renovations, only updates to interior wall finishes, roofing system over the years.

General Building Condition:

With the building being abandoned, maintenance has been minimal, and overall condition to renovate for other use would be 4 - major renovation, or 5 if reuse is cost prohibitive. No sense to keep utilities going on an abandoned structure.

Site Conditions:

Grading around building is average with some areas sloped toward the building. Sidewalk cracked and heaved 1-2" in numerous locations. Asphalt parking lot comprised mostly of loose aggregate. Sidewalk and parking lot requires replacement. Sanitary sewer service line probably comprised of clay pipe and needs to be replaced to manhole. New water service line to the building from the water main and reactive water main and fire hydrant.

Rating: 5

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

4 Major Renovation

With the building being abandoned, maintenance has been minimal, and overall condition to renovate for other use would be 4 - major renovation, or 5 if reuse is cost prohibitive. No sense to keep utilities going on an abandoned structure.

Major Renovation required to turn into a different use for functions of a different use.

2: Structure:

Building Frame Type:

4 Major Renovation

Concrete stem walls at both steel structure framed floor and at slab on grade. At steel structure framed floor (Over Wings) in crawlspace, some minor cracking visible, due to footings soils being undermined and washed out by erosion from poor drainage and water infiltration.

footings - soils below footing washed out (eroded soils) due to foundation water intrusion over the years. Repairs costly. A foundation drainage system around basement mech area and sump installation occurred in the 1990's. There was no system installed for the stem walls at the wings and thus foundation undermining from water intrusion has occurred.

3: Exterior Envelope:

4 Major Renovation

CMU backup wall with Slump block exterior. Cracked in areas due to settlement of foundation, repairs needed at various locations Stucco finish / infill panels below windows, failed finishes throughout.

Slump block overall in fair to good condition except where foundation settlement has occurred.

4: Roof Condition:

3 Moderate Renovation

Asphalt shingle roof over wood framing (beams and Trusses) / substrate. Exposed wood beams deteriorating at ends. Repairs needed.

5: Interior Finishes:

4 Major Renovation

Painted CMU wall assemblies throughout, finishes dilapidated.

Tiled wall assemblies in restrooms in need of replacement

Interior will be need to be abated due to suspect ACM's in flooring adhesives, ceiling tile glues, gypsum board jointing materials.

6: HVAC Systems Condition:

5 Replacement Required

There are three (3) gas fired furnaces. Lennox G8-165-V2, original to the building, electronic pilot and programable thermostat upgrade in 1993. Equipped with DX cooling coil. One unit per wing. Galvanized steel, no duct sealer observed. Duct insulation damaged in several areas. Toilet rooms are equipped with individual ceiling fans and local switches and roof jack discharges. Kitchen is provide with a ceiling register and roof mounted fan for general room exhaust.

Gas fired furnaces are not efficient, obsolete and at the end of their useful life. Several of the ceiling toilet room fans are not functional. There is no existing Web accessible energy control and management system.

7: Plumbing Systems Condition:

5 Replacement Required

The building has a 2 inch domestic water service, there is no backflow protection. Domestic hot water is produced with a gas fire water heater, there is no anti-scald valve. Water closets are wall mounted, some tank type, most with flush valves. Lavatories are wall mounted with dual handle faucets. Tubs are enameled cast iron. Shower are tiled walls and floors with hand held shower heads.

The existing water service and domestic water heater do not meet current codes. Fixtures are not ADA compliant and missing in some locations.

8: Fire Protection Systems:

4 Major Renovation

The building is equipped with a Dry Valve, inspection tag indicates 58 psi static head. There appears to be full coverage in occupied spaces, drawings indicate coverage in the concealed attics.

The system compressor has been removed, system drained and riser valve is out of service. There is no backflow protection. Sprinkler heads do not appear to be quick response type.

9: Electrical Systems Condition:

5 Replacement Required

Bryant Main Disconnect and Bryant Electrical panels comprise the building electrical system. Lighting is incandescent and some fluorescent with varying condition and missing some lenses. Exterior lighting is incandescent with some broken lenses.

Gear is aged and no longer manufactured or supported and should be replaced. Lighting should be replaced with new LED.

10: Vertical Transportation Condition:

0 Not Applicable

NA

11: ADA Compliance:

4 Major Renovation

Building still had minor upgrades to Door Hardware and limited upgrades to restroom facilities with additions of grab bars. No accessible routes.

Antiquated Fire Life Safety Systems. Exiting hardware / automated opening hardware non existent

12: Life Safety Systems Condition:

5 Replacement Required

Exit sign and emergency battery pack unit batteries are dead and no longer function as intended. The Fire Alarm system is a Simplex 4001 that is aged and not working.

The fire alarm system is aged and is a zoned system. This system should be replaced.

13: Communications/IT Systems:

5 Replacement Required

Fiber is present at the building but not used; there are no data systems. There are phone lines at the main desk.

It depends on future building function as to whether additional phone cabling or a data system is needed.

14: Electronic Security Systems:

4 Major Renovation

No operational systems noted.

If the facility is to be reused for its intended purpose, major investment in security and control systems would be required.

Overall Building Rating:

15.3 % Replace

Site ID: Facility/ Site Name

3 WATCH East

700 Little Street
Glendive, 59301

Bldg ID: Building Name

B2 Low Security Housing Building 2 (Abandoned)

6,690 sf

General Building Description:

Stand alone low Security housing dormitory facility previously accommodating up to 36 inmates at 2, 4, and 8 per room. Building is abandoned and currently being used for surplus general storage. Facility has some systems operational. Review is to be determine if building can be revived for new other use. From initial review of building, considering age, load bearing masonry wall construction, foundation issues, ACM possibilities, retrofitting the facility for functions of a different use (occupancy group) may be cost prohibitive. This facility may be best slated for demolition vs rehabilitation for other use.

Major Renovation/Expansion Projects, If Any:

1967 Original build. No major renovations, only updates to interior wall finishes, roofing system over the years

General Building Condition:

With the building being abandoned, maintenance has been minimal, and overall condition to renovate for other use would be 4 - major renovation, or demolition if cost prohibitive. No sense to keep utilities going on an abandon structure unless some potential reuse can be identified.

Site Conditions:

Grading around building is average with some areas sloped toward the building. Sidewalk cracked and heaved in numerous locations. Asphalt parking lot comprised mostly of loose aggregate. Sidewalk and parking lot requires replacement. Sanitary sewer service line comprised of clay pipe and needs to be replaced to manhole. New water service line to the building from the water main and reactive water main and fire hydrant. Cap water line to shop.

Rating: 5

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

4 Major Renovation

With the building being abandoned, maintenance has been minimal, and overall condition to renovate for other use would be 4 - major renovation, or demolition if cost prohibitive. No sense to keep utilities going on an abandon structure unless some potential reuse can be identified.

Major renovation would be required to accommodate reuse for original or other purposes.

2: Structure:

Building Frame Type:

4 Major Renovation

Concrete stem walls at both steel structure framed floor and at slab on grade. At steel structure framed floor (Over Wings) in crawlspace, some minor cracking visible, due to footings soils being undermined and washed out by erosion from poor drainage and water infiltration.

Footings - soils below footing washed out (eroded soils) due to foundation water intrusion over the years. Repairs costly. A foundation drainage system around basement mech area and sump installation occurred in the 1990's. There was no system installed for the stem walls at the wings and thus foundation undermining from water intrusion has occurred.

3: Exterior Envelope:

4 Major Renovation

CMU backup wall with Slump block exterior. Cracked in areas due to settlement of foundation, repairs needed at various locations. Stucco finish / infill panels below windows, failed finishes throughout.

Slump block overall in fair to good condition except where foundation settlement has occurred.

4: Roof Condition:

3 Moderate Renovation

Asphalt shingle roof over wood framing (beams and Trusses) / substrate. Exposed wood beams deteriorating at ends. Repairs needed.

5: Interior Finishes:

4 Major Renovation

Paint finishes over CMU peeling and dilapidated. Flooring materials will required replacement. Building abatement for suspect ACM's will be required.

Abandoned condtion increases renovation needs.

6: HVAC Systems Condition:

5 Replacement Required

There are three (3) gas fired furnaces. Lennox G8-165-V2, original to the building, electronic pilot and programable thermostat upgrade in 1993. Equipped with DX cooling coil. One unit per wing. Galvanized steel, no duct sealer observed. Duct insulation damaged in several areas. Toilet rooms are equipped with individual ceiling fans and local switches and roof jack discharges. Kitchen is provide with a ceiling register and roof mounted fan for general room exhaust.

Gas fired furnaces are not efficient, obsolete and at the end of their useful life. Several of the ceiling toilet room fans are not functional. There is no existing Web accessible energy control and management system.

7: Plumbing Systems Condition:

5 Replacement Required

The building has a 2 inch domestic water service, there is no backflow protection. Domestic hot water is produced with a gas fire water heater, there is no anti-scald valve. Water closets are wall mounted, some tank type, most with flush valves. Lavatories are wall mounted with dual handle faucets. Tubs are enameled cast iron. Shower are tiled walls and floors with hand held shower heads.

The existing water service and domestic water heater do not meet current codes. Fixtures are not ADA compliant and missing in some locations.

8: Fire Protection Systems:

4 Major Renovation

The building does not have a sprinkler system.

Continued use as a correctional facility (I-3 occupancy) would require that the building be fully sprinkled.

9: Electrical Systems Condition:

5 Replacement Required

Bryant Main Disconnect and Bryant Electrical panels comprise the building electrical system. Lighting is incandescent and some fluorescent with varying condition and missing some lenses. Exterior lighting is incandescent with some broken lenses.

Gear is aged and no longer manufactured or supported and should be replaced. Lighting should be replaced with new LED.

10: Vertical Transportation Condition:

0 Not Applicable

Single level facility with basement level Mechanical non-occupied room

11: ADA Compliance:

4 Major Renovation

Facility is a single level facility. No ADA compliance for accessible path and assessable facilities such as restrooms.

Significant work required.

12: Life Safety Systems Condition:

5 Replacement Required

Exit signs and emergency battery packs with heads comprise the emergency lighting system. The Fire Alarm system is a Simplex 4004 that is not monitored and not working.

Exit sign and emergency battery pack unit batteries are dead and no longer function as intended. The fire alarm system is old technology and is not working. It should be upgraded.

13: Communications/IT Systems:

5 Replacement Required

Fiber is present at the building but not used. There are no data systems. There are phone lines at the main desk.

It depends on future building function as to whether additional phone cabling or a data system is needed.

14: Electronic Security Systems:

4 Major Renovation

No operational systems noted.

If the facility is to be reused for its intended purpose, some investment in security and control systems would be required.

Overall Building Rating:

15.3 % Replace

Site ID: Facility/ Site Name

3 WATCH East

700 Little Street
Glendive, 59301

Bldg ID: Building Name

B3 Vocational Auto Shop

13,110 sf

General Building Description:

Vocational Training / Campus Facilities Plant Auto Mechanics, Auto Body, Trades - Plumbing/ carpentry - good condition for age of building and it's utilization.

Plant supplies many of the pre-2000 buildings with Heat and generator power, plant is in good condition, however tunnel system that feeds buildings is in need of repair and replacement.

Major Renovation/Expansion Projects, If Any:

2000 Life Safety upgrades, physical plant upgrades.

General Building Condition:

Overall condition of building is good. No major visible structural deficiencies. Minor repair work at one interior wall. General maintenance of systems continues. Physical plant tunnel component needs repair to prevent failure of existing tunnel components.

Site Conditions:

Drainage around the building is fair to good. Asphalt and concrete in good condition. No ADA parking stall at shop building. Water (probably cast iron) and sewer service (clay pipe) lines are near end of life span and should be replaced. Security fencing and lighting in good condition. Steam tunnel, located under sidewalk, lid should be removed and re-cast.

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

2 Minor Renovation

Overall condition of building is good. No major visible structural deficiencies. Minor repair work at one interior wall. General maintenance of systems continues. Physical plant tunnel component needs repair to prevent failure of existing tunnel components.

Minor repair work needed on one interior damaged wall. Exterior masonry showing signs of efflorescence due to irrigation systems hitting building. Cleaning and resealing of masonry will be required to prevent deterioration of masonry. Roof system new within the last two years.

2: Structure:

Building Frame Type:

1 Normal Maintenance

Load bearing CMU over concrete stem wall/footing frost depth foundation. Steel joist / joist girder / deck roof structure.

All structure is in good to very good condition. One interior wall has damage on it that can be repaired. Damage appears as if something ran into it.

3: Exterior Envelope:

2 Minor Renovation

Exterior Brick Masonry with a rigid insulation and backed with a Reinforced CMU single wythe backup bearing wall for roof structure.

Very good condition overall given the age of the facility and the types of use of the facility. Irrigation systems have caused staining and efflorescence at various locations. Exterior will need to be cleaned and sealed .

4: Roof Condition:

2 Minor Renovation

New EPDM roof membrane and upgraded insulation. Overflow scuppers with respect to drain inlets are not code compliant, as they exceed code required heights. Suggest repair overflow scupper outlet heights as necessary.

5: Interior Finishes:

2 Minor Renovation

Paint and tile wall finishes. Sealed concrete and VCT.

Type of use in the VO Tech Education training areas will facilitate upgrades and refresh.

6: HVAC Systems Condition:

3 Moderate Renovation

Two fire tube hot water 9000 MBH, dual fuel boilers. Two condensing gas, 1000 MBH, primary pumps, operate when outside air is above 50 deg. F. Pad mounted air cooled chiller, 150 tons, R410A. Boilers and chiller serves this and the adjacent campus buildings. Three rooftop HVAC units, DX cooling only. Baseboard radiation in office areas, hot water unit heaters in shop areas.

Fire tube boilers are ±23 years old, condensing gas boilers are ±12 years old, all are in fair condition. Chiller is ±3 years old and in good condition. Finned radiation and fan coil units are original to the building and at the end of their useful life. Building controls are primarily pneumatic and has been reported as problematic. The Web accessible control system serves the central plant only.

7: Plumbing Systems Condition:

4 Major Renovation

Domestic water service from the campus distribution tunnel. Gas fired storage water heater model, no anti-scald mixing valve .Floor mounted flush valve water closets, wall hung urinals, wall hung lavatories with dual faucet, no anti-scald fittings.

Domestic water heater is ±6 years old and nearing the end of its useful life. Fixtures are not ADA compliant.

8: Fire Protection Systems:

5 Replacement Required

The building does not have a sprinkler system.

Continued use as a storage facility (S-1 occupancy exceeding 12000 sq. ft.) would require that the building be fully sprinkled.

9: Electrical Systems Condition:

2 Minor Renovation

Square D QED Power style 2000A 277/480v SWBD serves the building, an older GE AV Style SWBD at other end of the building and serves the other buildings on campus. Panelboard throughout the building are Square D NQOD and some GE NLAB in older parts of the building. Lighting systems have be upgraded to LED lamps.

The older original GE switchboard and the GE NLAB panels are not longer made and are aged and should be replaced in the next 5 years.

10: Vertical Transportation Condition:

0 Not Applicable

NA - Building is all slab on grade.

11: ADA Compliance:

5 Replacement Required

Non-compliant throughout.

12: Life Safety Systems Condition:

4 Major Renovation

The FA system is an older Notifier zoned type system.

The Fire Alarm zoned type systems are aged and should be replaced with new addressable systems.

13: Communications/IT Systems:

1 Normal Maintenance

This building is the central telephone and data system for the campus. There are 200pair of phone, and 12 stand fiber service from the State Data Center.

14: Electronic Security Systems:

4 Major Renovation

No operational systems noted.

If the facility is to be reused for it's intended purpose, some investment in security and control systems would be required.

Overall Building Rating:

65.8 % Maintain

Site ID: Facility/ Site Name

3 WATCH East

700 Little Street
Glendive, 59301

Bldg ID: Building Name

B4 Housing/ Treatment Facility

16,972 sf

General Building Description:

Stand Alone Low Security bed treatment program facility accommodating treatment offenders of 1 per room. Facility built in 1975 and has been maintained for Low security treatment programs use throughout. Designed originally as a nursing a long term care facility for 17 double bunked and 6 single bunked capacity for a total of 40 treatment capacity. Facility is in good overall condition. Present day facility houses residents singly. In house Kitchen / Dining / storage: Kept up very well, equipment looks like new. Kitchen area / prep very good condition for age of facility.

Major Renovation/Expansion Projects, If Any:

General Building Condition:

Overall very good condition.

Site Conditions:

Site around building appears to be fairly flat but the French drains installed around the building appear to be fully functional. Portions of sidewalk between the buildings have heaved and need be ground flat or replaced. Security fencing and site lighting appears to be in good condition. Building connected to City water and sewer. Condition of ss service and water service lines unknown. If the sanitary sewer service line is comprised of clay pipe, then it would be at the end of the life cycle and should be replaced to the manhole.

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

1 Normal Maintenance

Overall very good condition.

Given daily use that the facility has experienced in its life span from construction to present day, the facility has been maintained very well with respect to the operations budget. Both interior and exterior components of facility have shown exceptional maintenance and care to keep the facility safe and operational. Upgrades to the facility would be deemed more cost effective vs a complete replacement of the facility.

2: Structure:

Building Frame Type:

1 Normal Maintenance

Wood framed bearing wall structure on grade beams and caissons to accommodate the soils. Wood framed truss assembly.

Structure is solid, overall condition good to very good. No visible issues with slab on grade and any of exterior slump block veneer.

3: Exterior Envelope:

2 Minor Renovation

Wood framed structure with slump block veneers. Aluminum and hollow metal door assemblies. Aluminum window assemblies. Overall condition is good to very good given age. No visible cracking / spalling of slump block masonry veneer finish. Window seals at insulated glass assemblies are starting to deteriorate.

Aluminum window / door upgrades as part of 2010 / 2011 ARRA funding programs. Window frames are in good to very good condition. Some of the insulated assemblies are showing failures of seals. Windows are not detention grade. Window Glass replacement in near future.

4: Roof Condition:

2 Minor Renovation

Wood framed structure of Rafters and wood glulam beams with plywood sheathing. Overall condition of structure internally good. Exposed wood beams need attention with end conditions showing signs of deterioration due to weathering. Recommend epoxy repair and metal cap flashings. Asphalt architectural shingles - 20 plus years old. Roofing covering replacement in next 10 years.

5: Interior Finishes:

3 Moderate Renovation

Wall surfaces - paint, overall good condition

Floor surfaces - VCT, (older and newer) Carpet, sealed concrete, Ceramic Tile- overall good condition

Hard use will necessitate renewal of interior surfaces in the near future. WE has maintained very well throughout life of building, however, finishes still fail and thus renewal upgrades will be required.

6: HVAC Systems Condition:

4 Major Renovation

Two condensing gas boilers equipped with primary pumps. An air cooled chiller, 50 ton. The building has in-line secondary pumps and a two-pipe hot water/chilled water distribution system. The four patient wings are each equipped with a single zone air handling ventilation unit, 100% outside are with heat recovery, preheat and cooling coils. The core area has four a single zone air handling ventilation unit, 100% outside are with heat recovery, preheat and cooling coils. There are four ductless split multi-zone systems with supplemental

heating/cooling room units. Toilet rooms are equipped with several centralized roof exhaust fans. The kitchen is equipped with canopy Type 1 and 2 hoods.

The building boiler and chiller systems are ±21 years old and nearing the end of their useful life. Air handling and ductless supplemental systems are in fair condition. There is an existing Web accessible energy control and management system.

7: Plumbing Systems Condition:

3 Moderate Renovation

The building has a 3 inch domestic water service. Domestic hot water is produced with gas fire heaters, equipped with central anti-scald valve and recirculated. Water closets are wall mounted with flush valves, urinals are wall mounted with flush valves, sinks are wall mounted or drop in with dual handle faucets. Kitchen is equipped with 2 and 3 bay sinks, indirectly piped to floor sinks.

Fixtures are not ADA compliant and in fair condition. The domestic water heater is ±10 years old and at the end of its useful life. There is no grease trap for kitchen.

8: Fire Protection Systems:

3 Moderate Renovation

Building is equipped with a 4 inch sprinkler service, wet type alarm valve and a 3" distribution main. Inspection tags indicate a 45 psi static pressure.

There is no backflow protection. Sprinkler heads are not quick response type. Patient rooms do not have detention type heads.

9: Electrical Systems Condition:

3 Moderate Renovation

The main switchboard is a GE AV Line fusible switchboard. The distribution system panels are GE and Siemens panels. The generator is a 125KW Onan and powers essential systems along with Kitchen areas. Lighting systems are being upgraded to LED.

10: Vertical Transportation Condition:

0 Not Applicable

11: ADA Compliance:

2 Minor Renovation

ADA has been Accommodated throughout the years with upgrades to door and hardware for reasonable accommodations for access, modifications to individual sleeping rooms as needed and partial upgrades to toilet facilities in those rooms. Other facilities have been upgraded.

See above.

12: Life Safety Systems Condition:

2 Minor Renovation

Exit signage and emergency egress lighting are powered by the building generator. The Fire Alarm System is a Simplex 4010 and this also monitors an Edwards 6500 zoned type panel.

The Edwards FA panel should be eliminated and the Simplex addressable system should be expanded to cover what the 6500 panel is not connected to.

13: Communications/IT Systems:

4 Major Renovation

The telephone system and data system are in the Mechanical/Electrical Room with telephone demarcation and incoming fiber.

Commercial grade intercom only partially operational. Intercom is not detention grade.

14: Electronic Security Systems:

3 Moderate Renovation

Interior and Exterior CCTV cameras; non-detention door controls.

Cameras report to a non-secure staff workstation. Non-detention door locking system.

Overall Building Rating:

53.7 % Renovate

Site ID: Facility/ Site Name

4 Pine Hills Campus

4 North Haynes Avenue
Miles City, 59301

Bldg ID: Building Name

B1 Low Security Housing (Abandoned)

sf

General Building Description:

No information provided for this abandoned building.
Significant expense would be required to reinitiate use.

Major Renovation/Expansion Projects, If Any:

General Building Condition:

Site Conditions:

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

0 Not Applicable

2: Structure:

Building Frame Type:

0 Not Applicable

3: Exterior Envelope:

0 Not Applicable

4: Roof Condition:

0 Not Applicable

5: Interior Finishes:

0 Not Applicable

6: HVAC Systems Condition:

0 Not Applicable

7: Plumbing Systems Condition:

0 Not Applicable

8: Fire Protection Systems:

0 Not Applicable

9: Electrical Systems Condition:

0 Not Applicable

10: Vertical Transportation Condition:

0 Not Applicable

11: ADA Compliance:

0 Not Applicable

12: Life Safety Systems Condition:

0 Not Applicable

13: Communications/IT Systems:

0 Not Applicable

14: Electronic Security Systems:

0 Not Applicable

Overall Building Rating:

#Nu % #Type!
m!

Site ID: Facility/ Site Name

4 Pine Hills Campus

4 North Haynes Avenue
Miles City, 59301

Bldg ID: Building Name

B2 Range Rider Lodge

9,285 sf

General Building Description:

Low Minimum Security Housing with Day Area / Restrooms / Dining Area. Partial Remodel in 2000. Remodeled area is in good condition. Renovating the South Sleeping Wing would bring facility use to full capacity. Currently being used as storage. Central controls not used. Building constructed in the mid 1960, being 55 years old has been maintained reasonably well given its use.

Note: From the total area of the building, 20% (1800 SF) of the building was not remodeled from 2000 renovation. Area left un-remodeled is, currently used as surplus storage. Recommend to remodel / upgrade section for detention use.

Major Renovation/Expansion Projects, If Any:

- 1995 Life Safety Upgrades
- 2000 See note above
- 2019 Roof Replacement

General Building Condition:

Building overall condition is very good given its 55 years of use.

Site Conditions:

Grading around the building provides positive drainage. Downspouts discharge into gravel dry wells. Sewer main connecting buildings is clay pipe in poor condition. The sewer main is 6" diameter and under sized which presents additional maintenance issues. Sewer main and connecting sewer service line should be removed and replaced with larger 8" min. dia. PVC pipe. Post indicator appears to be old and should be replaced. Facility lighting with the security fencing appear to be good condition. Sidewalks appear to be ADA compliant and in good condition. Recreational area in good condition.

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

3 Moderate Renovation

Building overall condition is very good given its 55 years of use.

Building maintenance and upgrades have been completed over the years to maintain facility. Exterior envelope in good to very good condition.

2: Structure:

Building Frame Type:

1 Normal Maintenance

CMU/Brick Veneer Exterior Bearing walls and Interior bearing walls. Concrete Hollow Core ceiling slabs over cells. Slab on Grade floor. Primary roof structure Steel Joist / deck low sloped structure.

3: Exterior Envelope:

3 Moderate Renovation

Brick Masonry exterior walls with non Secure Aluminum windows and storefront assemblies. Glazing low security polycarbonate, seals leaking at window / storefront assemblies. EPDM roof membrane over rigid insulation.

Very good to excellent for wall assemblies, Roof is new - Excellent. Exterior Windows and glazing systems will require upgrade / replacement.

4: Roof Condition:

1 Normal Maintenance

New EPDM roof covering and upgraded insulation

5: Interior Finishes:

1 Normal Maintenance

Paint on walls. Paint on Floors in Cells. Carpet in Day area and corridors. Tile in Dining, Toilet Shower Rooms. VCT in serving kitchen. All in good condition at time of survey.

Hard use will necessitate renewal of interior finishes in the near future.

6: HVAC Systems Condition:

4 Major Renovation

Central air handler, hot/cold deck, hot water coil, DX cooling, unit was retrofit with variable volume terminals and VSD, equipped with a relief air fan All air distribution for heating and cooling, duct mains for the non-detention areas are run above the ceiling. There are three (3) non-detention zones and five (5) detention zones. Roof mounted air cooled condensing unit, 25 tons, R410. Roof mounted exhaust fan for central toilet facility. Ceiling mounted fans with roof jacks in single use toilet rooms.

Air handler and relief air fan appear to be original to the building, ±40 years old with roof mounted air cooled appears to be ±12 years old, both at the end of their useful life. Building controls are primarily pneumatic with limited night setback capability, system has been reported as problematic and is in poor condition. There is no existing Web accessible energy control and management system.

7: Plumbing Systems Condition:

4 Major Renovation

Domestic water service from the campus distribution tunnel. Gas fired storage type domestic water heater, no central antiscald valve. Floor mounted flush valve water closet, wall hung lavatory in non detention areas. Floor mounted flush valve water closet, wall hung urinals, enameled cast iron drop in sinks in central toilet room. Stainless steel combination water closet and lavatory in individual cells.

Domestic water heater ±5 years old and in good condition. Fixtures are not ADA compliant.

8: Fire Protection Systems:

3 Moderate Renovation

Wet sprinkler system with double detector check, 45 psi static water pressure. Standard two piece sprinkler heads in non detention areas. Security type sidewall sprinkler heads in individual cells.

Sprinkler heads do not appear to be quick response type.

9: Electrical Systems Condition:

3 Moderate Renovation

Square D Transformer, aged Westinghouse Switchgear and panels. Combination incandescent non-detention, detention fluorescent fixtures. Emergency power from B3 Shop Building.

Switchgear good condition; electrical panels in fair condition; and light fixtures need to have LED lamps throughout.

10: Vertical Transportation Condition:

0 Not Applicable

11: ADA Compliance:

3 Moderate Renovation

Limited accommodations - accessible route - grab bars of original 1979 design. Full compliance not met.

Main detention restroom non ADA. Limited accommodations - accessible route.

12: Life Safety Systems Condition:

2 Minor Renovation

Exit systems; Fire Protection.

Operational.

13: Communications/IT Systems:

5 Replacement Required

Compact 3200 Dukane intercom system, installed at Control Station.

The Intercom in poor condition and needs to be replaced.

14: Electronic Security Systems:

5 Replacement Required

Limited interior cameras, exterior cameras at access points. Narrow jamb locks with emergency release from a control panel.

Security systems and controls in poor condition and need to be replaced.

Overall Building Rating:

61.2 % Maintain

Site ID: Facility/ Site Name

4 Pine Hills Campus

4 North Haynes Avenue
Miles City, 59301

Bldg ID: Building Name

B3 Vocational Building

13,110 sf

General Building Description:

Vocational Training / Campus Facilities Plant Auto Mechanics, Auto Body, Trades - Plumbing/ carpentry - good condition for age of building and uses of it.

The Central Plant here supplies many of the pre-2000 buildings with Heat and generator power. Central Plant is in good condition; however the tunnel system that feeds buildings is in need of repair and replacement.

Major Renovation/Expansion Projects, If Any:

2000 Life Safety upgrades, physical plant upgrades.

General Building Condition:

Overall condition of building is good. No major visible structural deficiencies. Minor repair work at one interior wall. General maintenance of systems continues. Physical plant tunnel component needs repair to prevent failure of existing tunnel components.

Site Conditions:

Drainage around the building is fair to good. Asphalt and concrete in good condition. No ADA parking stall at shop building. Water (probably cast iron) and sewer service (clay pipe) lines are near end of life span and should be replaced. Security fencing and lighting in good condition. Steam tunnel, located under sidewalk, lid should be removed and re-cast.

Rating: 3

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

2 Minor Renovation

Overall condition of building is good. No major visible structural deficiencies. Minor repair work at one interior wall. General maintenance of systems continues. Physical plant tunnel component needs repair to prevent failure of existing tunnel components.

Minor repair work needed on one interior damaged wall. Exterior masonry showing signs of efflorescence due to irrigation systems hitting building. Cleaning and resealing of masonry will be required to prevent deterioration of masonry. Roof system new within the last two years.

2: Structure:

Building Frame Type:

2 Minor Renovation

Load bearing CMU over concrete stem wall/footing frost depth foundation. Steel joist / joist girder / deck roof structure.

All structure is in good to very good condition. One interior wall has damage on it that can be repaired. Damage appears as if something ran into it.

3: Exterior Envelope:

1 Normal Maintenance

Exterior Brick Masonry with a rigid insulation and backed with a Reinforced CMU single wythe backup bearing wall for roof structure.

Very good condition overall given the age of the facility and the types of use of the facility. Irrigation systems have caused staining and efflorescence at various locations. Exterior will need to be cleaned and sealed.

4: Roof Condition:

2 Minor Renovation

New EPDM roof membrane and upgraded insulation. Overflow scuppers with respect to drain inlets are not code compliant, as they exceed code required heights. Suggest repair overflow scupper outlet heights as necessary.

5: Interior Finishes:

2 Minor Renovation

Paint and tile wall finishes. Sealed concrete and VCT.

Type of use in the VO Tech Education training areas will facilitate need for upgrades and refreshing.

6: HVAC Systems Condition:

3 Moderate Renovation

Two fire tube hot water 9000 MBH, dual fuel boilers. Two condensing gas, 1000 MBH, primary pumps, operate when outside air is above 50 deg. F. Pad mounted air cooled chiller, 150 tons, R410A. Boilers and chiller serves this and the adjacent campus buildings. Three rooftop HVAC units, DX cooling only. Baseboard radiation in office areas, hot water unit heaters in shop areas.

Fire tube boilers are ±23 years old, condensing gas boilers are ±12 years old, all are in fair condition. Chiller is ±3 years old and in good condition. Finned radiation and fan coil units are original to the building and at the end of their useful life. Building controls are primarily pneumatic and has been reported as problematic. The Web accessible control system serves the central plant only.

7: Plumbing Systems Condition:

4 Major Renovation

Domestic water service from the campus distribution tunnel. Gas fired storage water heater model, no anti-scald mixing valve .Floor mounted flush valve water closets, wall hung urinals, wall hung lavatories with dual faucet, no anti-scald fittings.

Domestic water heater is ±6 years old and nearing the end of its useful life. Fixtures are not ADA compliant.

8: Fire Protection Systems:

5 Replacement Required

The building does not have a sprinkler system.

Continued use as a storage facility (S-1 occupancy exceeding 12000 sq. ft.) would require that the building be fully sprinkled.

9: Electrical Systems Condition:

2 Minor Renovation

Square D QED Powerstyle 2000A 277/480v SWBD serves the building, an older GE AV Style SWBD at other end of the building and serves the other buildings on campus. Panelboard throughout the building are Square D NQOD and some GE NLAB in older parts of the building. Lighting systems have be upgraded to LED lamps.

The older original GE switchboard and the GE NLAB panels are not longer made and are aged and should be replaced in the next 5 years.

10: Vertical Transportation Condition:

0 Not Applicable

NA - Building is all slab on Grade.

11: ADA Compliance:

5 Replacement Required

Non-compliant throughout.

ADA upgrades required.

12: Life Safety Systems Condition:

3 Moderate Renovation

The FA system is an older Notifier zoned type system.

The Fire Alarm zoned type systems are aged and should be replaced with new addressable systems.

13: Communications/IT Systems:

1 Normal Maintenance

This building is the central telephone and data system for the campus. There are 200pair of phone, and 12 stand fiber service from the State Data Center.

Good condition.

14: Electronic Security Systems:

3 Moderate Renovation

Interior cameras on mechanical and service bays, exterior cameras at front bay doors and site exterior areas. No detention locking system.

Existing systems in fair condition. May need upgrading.

Overall Building Rating:

66.3 % Maintain

Site ID: Facility/ Site Name

4 Pine Hills Campus

4 North Haynes Avenue
Miles City, 59301

Bldg ID: Building Name

B4A School Building

22,000 sf

General Building Description:

Original / remodeled construction utilized for Vocational education programs. Given age of the building (55 years) and use, building has been maintained well. Building overall is in good to very good physical condition and is maintained as a school building with low security Classrooms and an administrative area complete with principal operations.

Major Renovation/Expansion Projects, If Any:

1997 Life Safety upgrades

General Building Condition:

Given age of building (55 years) and use, building has been maintained well. Building overall is in good to very good physical condition.

Site Conditions:

Site around building appears to be graded, providing positive drainage away from the building. Security fencing and site lighting appears to be in good condition. Condition of sanitary sewer service and water service lines unknown. If the sanitary sewer service line is comprised of clay pipe, then it would be at the end of the life cycle and should be replaced to the manhole.

Rating: 4

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

1 Normal Maintenance

Given age of building (55 years) and use, building has been maintained well. Building overall is in good to very good physical condition.

Administration areas in good condition. Support areas in good condition both floors. No deficiencies observed.

2: Structure:

Building Frame Type:

1 Normal Maintenance

Concrete stem walls/footing to frost line on spread footings and intermediate stem walls on spread footings for load bearing walls. Full height basement walls at basement mechanical area.

Good condition overall. No noticeable fracturing in any foundations.

3: Exterior Envelope:

2 Minor Renovation

Reinforced CMU backup wall with Brick masonry finish and precast concrete decorative panels at exterior window bands. Condition: Good overall. No visible cracking or cracking issues with masonry. Both precast panels and masonry at 1st floor line are stained heavily from irrigation system at Pine Hills. Recommend masonry cleaning / sealing / maintenance and resealing / caulking of openings.

Very good with the exception of staining noted above on the masonry. Aluminum windows glazing seals failing - Replacement of glass/glazing will be necessary in future.

4: Roof Condition:

1 Normal Maintenance

New EPDM membrane and Flashings.

5: Interior Finishes:

1 Normal Maintenance

Paint finishes - walls typical

Tile wall finishes - toilet rooms

VCT - classrooms / corridors. Office area CPT

CT - Toilet rooms

ACT throughout classrooms, administration area.

Hard use will necessitate renewal of interior finishes in the near future.

6: HVAC Systems Condition:

4 Major Renovation

Heating hot water is generated in the central boiler plant. Pad mounted air cooled chiller, 40 ton, scroll compressors, R410A, with plate type heat exchanger, converting the heat loop to a two-pipe heating cooling loop. Unit ventilators with supplemental baseboard radiation provide heating and cooling for the rooms. Roof mounted fans for central toilet rooms.

Chiller is ±3 years old and in good condition. Unit ventilator appear to be original to the building and at the end of their useful life. Building controls are primarily pneumatic with limited night setback capability. System has been reported as problematic and is in poor condition. There is no existing Web accessible energy control and management system.

7: Plumbing Systems Condition:

3 Moderate Renovation

Domestic water service from the campus distribution tunnel. Electric storage type domestic water heater, no central anti-scald valve. Floor mounted flush valve water closet, wall hung lavatory, no antiscald valves or trap insulation.

Domestic water heater ±1 year old and in good condition. Fixtures are not ADA compliant.

8: Fire Protection Systems:

0 Not Applicable

The building does not have a sprinkler system.

Continued use as an vocational facility (B occupancy) would probably not require that the building be fully sprinkled.

9: Electrical Systems Condition:

3 Moderate Renovation

Main panel is a new 400A Square D NQOD panel. The original MDP was gutted and utilized as a junction box. Branch panelboards are aged Westinghouse in fair condition. Lighting has been upgraded to LED. Power systems are powered from Building B3 utility and generator backup.

Aged Westinghouse branch panels should be replaced. Gym lighting levels should be evaluated further; they seem to be low. Lighting in classrooms has yellowing lenses; these lenses should be replaced or the fixtures should be replaced.

10: Vertical Transportation Condition:

3 Moderate Renovation

No Elevators for Floor to floor travel. Only Stairs. If Elevator is added, it would be a moderate renovation to add.

11: ADA Compliance:

3 Moderate Renovation

Building access to main level has been accommodated via a ramp. Two classrooms on main level have been upgraded with lever locksets. Admin area has had minimal latching hardware upgraded with Lever. Knobs remaining and all knobs on 2nd floor.

No ADA access to upper level. Ramp into school building is in poor condition and needs to be replaced.

12: Life Safety Systems Condition:

3 Moderate Renovation

Exit signs and emergency egress are backup by the building B3 generator system. There is an older used Edwards FA panel, but the building is actually connected to the Notifier FACP in the main shop.

This building should have it's own Fire Alarm panel or a remote annunciator.

13: Communications/IT Systems:

1 Normal Maintenance

Telephone/Fiber and fiber enclosure is served from Building B3. There is a data system with network switch and wireless data at the building utilized for classroom smart boards, and fiber for cameras.

14: Electronic Security Systems:

3 Moderate Renovation

22 interior cameras cover classrooms and circulation, 1 additional camera in passageway to Gym; no detention grade locking system.

Camera system in Fair condition. Continued use may require upgrades.

Overall Building Rating:

70.5 % Maintain

Site ID: Facility/ Site Name

4 Pine Hills Campus

4 North Haynes Avenue
Miles City, 59301

Bldg ID: Building Name

B4B Gymnasium

20,760 sf

General Building Description:

Gymnasium recreation room. Locker room,(main level) workout weight room (mezzanine level). Supervision control office. Gymnasium has access to secure outdoor space. This facility was done as a Pre Engineered metal building and completed to fit needs.

Major Renovation/Expansion Projects, If Any:

1997 Life Safety upgrades.

General Building Condition:

Given age of building (57 years) and use, building has been maintained well. Building overall is in good to very good physical condition.

Site Conditions:

Site around building appears to be graded, providing positive drainage away from the building. Security fencing and site lighting appears to be in good condition. Condition of sanitary sewer service and water service lines unknown. If the sanitary sewer service line is comprised of clay pipe, then it would be at the end of the life cycle and should be replaced to the manhole. Ramp into school building is in poor condition and needs to be replaced.

Rating: 2

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

1 Normal Maintenance

Given age of building (57 years) and use, building has been maintained well. Building overall is in good to very good physical condition.

All areas in good condition. Sports athletic wood floor is in excellent condition. This floor has been maintained better than most school district wood gymnasium floors. Toilet rooms and locker room areas kept up well given use of building.

2: Structure:

Building Frame Type:

1 Normal Maintenance

Concrete stem walls/footing to frost line on spread footings. Slab on grade floor main floor system with recessed slab for wood gymnasium floor on sleepers. PEMB superstructure for walls and roof.

Good condition overall. No noticeable fracturing in any foundations and no noticeable fracturing of slab on grade concrete telegraphing through any floor finishes.

3: Exterior Envelope:

2 Minor Renovation

Reinforced CMU backup wall with Brick masonry finish and precast concrete decorative panels walls tied to PEMB framework. Condition: Good overall. No visible cracking issues with masonry. Both precast panels and masonry are stained heavily from irrigation system at Pine Hills. Recommend masonry cleaning / sealing / maintenance and resealing / caulking of openings.

Very good with the exception of staining noted above on the masonry. No window opening sin wall system. Doors openings to be resealed / caulked. Exterior door openings will be required to be changed out in future given use,

4: Roof Condition:

1 Normal Maintenance

New EPDM membrane and Flashings

5: Interior Finishes:

2 Minor Renovation

Paint finishes -CMU walls typical

CT - Toilet rooms / locker room floors

Mezzanine floor, mechanical room floor, control observation / storage room floor sealed concrete.

Given use of area, even though maintenance has been kept up very well, the use will necessitate an amount of renewal of interior finishes in the future.

6: HVAC Systems Condition:

4 Major Renovation

Heating hot water is generated in the central boiler plant. Hot water finned radiation on the mezzanine and in various locations. Cabinet unit heaters in entryways. Four (4) heating and ventilation units, hot water heating coils with face and bypass damper control, capable of 100% outside air. Wall mounted fans for central locker rooms.

Finned radiation and fan coil units appear to be original to the building and at the end of their useful life. Building controls are primarily pneumatic with limited night setback capability. System has been reported as problematic and is in poor condition. There is no existing Web accessible energy control and management system.

7: Plumbing Systems Condition:

5 Replacement Required

Domestic water service from the campus distribution tunnel. Gas fired boiler with auxiliary storage tank, ±400 gallons no antiscald mixing valve. Floor mounted flush valve water closet, wall hung china urinals with flush valves, wall hung lavatory with lever faucets, no anti-scald or trap insulation. Gang showers with stainless steel heads and central master mixing valve.

Domestic water boiler and tank are ±23 years old and at the end of their useful life. Fixtures are not ADA compliant.

8: Fire Protection Systems:

0 Not Applicable

The building does not have a sprinkler system.

9: Electrical Systems Condition:

3 Moderate Renovation

Main panel is a new 400A Square D NQOD panel. The original MDP was gutted and utilized as a junction box. Branch panelboards are aged Westinghouse in fair condition. Lighting has been upgraded to LED. Power systems are powered from Building B3 utility and generator backup.

Aged Westinghouse branch panels should be replaced. Gym lighting levels should be evaluated further; they seem to be low. Lighting in classrooms has yellowing lenses; these lenses should be replaced or the fixtures should be replaced.

10: Vertical Transportation Condition:

3 Moderate Renovation

No Elevators for main gymnasium floor level to the mezzanine. Only one Stair. If Elevator or lift is added, it would be a moderate renovation to add.

11: ADA Compliance:

3 Moderate Renovation

Access to Gymnasium is accommodated from the Classroom Bldg. 4A via a connecting corridor to the Gymnasium and Locker Rooms. There is no Accessible route to the mezzanine area.

See above.

12: Life Safety Systems Condition:

3 Moderate Renovation

Exit signs and emergency egress are backup by the building B3 generator system. There is an older used Edwards FA panel, but the building is actually connected to the Notifier FACP in the main shop.

This building should have it's own Fire Alarm panel or a remote annunciator.

13: Communications/IT Systems:

1 Normal Maintenance

Telephone/Fiber and fiber enclosure is served from Building B3. There is a data system with network switch and wireless data at the building utilized for classroom smart boards, and fiber for cameras.

14: Electronic Security Systems:

3 Moderate Renovation

4 interior cameras, plus 1 monitoring the site exterior. No detention grade locking systems.

Camera system in fair condition.

Overall Building Rating:

60.7 % Maintain

Site ID: Facility/ Site Name

4 Pine Hills Campus

4 North Haynes Avenue
Miles City, 59301

Bldg ID: Building Name

B5 Corrections Housing Pod 5

7,130 sf

General Building Description:

Constructed 2000 to 2001, opening in 2001. Single stand alone housing unit with Day room, showers / cell block. Facility complete with Reheat kitchen and dining hall for food service to inmates. Facility is in good to very good condition given the use and age. No issues observed architecturally.

Major Renovation/Expansion Projects, If Any:

General Building Condition:

Facility is in good to very good condition given the use and age. No issues observed architecturally.

Site Conditions:

Drainage around the building is fair to good with detention ponds on both sides of the building. Concrete in good condition. Water and sewer service lines condition are unknown. Security fencing and lighting in good condition.

Rating 1

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

1 Normal Maintenance

Facility is in good to very good condition given the use and age. No issues observed architecturally.

Building has been maintained well. Wear and tear expected with type of use.

2: Structure:

Building Frame Type:

1 Normal Maintenance

Reinforced load bearing CMU walls on concrete stem walls. Supporting hollow core concrete panels over cells and supporting steel framed roof structure.

No issues observed.

3: Exterior Envelope:

1 Normal Maintenance

CMU scored face, ground face and smooth face CMU with metal siding. Water staining due to site irrigation system.

Low detention grade polycarbonate glazing fixed in metal frame work. Fair to good condition. Some Scratched / marred areas.

Steel and decking structure and Concrete Hollow Core Slabs.

Very good to excellent for finish claddings. Windows fair to good condition, sealants around windows doors and mechanical openings need repair / replacement.

4: Roof Condition:

3 Moderate Renovation

Steel and decking structure and Concrete Hollow Core Slabs. White membrane - fair to good condition. Future replacement. Gable sections - metal - good condition

5: Interior Finishes:

2 Minor Renovation

Painted wall finishes, carpet finishes in day room, programs room, office counseling rooms, detention corridor, ceramic tile floors / walls in shower /toilet rooms and sealed concrete in cells in good condition.

Hard use will necessitate renewal of interior finishes in future. Existing systems have been maintained well for the 20 year plus life of the facility.

6: HVAC Systems Condition:

2 Minor Renovation

Cooling chilled water and heating hot water is generated in the central boiler plant. Heat recovery air handling unit, 100% outside air, hot water heating and chilled water cooling, plate type recovery section, serves 6 constant volume reheat zones. Ceiling mounted fan exhaust for common toilet room.

Air handling unit is ± 22 years old, well maintained and in good condition.

7: Plumbing Systems Condition:

2 Minor Renovation

Domestic cold and hot water service from the campus distribution tunnel. Wall mounted flush valve water closet, wall hung lavatory with trap insulation, ADA compliant. Central shower with fixed shower head, push

button control and central master mixing valve. Stainless steel combination water closet and lavatory in individual cells, with central shut-off solenoids, ADA compliant.

Plumbing systems appear to original to the building, well maintained and in good condition.

8: Fire Protection Systems:

3 Moderate Renovation

Wet sprinkler system, water service extended through the tunnel from fire service in the adjacent building with a separate zone shutoff for the detention cells wing.

Sprinkler heads do not appear to be quick response type.

9: Electrical Systems Condition:

1 Normal Maintenance

Service to the building is 100A, 277/480v with 45KVA transformer for 120/208v loads. The service originates from Building B3 electrical service. Main Service panel is Square D, 100A MLO, type NF panel with no MCB. Lighting has been upgraded from fluorescent to LED lamps.

Systems in adequate condition.

10: Vertical Transportation Condition:

0 Not Applicable

11: ADA Compliance:

1 Normal Maintenance

Facility is ADA compliant.

12: Life Safety Systems Condition:

1 Normal Maintenance

Exit signage and emergency egress lighting are backed up by the Building B3 Generator. The Fire Alarm system is a new Edwards EST system.

13: Communications/IT Systems:

5 Replacement Required

Data rack with patch panels, Cat 5 cabling, network switch and small UPS. Intercom in code required locations, connected to hard graphic panels.

Intercom system in poor condition and needs to be replaced.

14: Electronic Security Systems:

4 Major Renovation

6 cameras cover housing wings, program, kitchen, and entry area; 1 additional camera covers the entry and outdoor recreation area. Detention locking system for sleeping rooms and circulation doors connected to hard graphic panels.

Camera system in fair condition; Locking system in poor condition and needs to be upgraded.

Overall Building Rating:

76.1 % Maintain

Site ID: Facility/ Site Name

4 Pine Hills Campus

4 North Haynes Avenue
Miles City, 59301

Bldg ID: Building Name

B6 Corrections Housing Pods 1-4

45,915 sf

General Building Description:

This building accommodates administration, four inmate cell blocks of inmate housing, central processing/intake off of semi-enclosed vehicle sallyport infirmary and central kitchen. Sallyport also serves as receiving dock.

Intake enters through secure man sallyport into processing area with two holding cells, infirmary and processing officers. Processing is for entire Pine Hills campus.

Administration functions for the entire Pine Hills Campus. Kitchen serves the entire Pine Hills campus. The 4 housing pods provides housing for inmates in conjunction with other housing units on campus.

Major Renovation/Expansion Projects, If Any:

General Building Condition:

Building is in good condition overall given use and environment it has operated in for the last 20 years. Normal wear and tear as the facility continues to age will necessitate refurbish and replacement upgrades of systems and components.

Site Conditions:

Drainage around the building is good on all sides of the building. Concrete in good condition and ADA compliant. Water and sewer service lines (PVC) condition are unknown. Water meter and water main piping as seen in the water meter vault is in good condition. Security fencing and lighting in good condition. The grease interceptor requires regular pumping.

Rating: 1

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

3 Moderate Renovation

Building is in good condition overall given use and environment it has operated in for the last 20 years. Normal wear and tear as the facility continues to age will necessitate refurbish and replacement upgrades of systems and components.

Building has been maintained as best as possible and is in good condition. Roof replacement will be required in the near future. Systems equipment has been maintained and is in good condition operationally.

2: Structure:

Building Frame Type:

1 Normal Maintenance

Frost foundation, slab on grade floor system ,CMU Bearing walls with steel joist deck roof structure.

3: Exterior Envelope:

1 Normal Maintenance

Brick masonry veneer backed with reinforced CMU construction, CMU veneer backed with reinforced CMU construction, and Furred metal siding panels backed with reinforced CMU. Good to very good condition.

Good to very good. Well maintained.

4: Roof Condition:

4 Major Renovation

Roof is original to construction and near the end of its typical useful life. Roof has experienced minor leaking in areas and has had repairs done on it. Roof has been maintained well, but it needs major work.

5: Interior Finishes:

1 Normal Maintenance

Metal stud interior partitions- painted gyp board, overall condition good to very good. Painted CMU overall condition also in good to very good.

Hard use will necessitate renewal of interior finishes in the future for flooring finishes and wall finishes above and beyond normal maintenance that has been continued to date.

6: HVAC Systems Condition:

2 Minor Renovation

Cooling chilled water and heating hot water is generated in the central boiler plant. Four detention area heat recovery air handling units, 100% outside air, hot and chilled water cooling, plate type recovery section, 6 constant volume reheat zone each. Air handling unit serves intake offices with hot and chilled water cooling, 5 constant volume reheat zones. Air handling unit serves administration offices with hot and chilled water cooling, 14 variable air volume reheat zones. Roof mounted fans exhaust for common toilet rooms. Roof mounted upblast exhaust fans for kitchen hoods.

Air handling unit is ± 22 years old, well maintained and in good condition.

7: Plumbing Systems Condition:

2 Minor Renovation

4" water service, includes backflow prevention. Two condensing gas boilers, 650 gallon tank, 140°/120° F loops, anti-scald mixing valve. Wall mounted flush valve water closet, wall hung lavatory with trap insulation, ADA compliant. Central shower with fixed shower head, push button control and central master mixing valve. Stainless steel combination water closet and lavatory in individual cells, with central shut-off solenoids, ADA compliant.

Domestic hot water system is ±2 years old and in good condition. Other plumbing systems appear to original to the building, well maintained, also in good condition.

8: Fire Protection Systems:

3 Moderate Renovation

Wet sprinkler system, 8" service to 6" sprinkler riser with double detector check. Separate zone shutoffs are provided for each detention cells wing.

Sprinkler heads do not appear to be quick response type.

9: Electrical Systems Condition:

3 Moderate Renovation

Power is served to this building from the Shop Building B3 along with generator backup from building B3. The main distribution panel is a Square D I-Line 800A 277/480v Panel with 800A MCB. Panelboards are Square D type NF and NQOD at each sub-electrical room. Lighting consists of fluorescent fixtures that have been upgraded to LED lamps. UPS(s) back up data room and communications rooms for door controls. Condition of the Eaton Ferrups in the main data room is good, but the unit is at least 10yr old. Condition of UPS in rooms that support door controls is failing. UPS-2 and UPS-3 systems are not working.

The UPS systems need to be replaced due to UPS-2 and UPS-3 no longer working and other systems being aged. A building of this type needs reliable UPS power.

10: Vertical Transportation Condition:

0 Not Applicable

11: ADA Compliance:

1 Normal Maintenance

Facility is completely ADA accessible and compliant

12: Life Safety Systems Condition:

1 Normal Maintenance

Exit signs and emergency egress lighting is backup by the Building B3 generator system. The Fire alarm system is an Edwards EST with additional smoke control panel.

Systems are all in good working order.

13: Communications/IT Systems:

2 Minor Renovation

There is a main communications rooms and 3-4 sub data rooms with racks and patch panels. Copper cabling is Category 5.

As data systems require more bandwidth, the category 5 system should be upgraded to category 6 or 6A.

14: Electronic Security Systems:

4 Major Renovation

58 interior cameras, style depending upon application. These cover the housing wings, program room, entry, and kitchen areas. 11 additional cameras cover the exterior doors, outdoor recreation areas, and security perimeter. Detention locking system from sleeping rooms and circulation doors to hard graphic panels.

Camera systems in fair condition; Locking system in poor condition.

Overall Building Rating:

78.3 % Maintain

Site ID: Facility/ Site Name

4 Pine Hills Campus

4 North Haynes Avenue
Miles City, 59301

Bldg ID: Building Name

B7 Administration Building (Abandoned)

sf

General Building Description:

No information provided on the building or systems.

Major Renovation/Expansion Projects, If Any:

General Building Condition:

Site Conditions:

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

0 Not Applicable

2: Structure:

Building Frame Type:

Not Applicable

3: Exterior Envelope:

0 Not Applicable

4: Roof Condition:

0 Not Applicable

5: Interior Finishes:

0 Not Applicable

6: HVAC Systems Condition:

0 Not Applicable

7: Plumbing Systems Condition:

0 Not Applicable

8: Fire Protection Systems:

0 Not Applicable

9: Electrical Systems Condition:

0 Not Applicable

10: Vertical Transportation Condition:

0 Not Applicable

11: ADA Compliance:

Not Applicable

12: Life Safety Systems Condition:

0 Not Applicable

13: Communications/IT Systems:

0 Not Applicable

14: Electronic Security Systems:

0 Not Applicable

Overall Building Rating:

#Num %
#Type!

Site ID: Facility/ Site Name

5 WATCH West

Montana State Hospital grounds
Warm Springs, 59756

Bldg ID: Building Name

B1 X Building (Xanthopoulos)

59,035 sf

General Building Description:

Stand alone minimum security programs treatment of offenders providing Housing, indoor recreation and correctional programs.

Facility provides Administration / Intake of inmates and infirmary services. Facility has a Reheat Kitchen for meals prepared at MSP. Dining/ Multipurpose room at second level. Facility has a secure fence around it for outdoor recreation.

Major Renovation/Expansion Projects, If Any:

2011 HVAC ventilation and energy upgrades.

General Building Condition:

Facility has performed well for its nearly 40 years of age of operations. Exterior envelope components of the facility are in need of replacement / repair. Roof needs replacement. Exterior EIFS system needs repair/ rejuvenation of finish system around entire building. Interior components of the building, are performing well given use. Kitchen casework and equipment is showing the hard use and will need replacement / repair. Typical finishes performing well, as building is maintained.

Site Conditions:

Security fencing in good condition but needs a gate on the north side of fence, in case there is a fire on south side of building. Some lights on site fence parameter flicker and need to be addressed. ADA parking and parking lot in poor condition. Remove and replace asphalt ADA parking spaces with concrete. Create an ADA compliant path from parking to sidewalk. Remove gravel from stormwater manholes. Loading dock access is too flat and dry well is filled with silt and does not function properly (needs to be pumped to prevent flooding of the area). Flooding of this area could effect the transformer, located about 4" above the road. Need to re-design loading dock access with a new dry well to collect and infiltrate water. Additional dirt has been pushed up against the building which is adversely impacting the building walls. The dirt should be removed and the area should be regraded to create positive drainage away from the building walls. The recreation yard needs to be regraded to eliminate flooding. Irrigation system has not worked in 4 years.

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

3 Moderate Renovation

Facility has performed well for its nearly 40 years of age of operations. Exterior envelope components of the facility are in need of replacement / repair. Roof needs replacement. Exterior EIFS system needs repair/ rejuvenation of finish system around entire building. Interior components of the building, are performing well given use. Kitchen casework and equipment is showing the hard use and will need replacement / repair. Typical finishes performing well, as building is maintained.

Overall facility in Good General Condition, given nearly 40 year age. As noted above. HVAC renovation 2010/2011. See further comments in MPFP section. Exterior EIFS issues arise from poor drainage around building and failed joint sealants in EIFS and having portions of the EIFS system below grade where poor grading and drainage occurs. Continued maintenance of interior has kept overall condition good. Any repair / rejuvenation work to exterior of building is rated at level 3 to 4.

2: Structure:

Building Frame Type:

1 Normal Maintenance

CMU Bearing walls, hollow core concrete slabs and steel frame for roof and floor structure.

3: Exterior Envelope:

4 Major Renovation

Exterior Brick veneer backed with CMU and Exterior insulation finish system over CMU backup substrate. Hollow metal and detention security hollow metal for openings. Insulated security glass as applicable for window and door openings.

Exterior masonry veneer good to very good condition. EIFS system is deteriorating and is in fair to good condition around the building. Poor detailing, control joint failure and poor exterior drainage has contributed to the failure of the system. Major repair of EIFS system warranted.

4: Roof Condition:

5 Replacement Required

Ballasted EPDM roof system that appears to be at the end of its life. Roof is patched and repaired throughout system at parapet conditions, drain points, and around equipment curbs. Flashings and metal parapet coping cap fasteners popping and finish failing.

5: Interior Finishes:

3 Moderate Renovation

Paint finishes throughout for walls and gypsum painted ceilings, and concrete painted ceilings. Main areas are in overall good condition. Cell blocks, toilet rooms and inmate day room areas finishes are in fair to good condition.

Hard use will necessitate renewal of interior finishes in the near future. Maintenance has been good overall within the facility.

6: HVAC Systems Condition:

4 Major Renovation

Three condensing gas boilers, individual 1 hp primary pumps, Base mounted online/standby secondary pumps.

Roof mounted air cooled chiller, 100 tons, R410A, base mounted online/standby pumps. Two (2) central air handlers with VSDs, serve 55 variable air volume reheat zones. Roof mounted air handling unit, serves 2nd floor dining area. Roof mounted air handling unit, serves gym/activity room. All air handlers have hot and chilled water coils with full economizer capacity. Direct Digital Controls manufactured by Allerton, installed by ATS.

Piping and pumps at the boilers show some leaking and deterioration, boilers and pumps are ±21 years old and at the end of their useful life. Chiller and pumps ±21 years old, fair condition. Air handling systems are ±21 years old and nearing the end of their useful life.

7: Plumbing Systems Condition:

3 Moderate Renovation

3" domestic water service. Domestic hot water produced with seven condensing gas boilers, single 120° F loop. Wall mounted flush valve water closet, wall hung lavatory, ADA compliant. Central shower, fixed shower head, push button control and central master mixing valve. Stainless steel combination water closet and lavatory in individual cells, central shut-off solenoids, ADA compliant.

Domestic service does not have backflow prevention. Domestic hot water system does not have an anti-scald mixing valve, is ±21 years old and at the end of its useful life. Plumbing systems appear to original to the building, well maintained and and nearing the end of their useful life.

8: Fire Protection Systems:

3 Moderate Renovation

Wet sprinkler system, 3" service and sprinkler riser, building is fully sprinkled. Detention area sprinkler heads are tamper resistant security type.

Sprinkler riser does not have back-flow protection. Sprinkler heads do not appear to be quick response type.

9: Electrical Systems Condition:

4 Major Renovation

Transformer, switchgear and Kohler 275 KW diesel generator with 2,000 gallon exterior fuel storage tank and day tank near generator. ASCO 7000 Series automatic transfer switch with bypass isolation. Detention / non detention light fixtures original to building, retrofitted in 2011 with LED lighting. All controls are manual controls original to building. GE AV-Line Switchboard. 2,000 amps. Original to building and in fair condition. Service panels in building original to building. Devices are original to building.

Transformer Fair condition. Location prone to water backing up in loading dock area which creates an unsafe condition. No meter base. Sub-meter located in Main Switchboard original to building. The Generator is in poor condition and has exceeded its useful life. Lighting fixtures replaced in 2011 and retrofitted with LED lamps are in fair condition, devices are in fair condition. Hard use will necessitate replacement in the future.

10: Vertical Transportation Condition:

1 Normal Maintenance

Service and mobility limited inmate elevator provided.

11: ADA Compliance:

2 Minor Renovation

Building has a general accessible route. Construction circa 1985 did not require ADA accessibility compliance. Elevator provided for escorted limited mobility inmate transfer to second floor via inmate elevator. Service elevator provided for transfer of goods/materials to second floor dining and cell blocks There are cells that have been equipped for ADA inmates.

User staff areas doors not equipped for ADA. Staff and inmate restrooms are non ADA compliant.

12: Life Safety Systems Condition:

4 Major Renovation

Exits in place and operational to comply with impeded egress to a secure yard. Wet sprinkler system operational and current with annual testing/checks. Fire Alarm and detection system original to building and has not been upgraded. Fire extinguishers adequate locations.

Exit Lights/ Signs, fair condition. Some exit signs replaced in 2011 and some are original to building. Fully detected, smoke and heat detection, Fair condition. Fire Alarm System is obsolete. Manufacturer no longer supports the systems. Voice evacuation panel failed.

13: Communications/IT Systems:

4 Major Renovation

Intercom system, telephone system, clock (time) system and data.

Intercom and clock system poor condition....does not work. Replace with upgrade model. Phone and data - good overall condition.

14: Electronic Security Systems:

5 Replacement Required

Interior and exterior cameras in fair condition, monitored from Central Control. Four satellite Control Stations. Detention grade locking system is non functional, doors left open to keep building compliant.

Overall Building Rating:

41.0 % Renovate

Site ID: Facility/ Site Name

6 Riverside

2 Riverside Road
Boulder, 59632

Bldg ID: Building Name

B1 Bldg. 11 Low Security Housing (Abandoned)

7,480 sf

General Building Description:

No data provided for building. Building is similar to B2 (10) adjacent to this structure and observation/assessment based on data for B2 and of Personnel of MT DOC during walkthrough.

Stand alone Low Security Housing dormitory - original use Building(s) has been abandoned and not in use for 15 plus years. Building envelope and structure is substantial and in good condition to completely demolish (gut) interior of building and renovate / update for new use. Buildings are currently outside of secure perimeter of Riverside, however they are owned by MT DOC. Proximity to flood plain of river may pose operational/ functional issues with building, nothing was brought up with team as to why building was abandoned.

Building may be suitable for remodeling vs demolition, depending upon intended use.

Major Renovation/Expansion Projects, If Any:

1995 Interior refreshment, new interior doors, new interior door hardware locksets; Exterior window upgrades.

General Building Condition:

Exterior shell / structure is in good condition. Interior deterioration from building being abandoned and systems not in use continues.

Site Conditions:

Abandoned building. Services present but not activated. Sidewalk in fair to poor condition with extensive weeds around the building. Portions or all of the sidewalk needs to be replaced. Fire hydrant near building but may need to be replaced due to lack of use. Connected to Municipal water and sewer.

Rating: 3

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

4 Major Renovation

Exterior shell / structure is in good condition. Interior deterioration from building being abandoned and systems not in use continues.

Building is abandoned. Interior gut and remodel/upgrades recommended. Shell and structure in good condition. Roof covering to be replaced. Windows / doors recommended to be replaced. Depending on potential use, building is suitable for remodeling vs demolition.

2: Structure:

Building Frame Type:

3 Moderate Renovation

Single story wood framed structure for wall assemblies bearing for steel joist, post and beam, steel concrete deck system bearing on frost depth concrete stem walls and footings.

No issues observed with foundation, floor structure, exterior wall assembly, and roof assembly structure. Condition Good to very good overall considering building is abandoned. Structure is not deteriorating.

3: Exterior Envelope:

3 Moderate Renovation

Brick veneer finish over a wood framed structure. Exterior walls overall are in good condition given building has been abandoned. No failures in exterior masonry wall assembly components noted or observed.

Wood siding finished infill panels at opening locations. Infill panels failing / deteriorating. Replacement should be done with windows / glazing to meet Energy Codes and MT State High Performance Building Standards Criteria

For age of building and not being in use, exterior wall assemblies are in fair to good condition. Rehabilitation / upgrades to windows and doors to be considered for renovation.

4: Roof Condition:

5 Replacement Required

Seal tab asphalt shingles over plywood sheathing over wood trusses. Truss cavity has some insulation. Seal tab shingles are at the end of their life. Roof covering replacement needed. Insulation upgrades / improvements needed to meet Energy codes and MT State High Performance Building Standards.

5: Interior Finishes:

5 Replacement Required

Gypsum finishes are damaged and deteriorated.
Floor finishes are damaged and deteriorated.
Doors / hardware damaged and deteriorated.

The hard use of the interior over the years and with the building decommissioned, complete interior gut and renovation / remodel will be required.

6: HVAC Systems Condition:

5 Replacement Required

Gas fired atmospheric cast iron sectional hot water boiler, two (2) distribution pumps. Baseboard finned radiation with pneumatic zone valves. Ceiling toilet room exhaust fans to roof ventilator. There are no outside air ventilation or air conditioning systems.

Boiler and pumps are disassembled and inoperable. Building controls are pneumatic with limited night setback capability, there is no existing Web accessible energy control and management system.

7: Plumbing Systems Condition:

5 Replacement Required

2" domestic water service with back-flow protection. Gas fired storage type water heater, central master mixing valve and recirculation pump. Floor mounted flush valve water closet, wall hung china urinals with flush valves, wall hung lavatory with lever faucets, no anti-scald or trap insulation, individual enameled cast iron tubs with shower controls and grab bars.

Domestic water heater is inoperable service. Plumbing fixtures are original to the building, not ADA compliant at the end of their useful life.

8: Fire Protection Systems:

5 Replacement Required

Wet limited area sprinkler system connected to the domestic water system.

Continued use as a correctional facility (I-3 occupancy) would require that the building be fully sprinkled.

9: Electrical Systems Condition:

5 Replacement Required

200 amp meter main on exterior of building not active. Service panels, devices and wiring, poor condition, not active. All primary electrical systems original to building.

Systems original to the building and not active.

10: Vertical Transportation Condition:

0 Not Applicable

11: ADA Compliance:

5 Replacement Required

Building is not ADA compliant. Very limited accommodations have been made with addition of grab bars in toilet rooms in the 1995 renovation. Accessible routes are not present.

All egress doors, hardware and door assemblies to be replaced with operational systems for accessible routes.

12: Life Safety Systems Condition:

5 Replacement Required

Egress systems in place for building exiting. Electronic Life safety systems antiquated and non functional. Replace with operational systems.

Building will require proper alarm / fire suppression systems installation.

13: Communications/IT Systems:

5 Replacement Required

No voice Data. Telephones original to Building. Poor Condition.

New communications required for any continued use.

14: Electronic Security Systems:

5 Replacement Required

Currently no operational security systems in place. Potential reuse may or may not require security systems

investment.

Overall Building Rating:

9.2 % Replace

Site ID: Facility/ Site Name

6 Riverside

2 Riverside Road
Boulder, 59632

Bldg ID: Building Name

B2 Bldg. 10 Low Security Housing (Abandoned)

7,480 sf

General Building Description:

No data provided for building. Building is similar to B2 (10) adjacent to this structure and observation/ assessment based on data for B2 and of Personnel of MT DOC during walkthrough.

Stand alone Low Security Housing dormitory - original use Building(s) has been abandoned and not in use for 15 plus years. Building envelope and structure is substantial and in good condition to completely demolish (gut) interior of building and renovate / update for new use. Buildings are currently outside of secure perimeter of Riverside, however they are owned by MT DOC. Proximity to flood plain of river may pose operational/ functional issues with building, nothing was brought up with team as to why building was abandoned.

Building may or may not be suitable for remodeling vs demolition, depending upon intended use.

Major Renovation/Expansion Projects, If Any:

1995 Interior refreshment, new interior doors, new interior door hardware locksets; Exterior window upgrades.

General Building Condition:

Exterior shell / structure is in good condition. Interior deterioration from building being abandoned and systems not in use continues.

Site Conditions:

Abandoned building. Services present but not activated. Sidewalk in fair to poor condition with extensive weeds around the building. Portions or all of the sidewalk needs to be replaced. Fire hydrant near building but may need to be replaced due to lack of use. Connected to Municipal water and sewer.

Rating: 3

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

4 Major Renovation

Exterior shell / structure is in good condition. Interior deterioration from building being abandoned and systems not in use continues.

Building is abandoned. Interior gut and remodel/upgrades recommended. Shell and structure in good condition. Roof covering to be replaced. Windows / doors recommended to be replaced. Depending on potential use, building may or may not be suitable for remodeling vs demolition.

2: Structure:

Building Frame Type:

3 Moderate Renovation

Single story wood framed structure for wall assemblies bearing for steel joist, post and beam, steel concrete deck system bearing on frost depth concrete stem walls and footings.

No issues observed with foundation, floor structure, exterior wall assembly, and roof assembly structure. Condition Good to very good overall considering building is abandon. Structure is not deteriorating.

3: Exterior Envelope:

3 Moderate Renovation

Brick veneer finish over a wood framed structure. Exterior walls overall are in good condition given building has been abandoned. No failures in exterior masonry wall assembly components noted or observed.

Wood siding finished infill panels at opening locations. Infill panels failing / deteriorating. Replacement should be done with windows / glazing to meet Energy Codes and MT State High Performance Building Standards Criteria

For age of building and not being in use, exterior wall assemblies are in fair to good condition. Rehabilitation / upgrades to windows and doors to be considered for renovation.

4: Roof Condition:

5 Replacement Required

Seal tab asphalt shingles over plywood sheathing over wood trusses. Truss cavity has some insulation. Seal tab shingles are at the end of their life. Roof covering replacement needed. Insulation upgrades / improvements needed to meet Energy codes and MT State High Performance Building Standards.

5: Interior Finishes:

5 Replacement Required

Gypsum finishes are damaged and deteriorated.
Floor finishes are damaged and deteriorated.
Doors / hardware damaged and deteriorated.

The hard use of the interior over the years and with the building decommissioned, complete interior gut and renovation / remodel will be required.

6: HVAC Systems Condition:

5 Replacement Required

Gas fired atmospheric cast iron sectional hot water boiler, two (2) distribution pumps. Baseboard finned radiation with pneumatic zone valves. Ceiling toilet room exhaust fans to roof ventilator. There are no outside

air ventilation or air conditioning systems.

Boiler and pumps are disassembled and inoperable. Building controls are pneumatic with limited night setback capability, there is no existing Web accessible energy control and management system.

7: Plumbing Systems Condition:

5 Replacement Required

2" domestic water service with back-flow protection. Gas fired storage type water heater, central master mixing valve and recirculation pump. Floor mounted flush valve water closet, wall hung china urinals with flush valves, wall hung lavatory with lever faucets, no anti-scald or trap insulation, individual enameled cast iron tubs with shower controls and grab bars.

Domestic water heater is inoperable service. Plumbing fixtures are original to the building, not ADA compliant at the end of their useful life.

8: Fire Protection Systems:

5 Replacement Required

Wet limited area sprinkler system connected to the domestic water system.

Continued use as a correctional facility (I-3 occupancy) would require that the building be fully sprinkled.

9: Electrical Systems Condition:

5 Replacement Required

200 amp meter main on exterior of building not active. Service panels, devices and wiring, poor condition, not active. All primary electrical systems original to building.

Systems original to the building and not active.

10: Vertical Transportation Condition:

0 Not Applicable

11: ADA Compliance:

5 Replacement Required

Building is not ADA compliant. Very limited accommodations have been made with addition of grab bars in toilet rooms in the 1995 renovation. Accessible routes are not present.

All egress doors, hardware and door assemblies to be replaced with operational systems for accessible routes.

12: Life Safety Systems Condition:

5 Replacement Required

Egress systems in place for building exiting. Electronic Life safety systems antiquated and non functional. Replace with operational systems.

Building will require proper alarm / fire suppression systems installation.

13: Communications/IT Systems:

5 Replacement Required

No voice Data. Telephones original to Building. Poor Condition.

New communications required for any continued use.

14: Electronic Security Systems:

5 Replacement Required

Currently no operational security systems in place. Potential reuse may or may not require security systems investment.

Overall Building Rating:

9.2 % Replace

Site ID: Facility/ Site Name

6 Riverside

2 Riverside Road
Boulder, 59632

Bldg ID: Building Name

B3 Bldg. 16 Multipurpose/ Gymnasium Building

10,260 sf

General Building Description:

Multipurpose Gymnasium, control /observation office, locker room, storage, mechanical space and restroom facilities used by staff and inmates. Controlled entries. Overall in good to very good condition. Grading at main entry needs to be addressed. Future repairs will be needed if not addressed.

Overall condition is good to very good as building is only 25 years old and has been maintained very well during its life span.

Major Renovation/Expansion Projects, If Any:

General Building Condition:

Overall condition is good to very good as building is only 25 years old and has been maintained very well during its life span.

Site Conditions:

Sidewalks are in good condition with a section has heaved by the door. Needs to be ground down to prevent a tripping hazard. Grading is good around building except main entrance. Ponding is occurring at the building which is impacting the main entrance portion of the building. Need to re-grade the ditch and provide positive drainage away from the building. Need to address rain water flowing down the sidewalk into the building doors. Install a trench drain to intercept water prior to entering building. The fire department connection on the northwest corner of this sprinkled building is over 100 feet from the closest fire hydrant. Install a new fire hydrant closer to building.

Rating: 4

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

1 Normal Maintenance

Overall condition is good to very good as building is only 25 years old and has been maintained very well during its life span.

Normal interior finish maintenance on gym floor and other surfaces with continued hard use.

2: Structure:

Building Frame Type:

1 Normal Maintenance

Frost Depth Stem walls Spread footings exterior perimeter, interior spread and pad footings supporting structure. Split face CMU, Brick masonry and horizontal deep rib deck profile siding over reinforced CMU load bearing backup wall.

Structure in good to very good condition. Minor cracking in floor slab at storage area.

3: Exterior Envelope:

1 Normal Maintenance

Split face CMU, Brick masonry and horizontal deep rib deck profile siding over reinforced CMU load bearing backup wall. All in good to very good condition.

Very good to excellent.

4: Roof Condition:

1 Normal Maintenance

Asphalt architectural grade shingles. Condition good for life of building. Will require replacement in 10 to 15 years.

5: Interior Finishes:

1 Normal Maintenance

Paint on CMU, Paint on Drywall. Painted acoustic Deck ceiling. Tile wall surfaces in Toilet / Shower rooms. Wood floor in gymnasium, Tile flooring in Entry lobby and restrooms, carpet in office and 2nd floor multipurpose ceremony space.

All interior finishes are good.

6: HVAC Systems Condition:

2 Minor Renovation

Gym area air handling system, three series power vented gas duct furnaces, appears to be capable of 100% outside air economizer with roof relief vent. Office, storage room and mezzanine condensing gas fired furnace, with outside air ducted to the return, cased coil for future cooling. Inline toilet exhaust fan for toilet rooms. Direct digital controls, manufactured by Andover, installed by FICO of Great Falls.

Air handling system appear original to the building, fair/good condition.

7: Plumbing Systems Condition:

3 Moderate Renovation

1-1/2" domestic water service with back-flow protection and PRV. Gas fired storage water heater, no anti-scald valve. Floor mounted flush valve ADA water closets, wall hung vitreous china lavatories with single lever faucets, tiled shower with hand held shower head and grab bars. Stainless steel drinking fountain.

Copper piping with sweat fittings with some visible deterioration. Domestic water heater appears to be original with the building, fair condition. Lavatories are not provided with anti-scald valves.

8: Fire Protection Systems:

1 Normal Maintenance

Dry sprinkler system with compressor, 4" service with 3" riser, includes double detector check, 85 psi static service pressure.

Heads appear to be quick response type.

9: Electrical Systems Condition:

2 Minor Renovation

Good condition. Primary Service: Square D 800 amp I-line panel. Good condition. Square D NQOB and NF panels. Wiring and devices: Wiring in raceway. Surface conduit in Gymnasium. TLED lamps and LED fixtures. Occupancy sensors and occupancy sensor switches.

Electrical Service, devices and lighting are in Good Condition

10: Vertical Transportation Condition:

2 Minor Renovation

Handicap stair lift installed at East Stair to Mezzanine. Accommodations made.

11: ADA Compliance:

1 Normal Maintenance

ADA compliance made with Accessible route, toilet / shower rooms, office and Mezzanine Multipurpose Ceremony space.

Compliant

12: Life Safety Systems Condition:

1 Normal Maintenance

Exit systems in place and compliant. Fire protection and fire alarm (FA) system in place.

General Maintenance on Exit doors and egress lighting system operational. Annual inspections on FA and fire sprinkler system current.

13: Communications/IT Systems:

1 Normal Maintenance

Data and phone only in the building. Rack in Mechanical room. No intercom.

14: Electronic Security Systems:

4 Major Renovation

No outdoor cameras, only commercial grade hardware.

Limited interior cameras in fair condition. Continued use for current purpose requires security systems upgrades.

Overall Building Rating:

84.2 % Maintain

Site ID: Facility/ Site Name

6 Riverside

2 Riverside Road
Boulder, 59632

Bldg ID: Building Name

B4 Bldg. 12 Library/ Maintenance Shop

6,877 sf

General Building Description:

Campus Maintenance Shop(s) for General Building / Grounds Maintenance. Building use has gone from a full inmate programs building to Administrative Maintenance facility in tis life. Hard use has rendered the overall condition of the maintenance area of the building only in fair condition. Recommend upgrades for equipment throughout are needed.

Part of Campus Maintenance / surplus storage. Many classrooms of original design has been converted to surplus storage areas for campus.

A portion of the building is used as an inmate library.The Library overall condition is good. Access to Library is key controlled, escorted and mixed with shop maintenance and campus storage areas.

Major Renovation/Expansion Projects, If Any:

2020 Roof Replacement (structure and covering) and HVAC upgrades.

General Building Condition:

Building comprises of multiple uses. Building shop and maintenance use for the Riverside Campus by MT DOC shows harder use than that of the Library for inmate use. Library areas for inmate use kept up better than the portions of the building used for shop, storage and maintenance.

Site Conditions:

Security fencing and lighting in good condition. Sidewalks in fair condition with some weeds and cracking. Roof runoff flows off roof into the ground. Limited sprinkler provided off of domestic water line. Condition of sewer service line is unknown. Grading appears to be adequate.

Rating: 1

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

3 Moderate Renovation

Building comprises of multiple uses. Building shop and maintenance use for the Riverside Campus by MT DOC shows harder use than that of the Library for inmate use. Library areas for inmate use kept up better than the portions of the building used for shop, storage and maintenance.

Use as a maintenance and shop facility has shown wear and tear at harsher state, yet building remains in fair to good condition for it uses associated with shop and maintenance. Library portion maintained well for inmate use.

2: Structure:

Building Frame Type:

1 Normal Maintenance

Wood framed walls and wood truss system over a steel floor joist concrete metal deck assembly bearing on concrete foundation crawlspace.

Structural condition good to very good. No issues noted or observed.

3: Exterior Envelope:

2 Minor Renovation

Brick veneer finish materials over a wood framed structure with Batt insulation. Walls overall in good condition.

Double Glazed non security windows. Tempered and high strength glass and aluminum panels in fixed and operable clear anodized aluminum framework. Good overall condition, windows were replaced / upgraded as part of 2010/ 2011 remodel.

Given current use of building focused on Campus Maintenance and storage, overall facility is in good condition.

4: Roof Condition:

1 Normal Maintenance

Roof Replacement (including Structure and coverings) completed 2010/ 2011. Coverings and flashings all good condition, less one piece of fascia trim over maintenance entry that needs to be repaired. Asphalt shingles appear to be 10 years into a 40 year roof.

5: Interior Finishes:

5 Replacement Required

Paint finishes over drywall, acoustical glue on ceiling, Tile finishes in toilet rooms. VCT and SV flooring in maintenance office and shop area. Carpet in Library area.

Hard use will necessitate renewal of interior finishes in near future. The use of the maintenance shop areas is harder use than the rest of the building, and thus areas are more prone to damage.

6: HVAC Systems Condition:

4 Major Renovation

Two condensing gas boilers, secondary online/standby distribution pumps with integral VSDs. Baseboard finned radiation with electronic sensors and electric zone valves. Toilet room exhaust by ceiling fans ducted to roof jacks. No outside air ventilation system. Window type AC units in various locations. Direct digital controls, manufactured by Andover, installed by FICO of Great Falls.

Boilers and pumps ±12 years old and nearing the end of their useful life. There are no ventilation or AC systems.

7: Plumbing Systems Condition:

4 Major Renovation

2" domestic water service with backflow protection. Double wall storage heat exchanger off the boiler with anti-scald mixing valve and recirculating pump. Wall hung water closets with flush valves, wall hung lavatory with double lever faucets, drop-in enameled cast iron sinks in staff areas, not ADA compliant.

Domestic water heater is ±12 years old and nearing the end of its useful life. Plumbing fixtures are original to the building, not ADA compliant and at the end of their useful life.

8: Fire Protection Systems:

0 Not Applicable

Wet limited area sprinkler system connected to the domestic water system.

Continued use as an administration facility (B occupancy) would probably not require that the building be fully sprinkled.

9: Electrical Systems Condition:

3 Moderate Renovation

Northwestern Energy pad mounted transformer. Switchgear and panels are provided by a Single electrical panel for building. Northwestern Energy meter in 200 amp meter main. All devices are original to building. Lighting systems: Retrofitted fluorescent fixtures with TLED lamps. Limited amount of occupancy sensor switches.

Switch gear and distribution panels poor condition and original to building. Many Devices are original and overall are in fair condition. Occupancy sensors are limited and in good condition given environment they are in.

10: Vertical Transportation Condition:

0 Not Applicable

11: ADA Compliance:

4 Major Renovation

Building is not fully ADA compliant for MT DOC staff and Inmates. Limited accommodations have been made within restrooms from remodel work over the years with toilet fixtures and grab bar accessories added. Doors are still fitted with Knobs. Pathways are not fully accessible.

For current use of Maintenance MT DOC staff, building is adequate for access and usable facilities. For inmate use - non compliant.

12: Life Safety Systems Condition:

4 Major Renovation

Egress systems in place. Fair to good condition. Exit lighting: Two fluorescent exit signs are not operational. Some exit signs replaced with LED type. Emergency lighting units with battery. Manual pull stations, notification appliances, smoke detectors. Simplex 4010 fire alarm control panel.

Life safety Fire Alarm system fair condition. Heat detection and smoke detection good condition. Emergency lighting and exit lighting: Fair condition. Any further remodel work update work will require change out of Life Safety systems with new.

13: Communications/IT Systems:

3 Moderate Renovation

Limited number of outlets for both Comm and Data. Any further remodeling may require upgrades.
What is there is in relatively good condition.

14: Electronic Security Systems:

4 Major Renovation

No detention grade hardware or security systems.

Continuation of current use may require security system upgrades.

Overall Building Rating:

37.2 % Replace

Site ID: Facility/ Site Name

6 Riverside

2 Riverside Road
Boulder, 59632

Bldg ID: Building Name

B5 Bldg. 13 Administration/ Intake Processing

6,877 sf

General Building Description:

Campus Administration, offices, training rooms, lockers .The Building has been converted over to office administration use, records use, limited programs use.
For current use, facility is in fair to good condition. Finishes and security updates needed as use continues.

Major Renovation/Expansion Projects, If Any:

- 2018 Lighting Upgrade
- 2012 Roof Replacement - structure and covering.

General Building Condition:

For current use facility is in fair to good condition. Use has utilized existing layout of building to fit needs of MSP Riverside Administration. Building renovations and upgrades have been minor over the years of use.

Site Conditions:

Access road and parking area in poor condition, contains potholes and deteriorated asphalt. Needs to be removed and replaced. ADA parking space needs to be repainted. Sidewalk access is in good condition. Grading around the building appears to be adequate. Stormwater dry well in grassy area should be cleaned out to ensure functionality.

Rating: 2

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

3 Moderate Renovation

For current use facility is in fair to good condition. Use has utilized existing layout of building to fit needs of MSP Riverside Administration. Building renovations and upgrades have been minor over the years of use.

Finishes and security updates needed as use continues. HVAC system will require upgrades to replace the current window AC units.

2: Structure:

Building Frame Type:

1 Normal Maintenance

Concrete frost depth stem walls at full perimeter. Concrete spread footings and pad footings.

No issues observed. Good to very good condition given age of facility.

3: Exterior Envelope:

2 Minor Renovation

Brick veneer finish materials over a wood framed structure with Batt insulation. Walls overall in good condition.

Double Glazed non security windows. Tempered and high strength glass and aluminum panels in fixed and operable clear anodized aluminum framework. Insulated glazing in Aluminum frames. Frames have both operable and fixed panels. Aluminum frames have insulated omega panels and wood siding infill panels below. Overall good condition.

As building use continues and building gets older, general maintenance of sealants at openings will be required. Wood sided infill panels will need painting maintenance and siding material is experiencing paint fading and chalking.

Glazing / window frame replacement in the near future for improved energy efficiency.

4: Roof Condition:

1 Normal Maintenance

Roof assembly, structure and coverings new in 2012. Roof is 10 years old and is in good to very good condition.

5: Interior Finishes:

2 Minor Renovation

All interior walls are a combination of Framed 2x4 / 2x6 wall framing systems with GWB and paint. Over all condition good. CT in restrooms, old tub Rooms converted to Storage.

6: HVAC Systems Condition:

4 Major Renovation

Two condensing gas boilers, secondary online/standby distribution pumps with integral VSDs. Baseboard finned radiation with electronic sensors and electric zone valves. Toilet room exhaust by ceiling fans ducted to roof jacks. No outside air ventilation system. Window type AC units in various locations. Direct digital controls, manufactured by Andover, installed by FICO of Great Falls.

Boilers and pumps ±12 years old and nearing the end of their useful life. There are no ventilation or AC systems.

7: Plumbing Systems Condition:

4 Major Renovation

2" domestic water service with back flow protection. Double wall storage heat exchanger off the boiler with anti-scald mixing valve and recirculating pump. Wall hung water closets with flush valves, wall hung lavatory with double lever faucets, drop-in enameled cast iron sinks in staff areas, not ADA compliant.

Domestic water heater is ±12 years old and nearing the end of its useful life. Plumbing fixtures are original to the building, not ADA compliant and at the end of their useful life.

8: Fire Protection Systems:

0 Not Applicable

Wet limited area sprinkler system connected to the domestic water system.

Continued use as an administration facility (B occupancy) would probably not require that the building be fully sprinkled.

9: Electrical Systems Condition:

4 Major Renovation

Northwestern Energy pad mounted transformer. Northwestern Energy meter in meter main. Fed from 55 KW generator at Building B14. Separate ASCO automatic transfer switch for building. 200 amp meter main. Poor condition. Single electrical panel original to building. Devices are original to building. Primary fixtures are fluorescent fixtures that have been retrofitted with TLED lamps.

Electrical Feeds - good condition. Generator - Fair Condition, Meter Main - good condition. Single electrical panel in bldg. - poor condition. Devices are original to building and if fair condition. Light Fixtures - good Condition.

10: Vertical Transportation Condition:

0 Not Applicable

11: ADA Compliance:

3 Moderate Renovation

Offices and general Accessible route to Offices are ADA Compliant. Door hardware to offices on accessible route compliant. One restroom compliant - can be used as Neutral Gender.

ADA restrooms recommended for staff and each gender.

12: Life Safety Systems Condition:

3 Moderate Renovation

LED exit signs. Good condition. Emergency lighting units with battery and connection to generator. Manual pull stations, notification appliances, smoke detectors. Simplex 4010 fire alarm control panel. Building sprinkler system - partial . Exits out of building compliant.

LED exit signs. Good condition. Emergency lighting units with battery and connection to generator. Manual pull stations, notification appliances, smoke detectors. Simplex 4010 fire alarm control panel. Building sprinkler system - partial . Exits out of building compliant.

13: Communications/IT Systems:

3 Moderate Renovation

Phone and data only. No intercom.

Phone and data in good condition, as technology improves, updates will be required.

14: Electronic Security Systems:

3 Moderate Renovation

No detention grade hardware or security systems.

Some upgrades may be required to improve overall monitoring of activity on the campus.

Overall Building Rating:

57.3 % Renovate

Site ID: Facility/ Site Name

6 Riverside

2 Riverside Road
Boulder, 59632

Bldg ID: Building Name

B6 Bldg. 14 Secure Geriatrics Facility

8,250 sf

General Building Description:

Facility is designed and used as a low security Geriatric inmate housing facility. Overall it is in very good condition. Facility renovations from 1997, 2003, and 2019 as completed allow for facility to function as such. No immediate actions necessary.

Facility has secure dorm space renovated for future inmate workers program. Spaces are very good to excellent. Facility is set up with a complete reheat kitchen and dining facilities with complete ADA accommodations within cells, restroom facilities, shower facilities and activities areas. Facility has ADA accessible inmate laundry facilities.

Major Renovation/Expansion Projects, If Any:

- 1997 Roof replacement, insulation improvements / upgrades / interior remodel.
- 2003 HVAC upgrades.
- 2019 ADA Renovations throughout. Secure inmate work dorm.

General Building Condition:

Very good to excellent.

Site Conditions:

Security fencing and lighting in good condition. Sidewalks and ADA access in good condition except some heaving which needs to be ground down. Concrete plaza really broken up and should be replaced with thicker concrete section designed for delivery trucks. Building may have clay sanitary sewer service line which may be at the end of life span and should be replaced. The fire department connection (FDC) and fire hydrant appears to be greater than 100 feet and need to be closer (code requires a maximum of 100 feet). Very limited sprinkled system. Sally port, located southwest of building, is not long enough or tall enough for deliveries with the largest semi-trailer. One set of gates must be left open during deliveries. Need to move and install new gates to accommodate the delivery trucks. Road to sally port is dirt and gravel which needs to be re-graded and paved.

Rating: 2

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

1 Normal Maintenance

Very good to excellent.

Building envelope and interior is in very good condition given recent upgrades renovations of 2019.

2: Structure:

Building Frame Type:

1 Normal Maintenance

Wood framed walls and wood truss system over a steel floor joist concrete metal deck assembly bearing on concrete foundation crawl space.

Structural condition good to very good. No issues noted or observed.

3: Exterior Envelope:

1 Normal Maintenance

Brick veneer finish materials over a wood framed structure with Batt insulation. Walls overall in good condition. Wood sided /stained infill panels below windows.

Double Glazed minimal/low security windows. Tempered and high strength glass and aluminum panels in fixed and operable clear anodized aluminum framework. Good overall condition, windows were replaced in 1997 renovation and exterior expanded metal security screens added.

Very good to excellent.

4: Roof Condition:

1 Normal Maintenance

Pitched / sloped hip shingled roof over sheathing and wood truss system. Roof asphalt shingles 10 years old, overall roof is good to very good condition.

5: Interior Finishes:

1 Normal Maintenance

2019 ADA renovation / refresh

Overall interior finishes are in good to very good condition.

6: HVAC Systems Condition:

3 Moderate Renovation

Two condensing gas boilers, secondary online/standby distribution pumps with integral VSDs. Baseboard finned radiation with electronic sensors and electric zone valves. Ventilation system with inline fan, filter box and hot water heating coil, located in the crawl space. Toilet room exhaust by ceiling fans ducted to soffit vents. Four ductless split systems, wall mounted cassettes and roof mounted condensers. Direct digital controls, manufactured by Andover, installed by FICO of Great Falls.

Boilers and pumps ±12 years old and nearing the end of their useful life.

7: Plumbing Systems Condition:

2 Minor Renovation

2" domestic water service, 1-1/2" meter with backflow protection. Double wall storage type heat exchanger with anti-scald mixing valve and recirculating pump. Floor mounted water closets with flush valve, wall hung lavatory, not ADA compliant in staff areas. Floor mounted water closets with flush valves, wall hung lavatories,

fiberglass showers with hand held shower controls. ADA compliant.

Domestic water heater is ±12 years old and nearing the end of its useful life. Plumbing fixtures in staff areas not ADA compliant and at the end of their useful life.

8: Fire Protection Systems:

1 Normal Maintenance

Wet sprinkler system, 4" service with 3" riser, includes double detector check, 80 psi static service pressure. Heads appear to be quick response type.

9: Electrical Systems Condition:

2 Minor Renovation

Northwestern Energy pad mounted transformer. Northwestern Energy meter in 320 amp meter main. New Panel D installed in 2019. Two new panels installed in 2019 in good condition. Two panels original to building in poor condition. Primary fixtures are fluorescent fixtures that have been retrofitted with TLED lamps throughout. Devices are original to building, wiring is in raceways.

55 KW Caterpillar Olympian propane fueled generator is in fair condition. Light fixtures are in good overall condition, both primary detention type and non detention type.

10: Vertical Transportation Condition:

0 Not Applicable

11: ADA Compliance:

1 Normal Maintenance

Facility is ADA compliant throughout

12: Life Safety Systems Condition:

2 Minor Renovation

LED Exit Lighting, Emergency Lighting, Smoke and heat detection, Fire alarm system, Exit Door ways to secure perimeter. Exit signs and fixtures connected to generator.

Exit Lighting and emergency lighting backed up by generator and in good condition. Notification appliances and manual pull stations in good condition. Fire Alarm / Control panel in Control Room in fair Condition. Upgrades needed.

13: Communications/IT Systems:

4 Major Renovation

No intercom, no clock system. Telephone and Data only.

Lacks code compliant intercoms.

14: Electronic Security Systems:

4 Major Renovation

Interior, exterior cameras only in fair condition.

Locking systems, controls (hard graphic panels) are inadequate.

Overall Building Rating:

78.0 % Maintain

Site ID: Facility/ Site Name

6 Riverside

2 Riverside Road
Boulder, 59632

Bldg ID: Building Name

B7 Bldg. 15 Former Administration (Abandoned)

7,035 sf

General Building Description:

Stand alone abandoned office administration, dorm, living, kitchen facility, infirmary facility. Current use is a surplus storage facility for the Riverside Complex.

Building overall is in good condition physically, however a major renovation would be required for any new program functions and or housing facility.

Major Functions of the facility have been abandoned; Kitchen equipped and used previously for campus meals - 3 per day. Used as a backup kitchen as needed, primary meal service comes from MSP food factory. Limited Equipment in good operating condition.

Major Renovation/Expansion Projects, If Any:

- 2011 Roof replacement including structure and roof coverings.
- 2011 HVAC Upgrades

General Building Condition:

Shell and structure of the building has performed well given the various uses for the Riverside Correctional facility. With Building being utilized for primary campus storage and minimal upgrades completed over the years of use, major renovation would be required to bring in a new use to be compliant with a new function suitable for Geriatric Inmate housing.

Site Conditions:

Building connected to City water and sewer with service lines. Clay sewer line may need to be replaced. Sidewalks in good condition around the building. Security fencing with lighting in good condition. Building had positive drainage away from building.

Rating: 1

The Building Systems Evaluations information follows:

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

4 Major Renovation

Shell and structure of the building has performed well given the various uses for the Riverside Correctional facility. With Building being utilized for primary campus storage and minimal upgrades completed over the years of use, major renovation would be required to bring in a new use to be compliant with a new function suitable for Geriatric Inmate housing.

Structure anLacks code compliant intercoms. Lacks code compliant intercoms. Lacks code compliant intercoms.

2: Structure:

Building Frame Type:

2 Minor Renovation

Concrete stem walls supporting steel floor joists over crawl space, wood framed exterior bearing walls, supporting a wood framed / wood truss roof system.

Condition good overall.

3: Exterior Envelope:

1 Normal Maintenance

Brick veneer finish materials over a wood framed structure. Walls overall in good condition. Wood infill panels below windows. Double Glazed non security windows. Tempered and high strength glass and aluminum panels in fixed and operable clear anodized aluminum framework. Good overall condition, windows were replaced / upgraded as part of 2010/ 2011 remodel.

Very good to excellent.

4: Roof Condition:

1 Normal Maintenance

Wood trusses, hip and gable style. Good to very good conditon - renovation / roof structure assembly replacement work 2010/2011

5: Interior Finishes:

3 Moderate Renovation

VCT, SV various patterns and colors. Overall condition of flooring fair. Everyday use has shown and maintenance has been minimal. VCT in kitchen not the best solution for slip resistance and durability when dealing with food prep. Walls wood Framed, Gypsum Board / paint. Fair to Good Condition.

VCT in kitchen not the best solution for slip resistance and durability when dealing with food prep. Recommend update of flooring finishes through for applicable use. Paint finishes throughout, paint in fair condition. Ceramic tile 7' - 4x4, paint above in rooms used as tub rooms and toilet rooms. Tile finishes are in good condition.

6: HVAC Systems Condition:

4 Major Renovation

Two condensing gas boilers, secondary online/standby distribution pumps with integral VSDs. Baseboard finned radiation with electronic sensors and electric zone valves. Toilet room exhaust by ceiling fans ducted to roof jacks. Type 2 condensate hood at the dishwasher and a Type 1 grease hood at the cooking line, there is no suppression system for the grease hood. Direct digital controls, manufactured by Andover, installed by FICO of Great Falls.

Heating piping scaling and deterioration is visible. Boilers and pumps ±12 years old and nearing the end of

their useful life. There are no ventilation or AC systems..

7: Plumbing Systems Condition:

4 Major Renovation

1-1/2" domestic water service with backflow protection. Double wall storage heat exchanger off the boiler with anti-scald mixing valve and recirculating pump. Wall hung water closets with flush valves, wall hung lavatory with double lever faucets, individual enameled cast iron tubs with shower controls and grab bars, not ADA compliant. Kitchen includes a three-bay sink with floor mounted grease trap.

Domestic water heater is ±12 years old and nearing the end of its useful life. Plumbing fixtures are original to the building, not ADA compliant and at the end of their useful life.

8: Fire Protection Systems:

5 Replacement Required

Wet limited area sprinkler system connected to the domestic water system.

Reuse as a correctional facility (I-3 occupancy) would require that the building be fully sprinkled.

9: Electrical Systems Condition:

4 Major Renovation

Northwestern Energy meter in 320 amp meter main. Switchgear: 400A Panel A installed in 2008. The Building is not tied to generator power. Service Panels: Two panels original to building in poor condition. Primary fixtures are fluorescent fixtures that have been retrofitted with TLED lamps throughout. Wiring in raceways.

Main distributions systems in poor condition as they are original to building. Lighting has been upgraded in good condition.

10: Vertical Transportation Condition:

0 Not Applicable

11: ADA Compliance:

4 Major Renovation

Building being at grade construction does not mean ADA Compliant. Upgrades have not been done for any ADA use.

Facility is non-compliant.

12: Life Safety Systems Condition:

4 Major Renovation

Building complies for adequate exits. Building is not sprinkled. LED exit signs. Emergency lighting units with battery. Building is equipped with manual pull stations, notification appliances, smoke detectors for life safety detection and notification. The fire alarm system is a Simplex 4100 ES fire alarm control panel.

Existing exits, Exit lighting, Exit Emergency lighting is in good condition. Fire Alarm panel is in fair condition.

13: Communications/IT Systems:

4 Major Renovation

Telephone and Data only. Limited number of outlets in building.

Good Condition. Upgrades will be required for any future use

14: Electronic Security Systems:

4 Major Renovation

No operational security systems or controls.

For adaptive reuse will potentially require security systems upgrades

Overall Building Rating:

44.6 % Renovate

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- APPENDIX B -

FCI FORMS

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APPENDIX B

This Appendix provides Building Utilization Plans, followed by the completed Montana Facility Condition Inventory (FCI) forms generated by field survey work by architects, engineers, and security system personnel. These are provided in order by site by building.

3: WATCh East

4: Pine Hills

5: WATCh West

6: Riverside

Each individual building FCI was inventoried with four tabs as follows:

Architectural/ Structural

Mechanical/ Plumbing/ Fire Protection

Site/Civil

Electrical

Security Systems

o/c

Watch East

Campus

Little St

Legend

Little St

Google Earth

200 ft



B4

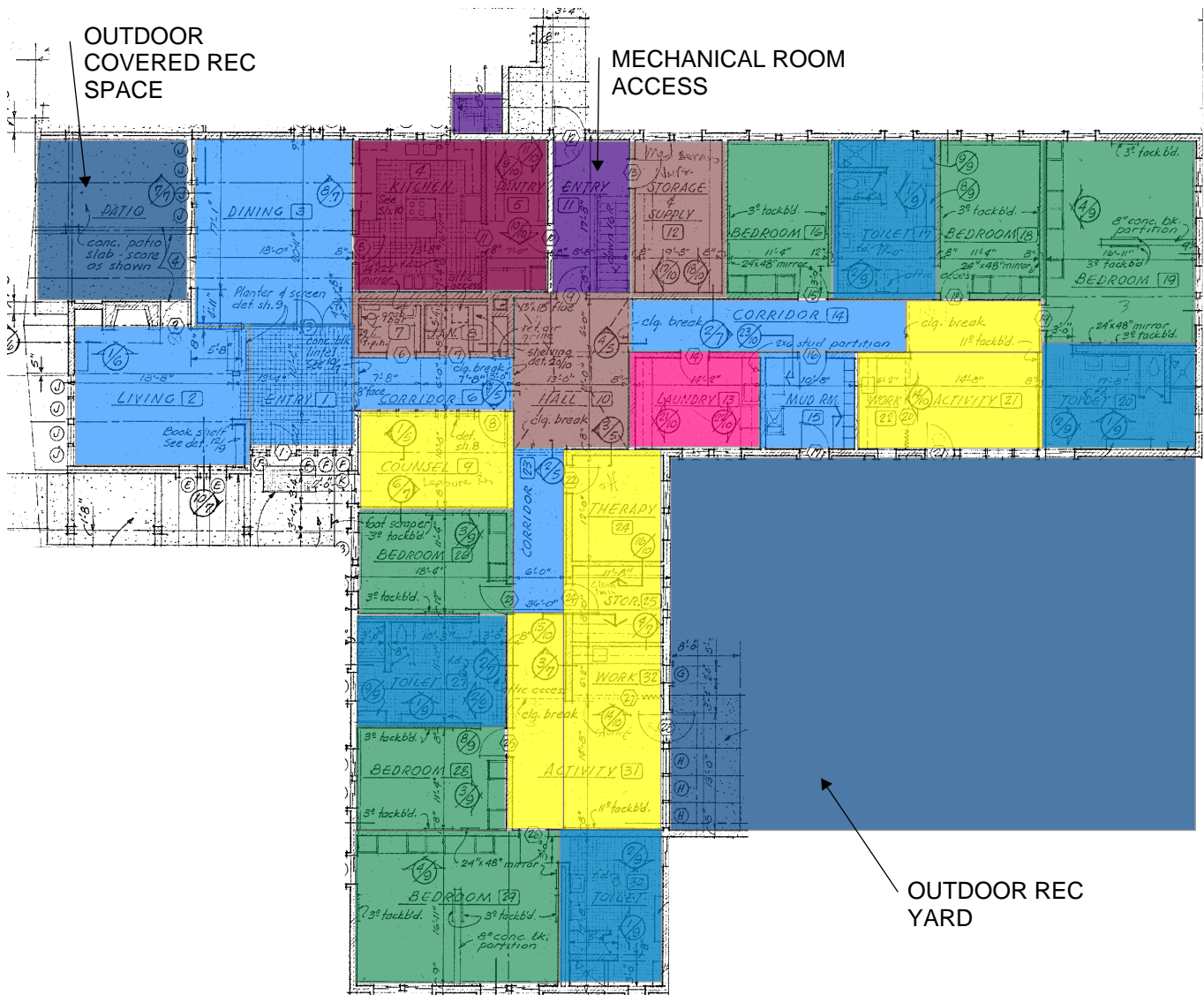
B3

B1

B2

- B1: 1967 Original Construction
Full Plans, Life Safety
upgrades 1985
Energy Retrofit 1991
- B2: 1967 Original Construction
Full Plans, Life Safety
upgrades 1985
Energy Retrofit 1991
- B3: 1967/1973 MULTIPURPOSE
BLDG - FULL PLANS
- B4: 1975 - EASTMT LONGTERM
Treatment, Full plans,
Partial Life Safety Upgrade
1987
Energy Retrofit 1991

- ADMINISTRATTION
- CELLS / HOUSING
- COMMON NON SECURE
- COMMON SECURE
- DAY AREA
- EDUCATION / PROGRAMS
- INFIRMARY / MEDICAL
- KITCHEN
- LAUNDRY
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY



Watch East B1/B2
Abandon Cottage

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Watch East -	GROSS SQUARE FOOTAGE	6,690
BUILDING ID:	B1	NUMBER OF STORIES	1
ADDRESS:	Glendive MT	YEAR BUILT	1967
DATE:	6/20/2021	BUILDING TYPE	Type VB, masonry walls, steel floor, wood roof

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stand Alone Low Security housing dormitory facility previously accommodating up to 36 inmates at 2, 4 and 8 per room.	Building is Abandoned and currently being used for Surplus storage. Facility has been used for other uses (Boys Girls Club) and Community Activities in the past. Facility has some systems operational. Review is to determine if building can be revived for other use. From initial review of Building and considering issues observed, and given the age of the facility, retrofitting may be cost prohibitive for other use.	Entire Building
			Administraton / Programs	Abandon -	Former Activities, Former Counseling, Living Spaces,
			Kitchen / Dining	Abandon - old appliances not used.	
			NUMBER OF STORIES 1		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Full facility	Exterior - grounds unkept, Exterior finishes deteriorating due to elements. Paint deteriorated at wood trim and exposed wood. Interior finishes deteriorating and damaged throughout as building has been abandon. Demolition	Exterior and Interior throughout

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	Concrete stemwalls at both steel structure framed floor and at slab on grade. At steel structure framed floor (Over Wings) in crawlspace, some minor cracking visible, due to footings soils being undermined and washed out by erosion from poor	Cracking visible at exterior masonry where framed floor system is. All wings.
			Foundation	Footings - soils below footing washed out (eroded soils) due to foundation water intrusion over the years. Repairs costly. A foundation drainage system around basement mech area and sump installation occurred in the 1990's. There was no system installed for the stemwalls at the wings and thus foundation undermining from water intrusion has occurred and continues	Crawlspace areas

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	limited grade change only for drainage
			Railing	NA	
			Entry Steps / Structure	NA	limited grade change only for drainage for drainage
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up	NA	
			Other: Masonry Mortar	CMU backup wall with Slump block exterior. Cracked in areas due to settlement, repairs needed at various locations	North, East and West sides at wings
			Detention: Masonry Unit / Glass Block	CMU backup wall with Slump block exterior. Cracked in areas due to settlement	
			Non Detention: Wood/Plaster/Metal	Stucco finish / infill panels below windows, failed finishes throughout.	All sides below windows
			Detention: Wood / Plaster / Gypsum	NA	
			Paint/Sealer	Peeling / cracking	All areas where paint is applied
			Insulation	Rigid and batt insulation (per original Plans)	Rigid at masonry CMU backed walls. Batt insulation at framed walls with CMU slump block

Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Non Detention: Glass Glazing / Frame	Aluminum frames - fair shape given age, finish faded, all window seals failed. New thermally improved windows replacement recommended.	All Exterior locations
		100%	Single Pane / Double Pane	Mixed double pane (Storefront type (single pane sash at non storefront) Seals have all failed throughout. Replacement recommended.	All exterior windows
			Hardware	Varies	
		0%	Detention: Glazing: Polycarbonate / Glass	No Detention Glazing	
		0%	Detention: Window Frame		

Exterior Doors/Hatches (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		50%	Hardware: Admin / programs	Varies - Corbin Russwin Knobs , Panic Hardware, extra locking devices installed to secure. Replacement	Exterior
		50%	Door/Admin	HM - finished deteriorated, doors damaged. Replacement	Exterior
		50%	Frame/Admin	Aluminum - Primary doors(Entry, Dining) HM - Secondary (Activitie spaces, secondary entries)	Exterior
		50%	Door/Frames: Detention:	HM - finished deteriorated, doors damaged. Replacement	Exterior
			Hardware: Detention	As above for Admin	
			Misc: Overhead Door	NA	
			Hatches	NA - did not observe any	

Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Wood	Wood Beams - good shape interior, exterior exposed, dryrot progressing	Interior dayroom / living spaces, Exterior patio
		15%	Concrete/Steel	Visible pilasters at day rooms and outdoor spaces. Condition good	Interior dayroom / living spaces, Exterior patio

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Slab on Grade	No visible cracking, overall fair shape for interior condition. Exterior covered patio cracks due to movement - replacement	Interior - Kitchen, Diniing, Living Entry. Exterior covered patio
			Raised Floor Wood		
		80%	Raised Floor Concrete/Steel	floor transitions to slab on grade - movement experienced due to undermined stemwalls and footings	All non slab on grade areas of wings

Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		5%	Non Detention: Stair Finishes	Painted Concrete stair treads and risers cast in place - good condition	To Basement Mech / Elec area
		0%	Detention: Stair Construction: Finishes	NA	
		5%	Non Detention: Stair Rails	Steel - good condition	Stairs to Basement
		0%	Detention: Stair Rails / Guard Rails	NA	
		5%	Non Detention: Stair structure	Concrete, good condition	Stairs to Basement
		0%	Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Wood	wood Scissor Truss on Bearing walls and wood Beams. Overall condition good. Exposed wood beams at exterior covered patio, entry and overhangs, ends are deteriorating	Complete roof
			Concrete/Steel		

Covering (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Flashing	Roof Drip Edge, valley flashing - good. Chimney / penetration flashing needs maintenance	Perimeter edge fascia, valley intersections
		100%	Roof drainage	Sloped roof 4:12 pitch	Entire Roof
			Skylights	NA	
		100%	Asphalt Shingle Tiles	Asphalt Shingles - 15 to 20 years old. Shingles have performed well for their life and environment. Granulation is starting to fail on south and west sides. Replacement in 10 yrs max	Entire Roof
			Membrane/Metal	NA	
			Clay / Cement Tiles	NA	

Insulation (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid	NA	
		100%	Batt	Non observed	Entire Roof

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Framed - GWB /Paint	Gyp damaged in various areas painted wall multiple colors. Repair or replacement	Admin, entry counseling areas
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	Basement walls - concrete - fair, slight cracking	
		85%	Detention: Masonry (CMU) Tiled Masonry CMU	CMU wall structure good. Finishes of multiple colors fair to OK. Recommend repaint throughout	Housing / support toilet rooms

Ceilings (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		80%	Non Detention: Plaster / GWB	Acoustic 12x12 glued on Gyp. Damaged in many areas. - stained . Removal and replacement	Dining, living, sleeping, activity
		20%	Detention: Plaster / GWB	Gypsum in support spaces (toilets, showers) some cracking, some paint peeling	Toilets / Showers
			Non Detention: Lay in		
			Detention: Security	As above for non detention	
			Specialty		

Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Typical Hardware	Varies - Corbin Russwin Unit Lockset retrofitted to cylinder locksets. Replacement	Throughout
		100%	Non Detention: Door	Wood and hollow metal - door life has been seen, hardware upgrades. Fair condition. Replacement recommended	Wood - Living, sleeping dorms, activities. HM all other spaces
		100%	Non Detention: Frame	HM - Fair shape for life	Throughout
			Detention: Hardware	NA	
			Detention: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	HM frames / wire plate glass - good shape	
			Detention: Relites / Interior Security Grade Windows	HM frames / wire plate glass - good shape	

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		65%	Non Detention: Resilient	Vinyl Asbestos Tile - 12x12 - non fair condition, cracking, telegraphing Replacement / abatement	
		20%	Non Detention: Carpet	Rolled good carpet. Worn, damaged, stained. Replacement	
		15%	Non Detention: Ceramic/Stone/Terrazz	Toilet Rooms / Shower facilities, Kitchen - Quarry tile. All Fair shape. Replacement recommended	
		0%	Detention: Sealed Concrete/Painted Concrete	NA	
		0%	Detention: Ceramic	NA	
		0%	Wood	NA	

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Paint	Multiple colors and types of paint. Fair to Good	Throughout
			Other : FRP Wall Coverings / Special Coatings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paint	Paint on CMU - multiple colors - fair to ok. Repaint	Throughout
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		2%	Non Detention: Metal / Other	Metal - damaged. Replace	Toilet / Shower Rooms
			Detention: Metal/Other	As above	

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
			Room & Directional Signs	Signage for previous use	Throughout

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	NA -Furnishings abandon or building used as storage for	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	NA	
			Cafeteria	NA	

Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Markerboard	NA	
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets	NA	

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		40%	Non Detention: Work Areas	Non ADA. Building remains in original configuration of spaces with slight modifications for ADA Accommodations. Accommodations retrofits have been limited due to the masonry construction materials used in the bldg during original construction, thus no requirement for such in 1967.	
		0%	Non Detention: Elevator	NA	
		20%	Restrooms	Restrooms have been retrofitted over the years to make some accommodations. Accommodations limited to access into spaces by construction materials and systems used.	
		2%	Non Detention: Ramps	All entries into building are via sidewalk at grade meeting floor level. Over the years exterior sidewalks have experienced differential movement.	
		2%	Non Detention: Stair & Ramp	Ramp into showers	
		100%	Non Detention: Door Hardware	Knobs still in use	
		0%	Detention: Cells	NA	
		0%	Detention Day Rooms	NA	
		0%	Detention: Rec Areas	NA	
		0%	Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100	Non Detention: Exit Systems	Existing exit capacity would be compliant for building	Throughout
			Detention: Impeded Egress / Exit Systems	Egress into Secure Yards	Housing wings, Dining, Covered Patio

Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	See electrical	
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	

Asbestos/Hazardous Material (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	Given age of building, suspected throughout for mastic utilized for floor tile that has been replaced. NO HCM testing completed as not part of assessment. Phase I / Phase II EIS	Throughout
			Other Asbestos Containing Material (ACM)	Drywall mud, ceiling tile glue / mastic suspected. HCM testing outside of Scope of this Assessment.	Throughout

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East -

GROSS SQUARE FOOTAGE 6,690

BUILDING ID: B1

NUMBER OF STORIES 1

ADDRESS: Glendive MT

YEAR BUILT 1967

DATE: 6/20/2021

BUILDING TYPE Type VB, masonry walls, steel floor, wood roof

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Controls	Single zone programable electric thermostats	
			BMS	None	
		100%	Boiler/Furnace	There are three (3) gas fired furnaces. Lennox G8-165-V2, original to the building, electronic pilot and programable thermostat upgrade in 1993. Equipped with DX cooling coil. One unit per wing. Units in poor/fair condition.	Units are installed in the basement mechanical room.
			Boiler/Furnace	Boiler - not applicable	
			Room Units	Duct distribution to floor/sill registers.	Supply duct in the crawl space below. Return partially ducted to a ceiling plenum.
			Hydronic Piping	Not Applicable	
			Alternative Fuel	None	
Ventilating (B)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	A-wing provided with gas fired furnace as noted above. Connected to a common outside air intake for fixed ventilation air volume.	
			Air Handler	Center-wing provided with gas fired furnace as noted above. Connected to a common outside air intake for fixed ventilation air volume.	
			Air Handler	B-wing provided with gas fired furnace as noted above. Connected to a common outside air intake for fixed ventilation air volume.	
		100%	Ductwork	Galvanized steel, no duct sealer observed. Duct insulation damaged in several areas, poor/fair condition.	
			Specialized Exhaust	Toilet rooms are equipped with individual ceiling fans and local switches and roof jack discharges. Kitchen is provide with a ceiling register and roof mounted fan for general room exhaust. Several fans are inoperable or are in poor condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	Furnaces are equipped with a DX cooling coils and split exterior air cooled condensers. Unable to confirm size during our site visit, estimated to be 5 tons each.	DX coils are installed at their associated furnace in the basement mechanical room. Split condensers are located on a pad outside the kitchen.
			Detention Central AC / HVAC	Not Applicable	
			Room AC	None	
			Hydronic Piping	None	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sinks/Toilets/Showers	Water closets are wall mounted, some tank type, most with flush valves. Lavatories are wall mounted with dual handle faucets. Tubs are enameled cast iron. Shower are tiled walls and floors with hand held shower heads. Fixtures are not ADA compliant, missing in some locations and in poor condition.	
			Detention Sinks/Toilets/Showers	Not Applicable	
			Specialty Fixtures: Kitchens / Food Service.	The kitchen has a three-bay stainless steel sink with garbage disposer, waste is direct piped, no grease trap was observed. There is a commercial style undercounter dishwasher, Hobart model LK18H. There is a floor mounted janitors sink in the service closet. There are stainless steel drop-in sinks at breakrooms. There is a floor mounted flushing rim sink with supplemental bowl washer. Fixtures are in poor/fair condition.	
			Hot Water Generation	Domestic hot water is produced with a gas fire water heater, Ruud model G76-200, 199 MBH input, 76 gallons of storage. Distribution is equipped with a recirculating pump, there is no anti-scald valve. Water heater appears to have been installed in 1994, in fair condition.	Unit is installed in the basement mechanical room.
			Hot Water Generation	There is a master mixing valve, Symmons 5-500, assumed to serve the building's showers.	Installed in the basement mechanical room.
			Alternative Fuel	Building is provided with a natural gas service. Service vent valve proximity to the building's outdoor air intake is not compliant with current code.	

Supply Piping (B)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	The building has a 2 inch domestic water service with 1-1/2 inch meter and manual meter bypass. There is no backflow protection.	
			Piping	Domestic cold and hot water distribution is copper, piping shows considerable deterioration. Piping insulation is fiberglass with what appears to be asbestos cement at fittings. Pipe and insulation is in poor/fair condition.	
			Pumps	None	

Waste Piping (C)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Original sanitary piping is cast iron hub and spigot. Renovations utilized socket type PVC. Piping is in poor/fair condition.	Piping is suspended in the crawl spaces.
			Pump	The basement mechanical room floor drain is equipped with a lift pump. There is a second lift pump located in the storage room next to the mechanical room, appears to be for ground water pumping. Pumps and piping is in fair condition.	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sprinkler: Wet/Dry	There is a fire hydrant outside the building, fire service post indicator valve and fire service to the building. The building is equipped with a Dry Valve, inspection tag indicates 58 psi static head. There appears to be full coverage in occupied spaces, drawings indicate coverage in the concealed attics. There is no backflow protection. Sprinkler heads do not appear to be quick response type. The system compressor has been removed, system drained and riser valve is out of service.	Service riser is located in the basement mechanical room.
			Detention Sprinkler: Wet/Dry	Not Applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not Applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East - **GROSS SQUARE FOOTAGE** 6,690

BUILDING ID: B1 **NUMBER OF STORIES** 1

ADDRESS: Glendive MT **YEAR BUILT** 1967

DATE: 6/20/2021 **BUILDING TYPE** Type VB, masonry walls, steel

Montana Department of Corrections- Facilities Condition Inventory:

Outdoor Access					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controlle Entries	No Fencing.	
			Non Detention: Parking	Asphalt deteriorated, loose gravel on surface. Remove asphalt and replace asphalt if building to be utilized.	North side
			Non Detention: ADA Parking	ADA stall barely marked but ramp is present. If building utilized, remove and replace asphalt and repaint parking stalls.	North side
			Non Detention: Bldg Access	Broken and heaved concrete sidewalk (1-2") in numerous locations. Remove and replace all concrete sidewalks around building, if building is used.	North side
			Detention: Out door Recreation	Swing set without swings.	Northwest

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Downspouts to splash blocks, only on the front of the builidng. Sheet flow of runoff from builidng across graded area. Areas along south side of building, flat or sloped toward building.	North side
			Facility Waste systems:	Connected to City sewer system. If building utilized, remove and replace sanitary sewer (ss) line from building to manhole.	North side
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Connected to City Water system.	North side
			Facility Fire Protection Systems / Delivery / Storage	Connected to City Water system. Fire hydrant outside of builidng has been abandoned due to previous leaks on water main. Replace portions of water main for building use.	North side
			Facility Power Utilities	Power line to transformer on east side of building of B2. Transformer feeds buildings B1, B2 and shop.	NE side of building.
			Facility Site Lighting	None. Add lighting if building is utilized.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural gas, line to the building.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East - GROSS SQUARE FOOTAGE 6,690

BUILDING ID: B1 NUMBER OF STORIES 1

ADDRESS: Glendive MT YEAR BUILT 1967

DATE: 6/20/2021 BUILDING TYPE Type VB, masonry walls, steel floor, wood roof

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Transformer is in good condition and fairly new.	Indicated at 75KVA.
			Meter Base	Good condition.	
			Generator	None	
			Alternative Source	None	

Lighting (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Fixtures - PCB	Poor to Fair - Incandescent & some fluorescent, missing some lenses. Exterior fixtures are incandescent with some lenses broken or missing.	
			Detention: Fixtures - PCB	None	
			Non Detention: Energy	None	
			Detention: Fixtures - Energy	None	
			Light Level Controls	Basic switches in fair condition. Some covers are missing	
			Occupancy/Daylight Sensor	None	
			Wiring	Original to the building. Appears in good condition.	

Distribution (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	Original Bryant Main Disconnects in fair condition.	Gear is aged and no longer manufactured or supported.
			Service Panels	Aged Bryant Panelboards.	Panels are aged and no longer manufactured or supported. Space is limited.
			Devices	Fair condition. Original for most devices.	
			Wiring	Original to the building. Appears in good condition.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Locations are acceptable. Emergency egress systems are in poor condition.	
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Poor condition, missing parts and some are not working.	Some exit lights are not working. Batteries in exits are not working.
			Emergency Lighting	Poor condition. Batteries are not working.	Batteries in emergency fixtures are not working. More locations are needed for 1 footcandle egress lighting.
			Smoke/Heat Detection	Fair and aged.	Cages noted around detectors.
			Fire Alarm System	Simplex 4001, Cyerberus Pyro dialer. Aged and not currently functioning, not monitored.	Main Panel is located at the main desk. Notification coverage is minimal.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	None	
			Clock	None	
			Telephone	Condition fair.	Phone workstations at main desk and
			Data	Fiber present at the building, but not used. No data systems.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East - GROSS SQUARE FOOTAGE 6,690

BUILDING ID: B1 NUMBER OF STORIES 1

ADDRESS: Glendive MT YEAR BUILT 1967

DATE: 6/20/2021 BUILDING TYPE Type VB, masonry walls, steel floor, wood roof

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera System					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None	
			Camera systems: Detention: Indoors	None	
			Camera systems: Detention Outdoors	None	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None	
			Intercom: Detention: Common	None	

Electronic Security Systems (14)

Locking Control System					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	None	
			Detention Locking Systems: Common Areas	None	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Watch East -	GROSS SQUARE FOOTAGE	6,690
BUILDING ID:	B2	NUMBER OF STORIES	1
ADDRESS:	Glendive MT	YEAR BUILT	1967
DATE:	7/12/2022	BUILDING TYPE	Type VB, masonry walls, steel floor, wood roof

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Stand Alone Low Security housing dormitory facility previously accommodating up to 36 inmates at 2, 4 and 8 per room.	Building is abandoned and currently being used for Surplus storage. Facility has been used for other Community uses in the past in the form of administrative space. Facility has some systems operational. A water line burst during the winter and flooded much of the interior. Water is turned off. Review is to determine if building can be revived for other use. From initial review of Building and considering issues observed, and given the age of the facility, and the construction of the facility, retrofitting may be cost prohibitive for other use.	Entire Building
			Administraton / Programs	Abandon -	Former Activities, Former Counseling, Living Spaces.
			Kitchen / Dining	Abandon - old appliances not used, disconnect from hookups	Kitchen
			NUMBER OF STORIES 1		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Full facility	Exterior - grounds unkept, Exterior finishes deteriorating due to elements. Paint deteriorated at wood trim and exposed wood. Interior finishes deteriorating and damaged throughout as building has been abandon. Demolition	Exterior and Interior throughout

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Stem Walls	Concrete stemwalls at both steel structure framed floor and at slab on grade. At steel structure framed floor (Over Wings) in crawspace, some minor cracking visible, due to footings soils being undermined and washed out by erosion from poor	Cracking visible at exterior masonry where framed floor system is. All wings.
		100%	Foundation	Footings - soils below footing washed out (eroded soils) due to foundation water intrusion over the years. Repairs costly. A foundation drainage system around basement mech area and sump installation occurred in the 1990's. There was no system installed for the stemwalls at the wings and thus foundation undermining from water intrusion has occurred and continues. The water intrusion and undermining of the bearing area for the footing has caused differential movement to the foundations which has translated to both exterior and interior walls	Crawspace areas

Exterior Steps/Retaining Walls (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	limited grade change only for drainage
			Railing	NA	
			Entry Steps / Structure	NA	limited grade change only for drainage for drainage
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention:Concrete / Tilt Up	NA	
			Other: Masonry Mortar	CMU backup wall with Slump block exterior. Cracked in areas due to settlement, repairs needed at various locations	North, East and West sides at wings
			Detention: Masonry Unit / Glass Block	CMU backup wall with Slump block exterior. Cracked in areas due to settlement	
			Non Detention: Wood/Plaster/Metal	Stucco finish / infill panels below windows, failed finishes throughout.	All sides below windows
			Detention: Wood / Plaster / Gypsum	NA	
			Paint/Sealer	Peeling / cracking	All areas where paint is applied
			Insulation	Rigid and batt insulation (per original Plans)	Rigid at masonry CMU backed walls. Batt insulation at framed walls with CMU slump block

Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Non Detention: Glass Glazing / Frame	Aluminum frames - fair shape given age, finish faded, all window seals failed. New thermally improved windows replacement recommended.	All Exterior locations
		100%	Single Pane / Double Pane	Mixed double pane (Storefront type (single pane sash at non storefront) Seals have all failed throughout. Replacement recommended.	All exterior windows
			Hardware	Varies	
		0%	Detention: Glazing: Polycarbonate / Glass	No Detention Glazing. Glass is double strength plate glass	
		0%	Detention: Window Frame		

Exterior Doors/Hatches (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		50%	Hardware: Admin / programs	Varies - Corbin Russwin Knobs , Panic Hardware, extra locking devices installed to secure. Replacement	Exterior
		50%	Door/Admin	HM - finished deteriorated, doors damaged. Replacement	Exterior
		50%	Frame/Admin	Aluminum - Primary doors(Entry, Dining) HM - Secondary (Activitie spaces, secondary entries)	Exterior
		50%	Door/Frames: Detention:	HM - finished deteriorated, doors damaged. Replacement	Exterior
			Hardware: Detention	As above for Admin	
			Misc: Overhead Door	NA	
			Hatches	NA - did not observe any	

Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Wood	Wood Beams - good shape interior, exterior exposed, dryrot progressing	Interior dayroom / living spaces, Exterior patio
		15%	Concrete/Steel	Visible pilasters at day rooms and outdoor spaces. Condition good	Interior dayroom / living spaces, Exterior patio

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Slab on Grade	Visible cracking in basement and at floor structure / junctures to wings. Flooring material (VCT) telegraphed and popping and ceramic / quarry tile cracked and broken. Exterior covered patio cracks due to movement, sidewalks at exterior cracked. Replacement / Repair	Interior - Kitchen, Dining, Living Entry. Exterior covered patio
			Raised Floor Wood		
		80%	Raised Floor Concrete/Steel	Floor transitions to slab on grade conditions - movement experienced due to undermined stemwalls and footings. Tile flooring materials broken, cracked. Repair / replacement	All non slab on grade areas of wings and over basement

Stair Treads/Risers (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		5%	Non Detention: Stair Finishes	Painted Concrete stair treads and risers cast in place - good condition	To Basement Mech / Elec area
		0%	Detention: Stair Construction: Finishes	NA	
		5%	Non Detention: Stair Rails	open Steel - good conditon - non code compliant ballusters	Stairs to Basement
		0%	Detention: Stair Rails / Guard Rails	NA	
		5%	Non Detention: Stair structure	Concrete, good condition	Stairs to Basement
		0%	Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Wood	wood Scissor Truss on Bearing walls and wood Beams. Overall condition good. Exposed wood beams at exterior covered patio, entry and overhangs, ends are deteriorating	Complete roof
			Concrete/Steel		

Covering (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Flashing	Roof Drip Edge, valley flashing - good. Chimney / penetration flashing needs maintenance along with some exhaust fans. Leaking has been experienced inside and visible staining on ceiling materials. Repair and replace with new at time of roof replacement	Perimeter edge fascia, valley intersections
		100%	Roof drainage	Sloped roof 4:12 pitch	Entire Roof
			Skylights	NA	
		100%	Asphalt Shingle Tiles	Asphalt Shingles - 15 to 20 years old. Shingles have performed well for their life and environment. Granulation is starting to fail on south and west sides. Replacement in 10 yrs max	Entire Roof
			Membrane/Metal	NA	
			Clay / Cement Tiles	NA	

Insulation (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid	NA	
		100%	Batt	Attic batt insulation. R value not observed	Entire Roof

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Framed - GWB /Paint	Gyp damaged in various areas painted wall multiple colors. Repair or replacement	Admin, entry counseling areas
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	Basement walls - concrete painted. Cracked basement walls in Mech area due to differential foundation movement.	
		85%	Detention: Masonry (CMU) Tiled Masonry CMU	CMU wall structure fair. Differential foundation settlement Finishes of multiple colors fair to OK. Recommend repaint throughout	Housing / support toilet rooms
Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		80%	Non Detention: Plaster / GWB	Acoustic 12x12 glued on Gyp. Damaged in many areas. - stained . Removal and replacement recommended	Dining, living, sleeping, activity
		20%	Detention: Plaster / GWB	Gypsum in support spaces (toilets, showers) some cracking, some paint peeling, graffiti in areas	Toilets / Showers, activities spaces
			Non Detention: Lay in		
			Detention: Security	As above for non detention	
			Specialty		
Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Typical Hardware	Varies - Corbin Russwin Unit Lockset retrofitted to cylinder locksets. Replacement recommended	Throughout
		100%	Non Detention: Door	Wood and hollow metal - door life has been seen, hardware upgrades. Fair condition. Replacement recommended	Wood - Living, sleeping dorms, activities. HM all other spaces
		100%	Non Detention: Frame	HM - Fair shape for life	Throughout
			Detention: Hardware	NA	
			Detention: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	Original 1967/1968 wood frame and wire glass for relites. 1985 upgrades not done on this facility	Counseling room corridor
			Detention: Relites / Interior Security Grade Windows		
Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		65%	Non Detention: Resilient	Vinyl Asbestos Tile - 12x12 -damaged throughout cracking, telegraphing and peeling. Replacement / abatement	
		20%	Non Detention: Carpet	Rolled good carpet. Worn, damaged, stained. Replacement	
		15%	Non Detention: Ceramic/Stone/Terrazzo	Toilet Rooms / Shower facilities, Kitchen - Quarry tile. Kitchen tiles cracked / broken	
		0%	Detention: Sealed Concrete/Painted Concrete	NA	
		0%	Detention: Ceramic	NA	
		0%	Wood	NA	
Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Paint	Multiple colors and types of paint. Fair to Good	Throughout
			Other : FRP Wall Coverings / Special Coatings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paint	Paint on CMU - multiple colors - fair to ok. Repaint	Throughout
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		2%	Non Detention: Metal / Other	Metal - damaged. Replace	Toilet / Shower Rooms
			Detention: Metal/Other	As above	

Signage/Directories (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
			Room & Directional Signs	Signage for previous use - Replacement needed for any future use	Throughout

Seating / Detention Furnishings

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	NA -Furnishings abandon or building used as storage for	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	NA	
			Cafeteria	All kitchen equipment abandon in place. Disconnected for use. Replacement if any futuer use requires	

Chalk/Tackboards/Cabinets (D)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Markerboard	Tackboards / Markerboards have been established for the use of the last user of the facility. Any remodel would require new	
			Non Detention: Tackboard	See above	
			Non Detention: Cabinets	Casework in kitchen - replacement needed for any new use or remodel	

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		40%	Non Detention: Work Areas	Non ADA. Building remains in original configuration of spaces with slight modifications for ADA Accommodations. Accommodations retrofits have been limited due to the masonry construction materials used in the bldg during original construction, thus no requirement for such in 1967.	
		0%	Non Detention: Elevator	NA	
		20%	Restrooms	Restrooms have been retrofitted over the years to make some accommodations. Accommodations limited to access into spaces by construction materials and systems used.	
		2%	Non Detention: Ramps	All entries into building are via sidewalk at grade meeting floor level. Over the years exterior sidewalks have experienced differential movement.	
		2%	Non Detention: Stair & Ramp	Ramp into showers	
		100%	Non Detention: Door Hardware	Knobs still in use for most of the doors. About 15% of itneror doors have been retrofitted with Lever hardware. Interior hardware control of exterior doors have been retrofitted.	Space used for office, exterior openings
		0%	Detention: Cells	NA	
		0%	Detention Day Rooms	NA	
		0%	Detention: Rec Areas	NA	
		0%	Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100	Non Detention: Exit Systems	Existing exit capacity would be compliant for building	Throughout
			Detention: Impeded Egress / Exit Systems	Egress into Secure Yards	Housing wings, Dining, Covered Patio
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	See electrical	
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	
Asbestos/Hazardous Material (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	Given age of building, suspected throughout for mastic utilized for floor tile that has been replaced. NO HCM testing completed as not part of assessment. Phase I / Phase II EIS suggested	Throughout
			Other Asbestos Containing Material (ACM)	Drywall mud, ceiling tile glue / mastic suspected. HCM testing outside of Scope of this Assessment.	Throughout

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East -

GROSS SQUARE FOOTAGE 6,690

BUILDING ID: B2

NUMBER OF STORIES 1

ADDRESS: Glendive MT

YEAR BUILT 1967

DATE: 7/12/2022

BUILDING TYPE Type VB, masonry walls, steel floor, wood roof

#REF!

Heating (A)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Single zone programable electric thermostats	
			BMS	None	
			Boiler/Furnace	There are three (3) gas fired furnaces. Lennox G8-165-V2, original to the building, electronic pilot and programable thermostat upgrade in 1993. Equipped with DX cooling coil. One unit per wing. Units in poor/fair condition.	Units are installed in the basement mechanical room.
			Boiler/Furnace	Boiler - not applicable	
			Room Units	Duct distribution to floor/sill registers.	Supply duct in the crawl space below. Return partially ducted to a ceiling plenum.
			Hydronic Piping	Not Applicable	
			Alternative Fuel	None	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	A-wing provided with gas fired furnace as noted above. Connected to a common outside air intake for fixed ventilation air	
			Air Handler	Center-wing provided with gas fired furnace as noted above. Connected to a common outside air intake for fixed ventilation air volume.	
			Air Handler	B-wing provided with gas fired furnace as noted above. Connected to a common outside air intake for fixed ventilation air	
		100%	Ductwork	Galvanized steel, no duct sealer observed. Duct insulation damaged in several areas. poor/fair condition.	
			Specialized Exhaust	Toilet rooms are equipped with individual ceiling fans and local switches and roof jack discharges. Kitchen is provide with a ceiling register and roof mounted fan for general room exhaust. Several fans are inoperable or are in poor condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	Furnaces are equipped with a DX cooling coils and split exterior air cooled condensers. Unable to confirm size during our site visit, estimated to be 5 tons each.	DX coils are installed at their associated furnace in the basement mechanical room. Split condensers are located on a pad outside the kitchen.
			Detention Central AC / HVAC	Not Applicable	
			Room AC	None	
			Hydronic Piping	None	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sinks/Toilets/Showers	Water closets are wall mounted, some tank type, most with flush valves. Lavatories are wall mounted with dual handle faucets. Tubs are enameled cast iron. Shower are tiled walls and floors with hand held shower heads. Fixtures are not ADA compliant, missing in some locations and in poor condition.	
			Detention Sinks/Toilets/Showers	Not Applicable	
			Specialty Fixtures: Kitchens / Food Service.	The kitchen has a three-bay stainless steel sink with garbage disposer, waste is direct piped, no grease trap was observed. There is a commercial style undercounter dishwasher, Hobart model LK18H. There is a floor mounted janitors sink in the service closet. There are stainless steel drop-in sinks at breakrooms. Fixtures are in poor/fair condition.	
			Hot Water Generation	Domestic hot water is produced with a gas fire water heater, Ruud model G50-60, 60 MBH input, 50 gallons of storage. Distribution is equipped with a recirculating pump, there is no anti-scald valve. Water heater appears to have been installed in 1998, in fair condition.	Unit is installed in the basement mechanical room.
			Hot Water Generation	None	
			Alternative Fuel	Building is provided with a natural gas service. Service vent valve proximity to the building's outdoor air intake is not compliant with current code.	

Supply Piping (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	The building has a 2 inch domestic water service with 1-1/2 inch meter and manual meter bypass. There is no backflow	
			Piping	Domestic cold and hot water distribution is copper, piping shows considerable deterioration. Piping insulation is fiberglass with what appears to be asbestos cement at fittings. Pipe and insulation is in poor/fair condition.	
			Pumps	None	

Waste Piping (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Original sanitary piping is cast iron hub and spigot. Renovations utilized socket type PVC. Piping is in poor/fair condition.	Piping is suspended in the crawl spaces.
			Pump	The basement mechanical room floor drain is equipped with a lift pump.	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sprinkler: Wet/Dry	None	
			Detention Sprinkler: Wet/Dry	Not Applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not Applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East - GROSS SQUARE FOOTAGE 6,690
 BUILDING ID: B2 NUMBER OF STORIES 1
 ADDRESS: Glendive MT YEAR BUILT 1967
 DATE: 7/12/2022 BUILDING TYPE Type VB, masonry walls, steel

#REF!

Outdoor Access					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controlle Entries	No fencing around building.	
			Non Detention: Parking	Asphalt deteriorated, loose gravel on surface. Remove and replace asphalt, stripe new parking stalls unless building is abandoned.	North side of building.
			Non Detention: ADA Parking	ADA ramp present, ADA parking area not delineated. Re-paint unless building is abandoned.	North side of building.
			Non Detention: Bldg Access	Sidewalk around building broken with sections heaved 1 - 2 inches. Remove and replace all sidewalk and base unless building is abandoned.	Around building.
			Detention: Out door Recreation	Swing sets without swings, covered area.	NW side of building.

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Downspouts with splash blocks only in front of building, remaining downspouts discharge directly onto the ground. Some areas around the building area flat and do not provide positive drainage away from the building. If building remains in use, re-grade to provide positive drainage.	Around building.
			Facility Waste systems:	Old sanitary sewer (ss) service line, probably clay, connected to manhole and to City sewer. If building abandoned, cut and cap ss service line. Otherwise, remove and replace ss service line from building to manhole.	NE side of building.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	City main in Little Street, water service for building connects to water main. Water main shut off due to leak during winter. If building abandoned, leave portion of water main and service line shut off. Otherwise, remove and replace water service line from building to water main.	NE side of building.
			Facility Fire Protection Systems / Delivery / Storage	Water main shut off in street and the closest FH on Little Street has been shut off and it has been tagged as such. If building abandoned, leave water main and FH shut off. Otherwise, install a fire service line, if not present, from the building to the water main.	North side of building.
			Facility Power Utilities	Power line to transformer on southeast corner of building, feeds the two abandoned buildings and the shop.	NE side of building.
			Facility Site Lighting	No site lighting around building. If building to be used, add site lighting for safety.	Around building.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural gas service line from gas main in street.	NE side of building.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East - GROSS SQUARE FOOTAGE 6,690

BUILDING ID: B2 NUMBER OF STORIES 1

ADDRESS: Glendive MT YEAR BUILT 1967

DATE: 7/12/2022 BUILDING TYPE Type VB, masonry walls, steel floor, wood roof

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Transformer is the same as building B1 and is in good condition and fairly new.	Indicated at 75KVA and located at building B1.
			Meter Base	Good.	At Building B1.
			Generator	None	
			Alternative Source	None	

Lighting (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Fixtures - PCB	Poor to Fair - Incandescent & some fluorescent, missing some lenses. Exterior fixtures are incandescent with some lenses broken or missing.	
			Detention: Fixtures - PCB	None	
			Non Detention: Energy	None	
			Detention: Fixtures - Energy	None	
			Light Level Controls	Basic switches in fair condition.	There are a considerable amount of device covers missing.
			Occupancy/Daylight Sensor	None	
			Wiring	Original to the building. Appears in good condition.	

Distribution (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	Original Bryant Main Disconnects in fair condition.	Gear is aged and no longer manufactured or supported.
			Service Panels	Aged Bryant Panelboards.	Panels are aged and no longer manufactured or supported. Space is limited.
			Devices	Fair condition. Original for most devices.	
			Wiring	Original to the building. Appears in good condition.	There are some open junction boxes throughout with covers missing.

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Locations are acceptable. Emergency egress systems are in poor condition.	

Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Poor condition, batteries not working.	Locations ok.
			Emergency Lighting	Poor condition. Batteries are not working.	More locations are needed to achieve 1 footcandle egress.
			Smoke/Heat Detection	Fair and aged.	Cages noted around detectors.
			Fire Alarm System	Simplex 4004. Aged and not currently functioning, not monitored.	Located in Basment mechanical/electrical room.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	None	
			Clock	None	
			Telephone	Condition fair.	Phone workstations at main desk and
			Data	Fiber present at the building, but not used. No data systems. The Fiber Pass through Rack is in this building.	At basement mechanical/electrical room.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: #REF! GROSS SQUARE FOOTAGE #REF!

BUILDING ID: #REF! NUMBER OF STORIES #REF!

ADDRESS: #REF! YEAR BUILT #REF!

DATE: #REF! BUILDING TYPE #REF!

#REF!

Security Systems Condition (14)

Camera System					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None	
			Camera systems: Detention: Indoors	None	
			Camera systems: Detention Outdoors	None	

Life/Safety Systems Conditions (12)

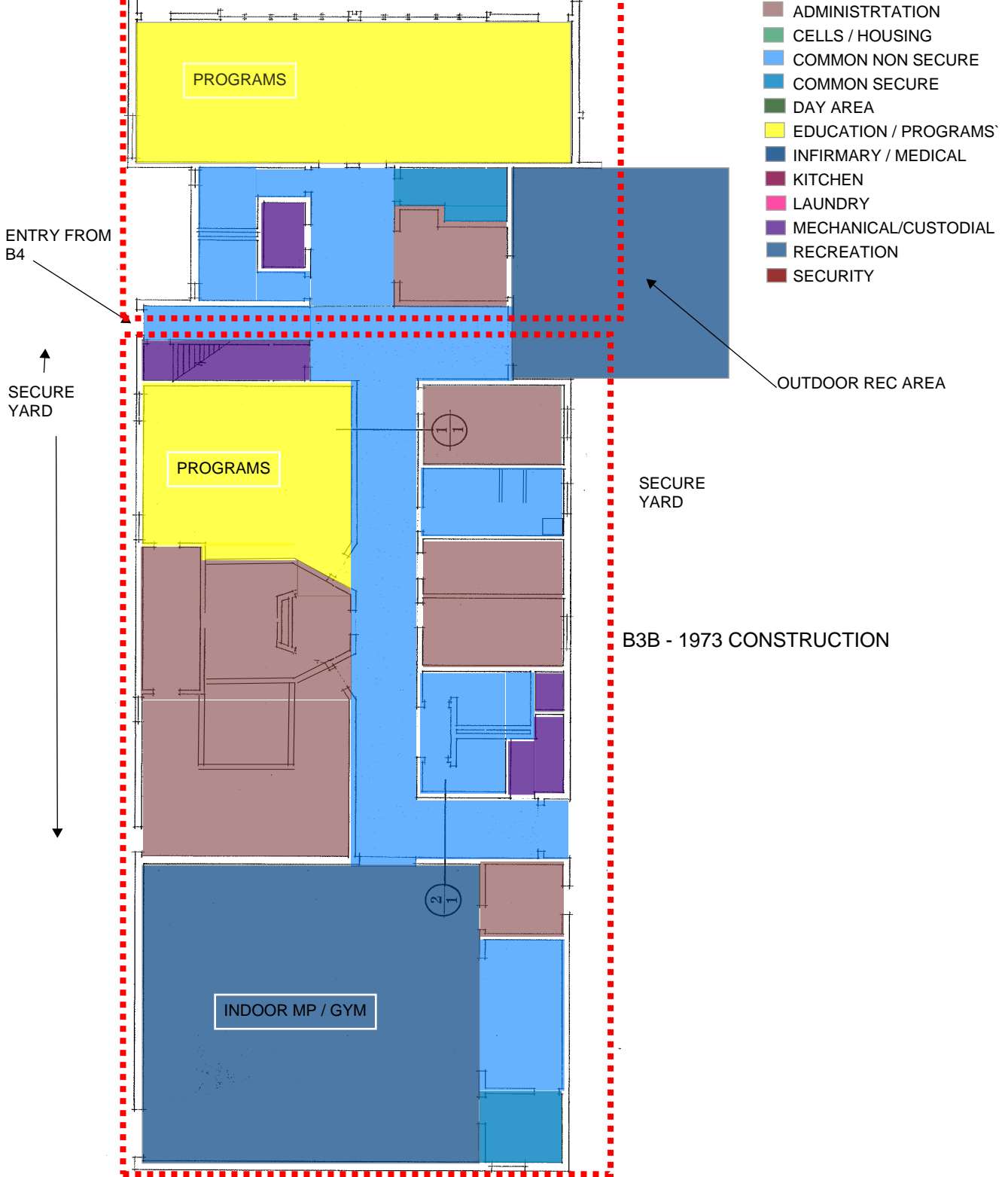
Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None	
			Intercom: Detention: Common	None	

Electronic Security Systems (14)

Locking Control System					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	None	
			Detention Locking Systems: Common Areas	None	

B3A - 1967 CONSTRUCTION



- ADMINISTRATION
- CELLS / HOUSING
- COMMON NON SECURE
- COMMON SECURE
- DAY AREA
- EDUCATION / PROGRAMS
- INFIRMARY / MEDICAL
- KITCHEN
- LAUNDRY
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY

FLOOR PLAN
7,920 GSF

Watch East - B3 (B3A/B3B)
Multipurpose/Gym/Programs

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Watch East -	GROSS SQUARE FOOTAGE	7,920 SF
BUILDING ID:	B3 - B3A/B3B	NUMBER OF STORIES	1 Story with Basement
ADDRESS:	Glendive MT	YEAR BUILT	1967 / 1973
DATE:	7/12/2022	BUILDING TYPE	Type VB, masonry walls, steel floor, wood roof

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		25%	Gymnasium / Multipurpose programs	Programs / Recreation - Overall facility in good overall condition given the 49 year age. Maintenance has done over the years and kept up to the greatest extent possible given budgets	1973 addition - East side
		75%	Administraton / Programs	Counciling, office space uses.	Original constuction West, Addition South and North
			Kitchen / Dining	NA	
			NUMBER OF STORIES 1		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		75%	Full facility	Main level 1967 / 1973 contruction Good. Basement level of 1973 addition unfinished dirt basement floor with water intrusion. Fair shape	Full Building main level

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Stem Walls / Basement Walls	Good overall shape at visible basement walls. Dirt floor in basement has experienced water infiltration over the years with best practices mitigation of a drain tile and sump system	1967 construction slab on Grade , 1973 addition basement walls
		100%	Foundation	As above	

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up	NA	
		100%	Other: Masonry Mortar	Slump block over CMU backup masonry wall. CMU in running and stack bond patterns. Good condition overall	All exterior walls
		0%	Detention: Masonry Unit / Glass Block	NA	
		0%	Non Detention:	NA	
		0%	Detention: Wood / Plaster / Gypsum	NA	
		0%	Paint/Sealer		
		100%	Insulation	Rigid per original documents between masonry wythes. R values unknown	Exterior walls

Exterior Windows (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Non Detention: Glass Glazing / Frame	Storefront and windows - overall condition good	Exterior walls
		100%	Single Pane / Double Pane	Single pane at HM assemblies, Double pane at Aluminum assemblies. Seals at glass to frames failing, visible clouding being experienced at double pane. Glass is tempered as applicable and double strength	Exterior storefront and
		100%	Hardware	MFR Standard at operable awning type windows	All operable windows
		0%	Detention: Glazing: Polycarbonate / Glass	NA	
		0%	Detention: Window Frame	NA	

Exterior Doors/Hatches (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Hardware: Admin	Schlage lever hardware, panic hardware. The standard cylindrical lever hardware has been retrofitted to doors removing the old Corbin Russwin Unit Locks. Lever hardware condition - good. Panic devices are worn. Replacement recommended.	Main Entry Alum. Secondary entries HM: MP room, Class room exits
		100%	Door/Admin	Heavy duty Aluminum storefront doors, Hollow metal non storefront	Main Entry Alum. Secondary entries HM: MP room, Class room exits
		100%	Frame/Admin	Alum Storefront Entries, HM all others. Overall condition good	Main Entry Alum. Secondary entries HM: MP room, Class room exits
		0%	Door/Frames: Detention:	na	
			Hardware: Detention	NA	
			Misc: Overhead Door	NA	
			Hatches	NA	

Interior Columns/Beams (D)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Wood	Non visible	NA
		100%	Concrete/Steel	Non visible	NA

Floor System (4)

Floor Super Structure (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Slab on Grade	Overall condition good - original construction	West portion of facility, original 1967 construction
		0%	Raised Floor Wood		
		80%	Raised Floor Concrete/Steel	Overall condition of floor system good over basement. No visible issues with flooring telegraphing / failing. Basement has	1973 Addition, North East and south side of building

Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		1%	Non Detention: Stair Finishes	painted wood	to basement
		0%	Detention: Stair Construction: Finishes		
		1%	Non Detention: Stair Rails	painted steel	to basement
		0%	Detention: Stair Rails / Guard Rails		
		1%	Non Detention: Stair structure	wood - rotted at landing in basement - dirt floor - replacement will be needed	to basement
		0%	Detention: Stair Structure		

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	Main bldg 2x6 trusses, good condition. MP portion of facility - wood glulam beams with 2x8 joist framing members	Admin / Classrooms / support - trusses. Multipurpose room Glulams
			Concrete/Steel		

Covering (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flashing	Flashings overall in good conditions - minor maintenance at penetrations	perimeter flashings / valley flashings, penetration flashings entire roof
			Roof drainage	4:12 Sloped roof - no issues	Entire Roof
			Skylights	NA	
		100%	Asphalt Shingle Tiles	Asphalt shingles - 15 -20 years old. Replacement in 10 years	Roof
			Membrane/Metal	NA	
			Clay / Cement Tiles	NA	

Insulation (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid		
		100%	Batt	Per original documents - at truss and rafter space. Not observed. Possibly does not meet energy Code by todays standards. Recommend increasing insulation R Values	Truss framed sections and rafter framed sections of roof

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Framed - GWB /Paint	Gyp and paint in good condition. Paint condition in renovated toilet room non code compliant. Recommend new finish	Remodeled office areas / Toilet room areas
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint		
		80%	Detention: Masonry (CMU) Tiled Masonry CMU	Painted CMU - good condnion. Exposed slump block - good condition	All room walls, interior corridor walls, main toilet room walls

Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Plaster / GWB		
			Detention: Plaster / GWB	Gyp painted	Toilet rooms, multipurpose room
			Non Detention: Lay in	2x4 ACT	Corridors/ program / classrooms, offices
			Detention: Security	NA	
			Specialty	NA	

Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Typical Hardware	Commercial Grade Keyed Lever hardware	Throughout
			Non Detention: Door	SC Wood - Fair to Good Condition	Throughout
			Non Detention: Frame	HM frame - Good Condition	Throughout
			Detention: Hardware	NA	
			Detention: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	HM with combinaton of wire and one way glass	
			Detention: Relites / Interior Security Grade Windows		

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		90%	Non Detention: Resilient	VCT - chipped / broken damaged tiles observed. SV and VCT in modified Remodeled secondary toilet room(S). Recommend replacement throughout	Corridors/ program / classrooms, offices, MP room. SV in Toilet rooms
			Non Detention: Carpet	NA	
		10%	Non Detention: Ceramic/Stone/Terrazzo	Main Toilet rooms - Mosaic CT - fair to good condition. Chipped at floor to base transitions	Main toilet rooms
			Detention: Sealed Concrete/Painted Concrete		
			Detention: Ceramic		
			Wood		

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Paint	Painted CMU - good conditon. Exposed slump block - good condition. Painted murals on CMU in good conditon	Throughout
			Other : FRP Wall Coverings / Special Coatings	None observed	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	Paint - good condition	Throughout
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)					
Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Non Detention: Metal / Other	Metal toilet partitions - updrades recommended. All doors pulled off to allow for access , visual control. Recommend replacement / upgrade	Main Toilet Rooms - Remodeled Toilet rooms
			Detention: Metal/Other		

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	In place as necessary	Programs / Classrooms/ offices
			Room & Directional Signs	NA	

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	Loose tables / chairs - good condition	
			Cafeteria	NA	

Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Markerboard	Good in areas observed	Programs / MP Room
			Non Detention: Tackboard	Good in areas observed	Programs / MP Room
			Non Detention: Cabinets	Good in areas observed	MP room

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		90%	Non Detention:	Not fully ADA accessible. Given age of facility and construction ADA compliance with all applicable spaces, ADA is not fully met	Programs, classrooms, offices
			Non Detention: Elevator		
		10%	Restrooms	modified restroom partially compliant. Minimal accommodations have been met. Main restrooms retrofitted partially, accessible route not met given original entries into restrooms	Main Toilet rooms
			Non Detention: Ramps	na	
			Non Detention: Stair & Ramp	NA	
		20%	Non Detention: Door Hardware	Levers, closers, no operators	Throughout
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	Multipurpose gym - accessible. Good Condition overall. Water fountain fixture non accessible. Replace water fountain	Throughout
		70%	Detention	As above for Non Detention	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Non Detention: Exit Systems	In place as necessary to secured yard controlled perimeter	All exits
		80%	Detention: Impeded Egress / Exit Systems	In place as necessary to secured yard controlled perimeter	All exits

Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights		
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	

Asbestos/Hazardous Material (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	All VCT is suspect for ACM in adhesives and in VCT materials themselves given age of facility and not knowing when flooring has been changed out. EIS I and II recommended	Throughout
			Other Asbestos Containing Material (ACM)	Drywall mud in joints in ceiling systems and wall systems. Outside SOW. Recommend EIS I and II	Throughout

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East - **GROSS SQUARE FOOTAGE** 7,920 SF

BUILDING ID: B3 - B3A/B3B **NUMBER OF STORIES** 1 Story with Basement

ADDRESS: Glendive MT **YEAR BUILT** 1967 / 1973

DATE: 7/12/2022 **BUILDING TYPE** Type VB, masonry walls, steel floor, wood roof

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Single zone programable electric thermostats	
			BMS	None	
			Boiler/Furnace	The original wing has a gas fired furnaces. Heil model G9MXE1202422A2, approximately 2 years old. Equipped with DX cooling coil. Units in good condition.	Unit is installed in a mechanical closet.
			Boiler/Furnace	There are four (4) gas fired furnaces serving the building addition. Two units are twinned to serve the Gym, Trane model TUX2B080A, 80 MBH. Two units the office and classrooms, Trane model TUX2C100A, 100 MBH. All units are equipped with DX cooling coils. Units were installed in 2009 and in fair condition.	Units are installed in the basement mechanical room.
			Room Units	Duct distribution is overhead in the original building and to floor/sill registers in the gym addition.	Supply duct in the ceiling space in the original building and in the basement below the addition.
			Hydronic Piping	Not Applicable	
			Alternative Fuel	None	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	The original building is provided with gas fired furnace as noted above. Connected to a roof vent outside air intake for fixed ventilation air volume.	
			Air Handler	The gym is provide with twinned gas fired furnaces as noted above. Connected to a common outside air intake for fixed ventilation air volume.	
			Air Handler	The office and classrooms are provided with gas fired furnaces as noted above. Connected to a common outside air intake for fixed ventilation air volume.	
			Ductwork	Galvanized steel, limited duct sealer observed. Duct insulation damaged in several areas, fair condition.	
			Specialized Exhaust	Toilet rooms are equipped with roof mounted exhaust fans.	

			Room Ventilators	Wall mounted electric heaters at the building entrances.	
Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	Furnaces are equipped with a DX cooling coils and split exterior air cooled condensers. The original building has a 5 ton unit, the gym has two 4 ton units and the classroom and offices have a 5 ton each.	
			Detention Central AC / HVAC	Not Applicable	
			Room AC	None	
			Hydronic Piping	None	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sinks/Toilets/Showers	Water closets are wall mounted with flush valves. Lavatories are wall mounted with dual handle faucets. Urinals are wall mounted with flush valves. Fixtures are not ADA compliant and in fair	
			Detention Sinks/Toilets/Showers	Not Applicable	
			Specialty Fixtures: Kitchens / Food Service.	There are enameled cast iron and stainless steel drop-in sinks at breakrooms.. Fixtures are in fair condition.	
			Hot Water Generation	Domestic hot water is produced with an electric water heater, Vanguard model VG 0406612053, 15 gallon 2 KW. Domestic hot water is not recirculated and is not equipped with antiscald protection. Unit was installed in 2006 and in fair condition.	
			Alternative Fuel	Building has a natural gas service.	

Supply Piping (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	The building has a 2 inch domestic water service with 1-1/2 inch meter and manual meter bypass. There is no backflow protection.	
			Piping	Domestic cold and hot water distribution is copper, piping shows some deterioration. Piping insulation is fiberglass with what appears to be asbestos cement at fittings. Pipe and insulation is in fair condition.	
			Pumps	None	

Waste Piping (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Sanitary piping is cast iron hub and spigot. Renovations utilized socket type PVC. Piping is in fair condition.	
			Pump	here is a lift pump located in the basement, appears to be for ground water pumping. Pumps and piping is in fair condition.	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sprinkler: Wet/Dry	None	
			Detention Sprinkler: Wet/Dry	Not Applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not Applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East - **GROSS SQUARE FOOTAGE** 7,920 SF

BUILDING ID: B3 - B3A/B3B **NUMBER OF STORIES** 1 Story with Basement

ADDRESS: Glendive MT **YEAR BUILT** 1967 / 1973

DATE: 7/12/2022 **BUILDING TYPE** Type VB, masonry walls, steel

Montana Department of Corrections- Facilities Condition Inventory:

Outdoor Access					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controlle Entries	Security Fencing in good conition.	Around perimeter.
			Non Detention: Parking	Loose gravel on top of asphalt pavement - does not appear to be used. Remove and replace asphalt parking area if utilized.	
			Non Detention: ADA Parking	ADA Ramp in good condition. No ADA parking stalls striped. If utilized, re-stripe parking area.	
			Non Detention: Bldg Access	N/A - building access is not achieve via this route due to security fencing and locked gate.	
			Detention: Out door Recreation	Recreation yard with garden, some broken asphalt.	

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Downspouts discharge to ground. New french drain installed along perimeter of building to address ponding. Some rain gutters are damaged. Replace damaged gutters.	
			Facility Waste systems:	Sanitary sewer service line to manhole, appears to be in good condition in the basement.	SW side of building.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Water service to building with water meter inside building.	
			Facility Fire Protection Systems / Delivery / Storage	Fire hydrant north of building is active.	
			Facility Power Utilities	Transformer located in the security fenced area. Good condition.	North side of building.
			Facility Site Lighting	Site lighting present with the security fencing. Good condition.	Around perimeter.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East - GROSS SQUARE FOOTAGE 7,920 SF

BUILDING ID: B3 - B3A/B3B NUMBER OF STORIES 1 Story with Basement

ADDRESS: Glendive MT YEAR BUILT 1967 / 1973

DATE: 7/12/2022 BUILDING TYPE Type VB, masonry walls, steel floor, wood roof

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Good	At building exterior. Size not indicated.
			Meter Base	Good	At building exterior.
			Generator	None	
			Alternative Source	None	

Lighting (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Fixtures - PCB	Fluorescent lighting in fair condition.	
			Detention: Fixtures - PCB	NA	
			Non Detention: Energy	NA	
			Detention: Fixtures - Energy	NA	
			Light Level Controls	Basic switches in good condition.	
			Occupancy/Daylight Sensor	None	
			Wiring	Original to the building and appears in good condition.	

Distribution (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	There are three main disconnects. Condition is fair.	Located at the exterior of the building.
			Service Panels	Bryant panelboards, residential - light commercial type panels. Condition fair.	Located at the building interior.
			Devices	Good condition, most are original to the building.	
			Wiring	Appears to be in good condition.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Good condition.	Locations are acceptable.
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Good condition, batteries appear to be working.	Locations ok.
			Emergency Lighting	Good condition, batteries appear to be working.	Locations ok.
			Smoke/Heat Detection	Minimal, but in good condition.	
			Fire Alarm System	Simplex 4004. Good condition, but old zoned type technology	In Janitors closet. Additional FA pull stations are needed per NFPA 72 out the south exit and also at basement at exit to the stairway. Additional notification is need in corridor areas.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	None.	
			Clock	None.	
			Telephone	Fair condition. Cabling is not welll organized	In basement mechanical room.
			Data	Data rack is mounted up high in Janitor room using Cat 5e cabling. Incoming fiber and fiber patch panel and break out is in the basement mechanical room. Condition good.	Janitor room - Data Rack. Basement mechanical room - Fiber Rack.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East - GROSS SQUARE FOOTAGE 7,920 SF
 BUILDING ID: B3 - B3A/B3B NUMBER OF STORIES 1 Story with Basement
 ADDRESS: Glendive MT YEAR BUILT 1967 / 1973
 DATE: 7/12/2022 BUILDING TYPE Type VB, masonry walls, steel floor, wood roof

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None	
			Camera systems: Detention: Indoors	None	
			Camera systems: Detention Outdoors	None	

Life/Safety Systems Conditions (12)

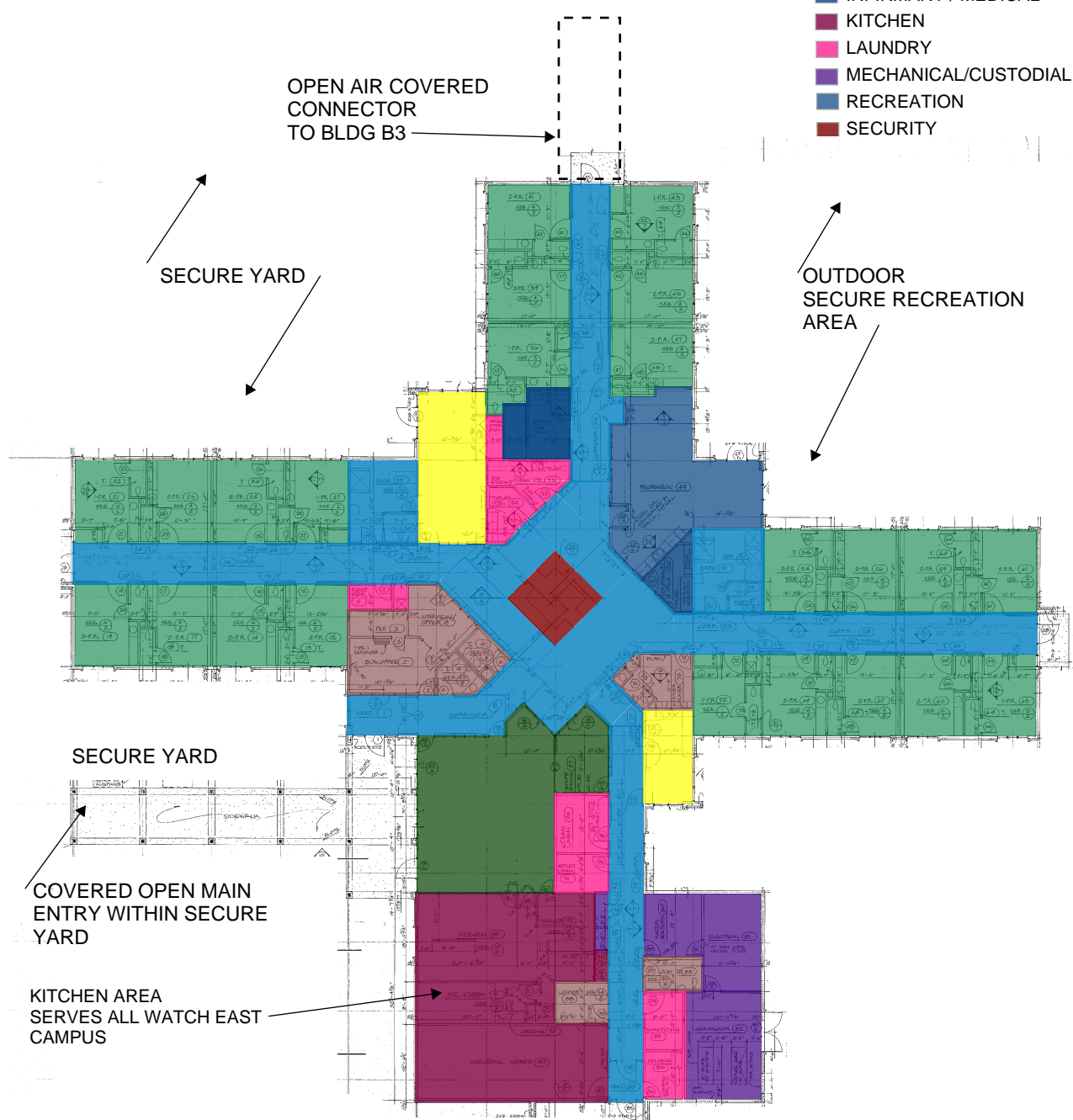
Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None	
			Intercom: Detention: Common	None	

Electronic Security Systems (14)

Locking Control System					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	None	
			Detention Locking Systems: Common Areas	None	

- ADMINISTRATATION
- CELLS / HOUSING
- COMMON NON SECURE
- COMMON SECURE
- DAY AREA
- EDUCATION / PROGRAMS
- INFIRMARY / MEDICAL
- KITCHEN
- LAUNDRY
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY



B4 FLOOR PLAN
16,972 GSF

**WATCH EAST B4
MAIN LOW SECURITY DORM**

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Watch East	GROSS SQUARE FOOTAGE	16,972
BUILDING ID:	B4	NUMBER OF STORIES	1
ADDRESS:	Glendive MT	YEAR BUILT	1975, UPGRADES 2010
DATE:	7/12/2022	BUILDING TYPE	Type VA fully Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		50%	Stand Alone Low Security bed treatment program facility accommodating treatment offenders of 1 per room.	Facility built in 1975 and has been maintained for Low security treatment programs use throughout. Designed originally as a nursing a long term care facility for 17 double bunked and 6 single bunked capacity for a total of 40 treatment capacity. Facility is in good overall condition. Present day facility houses residents singly.	North, east and west wings living
		30%	Administraton / Programs	Treatment programmms- good overall condition	Central core
		20%	Kitchen / Dining	In house Kitchen / Dining / storage: Kept up very well, equipment looks like new. Kitchen area / prep very good conditon for age of facility	South service wing
			NUMBER OF STORIES 1		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Full facility		

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Stem Walls	Grade beams and caisons (Piers) - good overall condition, no settlement noted	Perimeter of buildng
		100%	Foundation	Caisons (Piers)	Perimeter of buildng
Exterior Steps/Retaining Walls (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up	NA	
			Other: Masonry Mortar	Masonry slump block exterior	Exterior wall finish complete building
			Detention: Masonry Unit / Glass Block		
		100%	Non Detention: Wood/Plaster/Metal	Wood framed structure with Slump block veneer. Overall condition good. No visible cracking / spawling in any of the slump block masonry exterior veneer finish	Wall assembly at exterior, complete building
			Detention: Wood / Plaster / Gypsum	NA	
			Paint/Sealer	NA	
		100%	Insulation	Batt insulation. R11 at best	All exterior walls

Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Non Detention: Glass Glazing / Frame	Aluminum window upgrade 2010 / 2011 with double glazed insulated glass as part of ARRA funding. Window frame good, some seals are showing evidence of failure. Recommend glass / seal replacement and reseal of all window openings	All exterior windows
		100%	Single Pane / Double Pane	Double Pane. Seals are showing evidence of failure. Recommend Glass / seal replacement	All exterior windows
		100%	Hardware	NA Fixed windows	
		100%	Detention: Glazing: Polycarbonate / Glass	NA	
		100%	Detention: Window Frame	NA	

Exterior Doors/Hatches (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Hardware: Admin	Monitored (DPS) with keyed push bar panic devices at entry points. Knob and lever hardware at secondary room access points: IE Mech, storage delivery. Hardware should be replaced to update for ADA standards.	All exterior access doors into facility
			Door/Admin	Hollow Metal: FL / FVP with wire Glass. Doors are in fair condition given use over the last 45 plus years of service - general maintenance required or replacement.	All exterior openings
			Frame/Admin	Hollow Metal Frames- Frames are showing signs of deterioration with rusting on door frame jambs, missing / damaged seals, replacement recommended.	All exterior openings
			Door/Frames: Detention:	AS ABOVE	
			Hardware: Detention	AS ABOVE	
			Misc: Overhead Door	Service door for Kitchen storage in good overall condition.	Kitchen supply intake
			Hatches	OK	

Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		5	Wood	Non visible wrapped laminated wood columns and in wall assemblies	NA
		5	Concrete/Steel	Non visible wrapped steel pipe columns and in wall assemblies	NA

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Slab on Grade	Slab on Grade floor assembly within building is in good overall condition. Given structure and soils, only a few minor areas where old VCT is showing any types of telegraphing.	Main corridor North Wing.
			Raised Floor Wood	NA	
			Raised Floor Concrete/Steel	NA	

Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Wood		Entire roof framed system. Exposed beams at roof overhangs
			Concrete/Steel	NA	

Covering (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		5%	Flashing	Roof typical flashings and drip edge good condition. Some minor flashing maintenance repair needed around penetrations skylights. Recommend replacements when new roof covering is	All typical edge flashings, valley flashings
		5%	Roof drainage	Gutters and downspouts - good conditions, splash blocks	All drainage points
		1%	Skylights	4x4 skylights, discolored plastic, have experience leaking over the years. No data if units were replaced when roof was done 20 years ago.	
		100%	Asphalt Shingle Tiles	Asphalt architectural shingles - 20 plus years old. Roofing covering replacement in next 10 years. All soffits are vented	Entire roof covering
			Membrane/Metal	NA	
			Clay / Cement Tiles	NA	

Insulation (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid		
		100%	Batt	6" Batt in 2x8 rafter space.	Throughout

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Framed - GWB /Paint	Wood framed, gyp board and paint 1 hour construction. Walls are in overall excellent condition given use of facility. Painting has been completed overdrywall and VWC surfaces	Throughout
			Framed - Plaster / Paint		
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
			Detention: Masonry (CMU) Tiled Masonry CMU	NA	

Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Plaster / GWB	Smooth and pebble textured gypsum, painted. Overall in good condition. Not clear if textured product contains ACMs. General maintenance only.	Textured Gyp - Sleeping rooms, smooth gyp - support spaces: Kitchen, storage, mech room, toilet rooms
			Detention: Plaster / GWB		
			Non Detention: ACT	Glue on Acoustical Ceiling tiles. Overall condition: good. General maintenance	Corridors
			Detention: Security	NA	
			Specialty	NA	

Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Typical Hardware	Combinations of knobs and levers	Resident Rooms - levers, admin areas levers, non normal occupied spaces knobs
		100%	Non Detention: Door		
		100%	Non Detention: Frame	Hollow metal, painted. Good overall condition. General maintenance and upkeep	
		0%	Detention: Hardware	BA	
		0%	Detention: Door	NA	
		0%	Detention Frame:	NA	
		15%	Non Detention: Relites / Interior Windows	Wire Glass in hollow metal frames. Good conditions	
		0%	Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Resilient	Combinaton of original VCT and updated VCT - Good throughout. Well maintained	Housing / corridors, storage
			Non Detention: Carpet	Rolled carpet goods, overall good conditon	Admin area
			Non Detention: Ceramic/Stone/Terrazzo	Quarry tile, Ceramic Tile	Kitchen, shower Rooms, toilets
			Detention: Sealed Concrete/Painted Concrete	Sealed concrete	Mech areas
			Detention: Ceramic	NA	
			Wood	NA	

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		80%	Non Detention: Paint	good overall condition	Throughout
		10%	Other : FRP Wall Coverings / Special Coatings	Paint has been painted over vinyl wall coverings	Corridors
		10%	Non Detention: Ceramic Tile, Stone Tile	Ceramic Tile good condition	Kitchen, toilet rooms
			Detention: Paiint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	NA - all toilet rooms are individual stall toilet rooms. Showers have wall paritions	
			Detention: Metal/Other		

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
		100	Room & Directional Signs	Signage good throughout	Throughout

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	Rec / day room loose tables / chairs	
			Detention: Cell furnishings: Bed / Table	Sleeping rooms - loose single size beds. Good condition as observed	
			Classroom / Lecture	Loose tables / chairs - good condition	
			Cafeteria	Loose tables / chairs - good condition	Dining
Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		1	Non Detention: Markerboard	Good overall condition	Admin / control
		1	Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Non Detention: Work Areas	Reasonable accommodations have been made to allow for accessibility	Admin areas, admin support facilities
			Non Detention: Elevator	NA ALL ONE LEVEL	
		5%	Restrooms	Admin area restrooms - reasonable accommodations have been completed	Admin toilets
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	Levers have been retrofitted on typical occupied room doors and all sleeping quarters	throughout less non normal occupied rooms - IE Mechanical / Electrical
			Detention: Cells / Sleeping Rooms	Sleeping rooms have an accessible path into and doors exceed accessible width requirements. The individual toilet rooms have been retrofitted with grab bars (Non Accessible). Reasonable accommodations have been made in separate facilities	Throughout
			Detention Day Rooms	Day room hardware retrofitted	Day Rec Room
			Detention: Rec Areas	As above	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	Exit systems in place and operational	all exits
			Detention: Impeded Egress / Exit Systems	Impeded exit systems with secure yard in place	all exits
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	In place	
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	

Asbestos/Hazardous Material (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	Any retrofit / remodel work will be required to have Phase I / Phase II EIS completed as there are areas in the building that are suspect to have ACM's. Beyond the scope of this SOW	
			Other Asbestos Containing Material (ACM)	As above	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East

GROSS SQUARE FOOTAGE 16,972

BUILDING ID: B4

NUMBER OF STORIES 1

ADDRESS: Glendive MT

YEAR BUILT 1975, UPGRADES 2010

DATE: 7/12/2022

BUILDING TYPE Type VA fully Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Controls	Building is equipped with direct digital controls.	Located in the mechanical room.
			BMS	Building DDC systems with PC WEB based interface, CSI Controls with initial installation by Honeywell and FICO. Niagara WEB platform.	Located in the mechanical room.
		100%	Boiler/Furnace	Two condensing gas boilers, Harsco Mach C-900, 900 MBH. Each boiler is provided with a secondary pumps. Units appear to be about 21 years old and in fair condition.	
			Boiler/Furnace	None	
			Room Units	Rooms are equipped with hot water baseboard radiation. Units are in fair condition. There are hot water cabinet unit heaters at building entrances.	
			Hydronic Piping	The building has a two-pipe hot water/chilled water distribution system. Piping is steel or copper and wrapped with fiberglass insulation. Piping appears to be in fair condition.	
			Alternative Fuel	The building has a natural gas service entrance.	
Ventilating (B)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	The four patient wings are each equipped with a single zone air handling unit to provide ventilation air. Units are selected for 100% outside are with heat recovery, preheat and cooling coils. Units ducted to each space and sized for about 1800 cfm each. Units are in fair condition.	Located in attic mechanical spaces.
			Air Handler	The core areas are each equipped with four single zone air handling unit to provide ventilation air. Units are selected for 100% outside are with heat recovery, preheat and cooling coils. Units ducted to each space and sized for about 1800 cfm each. Units are in fair condition.	Located in attic mechanical spaces.
			Air Handler	None	
			Ductwork	Galvanized steel, limited duct sealer observed. Duct insulation damaged in several areas, fair condition.	
			Specialized Exhaust	Toilet rooms are equipped with several centralized roof exhaust fans. The kitchen is equipped with canopy Type 1 and 2 commercial hoods with roof mounted grease exhaust fans. Hood include fire suppression and interior lights. Fans and hood are in fair/good condition.	
			Room Ventilators		
Cooling (C)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	Air cooled chiller, 50 tons, McQuay model AGZ050CHHNN. Unit appears to be 21 years old and in fair condition.	Install on an exterior equipment pad adjacent to the mechanical room.
			Detention Central AC / HVAC	Not Applicable	

			Room AC	There are four ductless split multi-zone systems with supplemental heating/cooling room units, Daikin RXYQ72PATJ. Units appear to be 11 years old and in fair/good condition.	installed on exterior equipment pads at the building entrances.
			Hydronic Piping	The building has a two-pipe hot water/chilled water distribution system. Piping is steel or copper and wrapped with fiberglass insulation. Piping appears to be in fair condition.	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sinks/Toilets/Showers	Water closets are wall mounted with flush valves. Lavatories are counter drop-in or wall mounted with dual handle faucets. Urinals are wall mounted with flush valves. Fixtures are not ADA compliant and in fair condition.	
			Detention Sinks/Toilets/Showers	Not Applicable	
			Specialty Fixtures: Kitchens / Food Service.	Kitchen is equipped with several two and three bay sinks as well as a commercial dishwasher. Fixture are indirectly piped to floor sinks, the building does not have a grease trap and reported to have sanitary backups on occasion. Separate hand washing sinks are provided. Fixture employ chemical sanitation. Fixtures are in fair/good condition.	
			Hot Water Generation	Hot water is produced with two gas fire water heaters, Ruud Universal model G100-200, 200 mbh and 100 gallons of storage. Units are 10 years old and in fair condition.	
			Hot Water Generation	Domestic hot water is recirculated and is equipped with antiscald protection.	
			Alternative Fuel	The building has a natural gas service.	

Supply Piping (B)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	The building has a 3 inch domestic water service with 2 inch meter and manual meter bypass. There is no backflow protection.	
			Piping	Domestic cold and hot water distribution is copper, piping shows some deterioration. Piping insulation is fiberglass. Pipe and insulation is in fair condition.	
			Pumps	None	

Waste Piping (C)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Waste piping is below slab could not be observed. Piping is assumed to be original to the building and in fair condition.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sprinkler: Wet/Dry	Building is equipped with a 4 inch sprinkler service, wet type alarm valve a 3 inch distribution main. Inspection tags indicated 45 psi static pressure. Service is not equipped with backflow protection. Sprinkler heads do not appear to be quick response type. Patient rooms do not have detention type heads.	
			Detention Sprinkler: Wet/Dry	Not Applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not Applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East

GROSS SQUARE FOOTAGE 16,972

BUILDING ID: B4

NUMBER OF STORIES 1

ADDRESS: Glendive MT

YEAR BUILT 1975, UPGRADES 2010

DATE: 7/12/2022

BUILDING TYPE Type VA fully Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

Outdoor Access					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controlle Entries	Security fencing around perimeter. Appears to be in good condition. Controlled entry in good condition.	Around perimeter.
			Non Detention: Parking	Parking lot in good condition.	
			Non Detention: ADA Parking	ADA stalls present, no hatching for access. Hatch off an area for ADA access from stalls to sidewalk.	West side of building.
			Non Detention: Bldg Access	Good access with sidewalk in good condition to building entry.	West side of building.
			Detention: Out door Recreation	Shared rec area with building B3. Some sidewalks have heaved and are painted yellow. Remove sidewalk and replace compacted base and concrete around heaving areas.	NE side of building.

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Detention pond in good condition, mowed. Trench drains installed along the front of the building and releases to north and south. Grading is fairly flat around the building, causing ponding and other issues. Systems seam to be functioning correctly.	NW side of building.
			Facility Waste systems:	Sanitary sewer line from building to manhole, condition unknown. If clay, remove and replace. Series of manholes to connecting to City system.	NW side of building.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Water service line to building - condition is unknown. Connected to City water.	West side of building.
			Facility Fire Protection Systems / Delivery / Storage	A couple of fire hydrants are present around the building. Condition of the fire service line is unknown. Connected to City water.	West side of building.
			Facility Power Utilities	Power to building from street.	
			Facility Site Lighting	Site lighting with security fencing in good condition.	Around perimeter.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural gas.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: **Watch East** GROSS SQUARE FOOTAGE 16,972

BUILDING ID: B4 NUMBER OF STORIES 1

ADDRESS: Glendive MT YEAR BUILT 1975, UPGRADES 2010

DATE: 7/12/2022 BUILDING TYPE Type VA fully Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Good Condition.	Building exterior.
			Meter Base	Good Condition.	Building exterior.
			Generator	Onan 125.0 DYD-15R/14447E - 125 KW Standby. Older unit, but in good condition. 1979. 2109 hours. ATS is an Asco 4000 series in good condition.	Inside mechanical/electrical room.
			Alternative Source		
Lighting (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Fixtures - PCB	Good condition. Fluorscent fixtures in the process of being upgraded to LED lamps.	
			Detention: Fixtures - PCB	Good condition. Fluorscent fixtures in the process of being upgraded to LED lamps.	
			Non Detention: Energy		
			Detention: Fixtures - Energy		
			Light Level Controls	Basic switches in good condition.	
			Occupancy/Daylight Sensor	None.	
			Wiring	Good.	
Distribution (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	AV Line fusible switchboard. Aged but in good condition.	
			Service Panels	Good conditions.	Panels are located in the electrical rooms.
			Devices	Fair condition, original to the building.	
			Wiring	Appears to be in good condition.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Good condition.	Locations ok.
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Good condition.	Locations ok. Generator powered.
			Emergency Lighting	Good condition.	Locations ok. Generator powered.
			Smoke/Heat Detection	Good condition.	Mainly located at smoke walls.
			Fire Alarm System	Simplex 4010 Addressable. Good condition. There is also an older Edwards 6500 that still handles some portions of the system monitored by the Simplex panel.	Electrical room and annunciators in at the center command center area. The Edwards panel should be removed.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	None.	A call system in the bathrooms has be disabled and removed.
			Clock	None.	
			Telephone	Good conditon.	Main Demarc and phone system is in the Generator/mechanical room.
			Data	Fiber rack and data rack are in good condition.	Located in the Generator/mechanical room.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch East GROSS SQUARE FOOTAGE 16,972
 BUILDING ID: B4 NUMBER OF STORIES 1
 ADDRESS: Glendive MT YEAR BUILT 1975, UPGRADES 2010
 DATE: 7/12/2022 BUILDING TYPE Type VA fully Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera System					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	Non. All cameras are IK10/IP66 cameras.	
			Camera systems: Detention: Indoors	Fair-18 cameras manufactured by Axis and Vivotek. Styles vary based on application.	Observed from staff desk on a Exaqvision VMS.
			Camera systems: Detention Outdoors	Fair 5 additional cameras covering the entrances and rec yards. Cameras include Axis multi-imager.	Observed from staff desk on a Exaqvision VMS.

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
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PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	Poor-Commercial grade intercom is partialy functional	Located in Central Control.
			Intercom: Detention: Common	Intercom system is not detention grade.	

Electronic Security Systems (14)

Locking Control System					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	Two comercial gates controlled by direct relays.	Non-secure staff station.
			Detention Locking Systems: Common Areas	None	



MODIFY AS APPLICABLE FOR BUILDINGS OWNED BY MTDCC



Pine Hills

Campus

Legend

📍 Pine Hills Correctional Facility

Three G Diesel & Automotive

Bloodom Lumber - Miles City

Pine Hills Correctional Facility

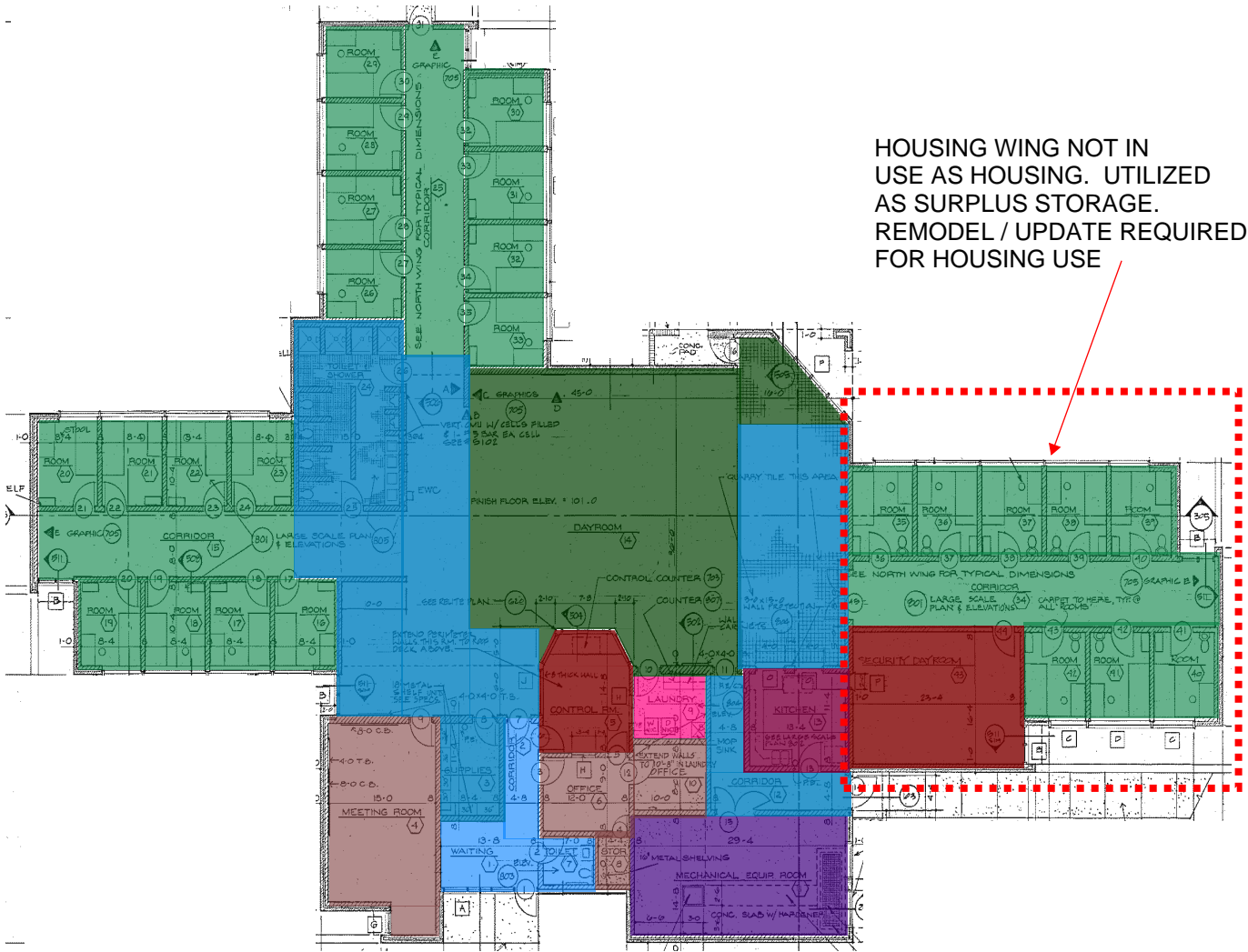
- B2: BOYS LODGE Range Rider
1979. Full original plans
1990. Roof rework
- B3: Vocational Bldg 1969 REMOVE 1997
- B4A: SCHOOL - RENOVATION 1997 - HVAC 1997 - CAMPUS EXPANSION 97
- B4B: GYMNASIUM-Renovation 1997 - CAMPUS EXPANSION 1997
- B5: POD 5 CORRECTIONS HOUSING FACILITY - 2002 FULL PLANS
- B6: NEW CORRECTIONS FACILITY W/ PODS 1-4, 2001 FULL PLANS

Google Earth



500 ft

- ADMINISTRATION
- CELLS / HOUSING
- COMMON NON SECURE
- COMMON SECURE
- DAY AREA
- EDUCATION / PROGRAMS
- INFIRMARY / MEDICAL
- KITCHEN
- LAUNDRY
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY



HOUSING WING NOT IN USE AS HOUSING. UTILIZED AS SURPLUS STORAGE. REMODEL / UPDATE REQUIRED FOR HOUSING USE

B2 FLOOR PLAN
 9,285 GSF
 SINGLE STORY

PINE HILLS - BLDG B2 RANGE RIDER LODGE

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills GROSS SQUARE FOOTAGE 9,285

BUILDING ID: B2 - Range Rider Lodge NUMBER OF STORIES 1 story

ADDRESS: Miles City Montana YEAR BUILT 1979-1980, Upgrades / Remodel 1995/2000

DATE: 7/13/2022 BUILDING TYPE Type IIB, Occ I-3

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		80%	Low Min Security Housing with Day Area / Restrooms / Dining Area	Partial Remodel in 2000. Remodeled area Condition is in good condition. Remodel south Sleeping wing to bring facility use to full capacity. Currently being used as storage. Central control not used. Building constructed in the mid 1960, being 55 years old <u>has been maintained reasonably well given its use</u>	Remodeled housing north and east wing
				Note: From the 100% of the building 20% (1800 SF) of entire building was not remodeled from 2000 remodel. Area is left unremodeled, non housing use. Used as surplus storage. <u>Recommend to remodel / upgrade section for detention use</u>	
		5%	REHEAT KITCHEN	Reheat Ktichen is in good condition overall. Minimal equipment in good condition. Stainless Steel work surfaces at serving and cleanup. Commercial grade Dishwasher, Range residential electric with Recirc type fan. Stainless steel commerical sinks	Center bldg area next to control room
		15%	Admin	offices (2) Counseling / Programs room	Main Entry to Building
			NUMBER OF STORIES	single story	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Noted Above		

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Stem Walls	Stemwalls / slab on grade. Stemwalls for Heating piping from central plant. Condition: Good, no differential movement areas observed	Perimeter, Central core and restrooms
		100%	Foundation	Spread and pad footings, no differential movement observed	Exterior perimeter footings, Interior bearing footings, interior column pads

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up		
			Detention: Masonry / Mortar	Reinforced CMU Block backer wall with Brick wythe exterior course. Condition: Good to Better	All Exterior walls
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention:	NA	
			Paint/Sealer	NA	
			Insulation	Rigid between CMU Wythe and Brick Wythe	All Exterior walls
Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Glass Glazing / Frame	All windows double pane glass in Aluminum window framework. Standard fastening. Condition Fair	All exterior walls windows
			Single Pane	At storefront openings -	Entries
			Hardware	NA - windows are fixed	
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Hardware: Admin /Services	Knobs - wore out - replacement needed	
			Door/Admin	Hollow Metal and Storefront Aluminum	HM at service doors. AL at Main Entry
			Frame/Admin	Hollow Metal and Alum Frame	As Above
			Doors: Detention:	Heavy Duty Hollow Metal Doors and Frames	Exterior Detention Wing Corridor Doors
			Hardware: Detention	Old Southern Steel low security locks. Some are not operational, parts cannot be found. Recommend retrofit of all detention hardware	Exterior Detention Wing Corridor Doors
			Misc: Overhead Door	NA	
			Hatches	NA	
Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	NA	
		2%	Concrete/Steel	TS Concealed in walls	Control area, large open Day area

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		60%	Slab on Grade	Slab on Grade Conditions good overall. No visible buckling of floor finishes at CT areas or VCT or Cpt	Day Area, Dining Area, Admin, Sleeping
			Raised Floor Wood		
		40%	Raised Floor Concrete/Steel	Visibly appears good. Minor movement at SOG to Floor over tunner as seen in CT at dining area.	Cooridor, Restroom , partial day room walkway area
Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	NA	
			Concrete/Steel	Sloped Concrete Hollow Core Slabs bearing on steel structure and masonry. Steel deck / joists bearing on steel structure and masonry. Good overall condition. No concerns	
Covering (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flashing	New within the last 3 years. NO issues. Excellent Conditions	All perimeter parapet / coping flashings, equipment flashings
		100%	Roof drainage	Positive roof drainage - combination of internal roof drains and scuppers. No issues	Entire roof
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
		100%	Membrane/Metal	New within the last 3 years. NO issues - Excellent Condition	Main Roof - Membrane - 70%. Steel mansard type over entries (30%)
			Clay / Cement Tiles	NA	
Insulation (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		70%	Rigid	New when reroof done ...energy Code met. Assuming Excellent	All membrane roof areas
		30%	Batt	Could not confirm, concealend	

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		0%	Framed - GWB /Paint	na	
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
		100%	Detention: Masonry (CMU) Tiled Masonry CMU	Reinforced CMU - paint. Areas that are in use and part of the 2000 renovation in good condition. Minor maintenance on	Cells, Day areas Restrooms
Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Plaster / GWB		
		40%	Detention: Plaster / GWB	Gyp paint	Restrooms showers, coffered ceiling Day Area, Core Area
			Non Detention: Lay in	Ceilings at day area, control and admin areas - ACT/grid in good condition	Admin, day area, warming kitchen
		60%	Detention: Security	Exposed painted concrete - good condition, minor painting maintenance in remodeled areas of 2000	Cell Blocks
			Specialty	NA	

Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Typical Hardware	Knobs	Admin, service areas.
		15%	Non Detention: Door	Hollow Metal low security Heavy duty doors. Kitchen door / frame has been completely removed	Admin, service areas.
		15%	Non Detention: Frame	HM low security frames	
		85%	Detention: Hardware	Old Southern Steel - Mogul keyed. Defunct type locks, parts no longer available, recommend retrofitting with new. Locking hardware in Jamb	
		85%	Detention: Door	HM low Detention grade with security Glass in vision panel.	
		85%	Detention Frame:	Hollow Metal security frame with Keyed lock control set set up in Jamb (2" wide) through jamb to deadlocks. Retrofit with new frame for new locks.	
		0%	Non Detention: Relites / Interior Windows	NA	
		100%	Detention: Relites / Interior Security Grade Windows	Low level security glass	Control area, vision panels in cell block doors

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		65%	Non Detention: Resilient	Sheet Goods and VCT - Good Condition	Housing, Kitchen, Counselling room
			Non Detention/Detention: Carpet	CPT	Day Room, Main Corridors
			Non Detention: Ceramic/Stone/Terrazzo		
			Detention: Sealed Concrete/Painted Concrete	Sealed concrete. Good Condition	Mech and Storage Roomm
			Detention: other Ceramic	CT good condition. QT in Dining area good condition, color out of Date. Mosaic CT in restrooms - good conditions. SV in Cells	Restroom/ Showers - CT. Dining- QT. Cells - SV
			Wood	NA	

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Paint	Paint in Good conditiomm	Reheat Kitchen
			Non Detention: FRP Wall Coverings		
			Non Detention: Ceramic Tile, Stone Tile		
		80%	Detention: Paiint	Paint on CMU, overall is good in the Remodeled areas of 2000. Minor Maintenance	
			Detention: Tile / Glazed Block	NA	
		20%	Detention: Ceramic/Stone Tile	CT in showers,	

Specialties (7)

Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	NA	
		10%	Detention: Metal/Other	4' CMU painted in main facility restroom off of Day Room between toilet fixtures	

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory		
			Room & Directional Signs		

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Detention: Day Room Seating	Loose furniture - minimal - good condition	
		70%	Detention: Cell furnishings: Bed / Table	Painted Steel, bed, table and stool fixed to wall - good condition given use	
			Classroom / Lecture		

		15%	Cafeteria	Steel dining tables fixed to floor	
Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Non Detention: Markerboard	Good conditon	Admin areas and Secure Intake area
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls		
			Communication		
			Hoist Way		
			Lift		

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Non Detention: Work Areas	Limited accommodations - accessible route	1 admin office, reheat kitchen, counseling
			Non Detention: Elevator	NA	
		5%	Non Detention: Restrooms	Limited accommodations - accessible route - grab bars of original 1979 design. Full compliance not met. Main detention restroom non ADA	Staff / visitor toilet
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
		25%	Non Detention: Door Hardware	none- all knobs	All admin areas
		50%	Detention: Cells	None - all low grade detention Knob sets	All detention
		25%	Detention Day Rooms	NA - OPEN	
			Detention: Rec Areas	NA - EXTERIOR	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	In place	to secure yard from Admin area
			Detention: Impeded Egress / Exit Systems	In place	to secure yard from Housing wings / dayroom

Exit/Emergency Lighting/Alarms (B)

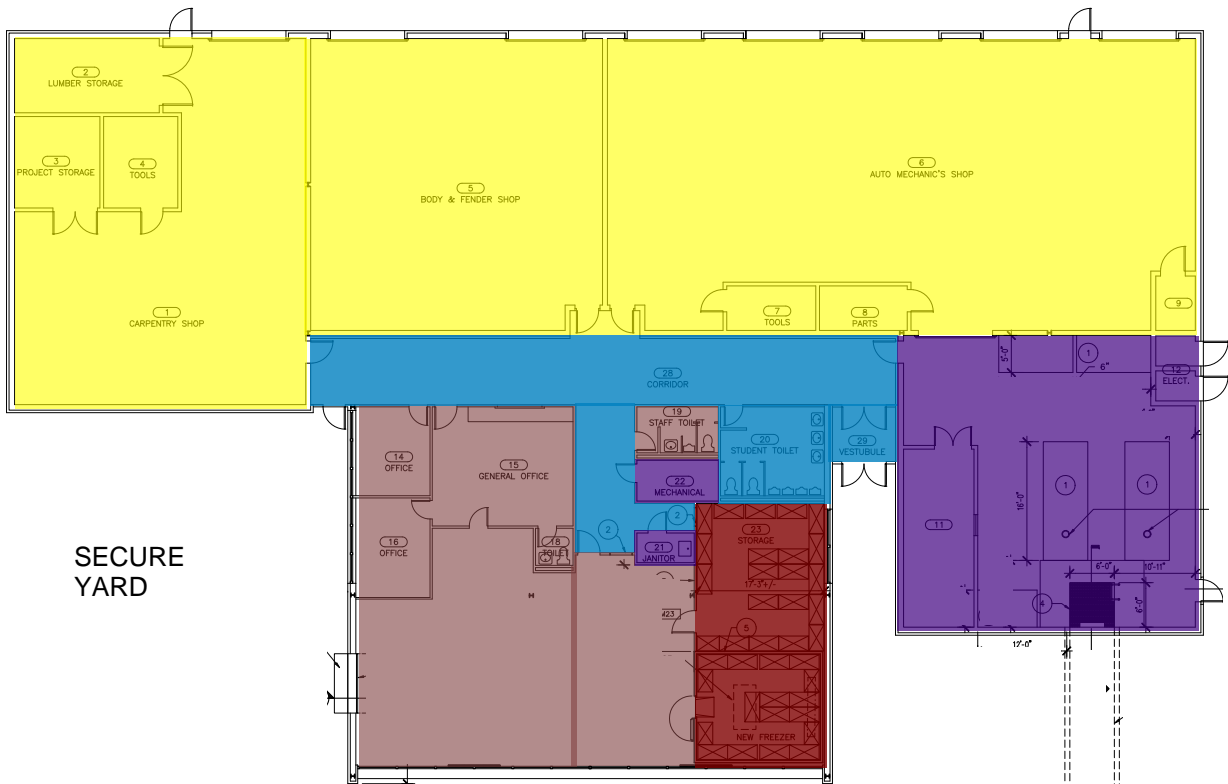
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		40%	Exit Lights	See Electrical, in place	
		40%	Emergency Lighting	See Electrical, in place - good condition	
			Smoke/Heat Detection	See Electrical	
		100%	Fire Alarm System	See Electrical	

Asbestos/Hazardous Material (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	Existing non remodeled wing to be confirmed for ACM. Outside of scope of work	Non remodeled wing
			Other Asbestos Containing Material (ACM)	As above	None remodeled wing

- ADMINISTRATION / CAMPUS RECEIVING / SURPLUS
- COMMON SECURE
- EDUCATION / PROGRAMS
- KITCHEN STORAGE
- MECHANICAL/CUSTODIAL

SECURE YARD



SECURE YARD

ADMIN /
RECEIVING
SURPLUS

PLANT
TUNNEL
STRUCTURE

BLDG B3 FLOOR PLAN

13,110 GSF

PINE HILLS BLDG B3 VOCATIONAL TRAINING

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills GROSS SQUARE FOOTAGE 13,110

BUILDING ID: B3 - Vocational Building NUMBER OF STORIES 1 story

ADDRESS: Miles City Montana YEAR BUILT 1969, REMODEL Upgrades 2000

DATE: 7/13/2022 BUILDING TYPE Type IIB, Occ B Vocational Training

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		0.65	VOCATIONAL TRAINING	Auto Mechanics, Auto Body, Trades - Plumbing/ carpentry - good condition for age of building and uses of it	East side of building, high bay areas
		0.25	ADMIN / RECEIVING	Vocational Office - Good overall condition for age and uses of it	West Entry area
		0.1	FACILITIES PLANT	Plant supplies many of the pre 2000 buildings with Heat and generator power, plant is in good condition, however tunnel system that feeds buildings is in need of repair and replacement	SW Corner of building
			NUMBER OF STORIES	single story - high bay shop areas	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Noted Above	Overall condition good. ADA upgrades needed inside of	

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Stem Walls	4' high stem walls - good condition, no areas observed as deficient	perimeter awlls , interior load bearing masonry walls
			Foundation	Spread footings supporting above	As above

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	Concrete retaining wall at loading dock area to accommodate service ramp for building	North receiving area

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up	NA	
		100%	Detention: Masonry / Mortar	Reinforced CMU loadbearing backup wythe with Brick masonry veneer. Given age of facility and the known soils conditions of Eastern MT, minor efflorescing at brick do to water, no visible breaks in veneer	All exterior walls
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention:	NA	
			Paint/Sealer		
		100%	Insulation	Rigid between masonry wythes. Could not observe r value, doubtful if it meets todays energy code for mass building	All exterior walls

Exterior Windows (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Glass Glazing / Frame	Double Pane Insulated glass at exterior windows. Heavy Commercial Aluminum frame	All exterior windows
			Single Pane	Glass at Door storefront Sidelights	Main Entry
			Hardware	Manufacturer standard aluminum hardware at operable windows	Admin area
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		25%	Hardware: Admin	Keyed knob sets -non ADA levers. Recommend upgrading	
		25%	Door/Admin	Painted HM and Stained Wood. Recommend changeout of all doors to HM	Offices wood, Storage areas, non office areas HM
		25%	Frame/Admin	Painted Hollow Metal - overall condition of frames good	Throughout
		75%	Doors: Detention:	Painted HM door with Vision Panels and HM Frame	Vocational training doors - shops
		75%	Hardware: Detention	Keyed knob sets -non ADA levers - Recommend changing out hardware to higher grade of hardware as applicable	Throughout
			Misc: Overhead Door	Steel insulatedw / vision panel, electric operated, Steel insulated trolley operators. All newer doors and operators in good	Receiving Areas, vocational shop areas
			Hatches	Roof Hatch, good condition. Flashings at hatch in good condition recently replaced with new roof	From Tool room - ladder acces

Interior Columns/Beams (D)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood		
		100%	Concrete/Steel	CMU concrete filled block pilasters and Steel	Primary interior column Structure

Floor System (4)

Floor Super Structure (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Slab on Grade	Floor system overall in good condition. Some cracking at wood shop / paint area - 1% to 5% of overall, translating into 1 wall in woodshop / paint area. Floor condition has held up well given age of building and soils in Eastern Montana	All floor is slab on Grade. Minor cracking (appears as differential movement) at wood shop paint area.
			Raised Floor Wood		
			Raised Floor Concrete/Steel	Tunnel construction adjacent to main building - concrete	

Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	NA	
			Concrete/Steel	Steel deck over steel bar joist bearing on CMU load bearing	

Covering (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flashing	New within the last 2 years. Excellent condition	All flashings at roof, parapets, equipment
		100%	Roof drainage	Internal drains and overflow scuppers. Roof membrane new within the last 2 years. EPDM membrane in excellent condition. Overflow scuppers not installed per code, they set to high above drain point of the roof drain and have a dam around them and thus if a problem occurs with the drain being plugged, additional water load will be imposed on structure and could cause structural failure from overloading due to the additional weight of water. <u>Recommend correction at overflow scuppers</u>	Entire roof
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	EPDM - 2 years old. Excellent condition	Entire roof
			Clay / Cement Tiles	NA	

Insulation (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Rigid	Rigid - not known what R value is. Not known to what extend insulation was replaced when roof membrane completed. Good to Excellent	Entire roof
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		5%	Framed - GWB /Paint	Remodeled office Storage areas	Admin / Storage
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
		95%	Detention: Masonry (CMU) Tiled Masonry CMU	Stack bond CMU - painted	All vocational areas, corridors

Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Plaster / GWB	NA	
		10%	Detention: Plaster / GWB	Painted Gyp	Restrooms
		20%	Non Detention / minimal Detention: Lay in	2x4 ACT	
			Detention: Security	NA	
		70%	Specialty	Exposed painted structure -decking and steel joists. Good paint finish on exposed structure allows for good light reflectivity in	Vocational areas, Mech areas, storage areas

Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		25%	Typical Hardware	Keyed knob. Recommend changing out hardware to higher level grade of hardware given use. Doors tied to Magnetic hold opens into storage areas. Drop out to allow door closing on building	Throughout Admin office
		25%	Non Detention: Door	Painted HM and Stained Wood. Recommend changeout of all doors to HM. Doors frames and hardware removed from	Throughout Admin office
		25%	Non Detention: Frame	Hollow metal painted	Throughout Admin office
		75%	Detention: Hardware	Keyed knob. Recommend changing out hardware to higher level grade of hardware given use	Vocational areas, Mech areas, storage areas
		75%	Detention: Door	Hollow metal painted	Vocational areas, Mech areas, storage areas
			Detention Frame:	Hollow metal painted	Vocational areas, Mech areas, storage areas
			Non Detention: Relites / Interior Windows	Wire Glass - good condition	Admin areas
			Detention: Relites / Interior Security Grade Windows	Wire Glass - good condition	Vocational areas, Mech areas, storage areas

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Non Detention: Resilient	VCT, SV. Fair to Good Condition, maintained well for type of use. Future replacement	Admin Offices
			Non Detention: Carpet	NA	
			Non Detention: Ceramic/Stone/Terrazzo	NA	
		75%	Detention: Sealed Concrete/Painted Concrete	Sealed Concrete. Good overall condition.	Vocational areas, Mech room.
		10%	Detention: other Ceramic	Mosaic Tile in Restroom. Good condn. No issues observed. Maintained well. Continued maintenance	Restroom
			Wood		

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Non Detention: Paint	Paint	Admin area, mech area, storage, receiving
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
		75%	Detention: Paint	Paint - good condition overall given the use in the vocational	Vocational areas,
		10%	Detention: Tile / Glazed Block	Glazed tile 4x4 walls in restroom	Restroom
			Detention: Ceramic/Stone Tile	NA	

Specialties (7)

Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	NA	
			Detention: Metal/Other	Metal good condition - non ADA	Toilet room

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory		
			Room & Directional Signs		

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	loose furniture	
			Cafeteria	NA	

Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Non Detention: Markerboard	Good condition	Admin areas, vocational areas
			Non Detention: Tackboard	Good condition	Admin areas, vocational areas
			Non Detention: Cabinets	Metal cabinets / lockers - fair to good condition	Vocational areas

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Non Detention: Work Areas	No accommodations made	Admin Area
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	No accommodations made for any restrooms in this facility	Restrooms
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp	NA	
			Non Detention: Door Hardware	No accommodations made	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
		80%	Detention Work Areas	No accommodations made	Vocational area

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	In place to secure outdoor yard/ security fenced area	Main Entry / exits, receiving area
			Detention: Impeded Egress / Exit Systems	In place to secure outdoor yard/ security fenced area	Vocational rooms exit to secure yard east side of bldg

Exit/Emergency Lighting/Alarms (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		40%	Exit Lights	In Place and operational	
		40%	Emergency Lighting	In Place and operational	
			Smoke/Heat Detection	See Electrical	
		100%	Fire Alarm System	See Electrical	

Asbestos/Hazardous Material (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	Old VCT and SV suspect ACMs in adhesives if replaced. Testing and reporting recommended. Testing of ACM's outside Scope of this work	Admin / storage areas
			Other Asbestos Containing Material (ACM)	Testing ACM outside Scope of this work	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills **GROSS SQUARE FOOTAGE** 13,110

BUILDING ID: B3 - Vocational Building **NUMBER OF STORIES** 1 story

ADDRESS: Miles City Montana **YEAR BUILT** 1969, REMODEL Upgrades
2000

DATE: **BUILDING TYPE** Type IIB, Occ B Vocational
Training

Montana Department of Corrections- Facilities Condition Inventory:

HVAC SYSTEMS CONDITIONS (6)

Heating (A)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Building controls are primarily pneumatic with limited night setback capability. System has been reported as problematic and is in poor condition.	
			BMS	There is a campus wide building automation system, installed by ATS with nearest office in Billings MT. Web based with PC interface located in this building. System controls and monitors the campus boiler/chiller plant and air handling systems in the adjacent school and detention buildings.	
			Boiler/Furnace	Two (2) Cleaver Brooks FL-900, Hot Water 9000 MBH, dual fuel No. 2 oil/Natural gas, serves the school and housing buildings, approximately 23 years old, fair/good condition. Two (2) Lochinvar SBN1000, condensing gas, primary pumps, operate when outside air is above 50 deg. F, approximately 11 years old, good condition. Three (3) secondary distribution pumps, one on standby, base mounted, 375 gpm each, approximately 23 years old, fair/good condition.	
			Room Units	Baseboard radiation in office areas, hot water unit heaters in shop areas. Original to the building, pneumatic controls, poor/fair condition.	
			Hydronic Piping	Steel and copper pipe distribution, minimal signs of deterioration, fair condition.	
			Alternative Fuel	Primarily natural gas, large boilers are equipped with oil burners but no longer utilized.	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	Rooftop HVAC, Ruud model RGEZR060, DX cooling only, single zone with economiser, serves warehouse space, approximately 2 years old, good condition.	
			Air Handler	Rooftop HVAC, Ruud model RGEZR060, DX cooling only, single zone with economiser, serves office areas, approximately 2 years old, good condition.	
			Air Handler	Rooftop HVAC, Rheem model RGEZR060, DX cooling only, single zone with economiser, serves warehouse space, approximately 23 years old, no longer operable.	
		100%	Ductwork	Galvanized steel, no duct sealer observed. Duct insulation damaged in several areas, poor/fair condition.	
			Specialized Exhaust	Roof mounted toilet room exhaust fans. Roof mounted shop exhaust fans (duct connections to welding booth hoods in the central bay) with sidewall intake air opens mounted high. Roof mounted heat exhaust fan for the boiler plant. High/low exhaust for the chemical storage room. Some fans appear original to the building, fair condition.	
			Room Ventilators	None	

Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	Air cooled chiller, Trane model RTAF 150E UAGH XUA2, 30% glycol chilled water, approx. 3 years old. Primary/standby distribution pumps with Danfos VSD, Grundfos CR64-2-2, 20 hp. Plant serves classroom and detention buildings. Chiller and pumps in good condition.	Boiler room
			Detention: HVAC Ventilation / AC	Not Applicable	
			Hydronic Piping	Piping is steel or copper and wrapped with fiberglass insulation. Piping appears to be in fair condition.	

Plumbing Systems Condition (7)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Sinks/Toilets/Showers	Floor mounted flush valve water closets, wall hung urinals, wall hung lavatories with dual faucet, no anti-scald fitting, not ADA compliant, fair condition.	
			Detention: Sinks / toilets Showers	Not Applicable	
			Specialty Fixtures: Kitchens / Food Service.	Landry with commercial Washers Alliance model UW60PVXU80001 and gas Dryers UTF75NRMF6G1W04, poor/fair condition. Stainless steel parts was sink in the shop, poor condition. Elkay wall mounted water cooler, fair condition.	
			Plant Hot Water Generation	AO Smith storage water heater model BTR 120 118, 120 MBH input and 71 gallons of storage, approximately 6 years old, with recirculating pump, no anti-scald mixing valve, fair/good condition.	
			Alternative Fuel	Natural gas is used exclusively.	

Supply Piping (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	The building has a 2 inch domestic water service from the campus service loop, water entrance is from the tunnel in the warehouse space. Shut of valve only, there is no backflow	
			Piping	Domestic cold and hot water distribution is copper, piping shows some deterioration. Piping insulation is fiberglass. Pipe and insulation is in fair condition.	
			Pumps	None	

Waste Piping (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Waste piping below slab could not be observed. Original sanitary piping below slab is assumed to be cast iron, plumbing updates have included solvent welded pvc.	
			Pump	Sump pumps are located in the tunnels for ground water runoff, poor/fair condition.	

Fire Protection Condition (8)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		30%	Non Detention: Sprinkler: Wet /	None	
		70%	Detention: Sprinkler: Wet / Dry	Not Applicable	
		30%	Non Detention: Hose Stations / Cabinet Systems	None	
		70%	Detention: Hose Stations / Cabinet Systems	Not Applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills

GROSS SQUARE FOOTAGE 13,110

BUILDING ID: B3 - Vocational Building

NUMBER OF STORIES 1 story

ADDRESS: Miles City Montana

YEAR BUILT 1969, REMODEL Upgrades
2000

DATE:

BUILDING TYPE Type IIB, Occ B Vocational

Montana Department of Corrections- Facilities Condition Inventory:

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controlle Entries	Security fencing around the perimeter of the campus. Good condition.	Around campus.
Outdoor Access					
			Non Detention: Parking	Somed broken concrete in parking area. No need to for replacement.	North side of building.
			Non Detention: ADA Parking	No ADA parking available.	North side of building.
			Non Detention: Bldg Access	Sidewalk in good condition around the building. No major cracking or spalling.	Around the building.
			Detention: Outdoor Recreation	N/A	

Site Utilities

Building / Facility Services

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Rain leaders from the roof, through the wall with heat trace. Staining on the wall shows that the overflow scuppers flow quite a bit. Roof drains need to be unclogged/evaluated to ensure proper roof drainage. A sand/oil separator is located on the north side of the building due to large number of vehicles and engines.	Around the building.
			Facility Waste systems:	Sanitary sewer service line connected to ss main in abandoned street. Connects to City SS main in Haynes Ave. SS main is 6" clay and should be increased to 8" PVC.	West side of building.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Municipal Water - two water mains, one for building services (domestic supply) and one for fire suppression including the fire hydrants. A separate irrigation system provides water for irrigation systems. Leaking at connection above ground and require repairs. Irrigation water is also obtained from Tongue River Diversion. Condition of water mains is unknown. If installed at time of buildings, then water line is comprised of cast iron pipe and should be replaced.	West side of building.
			Facility Fire Protection Systems / Delivery / Storage	A water main outside of the tunnel serves the fire hydrants present and active around building.	Around the building.
			Facility Power Utilities	All power to the other buildings passes through the transformer located next to this building. Power is distributed to the other buildings via the tunnel. Tunnel is in state of disrepair with metal roof collasping onto the utilities. Concrete tunnel lid may need to be removed and replaced for the length of the tunnel from building B3 to B4.	North side of building.
			Facility Site Lighting	Street lighting appears to be in fair condition.	North side of building.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas line located in tunnel.	North side of building.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills **GROSS SQUARE FOOTAGE** 13,110

BUILDING ID: B3 - Vocational Building **NUMBER OF STORIES** 1 story

ADDRESS: Miles City Montana **YEAR BUILT** 1969, REMODEL Upgrades 2000

DATE: **BUILDING TYPE** Type IIB, Occ B Vocational Training

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	MDU 500KVA ERMCO, 4.2% Impedance - Appears fairly new with 06/19 data.	Building exterior - south side.
			Meter Base	Good condition.	Building exterior - south side.
			Generator	Cummins Onan Model #500DFED 41884d, 500KW. Operated monthly and serviced by Cummins in Billings MT. Good condition and powers this entire building and the entire Pine Hills campus. ATS switch is an ASCO 7000 Series in good condition. Generator does have an EPO.	Building exterior - south side.
			Alternative Source	NA	
Lighting (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Energy	Fluorescent and HID fixtures have been changed out to LED lamps. Good condition.	
			Detention: Fixtures - Energy	NA	
			Light Level Controls	Basic switches in good condition.	
			Occupancy/Daylight Sensor	None.	
			Wiring	Appears in good condition.	
Distribution (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	Square D QED Powerstyle 2000A 277/480v SWBD serves the building, an older GE AV Style SWBD at other end of the building and serves the other buildings on campus.	Main Electrical/Mechanical room.
			Service Panels	New Square D type NF and NQOD and some older styl GE NLAB.	Main electrical/mechanical room and shop area. GE NLAB are no longer manufactured, but breakers are available for them. Code required clearance in front of panels CS and CS-2 in the shop area is deficient.
			Devices	Basic switches in good condition.	
			Wiring	Appears to be in good condition.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Good condition.	Generator powered.
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Good condition.	Generator powered.
			Emergency Lighting	Good condition.	Generator powered.
			Smoke/Heat Detection	Good condition. Mainly heat detection detection since this is a shop building.	Notification is limited to the corridors.
			Fire Alarm System	Older Notifier Zoned panel.	Ties to the main control panel at the main building. Tunnel is used to connect to the FA to the main building.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	None.	
			Clock	None.	
			Telephone	This telephone service Demarc is the main service for the campus and appears to have 200 pair. Good condition.	Communications room.
			Data	The data room at this building is the main room for the campus. Rack mounted fiber patch panels with 12 stand fiber cables to other campus buildings. The data room connects to the State Data Center behind the school with 12 Strand fiber. A data rack with Category 5 cabling is being used for data in this building. Good condition.	Communications room. A tunnel is used connect to the other buildings on campus.

FACILITY CONDITION INVENTORY

INSPECTOR _____

SITE: Pine Hills

GROSS SQUARE FOOTAGE 13,110

BUILDING ID: B3 - Vocational Building

NUMBER OF STORIES 1 story

ADDRESS: Miles City Montana

YEAR BUILT 1969, REMODEL Upgrades
2000

DATE: 7/13/2022

BUILDING TYPE Type IIB, Occ B Vocational
Training

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera Systems					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	Non. All cameras are IK10/IP66 cameras.	
			Camera systems: Detention: Indoors	Fair-5 cameras manufactured by Axis and Vivotek. Styles vary based on application.	mechanical and woodshop bays
			Camera systems: Detention: Outdoors	Fair- 3 additional cameras covering site exterior.	front bay doors and site exterior

Life/Safety Systems Conditions (12)

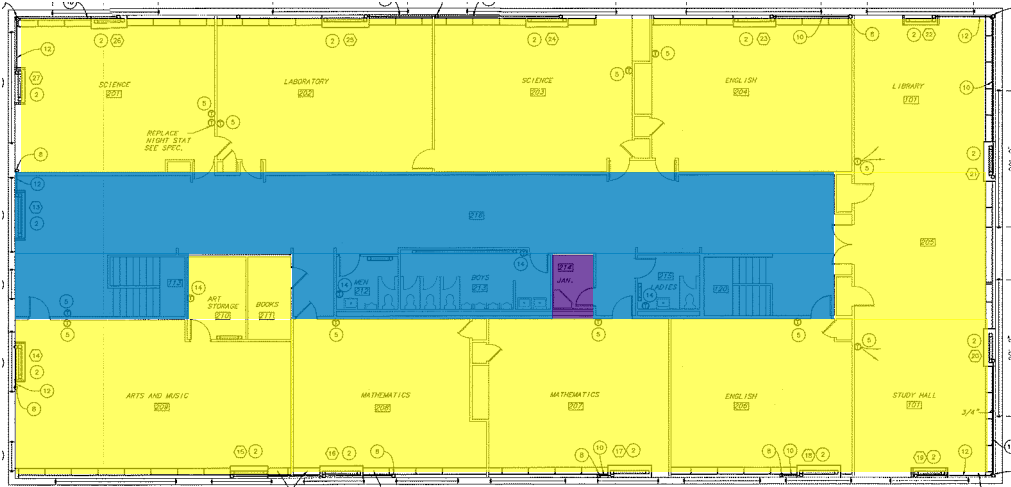
Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	none	
			Intercom: Detention Programs	none	
			Intercom: Detention: Common	none	

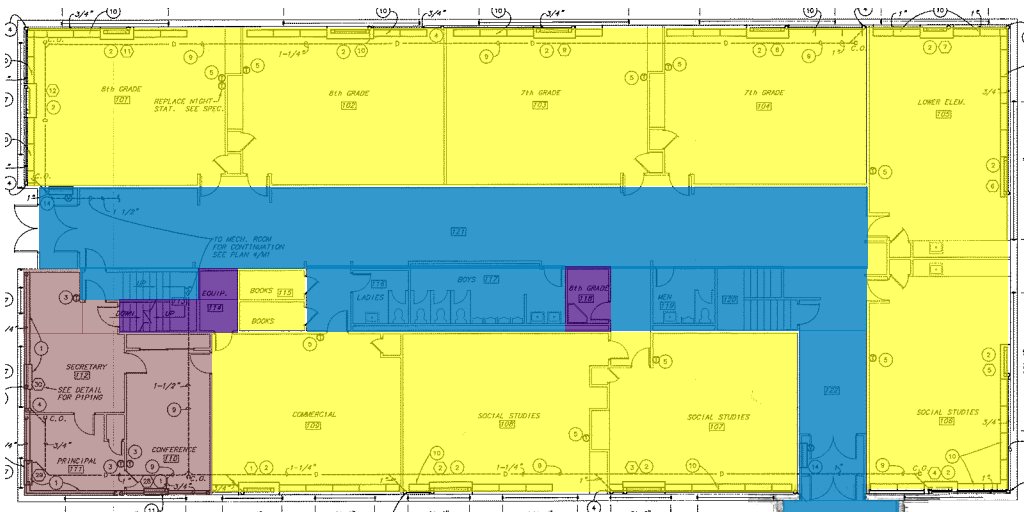
Electronic Security Systems (14)

Locking Control Systems					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	none	
			Locking Systems: Detention	none	

- ADMINISTRATATION
- COMMON SECURE
- EDUCATION / PROGRAMS
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY



SECOND FLOOR PLAN
10,600 GSF



FIRST FLOOR PLAN
11,400 GSF

BASEMENT MECHANICAL ROOM
NOT SHOWN

CONNECTING
FOYER / CORRIDOR TO
GYMNASIUM BLDG B4B\
590 GSF

PINE HILLS B4A SCHOOL

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Pine Hills	GROSS SQUARE FOOTAGE	22,590: 11400 1st; 10,600 2nd; Connector 590
BUILDING ID:	B4A - Vocational Training	NUMBER OF STORIES	2 story
ADDRESS:	Miles City Montana	YEAR BUILT	Original 1966, 1997 Renovation
DATE:	7/13/2022	BUILDING TYPE	Type IIB, Occ B Vocational Training,

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		80%	VOCATIONAL TRAINING EDUCATION	Original / remodeled construction utilized for Vocational education programs. Given age of building (55 years) and use, building has been maintained well. Building overall is in good to very good physical condition and is maintained as a school building with low security Classrooms and an administrative area complete with <u>Principal operations</u>	Vocational classrooms
			ADMIN / Support Spaces	Admin areas in good condition. Support spaces in good condition	Admin area 1st floor
			NUMBER OF STORIES	2 Stories	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Noted Above	Exterior and interior in overall good condition given 55 year age	

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Stem Walls	Concrete stem walls to frost line on spread footings and intermediate stemwalls on spread footings for load bearing walls. Full height basement walls at basement mechanical area	Exterior perimeter walls and interior bearing walls
		100%	Foundation	Concrete spread footings and stemwalls	as above

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	Concrete	
			Railing	Steel	
			Entry Steps / Structure	Concrete steps at north main Entry into structure along with HC Access ramp	
			Retaining Walls		

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up		
		100%	Detention: Masonry / Mortar	Reinforced CMU backup wall with Brick masonry finish and precast concrete decorative panels at exterior window bands. Condition: Good overall. No visible cracking or cracking issues with masonry. Both precast panels and masonry at 1st floor line are stained heavily from irrigation system at Pine Hills. Recommend masonry cleaning / sealing / maintenance	All exterior walls
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention:	NA	
			Paint/Sealer	NA	
			Insulation	None indicated on original drawings per the wall construction	Exterior walls
Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Glass Glazing / Frame	Aluminum Storefront and Aluminum fixed and Awning type windows. Many operable windows have been modified to accept Air conditioner window units. Infill work for AC units poor	Storefront at entries - main and corridor connecting link, windows at non entry locations
			Single Pane	Insulated double pane glazing. Seals failing. Replacement of windows. Single pane heavy glass at Entry doors	Single at Storefront doors, double at storefront sidelights / fixed / operable
			Hardware	Mfr standard turn latch push hardware	Operable windows
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	Aluminum / Glazing as above	exterior windows
EXTERIOR DOORS					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		5%	Hardware: Admin	push pull, cylinder deadlocks on store front entries with Magnetic locks and call system on storefront assemblies	Entries - main and connecting corridor. Knobs
		5%	Door/Admin	Hollow metal / Aluminum/ wood	
		5%	Frame/Admin	Hollow metal / aluminum	
		95%	Doors: Detention:	Hollow metal / Aluminum	
		95%	Hardware: Detention	Knobs, Access Control magnetic locks	Entries
			Misc: Overhead Door	NA	
			Hatches		
Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	NA	
			Concrete/Steel	Steel encased in masonry	Interior

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		50%	Slab on Grade	Typical main floor. No visible structural deficiencies. Good condition	Main floor
			Raised Floor Wood		
		50%	Raised Floor Concrete/Steel	reinforced concrete flat plate slab - good condition, no visible structural issues. 2nd floor concrete over steel joist deck structure	Basement ceiling flat plate concrete, 2nd floor steel structure with concrete

Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes	Concrete	To mechanical room from admin
		5%	Detention: Stair Construction: Finishes	Steel channels with concrete filled pan tread metal risers. Tread covered with Rubber tread material. Good condition	2 stairs to 2nd floor
			Non Detention: Stair Rails	Square stainless steel tube	Basement stair
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	As above	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood		
		100%	Concrete/Steel	Steel structure metal deck. Condition Very Good	Over 2nd story of Vocational building and connection corridor

Covering (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Flashing	Roof edge flashings - very good. New within the last 5 years. Metal soffit fascia panels at roof edge in very good condition	Vocational / educational portion of building
		100%	Roof drainage	sloped to roof edge. Gutters / downspouts only at connection corridor entry locaton.	Entire roof
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	New EPDM roof in last 5 years	Entire roof
			Clay / Cement Tiles		

Insulation (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid	Rigid assumed below the epdm membrane, R value not known	Roof
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		0%	Framed - GWB /Paint	NA	
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
		100%	Detention: Masonry (CMU) Tiled Masonry CMU	CMU painted throughout. Paint is in good conditon overall. No consistent paint scheme, all education rooms. Epoxy paints per facilities in restrooms on CMU - good condition	Admin, offices, classrooms, restrooms, corridors

Ceilings

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Plaster / GWB		
			Detention: Plaster / GWB	Suspended painted gypsum lids. Good overall condition given age of building. Maintenance as completed over years has been	Upper Classrooms, restrooms (both levels)
			Non Detention: Glue on / ACT lay in	suspended 12x12 concealed grid ceiling - good overall condition	Main level, Admin, Classrooms, corridors both levels
			Detention: Security	NA	
			Specialty	NA	

Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Typical Hardware	Keyed knob and lever locksets. Hardware is upgraded as the old knob sets fail	Admin office / support / storage
		10%	Non Detention: Door	Wood, HM. Fair to good given age of building. HM doors are in better than wood.	Offices wood, utility spaces HM
		10%	Non Detention: Frame	HM	admin office / support /
		90%	Detention: Hardware	Keyed knob and lever locksets - 30% of classrooms have been retrofitted with lever locksets.	Classrooms both levels
		90%	Detention: Door	Wood stained, louvers and vision panel (wire and non wire glass) overall condition fair to good given use	Classrooms both levels
		90%	Detention Frame:	HM - painted. Good overall condition	Classrooms both levels
			Non Detention: Relites / Interior Windows	HM - painted. Wire glass. Good overall condition	Admin area, stairs
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Resilient	VCT - Fair to good overall condition	Classrooms, corridors
			Non Detention: Carpet	CPT - good overall condition	Office Admin area
			Non Detention: Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete	NA	
			Detention: other Ceramic	Mosaic tile in restroom facilities both floors. Good overall	
			Wood		

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Non Detention: Paint	Paint, finishes maintained well- good condition	Throughout admin, support spaces.
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
		90%	Detention: Paint	Paint throughout, maintained well. Good condition	Classrooms, corridors
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (7)

Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	NA	
			Detention: Metal/Other	Metal - no doors. Floor mounted with upper head brace. Fair condition overall, some rusting starting at lower portions of panels. Recommend sand blast and repaint, or replace	Restrooms

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
		5%	Room & Directional Signs	Limited to admin functions. Inmates escorted to classrooms, no Signage at classrooms	

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
		90%	Classroom / Lecture	Loose tables / chairs/ desks	Classrooms
			Cafeteria	NA	
Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Non Detention: Markerboard	Markerboards at classrooms, good condition	all class rooms
			Non Detention: Tackboard	Tackboards in corridors and classrooms. Good Conditions	Throughout bldg
			Non Detention: Cabinets		

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls		
			Communication		
			Hoist Way		
			Lift		

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Work Areas	Keyed lever locksets and knobs. Not all areas updated for staff	Admin area
			Non Detention: Elevator	NO ELEVATOR ACCESS TO SECOND FLOOR. Main level has been updated to provide minimal reasonable accommodations in classrooms	
			Non Detention: Restrooms	Knobs	
			Non Detention: Ramps	Exterior access ramp to North Main entry - good condition	
			Non Detention: Stair & Ramp Rails	Rails - painted steel - good condition	
			Non Detention: Door Hardware	Levers keyed locksets	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work / Education Areas	Two classrooms have had door hardware changed out to lever / locksets. All others remain with knobs. Knobs are changed out/ upgraded as needed	typical throughout

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	In place to exit to a secure yard	Building and connection to Gym/rec Bldg
			Detention: Impeded Egress / Exit Systems	In place to exit to a secure yard	Building and connection to Gym / Rec Bldg
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Exit Lights	In place operational	Corridor main exits
		20%	Emergency Lighting	In place operational	Corridor main exits
			Smoke/Heat Detection		
		100%	Fire Alarm System		

Asbestos/Hazardous Material (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	Suspect items would include older VCT Glues as it appears areas of flooring have been redone. Testing is outside of Scope of work	
			Other Asbestos Containing Material (ACM)	Suspect items would include gypsum jointing material in hard lid ceilings. Testing is outside of Scope of Work	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills

GROSS SQUARE FOOTAGE 22,590: 11400 1st; 10,600 2nd; Connector 590

BUILDING ID:

NUMBER OF STORIES 2 story

ADDRESS: Miles City Montana

YEAR BUILT Original 1966, 1997 Renovation

DATE:

BUILDING TYPE Type IIB, Occ B Vocational Training,

Montana Department of Corrections- Facilities Condition Inventory:

HVAC SYSTEMS CONDITIONS (6)

Heating (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Building controls are primarily pneumatic with limited night setback capability. System has been reported as problematic and is in poor condition.	Basement mechanical room
			BMS	There is a campus wide building automation system, installed by ATS with nearest office in Billings MT. Web based with PC interface located in this building. This system does not appear to be extended to this building.	
			Boiler/Furnace	Heating hot water is generated in the boiler plant in Building 3.	
			Room Units	Unit ventilators with supplemental baseboard radiation. Appear to have been converted to two pipe heating and cooling. Cabinet unit heaters at entryways. Poor/fair condition.	
			Hydronic Piping	Schedule 40 steel threaded or welded, appears to be original to the building. Three distribution pumps, one on standby, 3/4 hp each. Poor/fair condition.	Basement mechanical room
			Alternative Fuel	None	
Ventilating (B)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	Not applicable	
			Air Handler	Not applicable	
			Air Handler	Not applicable	
		100%	Ductwork	Galvanized steel, exhaust only, poor/fair condition.	
			Specialized Exhaust	Roof mounted fans for central toilet rooms.	
			Room Ventilators	Unit ventilators with supplemental baseboard radiation. Appear to have been converted to two pipe heating and cooling.	
Cooling (C)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	Pad mounted air cooled chiller, Trane model CGAM 040F2R03AXB2 A1A1, 40 ton, scroll compressors, R410A, appears to be less than 3 years old. Good condition. Plate type heat exchanger, appears to have converted the heat loop to a two pipe heating cooling loop.	Ground mounted
			Detention: HVAC Ventilation / AC	Not applicable	
			Hydronic Piping	Schedule 40 steel, glycol solution to chiller. Pipe condensation is deteriorating pipe insulation.	

Plumbing Systems Condition (7)

Fixtures (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Sinks/Toilets/Showers	Floor mounted flush valve water closet, wall hung lavatory, no anti scald or trap insulation. Not ADA compliant. Fair condition.	
			Detention: Sinks / toilets Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	Stainless steel drop in sinks in the Home/Ec classroom. Fair condition.	
			Plant Hot Water Generation	Reliance model 6-40-EORT, electric storage domestic Water heater, 4500 watt, 40 gallons, recirculation pump, no antiscald mixing valve. Water heater appears to be new.	Basement mechanical room
			Alternative Fuel	None	
Supply Piping (B)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Copper, original to the building. Fair condition.	
			Pumps	None	
Waste Piping (C)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Hub and spigot cast iron, original to the building. Poor/fair	
			Pump	None	

Fire Protection Condition (8)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Sprinkler: Wet /	None	
			Detention: Sprinkler: Wet / Dry	Not applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills

GROSS SQUARE FOOTAGE 22,590: 11,400 1st; 10,600 2nd; Connector 590

BUILDING ID:

NUMBER OF STORIES 2 story

ADDRESS: Miles City Montana

YEAR BUILT Original 1966, 1997 Renovation

DATE:

BUILDING TYPE Type IIB, Occ B Vocational Training.

Montana Department of Corrections- Facilities Condition Inventory:

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controlle Entries	Security fencing around campus perimeter and appears to be in good condition.	
Outdoor Access					
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Sidewalk appears to be in good condition expect for ADA ramp into building. Ramp is in poor condition and should be replaced.	North side of building.
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Downspouts around building. The majority of the grading provides positive flow away from building.	Around building.
			Facility Waste systems:	Sanitary sewer service probably clay pipe. Pipe should be replaced with PVC.	West side of building.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Water service from tunnel.	West side of building.
			Facility Fire Protection Systems / Delivery / Storage	Fire hydrants located around the building. Served by independent water main.	West side of building.
			Facility Power Utilities	Power feed from tunnel	West side of building.
			Facility Site Lighting	Site lighting with the security fencing is in good condition.	Around campus.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas to building with tunnel.	West side of building.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills

GROSS SQUARE FOOTAGE 22,590: 11400 1st; 10,600 2nd; Con

BUILDING ID:

NUMBER OF STORIES 2 story

ADDRESS: Miles City Montana

YEAR BUILT Original 1966, 1997 Renovation

DATE:

BUILDING TYPE Type IIB, Occ B Vocational Training,

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	112.5 KVA Dry Type Nema 3R transformer at building exterior, 3.7% Impedance. Served from Building B3 Shop.	Exterior to the building.
			Meter Base	None. Served from Building B3 Shop.	
			Generator	None. Served from Building B3.	
			Alternative Source	na	
Lighting (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Energy	Fluorescent fixtures with LED lamp replacements. The lenses on light fixtures in the classrooms are yellowing. Overall in fair to good	
			Detention: Fixtures - Energy	NA	
			Light Level Controls	Basic Switch Controls.	
			Occupancy/Daylight Sensor	None.	
			Wiring	Appears to be in good condition.	
Distribution (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	Main panel is a new 400A Square D NQOD panel. The original MDP was gutted and utilized as a junction box.	Basement mech/elec room.
			Service Panels	Aged Westinghouse Panels. Fair Condition.	Westinghouse panels are no longer manufactured. Cutler Hammer branch breakers can still be installed, but ideal if panels like these are replaced.
			Devices	Good condition and appear to mostly be original to the building.	
			Wiring	Appears to be in good condition.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems		
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Good condition.	Generator powered from Building B3.
			Emergency Lighting	Good condition.	Generator powered from Building B3.
			Smoke/Heat Detection	Good condition.	Corridors, classrooms and office areas.
			Fire Alarm System	There is a old Edwards Panel that is not used. FA connects back to the Notifier FACP at the main shop.	No remote annunciator for the FA system (since there is not an FACP at the building).

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	Aged Aiphone Intercom. Old technology, but is working fine.	Main office.
			Clock	American Time Signal. New head end unit installed utilizing back box of the original unit. Good condition.	Main office.
			Telephone	Good condition. Phone service is from Building B3 Shop.	Basement mech/elec room.
			Data	Fiber and fiber enclosure is served from Buiding B3. There is a data system with network switch and wireless data at the building utilized for classroom smartboards, and fiber for cameras.	Basement mech/elec room.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills

GROSS SQUARE FOOTAGE 22,590: 11400 1st; 10,600 2nd; Connector 590

BUILDING ID: B4A - Vocational Training

NUMBER OF STORIES 2 story

ADDRESS: Miles City Montana

YEAR BUILT Original 1966, 1997 Renovation

DATE: 7/13/2022

BUILDING TYPE Type IIB, Occ B Vocational Training,

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera Systems					
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PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	Non. All cameras are IK10/IP66 cameras.	
			Camera systems: Detention: Indoors	Fair-22 cameras manufactured by Axis and Vivotek. Styles vary based on application.	classrooms and hallways.
			Camera systems: Detention Outdoors	Fair 1 additional camera covering breezway to gym.	gym breezway

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
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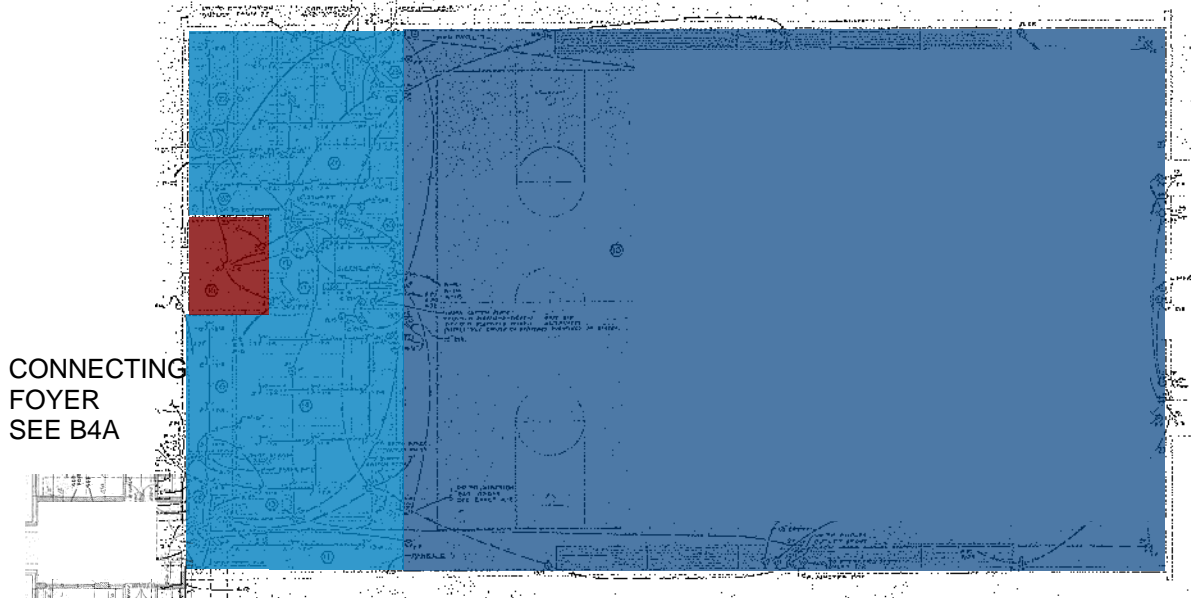
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	Poor- Aiphone Nem-20 for communication from classroom to office.	School office
			Intercom: Detention Programs	none	
			Intercom: Detention: Common	none	

Electronic Security Systems (14)

Locking Control Systems					
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PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	none	
			Locking Systems: Detention	none	

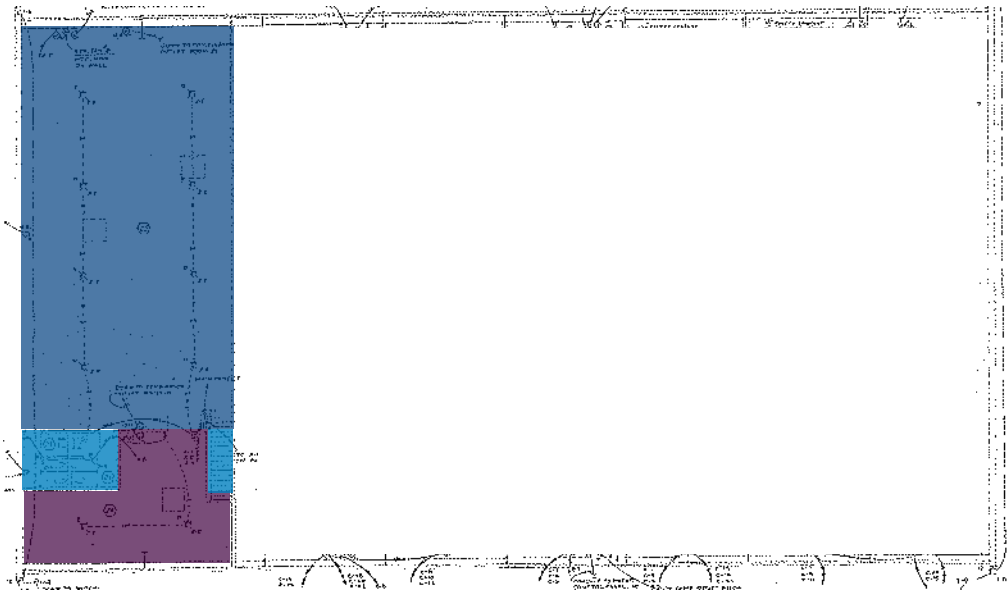
- ADMINISTRATION
- COMMON SECURE
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY



CONNECTING
FOYER
SEE B4A

B4B - FLOOR PLAN

16,960 GSF



B4B - MEZZANINE PLAN

3,800 GSF

PINE HILLS B4B GYMNASIUM

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Pine Hills	GROSS SQUARE FOOTAGE	20760: 16960 SF, Mezz: 3800
BUILDING ID:	B4B- Gymnasium	NUMBER OF STORIES	1 story
ADDRESS:	Miles City Montana	YEAR BUILT	1965, 1997 Renovation
DATE:	7/13/2022	BUILDING TYPE	Type IIB, Occ A-3

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			RECREATION - GYM	Recreation facility / locker room facility. Overall condition is good to very good. Updated in 1997 and has been maintained very well given use and 55 year age of structure. Continued	
			NUMBER OF STORIES	1 single story with Mezzanine	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Noted Above		

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	Frost depth stemwalls and footing for supporting a Pre Engineered Metal Bldg (PEMB) frame and masonry infill structure between PEMB bents. Good to very good condition. NO issues	All perimeter exterior walls
			Foundation	Spread footings for stemwalls for supporting PEMB, exterior wall systems, and interior load bearing CMU walls for mezzanine. No issues observed	All perimeter exterior walls and interior CMU bearing walls

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up		
		100%	Detention: Masonry / Mortar	Non load bearing infill CMU / Brick / Precast panels between Pre Engineered Metal Bldg (PEMB) supporting bents. Masonry / precast staining / efflorescence from years of irrigation system use and water spraying on building.	Exterior walls
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention:	NA	
			Paint/Sealer	NA	
		100%	Insulation	Not known. Rigid assumed between CMU, face brick and Precast panels.	Exterior walls

Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Glass Glazing / Frame	NA	
			Single Pane	NA	
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	

HARDWARE					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Hardware: Admin	Keyed knob locksets and Lever knobsets. Best, Corbin Russwin and Schlage, Varied cylinders. Recommend keying all to new Key svstem	Exterior doors - Levers
			Door/Admin	HM	
			Frame/Admin	HM	
			Doors: Detention:	Flush HM painted,	Connection Corridor Entry, Exterior
			Hardware: Detention	keyed knob locksets, corbin Russwin and Best. Best Cylinders/Cores. Recommend Keying all to new key system	
			Misc: Overhead Door	NA	
			Hatches	NA	

Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	NA	
		100%	Concrete/Steel	PEMB clear span bents for primary structure exposed. Good condition throughout	all gym primary support structure

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Slab on Grade	Slab on grade main level. NO issues observed. Good Condition	Main floor
			Raised Floor Wood	NA	
		25%	Raised Floor Concrete/Steel	Concrete slab / metal deck assembly over steel bar joists on CMU bearing walls. NO issues observed. Good Condition	Mezzanine floor structure over locker rooms

Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	Concrete tread and risers - Cast in place. Painted finish peeling. Recommend refinish	Mezzanine access stair
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	Steel railings attached to wall	Mezzanine access stair
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	Concrete tread and risers - Cast in place	Mezzanine access stair

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood		
			Concrete/Steel	PEMB steel structure - z purlins and metal deck over purlins. Good to very good condition overall.	Gym roof Structure
Covering (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Flashing	Roof edge flashings and rake flashings new within the last 5 years. General maintenance	Gym roof Assembly
		100%	Roof drainage	PEMB Sloped / pitched gable 1:12 pitched roof structure. Positive drainage	Gym roof assembly
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	New membrane	Gym roof Assembly
			Clay / Cement Tiles		
Insulation (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Rigid	R Value of insulation not known, upgraded at time of roof system redo	Gym Roof
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		0%	Framed - GWB /Paint	NA	
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
		80%	Detention: Masonry (CMU) Tiled Masonry CMU	Paint finish, good overall condition	All walls, exterior interior side masonry walls, all interior walls
Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Plaster / GWB	NA	
		20%	Detention: Plaster / GWB	Gyp, paint - good	Office, restrooms
			Non Detention: Lay in	NA	
			Detention: Security	NA	
		80%	Specialty	Exposed structure - Main gym ceiling and mezzanine	Mezzanine and main gym
Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Typical Hardware	NA	
			Non Detention: Door	NA	
			Non Detention: Frame	NA	
		100%	Detention: Hardware	Keyed knob locksets. IC cores.	
		100%	Detention: Door	HM flush panel door painted at observation office and locker room / restrooms main level Good Condition . Wood solid core door at restrooms (Mezzanine level) - good condition. Repaint of HM doors as needed	Flush panel HM- observation / office locker room doors. SC wood at locker rooms (mezzanine level) and Mech all areas
			Detention Frame:	HM Painted	
			Non Detention: Relites / Interior Windows		
			Detention: Relites / Interior Security Grade Windows	Hollow Metal frames with plexiglass and metal mesh over window frame unit.	Observation office

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Resilient	NA	
			Non Detention: Carpet	NA	
			Non Detention: Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete	Sealed / painted concrete	Mezzanine, locker rooms, main corridor
			Detention: other Ceramic	NA	
			Wood	Wood gym floor with court stripings. Good to very good condition. Has been maintained well for age and use of bldg	Gym floor

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Paint	NA	
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
		100%	Detention: Paint	Painted CMU	All areas
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (7)

Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	NA	
			Detention: Metal/Other	Painted metal - fair to good condition. Rooms have controlled keyed access locksets, thus allowing control use of room	

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
		1%	Room & Directional Signs	Signage posted at door locations high on door frame head.	Locker Rooms, Mech Rooms

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	NA	
			Cafeteria	NA	

Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		1%	Detention: Markerboard	White markerboards - good condition	Workout weight room -
			Detention: Tackboard	as above	
		5%	Detention: Cabinets / OTHER	Bleachers in gymnasium, casework in observation / office. Newer bleachers and overall very good condition	Gym

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Work Areas	NA	
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	NA	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	NA	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
		75%	Detention: Rec Areas	Main level on accessible route into gym. Locker rooms non accessible, mezzanine none accessible.	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	NA	
			Detention: Impeded Egress / Exit Systems	In place and exit to a secure yard	Gym exits, main entry connection corridor
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		40%	Exit Lights	In place, see electrical for further info	
		40%	Emergency Lighting	In place, see electrical for further info	
			Smoke/Heat Detection	In place, see electrical for further info	
		100%	Fire Alarm System	In place, see electrical for further info	
Asbestos/Hazardous Material (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	Outside of scope of work.	
			Other Asbestos Containing Material (ACM)	Outside of scope of work.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills **GROSS SQUARE FOOTAGE** 20760: 16960 SF, Mezz: 3800

BUILDING ID: **NUMBER OF STORIES** 1 story

ADDRESS: Miles City Montana **YEAR BUILT** 1965, 1997 Renovation

DATE: **BUILDING TYPE** Type IIB, Occ A-3

Montana Department of Corrections- Facilities Condition Inventory:

HVAC SYSTEMS CONDITIONS (6)

Heating (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Building controls are primarily pneumatic with limited night setback capability. System has been reported as problematic and is in poor condition.	First floor mechanical room.
			BMS	There is a campus wide building automation system, installed by ATS with nearest office in Billings MT. Web based with PC interface located in this building. This system does not appear to be extended to this building.	
			Boiler/Furnace	Heating hot water is generated in the boiler plant in Building 3.	
			Room Units	Hot water finned radiation on the mezzanine and in various locations. Cabinet unit heaters in entryways. Poor/fair condition.	
			Hydronic Piping	Schedule 40 steel threaded or welded, appears to be original to the building. Distribution pump in crawl space. Poor/fair condition.	
			Alternative Fuel	None	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	Four (4) heating and ventilation units, hot water heating coils with face and bypass damper control, capable of 100% outside air. Appear original to the building. Poor/fair condition.	
			Air Handler	None	
			Air Handler	None	
		100%	Ductwork	Galvanized steel, no duct sealer observed. Poor/fair condition.	
			Specialized Exhaust	.	
			Room Ventilators	None	
Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	None	
			Detention: HVAC Ventilation / AC	Not applicable	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (7)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Sinks/Toilets/Showers	Floor mounted flush valve water closet, wall hung china urinals with flush valves, wall hung lavatory with lever faucets, no anti-scald or trap insulation. Not ADA compliant. Gang showers with stainless steel heads and central master mixing valve. Poor/fair	
			Detention: Sinks / toilets Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	None	
			Plant Hot Water Generation	Gas fired boiler, Lochinvar Copper Fin II model CFN501PM, 500 MHB, with auxiliary storage tank Lochinvar model TVG432J, ±400 gallons. Boiler and tank are approximately 23 years old. No antiscald mixing valve. with recirculating pump 1/3 hp. Fair	
			Alternative Fuel	Natural gas	

Supply Piping (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Copper, original to the building. Fair condition.	
			Pumps	None	

Waste Piping (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Hub and spigot cast iron, original to the building. Poor/fair	
			Pump	None	

Fire Protection Condition (8)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Sprinkler: Wet /	None	
			Detention: Sprinkler: Wet / Dry	Not applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills

GROSS SQUARE FOOTAGE 20760: 16960 SF, Mezz: 3800

BUILDING ID:

NUMBER OF STORIES 1 story

ADDRESS: Miles City Montana

YEAR BUILT 1965, 1997 Renovation

DATE:

BUILDING TYPE Type IIB, Occ A-3

Montana Department of Corrections- Facilities Condition Inventory:

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controlle Entries	Security fencing around campus perimeter and appears to be in good condition.	
Outdoor Access					
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Sidewalk appears to be in good condition.	
			Detention: Out door Recreation	Asphalt pavement recreation area with basketball court in fair condition.	West side of building, inside security fencing.

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Downspouts around building. The majority of the grading provides positive flow away from building.	Around building.
			Facility Waste systems:	Sanitary sewer service probably clay pipe. Pipe should be replaced with PVC.	North side of building.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Water service from tunnel.	North side of building.
			Facility Fire Protection Systems / Delivery / Storage	Fire hydrants located on West side of buidling, appears to be in good condition. Fire hydrants connected to separate water main.	West side of building, inside security fencing.
			Facility Power Utilities	Power feed from tunnel.	North side of building.
			Facility Site Lighting	Site lighting with the security fencing is in good condition.	Around campus.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural gas service from tunnel.	North side of building.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills GROSS SQUARE FOOTAGE 20760: 16960 SF, Mezz: 3800
 BUILDING ID: NUMBER OF STORIES 1 story
 ADDRESS: Miles City Montana YEAR BUILT 1965, 1997 Renovation
 DATE: BUILDING TYPE Type IIB, Occ A-3

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	112.5 KVA Dry Type Nema 3R transformer at building exterior, 3.7% Impedance. Served from	Exterior to the building.
			Meter Base	None. Served from Building B3 Shop.	
			Generator	None. Served from Building B3.	
			Alternative Source	na	
Lighting					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Energy	Light fixtures in the main gym have been upgraded to LED. Good condition.	Lighting level for a gymnasium appears to be low.
			Detention: Fixtures - Energy	NA	
			Light Level Controls	Basic Switch Controls.	
			Occupancy/Daylight Sensor	None.	
			Wiring	Appears to be in good condition.	
Distribution (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	Main panel is a aged 400A Westinghouse panel. Condition is fair.	Basement mech/elec room.
			Service Panels	Aged Westinghouse Panels. Fair Condition.	Westinghouse panels are no longer manufactured. Cutler Hammer branch breakers can still be installed, but ideal if panels like these are replaced.
			Devices	Good condition and appear to mostly be original to the building.	
			Wiring	Appears to be in good condition.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Good condition.	Locations ok.
Exit/Emer					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Good condition.	Generator powered from Building B3.
			Emergency Lighting	Good condition. Exit signs have remot heads. Coverage will be limited with only these heads. However the building is backup by the Building B3 Generator.	Generator powered from Building B3.
			Smoke/Heat Detection	Good condition.	Corridors, classrooms and office areas.
			Fire Alarm System	FA connects back to the Notifier FACP at the main shop.	No remote annunciator for the FA system (since there is not an FACP at

Communications / IT Systems (13)

Voice/Dat					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	None.	Main office.
			Clock	American Time Signal. New head end unit installed utilizing back box of the original unit.	Main office of the School building.
			Telephone	None.	Basement mech/elec room.
			Data	None.	Basement mech/elec room.

FACILITY CONDITION INVENTORY

INSPECTOR _____

SITE: Pine Hills

GROSS SQUARE FOOTAGE 20760: 16960 SF, Mezz: 3800

BUILDING ID: B4B- Gymnasium

NUMBER OF STORIES 1 story

ADDRESS: Miles City Montana

YEAR BUILT 1965, 1997 Renovation

DATE: 7/13/2022

BUILDING TYPE Type IIB, Occ A-3

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera Systems

PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	Non. All cameras are IK10/IP66 cameras.	
			Camera systems: Detention: Indoors	Fair-4 cameras manufactured by Vivotek. Styles vary based on application.	gym and mezzanine
			Camera systems: Detention: Outdoors	Fair 1 additional camera covering site exterior.	gym wall

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	none	
			Intercom: Detention Programs	none	
			Intercom: Detention: Common	none	

Electronic Security Systems (14)

Locking Control Systems

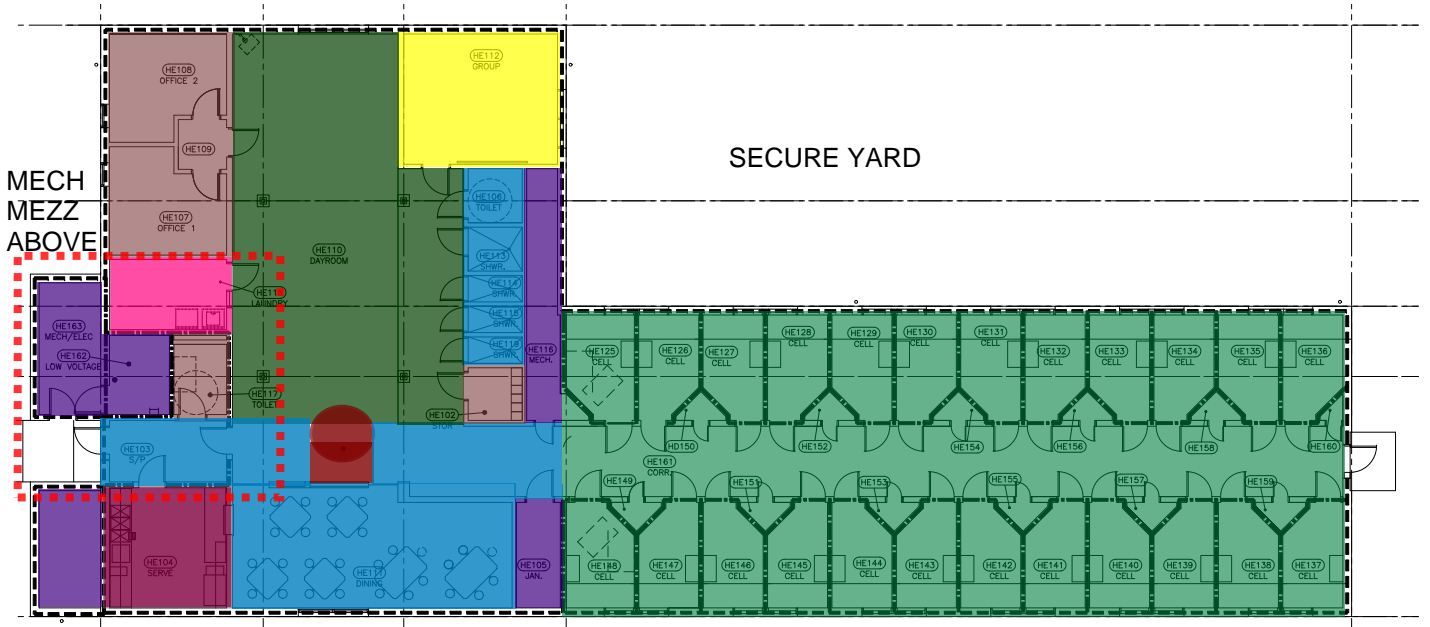
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	none	
			Locking Systems: Detention	none	

- ADMINISTRATION
- CELLS / HOUSING
- COMMON NON SECURE
- COMMON SECURE
- DAY AREA
- EDUCATION / PROGRAMS
- INFIRMARY / MEDICAL
- KITCHEN
- LAUNDRY
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY

SECURE YARD

SECURE YARD

MECH
MEZZ
ABOVE



B5 FLOOR PLAN

7,130 GSF
 SINGLE STORY
 MECH MEZZANINE PLATFORM NOT SHOWN

PINE HILLS B5 BLDG POD V

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills **GROSS SQUARE FOOTAGE** 7,130

BUILDING ID: B5 Dorm Pod V **NUMBER OF STORIES** Single story

ADDRESS: 4 North Haynes, Miles City, MT **YEAR BUILT** 2000

DATE: 8/11/2022 **BUILDING TYPE** TYPE II FR UBC, Type IIA - IBC - I-3

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		80%	HOUSING / DAYROOM	Constructed 2000 to 2001, opening in 2001. Single stand alone housing unit with Day room, showers / cell block. Facility is in good to very good condition given the use and age. No issues observed architecturally.	Stand alone dorm to south of main housing
			INTAKE / PROCESSING	NA	
			MEDICAL CHECKIN	NA	
		20%	REHEAT KITCHEN	Reheat serving kitchen / dining area - no issues	Kitchen / dining area
			ADMIN	NA	
			NUMBER OF STORIES	single story	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Noted Above		

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Stem Walls	Frost depth stem walls, full perimeter of exterior over spread footing. Very good condition overall. Stem walls for Tunnel	Exterior perimeter foundations, tunnel chase
		100%	Foundation	Spread footing for interior masonry CMU bearing walls	Bearing walls

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up		
		100%	Detention: Masonry / Mortar	CMU scored face, ground face and smooth face CMU with metal siding. Very Good condition. Staining do to site irrigation system.	Exterior wall assembly
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention:	NA	
			Paint/Sealer	NA	
		100%	Insulation	Rigid	exterior masonry wall assembly
Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		2%	Non Detention: Glass Glazing / Frame	Low detention grade polycarbonate glazing fixed in metal framework	Office Area Exterior window
			Single Pane	NA	
			Hardware	NA	
		98%	Detention: Glazing: Polycarbonate / Glass	Low securtiy Polycarbonate - fair to good condition. Scratched / marred	All cell block windows, dining area windows
		98%	Detention: Window Frame	Low detention grade polycarbonate glazing fixed in metal framework	All cell block windows, dining area windows
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		2%	Hardware: Admin	Institutional grade lever keyed mortise locksets. Good conditon	Storage, pipe chase / mech support rooms
		2%	Door/Admin	HM - painted - good condition	As above
		2%	Frame/Admin	HM - painted - good condition	As above
		98%	Doors: Detention:	Low Dention grade HM - good condtion	Exterior Entries
		98%	Hardware: Detention	Electric / mechanical lock, monitored, good condition	Exterior Entries
			Misc: Overhead Door	NA	
			Hatches		
Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood		
			Concrete/Steel	Grouted square CMU full height	Day room

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		98%	Slab on Grade	Good Condition, no issues observed.	Housing, Rec, Dining, Kitchen, Mech
			Raised Floor Wood		
		2%	Raised Floor Concrete/Steel	tunnel Chase - good condition	Pipe tunnel
Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood		
		100%	Concrete/Steel	Steel and decking structure and Concrete Hollow Core Slabs	Day Room/ Dining non housing Steel Structure and decking, Housing - Hollow core slab
Covering (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flashing		
		100%	Roof drainage	Positive with Sloped Roofs (Gable) and shed structure. Very good condition	Gable - Day room, shed style - housing block and remainder of building
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	White membrane - fair to good condition. Future replacement. Gable section - metal	Entire roof less the sloped gable metal section over day room
			Clay / Cement Tiles	NA	
Insulation (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid	Assumed rigid	Entire Roof
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Framed - GWB /Paint	NA	
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
		100%	Detention: Masonry (CMU) Tiled Masonry CMU	Ground face tan colored CMU and smooth face white painted CMU. Ground face CMU varies from a decorative 4' wainscot in dayroom area to 7'-4" high at cell fronts in cell block. Painted masonry above. Good to very good condition	All interior walls
Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Plaster / GWB	NA	
		40%	Detention: Plaster / GWB	Suspended gypsum - painted and suspended gypsum with 12x12 glue on ACT tile.	Corridors
		10%	Non Detention: Lay in	2x2 concealed grid	Office, dining area
		50%	Detention: Security	Hollow core painted concrete slabs	Housing / cell blocks
			Specialty		
Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Typical Hardware	Keyed lever locksets where not electric controlled locksets. Levers have been made ligature resistant in showers and toilet	Office / Laundry / group room/ mech access, toilet rooms
		10%	Non Detention: Door	HM Painted	Office / Laundry / group room, toilet rooms, shower
		10%	Non Detention: Frame	HM Painted	Office / Laundry / group room/ toilet rms, showers
		90%	Detention: Hardware	Southern Folger Detention in jamb electric keyed locksets, door flush pulls inside cell, door pull handles corridor side	Cells
		90%	Detention: Door	Detention HM painted, with Glazing and food port	Cell
		90%	Detention Frame:	Detention HM painted, with jamb mounted locksets	Cells
			Non Detention: Relites / Interior Windows	NA	
		90%	Detention: Relites / Interior Security Grade Windows	Low Security Level 3/8" polycarbonate at all interior lights	Throughout, relites and doors

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Resilient		
		35%	Carpet	Broadloom carpet, normal wear and tear. Good condition overall. Replacement in 10 years plus	Day room, group room, offices, control corridor
			Non Detention: Ceramic/Stone/Terrazzo	NA	
		55%	Detention: Sealed Concrete/Painted Concrete	Sealed concrete. Normal wear and tear with Clear epoxy finish wearing / failing in cells. Refinish will be required in 5 to 10 years	Cells, mechanical
		10%	Detention: other Ceramic	Ceramic tiles in 6x6 tile and mosaic tiles, coved broadcast epoxy. Good condition all	CT 6x6 - dining, mosaic tiles in showers and toilets, coved broadcast epoxy in serving kitchen
			Wood	NA	

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Paint	NA	
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile		
		40%	Detention: Paint	Painted masonry above and adjacent to decorative precolored, polished ground face CMU. Good Condition	Throughout
		40%	Detention: Tile / Glazed Block	Pre colored polished ground face CMU	Throughout
		20%	Detention: Ceramic/Stone Tile	Ceramic tiles full height and partial height	Shower rooms, toilet rooms

Specialties (7)

Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	NA	
			Detention: Metal/Other	NA - Toilets are in separate rooms	

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory		
			Room & Directional Signs		

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Detention: Day Room Seating	Loose tables / chairs (Plastic) stackable. Good Condition	
		50%	Detention: Cell furnishings: Bed / Table	Fixed steel painted bunk, fixed steel painted table/fixed stool (Stainless Steel) - good condition	
		10%	Classroom / Lecture	As above for dayroom seating	
		20%	Cafeteria	4 and 6 seat fixed table. Stainless steel stools, stainless steel tops with games silkscreened on. Good condition	Cafeteria

Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Non Detention: Markerboard	Good conditon	Group room, Dining
			Non Detention: Tackboard	As above for dayroom	
			Non Detention: Cabinets	NA	

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls		
			Communication		
			Hoist Way		
			Lift		

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Non Detention: Work Areas	Control area at floor level. Offices and group room	Office areas, group room
			Non Detention: Elevator	NA	
		1%	Non Detention: Restrooms	Accessible	Staff toilet - Entry area of main portion of bldg
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	Mortise lever locksets	
			Detention: Cells	Two Cells are set up as ADA	
		30%	Detention Day Rooms	Accessible / open	
			Detention: Rec Areas	Accessible to Outdoor /separate indoor Gymnasium bldg	
			Detention Work Areas	Laundry room - accessbile	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems		
		100%	Detention: Impeded Egress / Exit Systems	In place and operational to a secure yard	
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	In place, see electrical	
			Emergency Lighting	In place, see electrical	
			Smoke/Heat Detection	In place, see electrical	
		100%	Fire Alarm System	In place, see electrical	
Asbestos/Hazardous Material (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	None suspected. Outside of SOW	
			Other Asbestos Containing Material (ACM)	As above	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills GROSS SQUARE FOOTAGE

BUILDING ID: B5 Dorm Pod V NUMBER OF STORIES

ADDRESS: YEAR BUILT

DATE: BUILDING TYPE

Montana Department of Corrections- Facilities Condition Inventory:

HVAC SYSTEMS CONDITIONS (6)

Heating (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Direct Digital Controls manufactured by Allerton, installed by ATS.	Mezzanine mechanical room
			BMS	There is a campus wide building automation system, installed by ATS with nearest office in Billings MT. Web based with PC interface located Building 3.	Building 3 mechanical room
		100%	Boiler/Furnace	Heating hot water is generated in the boiler plant in Building 3.	
			Room Units	None	
			Hydronic Piping	Schedule 40 steel threaded and copper with sweat fittings.	
			Alternative Fuel	None	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	Heat recovery air handling unit, ±7000 cfm, 100% outside air, hot water heating and chilled water cooling, plate type recovery section. American Energy Exchange model DR85-160, 10 hp supply and 7.5 hp exhaust fans. Serves six (6) constant volume reheat zone distribution system. ± 22 years old. Good condition.	
			Air Handler	None	
			Air Handler	None	
		100%	Ductwork	Galvanized steel, duct sealed, good condition.	
			Specialized Exhaust	Ceiling mounted fan exhaust for common toilet room.	
			Room Ventilators	None	
Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		80%	Non Detention Central AC / HVAC	Chilled water is generated by the cooling plant at Building 3.	
		20%	Detention: HVAC Ventilation / AC	Chilled water is generated by the cooling plant at Building 3.	
			Hydronic Piping	Schedule 40 steel threaded and copper with sweat fittings.	

Plumbing Systems Condition (7)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Sinks/Toilets/Showers	Wall mounted flush valve water closet, wall hung lavatory with trap insulation. ADA compliant. Central shower with fixed shower head, push button control and central master mixing valve. Good	
			Detention: Sinks / toilets Showers	Stainless steel combination water closet and lavatory in individual cells, with central shut-off solenoids. ADA compliant. Good condition.	
			Specialty Fixtures: Kitchens / Food Service.	Stainless steel three-bay sink in serving kitchen, indirect waste to floor sink.	
			Plant Hot Water Generation	Domestic hot water is generated in Building 6.	
			Alternative Fuel	None	
Supply Piping (B)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Copper with sweat fittings. Good condition.	
			Pumps	None	
Waste Piping (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	PVC with solvent welded socket joints. Good condition.	
			Pump	None	

Fire Protection Condition (8)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		30%	Non Detention: Sprinkler: Wet / Dry	Wet sprinkler system, water service from adjacent building. Sprinkler heads do not appear to be quick response type.	
		70%	Detention: Sprinkler: Wet / Dry	Wet sprinkler system, water service from adjacent building, separate zone shutoff. Sprinkler heads are tamper resistant security type.	
		30%	Non Detention: Hose Stations / Cabinet Systems	None	
		70%	Detention: Hose Stations / Cabinet Systems	None	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills

GROSS SQUARE FOOTAGE

BUILDING ID: B5 Dorm Pod V

NUMBER OF STORIES

ADDRESS:

YEAR BUILT

DATE:

BUILDING TYPE

Montana Department of Corrections- Facilities Condition Inventory:

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controlle Entries	Security fencing around campus perimeter and appears to be in good condition.	Around campus.
Outdoor Access					
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Sidewalk appears to be in good condition.	North side of buidling.
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Downspouts release to the ground. A stormwater detention pond collects runoff from multiple buildings is in good condition. There is a second detention pond, located outside of the secure area, connected to the detention pond along Haynes Ave.	East and west side of building.
			Facility Waste systems:	Sanitary sewer service line condition is unknown.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Water service line condition is unknown. Water servcie line probably connects to the main building.	North side of buidling.
			Facility Fire Protection Systems / Delivery / Storage	Fire hydrant located near the building.	South side of building.
			Facility Power Utilities	Power from tunnel.	East side of building.
			Facility Site Lighting	Site lighting appears to be in good condition.	Around campus.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural gas provided to building.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills GROSS SQUARE FOOTAGE
 BUILDING ID: B5 Dorm Pod V NUMBER OF STORIES
 ADDRESS: YEAR BUILT
 DATE: BUILDING TYPE

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Service to the building is 100A, 277/480v with 45KVA transformer for 120/208v loads. The service originates from Building B3 electrical service.	Electrical room. Service is powered by the generator in building B3 Shop.
			Meter Base	Metering is at Building B3 Shop.	
			Generator	Generator power is from Building B3	
			Alternative Source	NA	
Lighting (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Energy	Fluorescent light fixtures that have been upgraded to LED lamps.	
			Detention: Fixtures - Energy	Good condition. Fluorescent fixtures upgraded to LED lamps.	
			Light Level Controls	MicroLite Light Relay panel and basic switches. Control in detention rooms is at the building control desk area.	
			Occupancy/Daylight Sensor	None.	
			Wiring	Appears to be in good condition.	
Distribution (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	Main Service panel is Square D, 100A MLO, type NF panel with no MCB.	Electrical room. Powered by Building B3 generator.
			Service Panels	Good condition. New Square D panelboards.	
			Devices	Good condition.	
			Wiring	Appears to be in good condition.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Good condition.	Locations ok.
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Good condition.	Locations ok. Powered by Building B3 shop generator.
			Emergency Lighting	Good condition.	Powered by Building B3 shop generator.
			Smoke/Heat Detection	Good condition.	Main corridors.
			Fire Alarm System	Edwards EST Addressable FA system. New condition.	Main electrical / data headend equipment room with remote annunciator at control desk.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	Good condition.	Amp is located in the main electrical/data headend equipment room. Main control at the control
			Clock	None.	
			Telephone	Good condition.	Located in data room.
			Data	Data rack with patch panels, network switch and small UPS.	Located in data room.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills

GROSS SQUARE FOOTAGE

BUILDING ID: B5 Dorm Pod V

NUMBER OF STORIES

ADDRESS:

YEAR BUILT 2000

DATE: 8/11/2022

BUILDING TYPE

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera Systems

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	Non. All cameras are IK10/IP66 cameras.	
			Camera systems: Detention: Indoors	Fair-6 cameras manufactured by Axis and Vivotek. Styles vary based on application.	Housing wings, program room, entry, kitchen
			Camera systems: Detention Outdoors	Fair 1 additional cameras covering the entrances and rec yards. Cameras include Axis multi-imager.	Exterior door and campus.

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None	
			Intercom: Detention Programs	Poor-code required intercoms to hard graphic panels	code required locations
			Intercom: Detention: Common	Poor-code required intercoms to hard graphic panels	code required sleeping rooms

Electronic Security Systems (14)

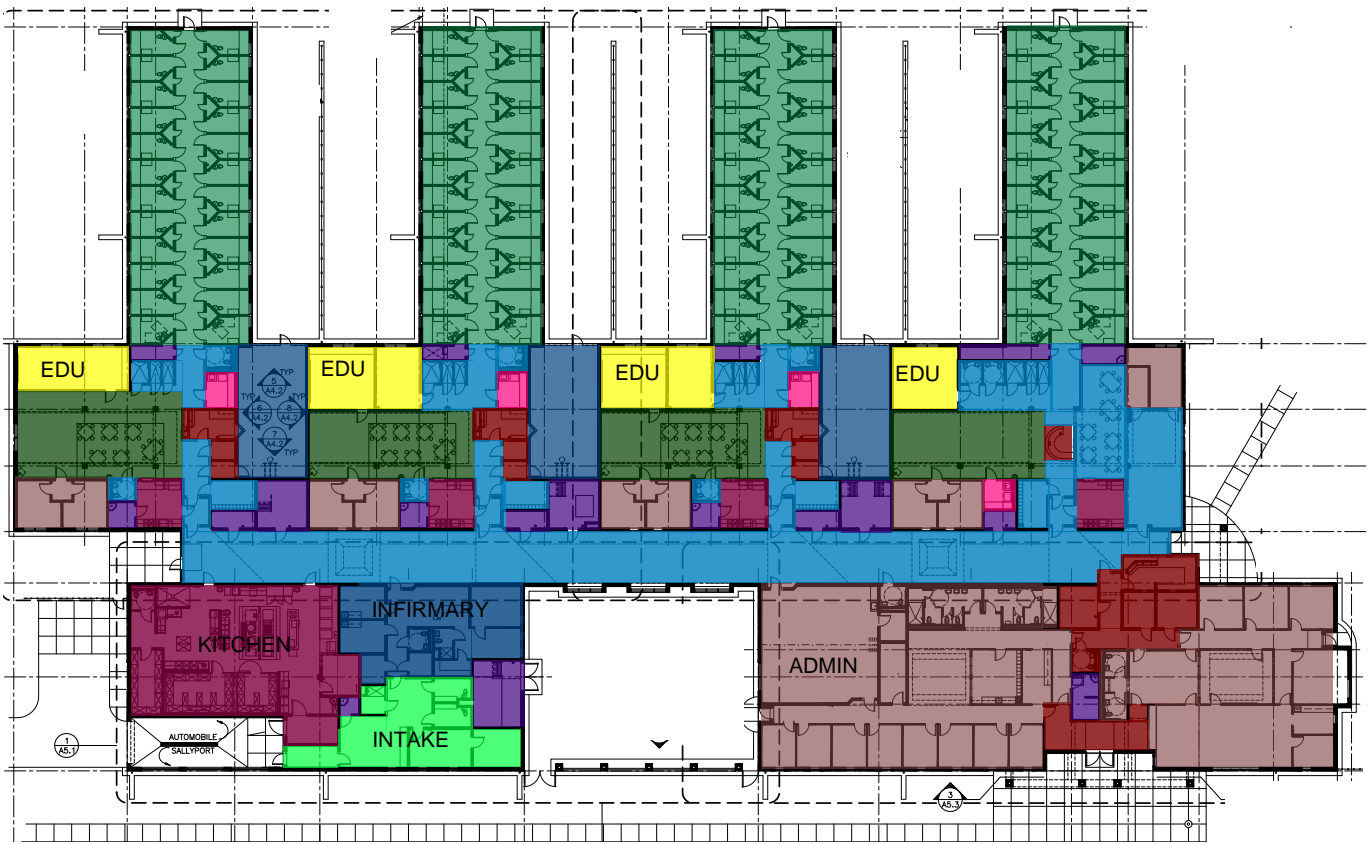
Locking Control Systems

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	none	none
			Locking Systems: Detention	Poor- direct drive relays from hard graphic panels	sleeping rooms, circulation doors

- ADMINISTRATATION
- CELLS / HOUSING
- INTAKE / PROCESSING
- COMMON SECURE
- DAY AREA
- EDUCATION / PROGRAMS
- INFIRMARY / MEDICAL
- KITCHEN
- LAUNDRY
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY

TYPICAL HOUSING POD

OUTDOOR REC BETWEEN PODS



B6 BLDG (SECURE DORM) FLOOR PLAN

45,915 GSF
SINGLE STORY

PINE HILLS B6 SECURE DORM

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Pine Hills	GROSS SQUARE FOOTAGE	45,915
BUILDING ID:	B6 - Secure Detention Facility	NUMBER OF STORIES	1 story
ADDRESS:	4 North Haynes, Miles City Montana	YEAR BUILT	2000
DATE:	7/13/2022	BUILDING TYPE	UBC TYPE II FR (I-3), UBC Type IIN (B)

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		62%	HOUSING	Housing - typical wear and tear. No real issues observed in Cell blocks, Day room areas -	
		7%	INTAKE / PROCESSING	Intake off of enclosed vehicle sallyport on NW corner of building. Sallyport also serves as receiving dock. Intake enters through secure man sallyport into processing area with two holding cells, infirmary and processing officers. Area overall good shape. Processing is for entire Pine Hills campus	
			MEDICAL CHECKIN	Included in processing and checking	
		5%	KITCHEN	All Pine Hills Campus meals produced. 1200 / day. Physical aspect of Kitchen is in good overall condition. Equipment upgrades needed. Parts are becoming more difficult to obtain.	
		26%	ADMIN	Pine Hills Campus Administration / operations	
			NUMBER OF STORIES	Single story with Mechanical penthouses	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Noted Above	Overall good condition.	

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	Frost depth stem walls, full perimeter of exterior over spread footing. Very good condition overall. Stem walls for Tunnel chase. Good overall condition	
			Foundation	Spread footing for interior masonry CMU bearing walls. Good overall condition, no deficiencies noted or observed at exterior	

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up		
		70%	Detention: Masonry / Mortar	Brick masonry veneer backed with reinforced CMU construction, CMU veneer backed with reinforced CMU construction, and Furred metal siding panels backed with reinforced CMU. Good to <u>very good condition</u>	Exterior walls Detention/ housing
		70%	Detention: Masonry Unit / Glass Block	Reinforced Concrete masonry unit. Good to very good condition	Exterior walls Detention/ housing
			Non Detention: Wood/Plaster/Metal	Metal stud framed non bearing walls with Brick veneer, no issues observed	Administration
			Paint/Sealer	NA	
			Insulation	Rigid insulation Hi-R value CMU Batt insulation and rigid insulation at metal stud masonry veneer walls. R values not	Exterior walls Detention / housing, rigid, batt - admin
Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Non Detention: Glass Glazing / Frame	Insulated glass assemblies in aluminum frames. Frames (window and storefront) and glass assemblies in good overall condition	Admin areas
		15%	Single Pane	Double pane insulated glass. Glass is in good overall condition, <u>Seals are showing signs of failure</u>	Admin areas
			Hardware	Hardware for ventilation port - manufacturer standard	
		85%	Detention: Glazing: Polycarbonate / Glass	Various security level glazing throughout. Single pane, good <u>condition</u>	Detention: Cell blocks, intake
		85%	Detention: Window Frame	Security hollow metal, good to very good condition	Detention: Cell blocks, intake
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Hardware: Admin	Heavy duty, keyed Lever / Exit Hardware, hinges, closers, seals as applicable. Hardware in good to very good <u>condit</u>	Administration area
		15%	Door/Admin	Aluminum storefront, painted hollow metal	Main Entry Door: Aluminum, Mech access doors, Hollow metal, <u>service area doors, HM</u>
		15%	Frame/Admin	Aluminum storefront, painted hollow metal - good to very good condition	Main Entry Door: Aluminum, Mech access doors, Hollow metal, <u>service area doors, HM</u>
		85%	Doors: Detention:	Security Hollow metal painted. Good to very good	Detention corridor exit, Housing doors, <u>intake</u>
		85%	Hardware: Detention	Electronic controled locks with Manual key override. Hinges, seals, <u>door position switches. Good condition</u>	Detention corridor exit, Housing doors, <u>intake</u>
			Misc: Overhead Door	NA	
			Hatches	NA	
Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	NA	
		25%	Concrete/Steel	Steel columns encased in CMU masonry surround or wall	

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Slab on Grade	Single level slab on grade constructon	Entire building
			Raised Floor Wood		
			Raised Floor Concrete/Steel	Mechanical mezzanines	Mechanical mezzanines serving housing pods

Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		1%	Non Detention: Stair Finishes	Steel grate ships ladder to mechanical mezzanines	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	Painted / primed tube steel railings	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	NA	
		100%	Concrete/Steel	Steel structure pitched/pitched at gable and shed type assemblies. Good condition	Roof Structure

Covering (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Flashing	Prefinished metal flashings and copings / trim. Good condition. Membrane flashings at membrane roof conditions / penetratons	Low flat roof, sloped roof sections
		100%	Roof drainage	Gutters / downspouts for sloped metal roof sections. Internal drains / overflows for taped insulation / membrane sections. Drainage good condiotn	
			Skylights	Skylights, good condition	Main Detention corridor
			Asphalt Shingle Tiles	NA	
		65%/35%	Membrane/Metal	Combination of single ply membrane and standing seam metal roof. Membrane roof is past it useful life and needs replacement. Metal roof in good condition	65% Membrane: Housing, Central Corridor, Kitchen. 35% metal: Admin, Intake, Mech mezzanines
			Clay / Cement Tiles		

Insulation (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Rigid	Rigid insulation above metal deck below membrane and sloped metal applications	
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Framed - GWB /Paint	Metal Stud framed partitions - Gypboard / paint, overall conditon good to very good.	Offices, Admin area
			Framed - Plaster / Paint	Metal Stud framed partitions - Gypboard and FRP covering, in good condition	Kitchen
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
		80%	Detention: Masonry (CMU) Tiled Masonry CMU	Painted reinforced CMU. Good to very good overall condition. Maintained well given use	Detention Corridor, Cell blocks

Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Plaster / GWB	GWB painted in good condition	Staff Toilet / locker rooms, Conference room
			Detention: Plaster / GWB	Suspended GWB, painted. Good conditon overall.	Housing pods sallyports, tlt/shower rooms/ serving kitchen, storage / custodial
			Non Detention: Lay in	2x2 ACT, 2x4 mylar faced ACT. Good conditon	2x2 - Admin offices. Mylar faced - kitchen
			Detention: Security	Concrete ceilings, good overall condition	Cell blocks Cells
			Specialty	12x12 ACT glue on ceiling tiles for acounstic control and finish ceilings. Good condition.	Housing pods day rooms, Programs/Classrooms, housing pod corridor, counceling offices in pods. Main detention corridor

Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Typical Hardware	Institutional grade keyed mortise Lever locksets, hinges, closers, seals as applicable. Good conditon overall.	Admin offices, staff toilet/shower rooms, Storage rooms
			Non Detention: Door	Stained wood. Good condition	Admin offices, staff toilet/shower rooms, Storage rooms
			Non Detention: Frame	Painted hollow metal frames / sidelights. Good Condition	
			Detention: Hardware	Electrically controlled detention locksets and mogul	Admin offices, staff toilet/shower rooms, Storage rooms
			Detention: Door	Painted heavy duty (HD) hollow metal doors and painted Security Hollow metal Doors with vision panels / food ports as applicable. Good conditon	HD Hollow metal: Kitchen, Intake processing, infirmary, Canteen. Security Hollow Metal: Housing, Security Control Rooms
			Detention Frame:	Painted heavy duty (HD) hollow metal frames and painted Security Hollow metal frames set up for detention locking hardware as applicable. Good conditon	HD Hollow metal: Kitchen, Intake processing, infirmary, Canteen. Security Hollow Metal: Housing, Security Control Rooms
			Non Detention: Relites / Interior Windows	Painted hollow metal frames / sidelights. Good Condition	Admin office areas
			Detention: Relites / Interior Security Grade Windows	Painted security hollow metal detention frames with security glazing - good conditon. Sheet vinyl: Good condition.	Central Control, pod Control

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non / Detention: Resilient	Sheet vinyl. Good Condition	Admin Storage areas, detention storage areas
			Non Detention: Carpet	Commercial grade carpet tile in vairous patterns / colors	Admin Area offices
			Non Detention: Ceramic/Stone/Terrazzo	Ceramic 2x2 mosaic patterned tile. Good conditon. No broken or chipped tiles. Floor maintenance has been good	Admin area restrooms and locker rooms
			Detention: Sealed Concrete/Painted Concrete	Pigmented sealed concrete	Cells
			Detention: other	Carpet. Good Condition given age and type of inmate use experienced. Ceramic Tile - good conditon	Cpt: Detention Corridor, Housing corridors, Housing dayroom, Program / group rooms, control rooms. CT: Inmate Toilets, Inmate showers. SV - Intake corridors, infirmary/medical rooms
			Wood	NA	

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Non Detention: Paint	Paint. Good condition	Admin Office Areas
		15%	Non / Detention: FRP Wall Coverings	Pebble faced FRP white Panels in good condition	Kitchen
		5%	Non Detention: Ceramic Tile, Stone Tile	Ceramic wall tile. Good Conditon	Staff Toilet / Locker Rooms
		80%	Detention: Paiint	Inductrial and epoxy Paint systems - Color themed. Good	Cell Blocks
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	Ceramic tile over masonry- good condition given area of use	Showers in Housing pods

Specialties (7)

Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	Prefinished painted metal. Good to very good condition	Staff Toilet / Locker Rooms
			Detention: Metal/Other	NA	
Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory		
			Room & Directional Signs	Plaque signage throughout. Good Conditon	Non Detention and Detention Cell Blocks
Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	Loose stackable chairs - fair to good conditon.	Day room each pod
			Detention: Cell furnishings: Bed / Table	Concrete pan filled bunks on outside wall with Mattress. Steel desk and steel stool at desk. Fair to good condition	Cells each pod
			Classroom / Lecture	Loose stackable chairs - fair to good conditon.	
			Cafeteria	Steel 4 and 6 seat tables to accommodate inmates for each cell block- good conditon	Dining area each pod
Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Non Detention: Markerboard	Good conditon	Admin areas and Secure Intake area
			Non Detention: Tackboard	As above	
			Non / Detention: Cabinets	Casework as applicable throughout. Good conditon	Admin Areas, Control rooms,

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		21%	Non Detention: Work Areas	Compliant	Administration offices, Staff work areas
			Non Detention: Elevator	NA	
		5%	Non Detention: Restrooms	Compliant	Adminstration
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
		26%	Non Detention: Door Hardware	Compliant	Administration offices, Staff work areas
			Detention: Cells	% Compliant out of the 62% housing of the building	Cell blocks
			Detention Day Rooms	Compliant - all day rooms	Cell blocks
			Detention: Rec Areas	NA	
			Detention Work / Program Areas	Compliant - all inmate work / program areas	Cell blocks

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	Exit systems in place, operational / compliant. Exit to yard and exit to parking / street. Good condition	Administration offices, Staff work areas
			Detention: Impeded Egress / Exit Systems	Exit systems in place, operational / compliant. Impeded Exit to Secure yard. Good condition	Housing pods
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	In place as applicable. See Electrical	
			Emergency Lighting	In place as applicable. See Electrical	
			Smoke/Heat Detection	Operational, see electrical for further information	
		100%	Fire Alarm System	Operational, see electrical for further information	
Asbestos/Hazardous Material (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	None suspected given age of building	
			Other Asbestos Containing Material (ACM)	None suspected given age of building	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills **GROSS SQUARE FOOTAGE** 45,915

BUILDING ID: B6 - Secure Detention Facility **NUMBER OF STORIES** 1 story

ADDRESS: 4 North Haynes, Miles City Montana **YEAR BUILT** 2000

DATE: **BUILDING TYPE** UBC TYPE II FR (I-3), UBC Type IIN (B)

Montana Department of Corrections- Facilities Condition Inventory:

HVAC SYSTEMS CONDITIONS (6)

Heating (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Direct Digital Controls manufactured by Allerton, installed by ATS.	Mezzanine mechanical room
			BMS	There is a campus wide building automation system, installed by ATS with nearest office in Billings MT. Web based with PC interface located Building 3.	Building 3 mechanical room
		100%	Boiler/Furnace	Heating hot water is generated in the boiler plant in Building 3.	
			Room Units		
			Hydronic Piping	Schedule 40 steel threaded and copper with sweat fittings.	
			Alternative Fuel	None	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	Detention wings, typical of 4. Heat recovery air handling unit, ±7000 cfm, 100% outside air, hot water heating and chilled water cooling, plate type recovery section. American Energy Exchange model DR85-200, 15 hp supply and 10 hp exhaust fans. Serves six (6) constant volume reheat zone distribution system. Good	
			Air Handler	Air handling unit serves intake offices, ±2700 cfm, hot water heating and chilled water cooling, constant volume reheat, 5 zones. Racan model A2D-44-55-D1, ± 22 years old. Good	
			Air Handler	Air handling unit serves administration offices, ±10500 cfm, hot water heating an chilled water cooling, variable air volume reheat, 14 zones, Racan model A2D-61-69-D1, ± 22 years old. Good condition.	
			Air Handler	Air handling unit for kitchen makeup air, ±10700 cfm, natural gas heating and DX cooling, single zone, Trane model CSAA021UAL00, ± 22 years old. Good condition.	
		100%	Ductwork	Galvanized steel, duct sealed, good condition.	
			Specialized Exhaust	Roof mounted fans exhaust for common toilet rooms. Roof mounted upblast exhaust fans for kitchen hoods.	
			Room Ventilators	Cabinet unit heaters in entries.	
Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	Air cooled condensing unit, serves makeup air handling unit for the kitchen, 50 tons, Trane model RAUJC504BC10A30F00020, ± 22 years old. Fair condition. Chilled water for other systems is generated by the cooling plant at Building 3.	
			Detention: HVAC Ventilation / AC	Chilled water is generated by the cooling plant at Building 3.	
			Hydronic Piping	Schedule 40 steel threaded and copper with sweat fittings.	

Plumbing Systems Condition (7)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Sinks/Toilets/Showers	Wall mounted flush valve water closet, wall hung lavatory with trap insulation. ADA compliant. Central shower with fixed shower head, push button control and central master mixing valve. Good	
			Detention: Sinks / toilets Showers	Stainless steel combination water closet and lavatory in individual cells, with central shut-off solenoids. ADA compliant. Good condition.	
			Specialty Fixtures: Kitchens / Food Service.	Stainless steel dish washing, hand and pot sinks and three-bay sink in the kitchen, indirect waste to floor sinks, exterior below grade grease trap, reported to be 1000 gallons. Stainless steel drop-in sinks in kitchenettes.	
			Plant Hot Water Generation	Two (2) condensing gas boilers, Lochinvar model AWN501PM, natural gas, 500 MBH with individual circulators to 650 gallon storage tank. Both 140° F and 120° F loops, antiscald mixing valve for the 120° F loop, both loops recirculated. System serves buildings 5 and 6. Boilers and tank reported to be ±2 years old. Good condition	
			Alternative Fuel	Natural Gas	
Supply Piping (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	4" water service common with the sprinkler service, includes backflow prevention. Copper with sweat fittings. Good condition.	
			Pumps	None	
Waste Piping (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	PVC with solvent welded socket joints. Good condition.	
			Pump	None	

Fire Protection Condition (8)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		30%	Non Detention: Sprinkler: Wet / Dry	Wet sprinkler system, 8" service to 6" sprinkler riser with double detector check. Sprinkler heads do not appear to be quick response type.	
		70%	Detention: Sprinkler: Wet / Dry	Wet sprinkler system, water service common with the rest of the building, separate zone shutoff for each detention wing. Sprinkler heads are tamper resistant security type.	
		30%	Non Detention: Hose Stations / Cabinet Systems	None	
		70%	Detention: Hose Stations / Cabinet Systems	None	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills **GROSS SQUARE FOOTAGE** 45,915

BUILDING ID: B6 - Secure Detention Facility **NUMBER OF STORIES** 1 story

ADDRESS: 4 North Haynes, Miles City Montana **YEAR BUILT** 2000

DATE: **BUILDING TYPE** UBC TYPE II FR (I-3), UBC

Montana Department of Corrections- Facilities Condition Inventory:

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controлле Entries	Fencing around parameter in good condition.	Around site perimeter.
Outdoor Access					
			Non Detention: Parking	Parking area in good condition.	West side of bldg.
			Non Detention: ADA Parking	4 parking spaces, good condition. Needs to be painted.	West side of bldg.
			Non Detention: Bldg Access	Sidewalk/entry in good condition.	West side of bldg.
			Detention: Out door Recreation	None.	

Site Utilities are

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Several swales convey water to 2 detention ponds located between the parking area and the street. No debris. Good	West side of bldg.
			Facility Waste systems:	Building sewer connected to City system, comprised of PVC and in good condition. Grease interceptor located outside and adjacent to kitchen. Grease interceptor had never been pumped and it was pumped recently. Requires regular pumping.	West side of bldg.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	City Water. Meter located in meter vault, comprised of ductile iron pipe. Good condition.	Southwest corner of the site.
			Facility Fire Protection Systems / Delivery / Storage	City Water. Double check valves located in kitchen with ductile iron pipe. Serves entire campus. Good condition.	Northwest corner of building.
			Facility Power Utilities	Power lines is aboveground (power poles).	Northwest corner of site.
			Facility Site Lighting	Parking area and perimeter security fencing includes site lighting. Good condition.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills GROSS SQUARE FOOTAGE 45,915

BUILDING ID: B6 - Secure Detention Facility NUMBER OF STORIES 1 story

ADDRESS: 4 North Haynes, Miles City Montana YEAR BUILT 2000

DATE: BUILDING TYPE UBC TYPE II FR (I-3), UBC Type IIN (B)

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Power is served to this building from the Shop Building B3.	Generator powered from Building B3.
			Meter Base	At building B3.	
			Generator	At Building B3.	
			Alternative Source	UPS(s) back up data room and communications rooms for door controls. Condition the Eaton Ferrups in the main data room is good, but the unit is at least 10yr old. Condition of UPS in rooms that support door controls is failing. UPS-2 and UPS-3 systems are not working.	Data room and communication rooms for door controls.
Lighting (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Energy	Good condition. Fluorescent fixtures with LED lamp upgrade.	
			Detention: Fixtures - Energy	Good condition. Fluorescent fixtures with LED lamp upgrade.	
			Light Level Controls	Good condition. MicroLite Relay panels, Basic switches and centralized light controls for detention areas from operation/control desks.	
			Occupancy/Daylight Sensor	None.	
			Wiring	Appears to be in good condition.	
Distribution (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	Square D I-Line 800A 277/480v Panel with 800A MCB.	Main electrical mechanical room at West side of the building. Servied from Building B3 Service and backed up by Building B3 Generator.
			Service Panels	Square D type NF and NQOD panels in good condition. Served by the MDP to each pod and major section of the building.	
			Devices	Good condition.	
			Wiring	Appears to be in good condition.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Good condition.	Locations ok. Powered from Building B3 Generator.
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Good condition.	Locations ok. Powered from Building B3 Generator.
			Emergency Lighting	Good condition	Locations ok. Powered from Building B3 Generator.
			Smoke/Heat Detection	Good condition. Smoke detection.	Main corridors, control desks and pods.
			Fire Alarm System	Edwards EST FACP and smoke control panel.	Located at main control desk room.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	Good condition.	Main Control desks.
			Clock	None. Atomic Clocks.	
			Telephone	Good condition.	Main communications room. Ties back to building B3 communications.
			Data	Good condition. There is a main communications rooms and 3-4 sub data rooms with racks and patch panels. Copper cabling is Category 5.	Main communications room. Ties back to building B3 communications.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Pine Hills

GROSS SQUARE FOOTAGE 45,915

BUILDING ID: B6 - Secure Detention Facility

NUMBER OF STORIES 1 story

ADDRESS: 4 North Haynes, Miles City
Montana

YEAR BUILT 2000

DATE: 7/13/2022

BUILDING TYPE UBC TYPE II FR (I-3), UBC
Type IIN (B)

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera Systems					
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PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	Non. All cameras are IK10/IP66 cameras.	
			Camera systems: Detention: Indoors	Fair-58 cameras manufactured by Axis and Vivotek. Styles vary based on application.	Housing wings, program room, entry, kitchen, secure perimeter
			Camera systems: Detention Outdoors	Fair- 11 additional cameras covering the entrances and rec yards. Cameras include Axis multi-imager.	Exterior door and campus.

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
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PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None	
			Intercom: Detention Programs	Poor-code required intercoms to hard graphic panels	code required locations
			Intercom: Detention: Common	Poor-code required intercoms to hard graphic panels	code required sleeping rooms

Electronic Security Systems (14)

Locking Control Systems					
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PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	none	none
			Locking Systems: Detention	Poor- direct drive relays from hard graphic panels	sleeping rooms, circulation doors

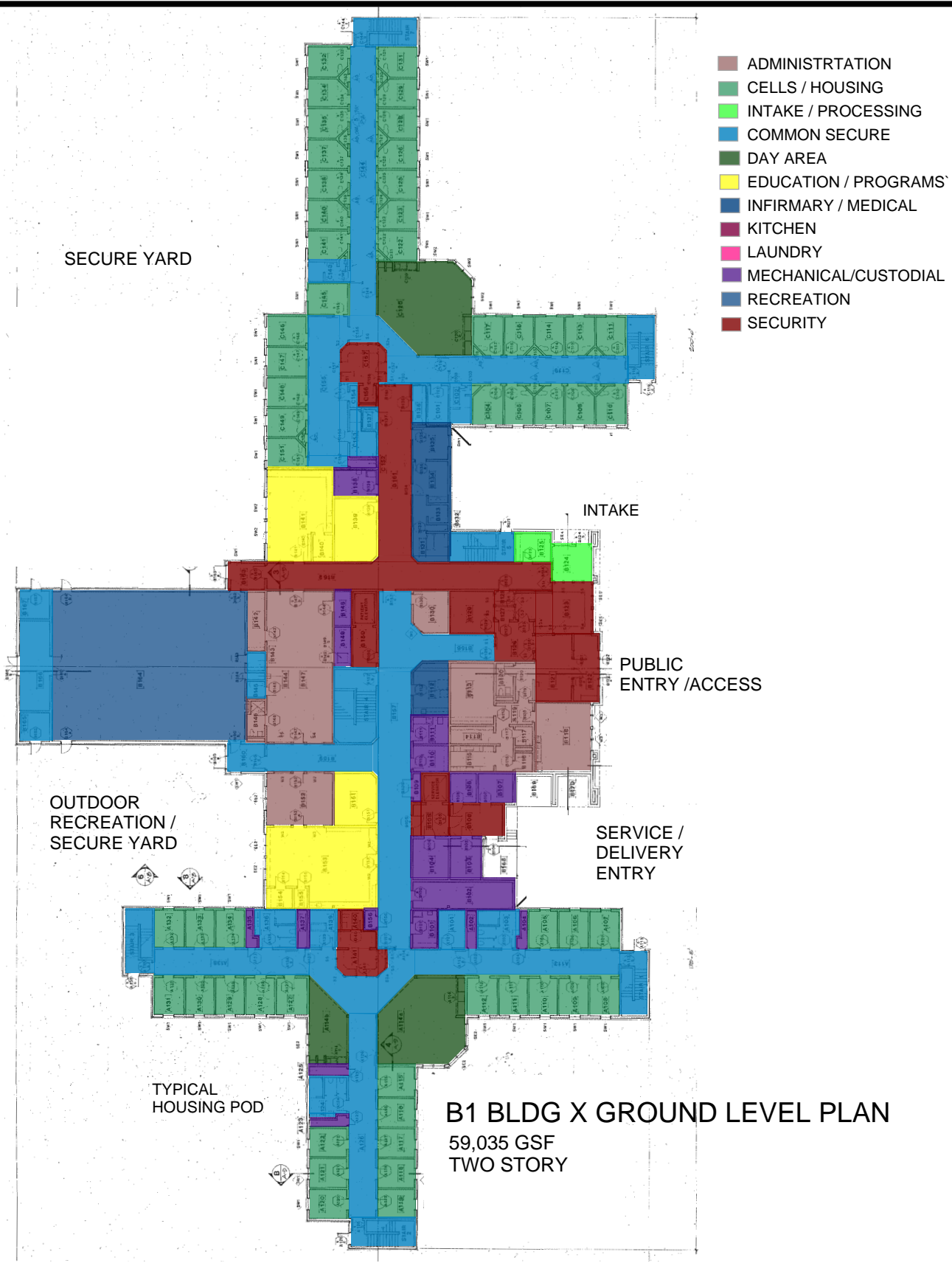
-WATCH WEST

Overall

X BUILDING/
WATCH BUILDING
1983 DOCUMENT
VENTILATION
2012 - MECH
PLANS

1. WATCH BUILDING - 1983 ORIG
DOCS,

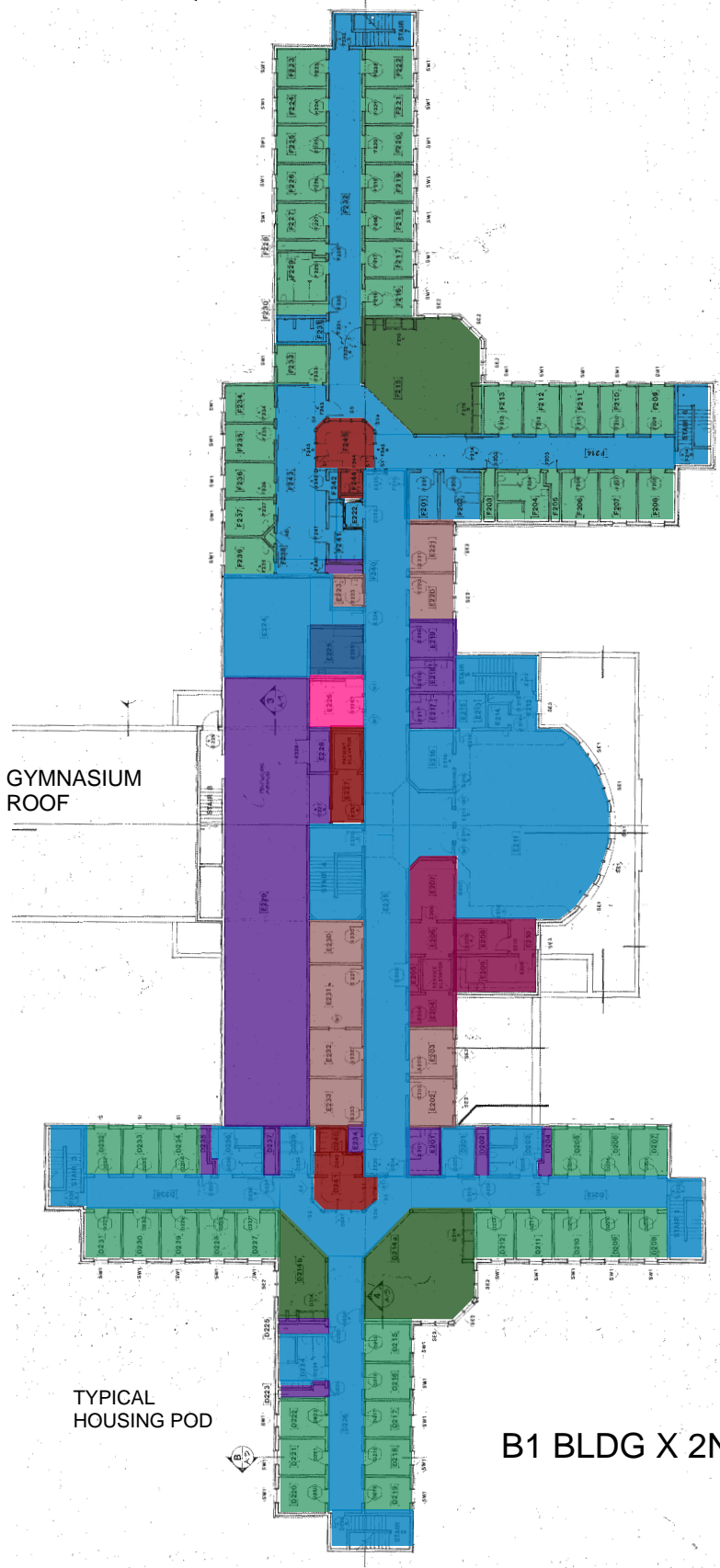




- ADMINISTRATATION
- CELLS / HOUSING
- INTAKE / PROCESSING
- COMMON SECURE
- DAY AREA
- EDUCATION / PROGRAMS
- INFIRMARY / MEDICAL
- KITCHEN
- LAUNDRY
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY

B1 BLDG X GROUND LEVEL PLAN
 59,035 GSF
 TWO STORY

WATCH WEST BLDG X SECURE FACILITY



- ADMINISTRATATION
- CELLS / HOUSING
- INTAKE / PROCESSING
- COMMON SECURE
- DAY AREA
- EDUCATION / PROGRAMS
- INFIRMARY / MEDICAL
- KITCHEN
- LAUNDRY
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY

B1 BLDG X 2ND LEVEL PLAN

WATCH WEST BLDG X SECURE FACILITY
 59,035 GSF
 TWO STORY

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Watch West	GROSS SQUARE FOOTAGE	59,035
BUILDING ID:	B1 - X Bldg (Xanthopoulos)	NUMBER OF STORIES	2, 115 bed capacity
ADDRESS:	Warm Springs MT	YEAR BUILT	1986 - 1987
DATE:	8/2/2022	BUILDING TYPE	Group I3, Type I FR construction

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		65%	Stand alone minimum security programs treatment of offenders providing Housing, recreation and correctional programs	Housing: Typical wear and tear given nearly 40 years use of facility.	Housing/Dayroom pods: 1st and 2nd floor. Programs / Recreation areas 1st floor. Library second floor
		20%	Administraton / Intake/ Infirmary	Staff Support, Intake, medical, central control areas	1st floor
		15%	Kitchen / Dining	Reheat Kitchen for meals prepared at MSP. Dining/ Multipurpose room at second level. Reheat kitchen is equipped with combination of Residential Grade and comercial grade appliances that are showing age. Continued use will necessitate replacement sooner than later	Ktichen/ dining - 2nd floor
			NUMBER OF STORIES 2		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Full facility	Overall facility in Good General Condition, given nearly 40 year age. As noted above. HVAC renovation 2010/2011. See further comments in MPFP section	Entire Facility

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	Concrete and masonry. No issues observed	Entire exterior perimeter
			Foundation	Concrete spread foodings and interior footings for masonry bearing walls. No issues observed	Perimeter footings at exterior stemwalls, interior footings at masonry bearing walls
Exterior Steps/Retaining Walls (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	Concrete Broom finish	Service Deliveries area
			Railing	Painted Steel	Service Deliveries area
			Entry Steps / Structure	Concrete	Service Deliveries area
			Retaining Walls		

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up		
		30%/70%	Other: Masonry Mortar	CMU bearing wall with Brick masonry Veneer and EIFS system direct to CMU. Brick masonry is in good to very good condition. EIFS system is in fair to good condition as it has experienced failures in joints, failures in finish with bird pecking damage, cracking in areas as moisture has penetrated into systems. EIFS is below grade at exterior inside corner locations of building and thus experiencing deterioration of system.	All exterior walls
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention:	NA	
			Detention: Wood / Plaster / Gypsum	NA	
			Paint/Sealer	NA	
			Insulation	Rigid between masonry, EIFS system direct to masonry	

Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Glass Glazing / Frame	1" insulated laminated glazing system set into a HM institutional grade frame. Fair to good overall condition	Administrative window, program area glass, dining area window systems
			Single Pane / Double Pane	Double. Seals are showing deterioration	Administrative window, program area glass, dining area window systems
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	Low security insulated laminated 1/4" glazing system with 1/4" polycarbonate glazing (interior side) set into a HM grade detention frame. Glass stopped in with Detention tamper proof	
			Detention: Window Frame	Security painted hollow metal	Housing

Exterior Doors/Hatches (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		30%	Hardware: Admin	Keyed locksets, hinges, seals/weatherstripping. Good overall condition. Maintenance has been completed as needed	All Exterior Access doors at main entry, staff entry, service entry, mechanical entry
		30%	Door/Admin	Painted HM. Good condition. Maintenance has been completed as needed	
		30%	Frame/Admin	Painted HM. Good condition. Maintenance has been completed as needed	
		70%	Door/Frames: Detention:	Security painted hollow metal to accommodate hardware. Good condition	Exit Doors from detention corridors/Sallyports, exit stairs
		70%	Hardware: Detention	Electric operated/mogul Keyed detention locks, Pull handles, Position switches, Hinges	Exit Doors from detention corridors/Sallyports, exit stairs
			Misc: Overhead Door	NA	
		2%	Hatches	roof Hatch	

Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	NA	NA
			Concrete/Steel	Non visible	NA

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		50%	Slab on Grade	No issues observed with any floor finishes or inside side of any areas where concrete is sealed	Ground Floor
			Raised Floor Wood		
		50%	Raised Floor Concrete/Steel	No issues observed with any floor finishes over floor system	2nd floor

Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes	broom finish Concrete filled pan stairs. Good condtion	Mech room stairs
			Detention: Stair Construction: Finishes	Metal concrete pan stairs with sealed concrete and vinyl tread finishes. Good conditions	Exit Stairs, main stair
			Non Detention: Stair Rails	Painted Tube Steel. Good condition	Mech room stairs
			Detention: Stair Rails / Guard Rails	Painted Tube Steel. Good condition	Exit Stairs, main stair
			Non Detention: Stair structure	Steel stringers - concrete pain/ riser	
			Detention: Stair Structure	Steel stringers - concrete pain/ riser	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	NA	
			Concrete/Steel	Hollowcore concrete planks and steel joists Deck. Roof structure in good condition	Hollow core concrete planks: Housing, Steel joists/Deck - all other

Covering (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flashing	Penetration flashing, wall flashings, equipment curb and parapet flashings - repair / replacement needed	Roof
			Roof drainage	Positve to interior roof drains, overflow scuppers. Scuppers have dams around them so ballast does not wash away. Height of drainage point is not compliant with code. Correction can be completed at time of roof replacement	Roof
			Skylights	Pitched gable style skylights, good conditon	Main upper corridor
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	Ballasted epd membrane that has been patched and repaired over the years. Replacement needed.	Entire Roof
			Clay / Cement Tiles		

Insulation (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid	Tapered and flat rigid insulation. Condition unknown. Suspect insulation has experienced water intrusion over the years with the amount of locatons that have been patched and repaired on the membrane. R value unknown	Entire Roof
			Batt		

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Framed - GWB /Paint	NA	
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
			Detention: Masonry (CMU) Tiled Masonry CMU	Concrete Masonry Unit (CMU) walls painted	Throughout

Ceilings (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non / Detention: Plaster / GWB	NA	
		30%	Detention: Plaster / GWB	Suspended painted gypboard.	Cell blocks circulation, toilet rooms
		30%	Non / Detention: Lay in	ACT - good condition	Admin Areas, corridors, day rooms, gymnasium
		25%	Detention: Security	Painted Concrete Hollow Core Plan	Cells, Day room
		15%	Specialty	Open Exposed Structure	Mech Rooms

Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		25%	Typical Hardware	Keyed institutional grade knob mortise locksets, hinges, closers. In good overall condition	Admin, programs, staff areas
		25%	Non Detention: Door	Painted hollow metal / hollow metal with vision panels. Good condition	Admin, programs, staff areas
		25%	Non Detention: Frame	Painted hollow metal. Good overall condtion.	Admin, programs, staff areas
		75%	Detention: Hardware	Keyed institutional grade knob mortise locksets, hinges, closers. Paracentric and mogul keyed locks, pulls and door position switches, electric motors for sliding cell door operation. Operation of electric doors / controls in fair to good condition. Electrically operated locks at sallyport doors. Upgrade needed for continued secure use	Cell blocks, housing units
		75%	Detention: Door	Painted security hollow metal with vision panels and cuff/food ports. Manual swing and Electrically operated sliding. Fair to good condition due to controls for operation	Cells
		75%	Detention Frame:	Painted security hollow metal. Frames in good condition	Cells typical, Interior sallyports
			Non Detention: Relites / Interior Windows	Hollow metal, wire glass	
			Detention: Relites / Interior Security Grade Windows	Security hollow metal, polycarbonate /laminated low security glass	Control(s)

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		30%	Resilient	VCT, SV, good condition. Floors have performed well given use and they are maintained	Control room, Staff toilets, Infirmary, Programs rooms, Cell pod circulation areas
		10%	Carpet	Carpet - fair to good conditon	Admin offices, program rooms
		NA	Non Detention: Ceramic/Stone/Terrazzo		
		60%	Detention: Sealed Concrete/Painted Concrete	Sealed polished ground concrete.	Cells, dayrooms, gymnasium
			Detention: Ceramic	NA	
			Wood	NA	

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		25%	Non Detention: Paint	Paint	
			Other : FRP Wall Coverings / Special Coatings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
		75%	Detention: Paiint	Paint - multiple themes / colors throughout	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (S)					
Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		5%	Non Detention: Metal / Other	NA -single stall toilet rooms	
		15%	Detention: Metal/Other	Metal / composite. Fair to good condition. Years of use and repair will require replacement	Detention pod toilet / shower rooms

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
		15%/85%	Room & Directional Signs	Plaque and painted signage throughout.	Plaque: Offices, Programs, Mech rooms/utility type rooms. Painted - Cell blocks, toilet rooms, Dining(Café)

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		20%	Detention: Day Room Seating	Loose tables and stackable chairs. Good Condition. Fixed Steel square table with 4 fixed stools, steel fixed table / fixed bench. Built in casework	Low Security Dayrooms: Loose tables / chairs and fixed stainless table with 4 stools. Higher security level day room, fixed stainless table and bench.
		60%	Detention: Cell furnishings: Bed / Table	Painted Metal framed single and double bunks. Painted steel wall mounted desk/table. Steel floor mounted stool. Steel wall mounted shelving unit. Furnishings in good condition	Cells
		10%	Classroom / Lecture	Loose tables and stackable chairs. Good Condition	Program rooms
		10%	Cafeteria	round dining style tables with Loose chairs. Furniture in good to very good condition	Cafeteria dining area

Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Markerboard	Markerboards in good condition	
			Non Detention: Tackboard	Tackboards in good condition	Staff areas: Offices, lounge, medical , kitchen
			Non / Detention: Cabinets	Built in casework throughout varies from fair to good condition. Reheat kitchen casework needs to be redone (Poor Condition) along with equipment. Dayroom casework in fair condition. Telephone divider casework fair condition.	Staff areas: Offices, lounge, medical , kitchen, Dayrooms, inmate personal laundry

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Elevators (inmate transfer and service) and controls operational and in good condition. All controls for elevator upgraded to current standards 2020	Elevator
			Communication	Elevator communications system upgraded	
			Hoist Way	Rated hoistway.	Elevator
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non / Detention: Work Areas	Building has a general accessible route. Construction circa 1985 did not require ADA accessibility compliance. Elevator provided for escorted limited mobility inmate transfer to second floor via inmate elevator. Service elevator provided for transfer of goods/materials to second floor dining and cell blocks	Admin areas, dining, reheat kitchen
			Non / Detention: Elevator	Inmate Elevator for vertical assisted travel. In good overall condition	
			Restrooms	Non compliant	All areas. Non Detention and detention
			Non / Detention: Ramps	NA	
			Non Detention: Stair & Ramp	Painted tube steel	Service areas, mech areas
			Non Detention: Door Hardware	Keyed knob locksets, non compliant	Throughout
			Detention: Cells	Non ADA Compliant	Housing
			Detention Day Rooms	Accessible	Housing
			Detention: Rec Areas	Accessible route, Assisted use. Facilities non accessible	Recreation Gym, Exercise room (Converted to programs room)
			Detention Work Areas		

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	In place and comply with impeded egress.	
			Detention: Impeded Egress / Exit Systems	In place and comply with impeded egress.	
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	See electrical	
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	
Asbestos/Hazardous Material (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	ACM testing shall be completed for any flooring replacement. ACM testing outside scope of this work	Entire building where non concrete floor finishes exist
			Other Asbestos Containing Material (ACM)	ACM testing shall be completed prior to any remodel work / demolition work. ACM testing outside scope of this work	Entire building

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch West **GROSS SQUARE FOOTAGE** 59,035

BUILDING ID: B1 - X Bldg (Xanthopoulos) **NUMBER OF STORIES** 2, 115 bed capacity

ADDRESS: Warm Springs MT **YEAR BUILT** 1986 - 1987

DATE: 8/2/2022 **BUILDING TYPE** Group I3, Type I FR construction

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Direct Digital Controls manufactured by Allerton, installed by ATS.	
			BMS	There is a building wide automation system, installed by ATS with nearest office in Helena MT. Web based with PC interface.	Located in the 2nd floor air handling unit mechanical room.
			Boiler/Furnace	Three (3) condensing gas boilers, Harsco model Mach C-2000, natural gas, individual 1 hp primary pumps, ±50% glycol. Piping and pumps at the boilers show some leaking and deterioration. Base mounted online/standby secondary distribution pumps, 7-1/2 hp with VSD. Boilers and pumps are ±21 years old. Fair condition.	Located in the 3rd floor mechanical room.
			Boiler/Furnace		
			Room Units	Cabinet unit heaters at building entrances.	
			Hydronic Piping	Schedule 40 steel threaded and copper with sweat fittings.	
			Alternative Fuel	Natural gas	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	Two (2) central air handlers, headered together, Trane model MCCB035UA0D0UB000, 19000 cfm each, 30 hp supply fan with VSD, hot water heating and chilled water cooling coils, full economizer. Serve 55 variable air volume reheat zones. Coupled with two (2) floor mounted utility relief fans, 7-1/2 hp with VSD. Systems are ±21 years old. Fair/good condition.	Located in the 2nd floor air handling unit mechanical room.
			Air Handler	Roof mounted air handling unit, serves 2nd floor dining area, Trane model TSCB008N0G, 3500 cfm each, 3 hp supply and return fans, hot water heating and chilled water cooling coils, full economizer. System is ±21 years old. Fair/good condition.	Located on the roof.
			Air Handler	Roof mounted air handling unit, serves gym/activity room, Trane model TSCB021U0F, 9000 cfm each, 7-1/2 hp supply and 5 hp return fans, hot water heating and chilled water cooling coils, full economizer. System is ±21 years old. Fair/good condition.	Located on the roof.
			Ductwork	Galvanized steel, duct sealed, good condition.	
			Specialized Exhaust	Central toilet room exhaust with heat recovery, Munters model PV-M2P-8712, 12500 cfm, recovered energy ducted to main air handling system. System ±21 years old. Fair/good condition. Roof mounted upblast fan for the serving kitchen Type 2 hood.	Located in the 3rd floor mechanical room.
			Room Ventilators	None	
Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	Roof mounted air cooled chiller, Trane model CGAM100A2C02AX02A1A1, 100 tons, R410A, ±50% glycol. Base mounted online/standby distribution pumps, 10 hp. Chiller and pumps ±21 years old. Fair condition.	Located on the roof.
			Detention Central AC / HVAC	Served by non detention unit, see above.	
			Room AC	None	
			Hydronic Piping	Schedule 40 steel threaded and copper with sweat fittings.	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sinks/Toilets/Showers	Wall mounted flush valve water closet, wall hung lavatory with trap insulation. ADA compliant. Central shower with fixed shower head, push button control and central master mixing valve. Good	
			Detention Sinks/Toilets/Showers	Stainless steel combination water closet and lavatory in individual cells, with central shut-off solenoids. ADA compliant. Good condition.	
			Specialty Fixtures: Kitchens / Food Service.	Stainless steel drop-in sinks in kitchenette/lounge areas. Commercial dishwasher with electric booster heater and chemical sanitation in the serving kitchen. Poor/fair condition.	
			Hot Water Generation	Seven (7) condensing gas boilers, Noritz model NC250-DV-ASME, natural gas, 250 MBH each. Single 120° F loop, no antiscald mixing valve, recirculated. System is piped in parallel is receive recovered heat from the ground heat pump loop in the adjacent building. System is ±21 years old. Fair/good condition.	
			Alternative Fuel	Natural gas.	

Supply Piping (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	3" water service and 3" sprinkler service, no backflow prevention. Copper with sweat fittings. Fair condition.	
			Pumps	None	

Waste Piping (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Original no-hub cast iron with PVC sock welded piping upgrades. Fair condition	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sprinkler: Wet/Dry	Wet sprinkler system, 3" service and sprinkler riser, no backflow protection. Sprinkler heads do not appear to be quick response type.	
			Detention Sprinkler: Wet/Dry	Wet sprinkler system, water service common with the rest of the building. Sprinkler heads are tamper resistant security type.	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	None	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch West **GROSS SQUARE FOOTAGE** 59,035

BUILDING ID: B1 - X Bldg (Xanthopoulos) **NUMBER OF STORIES** 2, 115 bed capacity

ADDRESS: Warm Springs MT **YEAR BUILT** 1986 - 1987

DATE: 8/2/2022 **BUILDING TYPE** Group I3, Type I FR construction

Montana Department of Corrections- Facilities Condition Inventory:

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controled Entries	Security Fencing in good condition. Needs another gate on the north side of the fence.	Around perimeter of recreation yard.
Outdoor Access					
			Non Detention: Parking	Parking in poor condition. Loose gravel from the parking area enters the storm manholes in the parking lot.	North side of building.
			Non Detention: ADA Parking	ADA designed but located in poor asphalt conditions. Asphalt should be removed and replaced with concrete. Need better connection from ADA parking to sidewalk.	North side of building.
			Non Detention: Bldg Access	Building concrete access is new and ADA compliant in excellent condition.	East side of building.
			Detention: Out door Recreation	Poorly graded and becomes muddy during inclement weather. Center of yard collects stormwater runoff from the site and the building.	

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Grading around building provides positive drainage away from building except west side, where the recreational area. The area outside of the security fencing and along the building walls has been built up to increase the slope away from the building. These areas need to be re-graded so the finished grade is at or below the building finished floor elevation. Loading dock access is below the elevation of the matching road, it is too flat and floods. Dry well is plugged and needs to be pumped on a regular basis. Loading dock access needs to be re-designed and constructed with a loading sissor lift. Dry well need to be cleaned and a new dry well may be needed.	West side of building.
			Facility Waste systems:	Building sanitary sewer service connects to the campus sewer system which flows to the sewer lagoon. No grease interceptor inside or outside of building.	East side of building.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	City of Anaconda water. Pumps near the gazebo. Irrigation system has not worked in 4 years.	South side of building.
			Facility Fire Protection Systems / Delivery / Storage	Fire hydrants connected to City water.	
			Facility Power Utilities	Northwest Energy	
			Facility Site Lighting	Site lighting is in fair condition with some issues with light flickering along security fencing.	Around building.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Northwest Energy	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Watch West	GROSS SQUARE FOOTAGE	59,035
BUILDING ID:	B1 - X Bldg (Xanthopoulos)	NUMBER OF STORIES	2, 115 bed capacity
ADDRESS:	Warm Springs MT	YEAR BUILT	1986 - 1987
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Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Fair condition. Location prone to water backing up in loading dock area which creates an unsafe condition.	Loading Dock
			Meter Base	No meter base. Sub-meter located in Main Switchboard original to building.	Main Electrical Room
			Generator	Poor condition - has exceeded its useful life. Kohler 275 KW diesel generator with 2,000 gallon exterior fuel storage tank and day tank near generator. ASCO 7000 Series automatic transfer switch with bypass isolation.	3rd Floor Mechanical Room. Recommend locating generator outside when replaced.
			Alternative Source	None.	

Lighting (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Fixtures - PCB	Fair condition. Majority of fixtures replaced in 2011.	
			Detention: Fixtures - PCB	Fair condition. Original to building.	
			Non Detention: Energy	Majority of fixtures retrofitted with TLED lamps. Small amount of fluorescent and incandescent fixtures. LED site lighting.	
			Detention: Fixtures - Energy	Majority of fixtures retrofitted with TLED lamps.	
			Light Level Controls	All manual controls.	
			Occupancy/Daylight Sensor	None. All manual controls.	
			Wiring	Appears to be in good condition. Wiring in raceway.	

Distribution (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	GE AV-Line Switchboard. 2,000 amps. Fair condition. Original to building.	Main Electrical Room
			Service Panels	Fair condition. Majority of panels are original to building.	
			Devices	Fair condition. Majority of devices are original to building.	
			Wiring	Appears to be in good condition. Wiring in raceway.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Locations are acceptable. Emergency egress systems.	
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Fair condition. Some exit signs replaced in 2011 and some are original to building.	
			Emergency Lighting	On generator.	
			Smoke/Heat Detection	Fair condition. Fully detected.	Smoke and/or heat detectors throughout.
			Fire Alarm System	Poor condition. System is obsolete. Manufacturer no longer supports the systems. Voice evacuation panel failed.	

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	Poor condition. Most Aiphone speakers/door stations do not function.	
			Clock	Poor condition. Clock system has been abandoned and battery clocks installed.	
			Telephone	Good condition. Upgraded to VOIP system recently.	
			Data	Good condition.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Watch West **GROSS SQUARE FOOTAGE** 59,035

BUILDING ID: B1 - X Bldg (Xanthopoulos) **NUMBER OF STORIES** 2, 115 bed capacity

ADDRESS: Warm Springs MT **YEAR BUILT** 1986 - 1987

DATE: 8/2/2022 **BUILDING TYPE** Group I3, Type I FR construction

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera System					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	Non. All cameras are IK10/IP66 cameras.	
			Camera systems: Detention: Indoors	Fair-55 cameras manufactured by Axis and Vivotek. Styles vary based on application.	Observed from Central Control on a Exaqvision VMS.
			Camera systems: Detention Outdoors	Fair 5 additional cameras covering the entrances and rec yards. Cameras include Axis multi-imager.	Observed from Central Control on a Exaqvision VMS.

Life/Safety Systems Conditions (12)

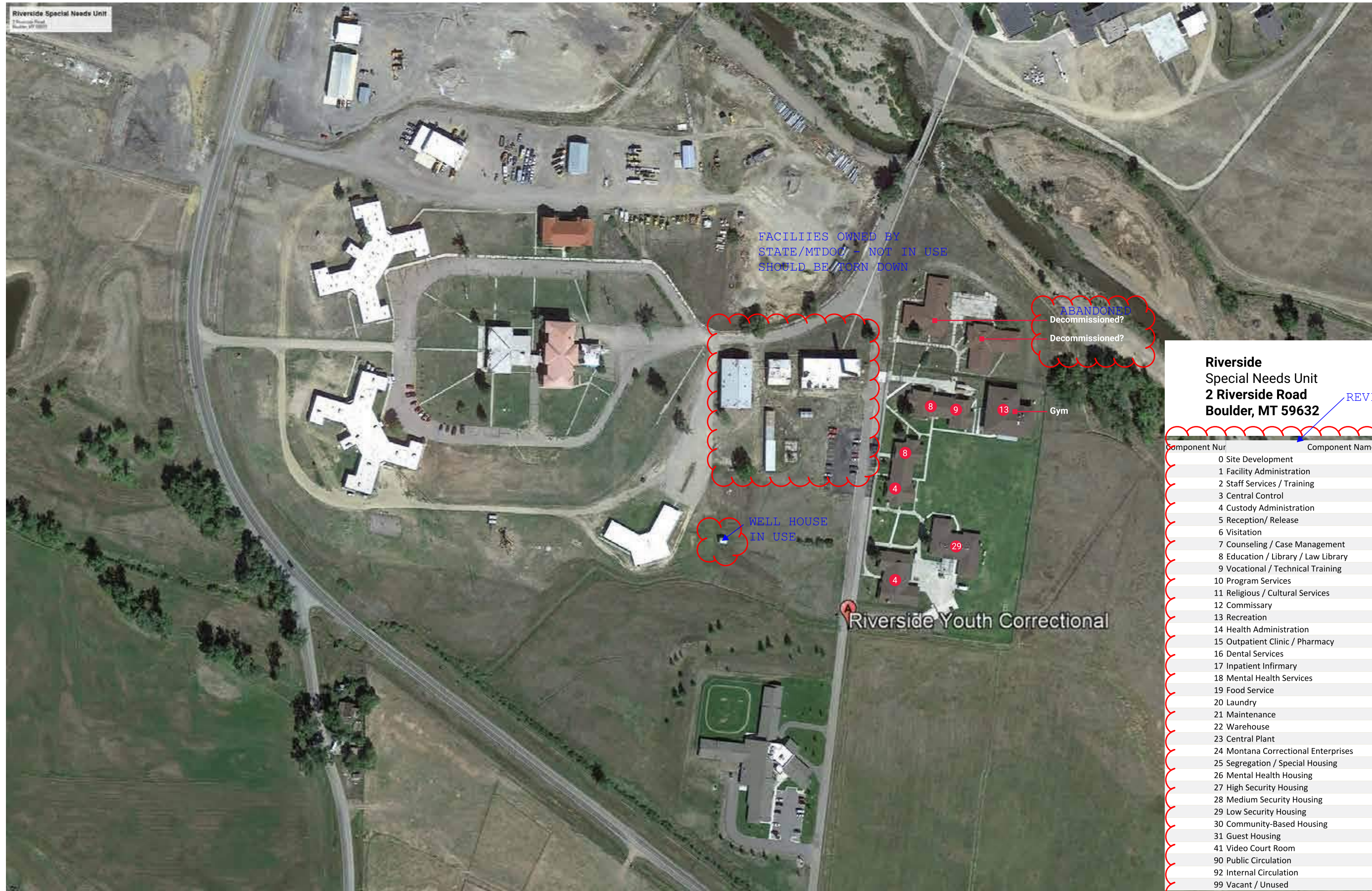
Communications / IT Systems (13)

Voice/Data (A)					
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PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	Poor-Commercial grade intercom is partialy functional	Located in Central Control.
			Intercom: Detention: Common	Intercom system is not detention grade.	

Electronic Security Systems (14)

Locking Control System					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	None	
			Detention Locking Systems: Common Areas	Locking control system is not functional. Doors are left open to keep building code compliant.	Central Control and 4 satellite control locations.



**Riverside
Special Needs Unit
2 Riverside Road
Boulder, MT 59632**

REVISE AS APPLICABLE

Component Nur	Component Name
0	Site Development
1	Facility Administration
2	Staff Services / Training
3	Central Control
4	Custody Administration
5	Reception/ Release
6	Visitation
7	Counseling / Case Management
8	Education / Library / Law Library
9	Vocational / Technical Training
10	Program Services
11	Religious / Cultural Services
12	Commissary
13	Recreation
14	Health Administration
15	Outpatient Clinic / Pharmacy
16	Dental Services
17	Inpatient Infirmary
18	Mental Health Services
19	Food Service
20	Laundry
21	Maintenance
22	Warehouse
23	Central Plant
24	Montana Correctional Enterprises
25	Segregation / Special Housing
26	Mental Health Housing
27	High Security Housing
28	Medium Security Housing
29	Low Security Housing
30	Community-Based Housing
31	Guest Housing
41	Video Court Room
90	Public Circulation
92	Internal Circulation
99	Vacant / Unused



Riverside

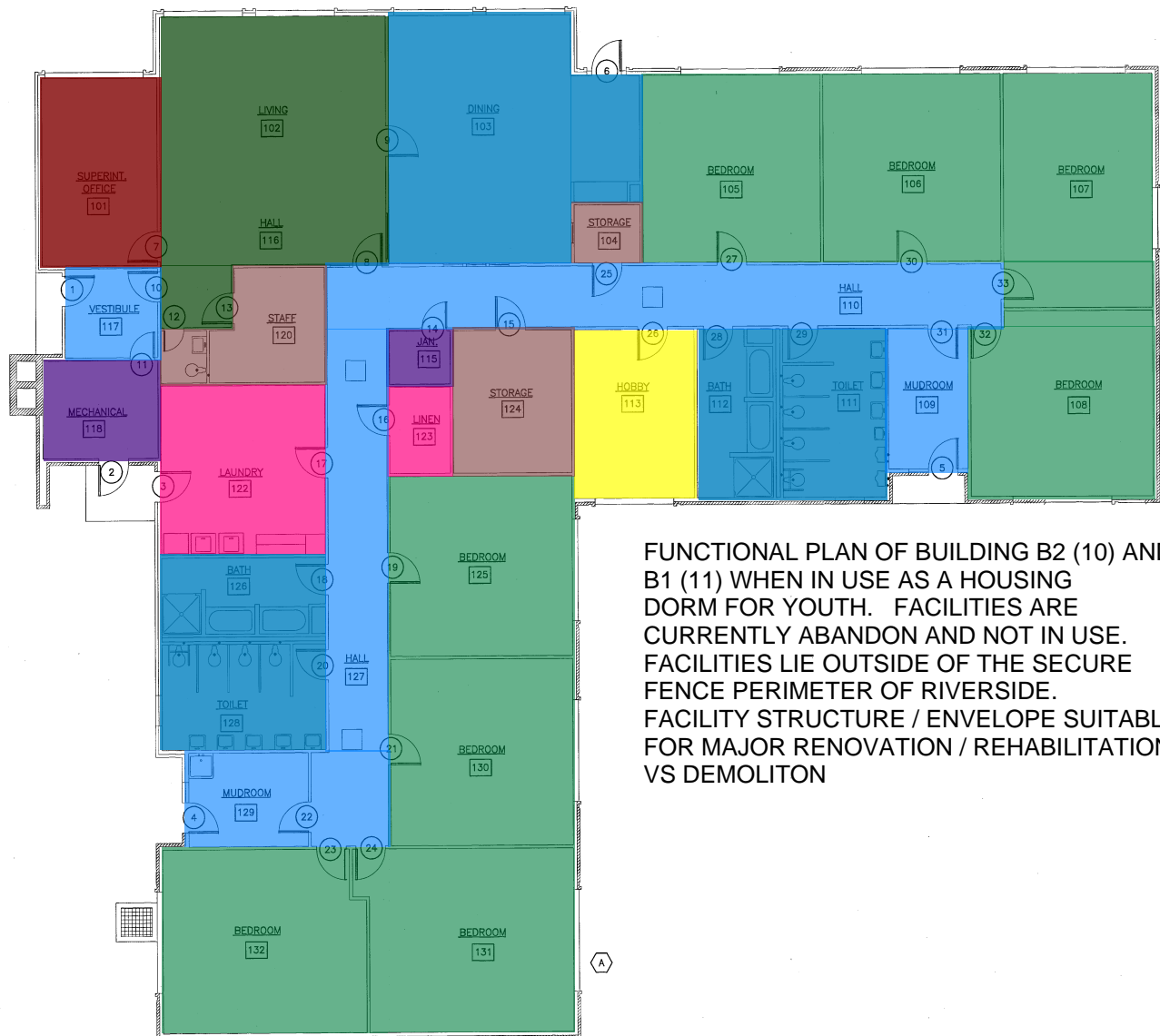
Description for your map



- 1. BUILDING 11 - NO DATA
- 2. BUILDING 10 - MT YOUTH ALTERNATIVES PROGRAM - 1995
- 3. BLDG 16 MULTIPURPOSE BLDG -HVAC RETROFIT PLANS 2010
RENOVATION 1997 - SECURE FEMALE FACILITY
- 4. BUILDING 12 - HVAC RETROFIT PLANS 2010, ROOF REPLACEMENT
2003 2019
- 5. BUILDING 13 - MT YOUTH ALTERNATIVES PROGRAM - 1995,
ROOF REPLACEMENT 2003, HVAC RETROFIT PLANS 2010
- 6. BUILDING 14 - MT YOUTH ALTERNATIVES PROGRAMS - 1995,
RENOVATION 1997 - SECURE FEMALE FACILITY
ADA UPGRADES 2019
ROOF REPLACEMENT 2003 HVAC RETROFIT PLANS 2010
- 7. BUILDING 15 - MT YOUTH ALTERNATIVES PROGRAM - 1995
ROOF REPLACEMENT 2003, HVAC RETROFIT PLANS 2010

300 ft

- ADMINISTRTRATION
- CELLS / HOUSING
- COMMON NON SECURE
- COMMON SECURE
- DAY AREA
- EDUCATION / PROGRAMS
- INFIRMARY / MEDICAL
- KITCHEN
- LAUNDRY
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY



FUNCTIONAL PLAN OF BUILDING B2 (10) AND B1 (11) WHEN IN USE AS A HOUSING DORM FOR YOUTH. FACILITIES ARE CURRENTLY ABANDON AND NOT IN USE. FACILITIES LIE OUTSIDE OF THE SECURE FENCE PERIMETER OF RIVERSIDE. FACILITY STRUCTURE / ENVELOPE SUITABLE FOR MAJOR RENOVATION / REHABILITATION VS DEMOLITON

7480 GSF

**RIVERSIDE - B2 (10) (ABANDON) HOUSING DORM
B1 (11) MIRRORED (ABANDON)**

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Riverside	GROSS SQUARE FOOTAGE	7,480
BUILDING ID:	B1 (11) /B2 (10)	NUMBER OF STORIES	1 story
ADDRESS:	2 Riverside Road, Boulder, Montana	YEAR BUILT	1995, Renovation Secure Facility
DATE:	8/3/2022	BUILDING TYPE	Type VA, Partially Sprinkled, Occ I-3

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

Note: Riverside Buildings B1 and B2 are identical abandoned buildings

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stand Alone Low Security housing dormitory.	Building(s) has been abandon and not in use for 15 plus years. Building envelope and structure is substantial and in good condition to completely demolish (gut) interior of building and renovate / update for new use. Buildings are currently outside of secure perimeter of Riverside, however are owned by MT	
			Administraton / Programs	Abandon	
			Kitchen / Dining	Abandon	
			NUMBER OF STORIES 1		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Full facility	Building is abandon. Interior gut and remodel/upgrades recommended. Shell and structure in good condition	Full facility

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	Frost depth concrete stemwalls good overall condition. No cracking, settlement or other deficiencies observed	
			Foundation	Spread footings, pad footings as applicable within Crawl space	Interior pad footing supporting post and beam

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up	NA	
			Other: Masonry Mortar	Brick veneer finish over a wood framed structure. Exterior walls overall in good condition given building has been abandon. No failures in exterior masonry wall assembly components noted of observed	Exterior wall assembly
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention: Wood/Plaster/Metal	Wood siding finished infill panels at opening locations. Infill panels failing / deteriorating. Replacement should be done with	
			Detention: Wood / Plaster / Gypsum	NA	
			Paint/Sealer	At wood fascia trim, infill siding panels. Paint has failed and thus wood trim / siding materials are deteriorating	below window openings
			Insulation		
Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Glass Glazing / Frame	Steel and aluminum windows and sash. Fixed above awning / hopper type windows. Operable units have expanded metal added to them for security. Single and double glazed. Double glazed seals failed. Recommend complete window replacement <u>upgrade to energy efficient frames and glazing</u>	Exterior windows - operable and fixed
			Single Pane / Double Pane	Single and Double pane. Glazing seals failed throughout.	Door entry side lites - single glazed. Window openings Double glazed.
			Hardware	MFR Standard -	
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	
Exterior Doors/Hatches (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Hardware: Admin	Keyed knob locksets, hinges, closers. Medium grade / medium duty. Non ADA compliant. Replacement recommended	
			Door/Admin	Painted Hollow Metal	
			Frame/Admin	Painted Hollow Metal	
			Door/Frames: Detention:	As above	
			Hardware: Detention	As above	
			Misc: Overhead Door	NA	
			Hatches	Crawl space access hatch on	
Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	Non visible	NA
			Concrete/Steel	Non visible	NA

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Slab on Grade	NA	
			Raised Floor Wood	NA	
			Raised Floor Concrete/Steel	Concrete Slab on deck over steel joists and beams	

Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	Wood Truss and framing systems with wood sheathing	Entire Roof
			Concrete/Steel		

Covering (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flashing	Galvanized flashings at drip edges, valley flashings and penetration flashings and curb flashings.+ Fair to good condition. Replacement recommended as necessary with new roofing covering	Roof
			Roof drainage	Positive - sloped / pitched roof	
			Skylights	NA	
			Asphalt Shingle Tiles	3 tab shingles - failing. Poor condition Replacement needed	Roof
			Membrane/Metal	NA	
			Clay / Cement Tiles	NA	

Insulation (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid		
			Batt	Batt insulaton - Does not meet enegy code. Recommend added insulaton system	Roof

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Framed - GWB /Paint	Original to building, last remodel paint touch up. Poor condition	All interior spaces
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	Original to building. Poor condition	All interior spaces
			Detention: Concrete Paint	NA	
			Detention: Masonry (CMU) Tiled Masonry CMU	NA	

Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		75%	Non Detention: Plaster / GWB	Original smooth gypsum and textured gypsum painted ceiling. Poor condition.	Hard lids in toilet rooms, laundry, tub rooms, dorm rooms
			Detention: Plaster / GWB	NA	
		25%	Non Detention: ACT	Glue on 12x12 ACT tiles- Original and patch and repair over the years. Poor Condition.	Hallways, Living (Day room) Dining, Programs
			Detention: Security	NA	
			Specialty	NA	
Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Typical Hardware	Keyed knob lockset, hinges, closers. Condition poor for all hardware	All interior doors
			Non Detention: Door	Painted and stained Wood, condition poor.	All interior doors.
			Non Detention: Frame	Painted hollow metal, poor condition	All interior doors
			Detention: Hardware	Hardware as above	
			Detention: Door	As above	
			Detention Frame:	As above	
			Non Detention: Relites / Interior Windows	Hollow metal with wire glass. Poor conditon	
			Detention: Relites / Interior Security Grade Windows	As above	
Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Resilient	SV and VCT. Poor condition	Dorm rooms, laundry, corridors, Janitor closet
			Non Detention: Carpet	None observed	
			Non Detention: Ceramic/Stone/Terrazzo	6x 6 ceramic Tile, Mosaic Tile. Condition poor to fair.	Entries, Toilet rooms, Tub rooms
			Detention: Sealed Concrete/Painted Concrete	Sealed concrete	Mechanical room
			Detention: Ceramic	NA	
			Wood	NA	
Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Paint	Paint - Conditon poor	Office, hallways, dorm rooms, living areas
			Other : FRP Wall Coverings / Special Coatings		
			Non Detention: Ceramic Tile, Stone Tile	Ceramic wall tile full height and 6'-0" AFF. Tile in fair condition.	Toilet rooms, tub rooms
			Detention: Paiint	As above	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	As above	

Specialties (5)

Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	Metal pre finished and painted tlt partitions	Toilet rooms
			Detention: Metal/Other	NA	

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
			Room & Directional Signs	None observed. All signage has been removed	

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	None - all loose furnishings have been removed. Building abandon	
			Detention: Cell furnishings: Bed / Table	None - all loose furnishings have been removed. Building abandon	
			Classroom / Lecture	None - all loose furnishings have been removed. Building	
			Cafeteria	NA	

Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Markerboard		
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Work Areas	Building does not meet Accessibility requirements	
			Non Detention: Elevator	NA	
			Restrooms	Building does not meet Accessibility requirements	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp	NA	
			Non Detention: Door Hardware	Building does not meet Accessibility requirements	
			Detention: Cells / Housing	Building does not meet Accessibility requirements	
			Detention Day Rooms	Building does not meet Accessibility requirements	
			Detention: Rec Areas	Building does not meet Accessibility requirements	
			Detention Work Areas	Building does not meet Accessibility requirements	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	Original construction, in place, adequate for building. Non	
			Detention: Impeded Egress / Exit Systems	Original construction, in place, adequate for building. Non secure	
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	None observed.	
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	
Asbestos/Hazardous Material (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	ACMs suspect in all flooring. Beyond scope of this report.	
			Other Asbestos Containing Material (ACM)	ACMs suspected throughout all finishes given age of building and materials utilized. Beyond scope of this report.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 7,480

BUILDING ID: B1 (11) /B2 (10) **NUMBER OF STORIES** 1 story

ADDRESS: 2 Riverside Road, Boulder,
Montana **YEAR BUILT** 1995, Renovation Secure
Facility

DATE: 8/3/2022 **BUILDING TYPE** Type VA, Partially Sprinkled,
Occ I-3

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Building controls are pneumatic with limited night setback capability. System in inoperable.	
			BMS	None	
			Boiler/Furnace	Gas fired atmospheric cast iron sectional hot water boiler, American Standard model G-106, 1000 MBH, two (2) distribution pumps. Boiler and pumps are disassembled and inoperable.	
			Boiler/Furnace		
			Room Units	Baseboard finned radiation with pneumatic zone valves.	
			Hydronic Piping	Schedule 40 steel with threaded fittings.	
			Alternative Fuel	Natural gas.	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	None	
			Air Handler	None	
			Air Handler	None	
			Ductwork	Galvanized steel, no duct sealer observed. Poor/fair condition.	
			Specialized Exhaust	Ceiling toilet room exhaust fans to roof ventilator.	
			Room Ventilators	None	
Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	Not applicable	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sinks/Toilets/Showers	Floor mounted flush valve water closet, wall hung china urinals with flush valves, wall hung lavatory with lever faucets, no anti-scald or trap insulation. Not ADA compliant. Individual enameled cast iron tubs with shower controls and grab bars. Poor	
			Detention Sinks/Toilets/Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	Enameled cast iron janitors sink with s-trap. Vitaceous china drinking fountain. Poor condition.	
			Hot Water Generation	Gas fired storage type water heater, Bradford White model MI-82U-199-3N, 200 MBH, 82 gallon storage, central master mixing valve and recirculation pump. System is inoperable. Poor	
			Alternative Fuel	Natural gas.	
Supply Piping (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	2" domestic water service with backflow protection. Copper piping with sweat fittings.	
			Pumps	None	
Waste Piping (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Cast iron hub and spigot.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sprinkler: Wet/Dry	Wet limited area connected to the domestic water system.	
			Detention Sprinkler: Wet/Dry	Not applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 7,480

BUILDING ID: B1 (11) /B2 (10) **NUMBER OF STORIES** 1 story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1995, Renovation Secure Facility

DATE: 8/3/2022 **BUILDING TYPE** Type VA, Partially Sprinkled,

Montana Department of Corrections- Facilities Condition Inventory:

Outdoor Access					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controlle Entries	No security fencing.	
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Sidewalk in fair condition with weeds in the joints. Some cracking.	Around building.
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Storm water flows off of roof onto ground.	Around building.
			Facility Waste systems:	Sewer service line - not activated.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Water service line - not activated.	
			Facility Fire Protection Systems / Delivery / Storage	Fire hydrant located between building and security fencing.	South of building.
			Facility Power Utilities	Northwest Energy - not activated.	
			Facility Site Lighting	N/A	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Northwest Energy - not activated.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: **Riverside** GROSS SQUARE FOOTAGE 7,480
 BUILDING ID: B1 (11) /B2 (10) NUMBER OF STORIES 1 story
 ADDRESS: 2 Riverside Road, Boulder, YEAR BUILT 1995, Renovation Secure Facility
 DATE: 8/3/2022 BUILDING TYPE Type VA, Partially Sprinkled, Occ I-3

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Northwestern Energy pad mounted transformer.	Exterior - adjacent to building.
			Meter Base	Northwestern Energy meter in meter main. Not active.	Exterior - building mounted.
			Generator	None.	
			Alternative Source	None.	

Lighting (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Fixtures - PCB	Poor condition.	
			Detention: Fixtures - PCB	None.	
			Non Detention: Energy	Fluorescent and incandescent.	
			Detention: Fixtures - Energy	None.	
			Light Level Controls	Manual.	
			Occupancy/Daylight Sensor	None.	
			Wiring	Poor condition. Original to building.	

Distribution (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	200 amp meter main on exterior of building. Not	Exterior - building mounted.
			Service Panels	One branch circuit panel. Poor condition.	Hallway.
			Devices	Poor condition. Original to building.	
			Wiring	Poor condition. Original to building.	

Life/Safety Systems Conditions (12)

Egress (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Exit signs and emergency lighting units. Poor	

Exit/Emergency Lighting/Alarms (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Poor condition.	
			Emergency Lighting	Poor condition.	
			Smoke/Heat Detection	Minimal coverage.	Hallway.
			Fire Alarm System	Simplex hard wired system. Poor condition. Original to building.	Hallway.

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	None.	
			Clock	None.	
			Telephone	Poor condition. Original to building.	
			Data	None.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 7,480

BUILDING ID: B1 (11) /B2 (10) **NUMBER OF STORIES** 1 story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1995, Renovation Secure Facility

DATE: 8/3/2022 **BUILDING TYPE** Type VA, Partially Sprinkled, Occ I-3

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera System					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None	
			Camera systems: Detention: Indoors	None	
			Camera systems: Detention Outdoors	None	

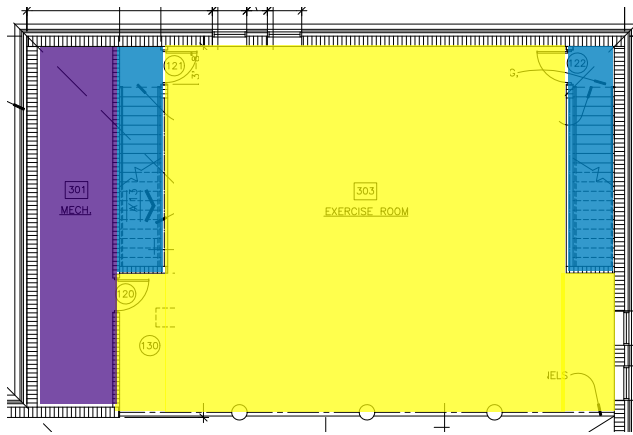
Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None	
			Intercom: Detention: Common	None	

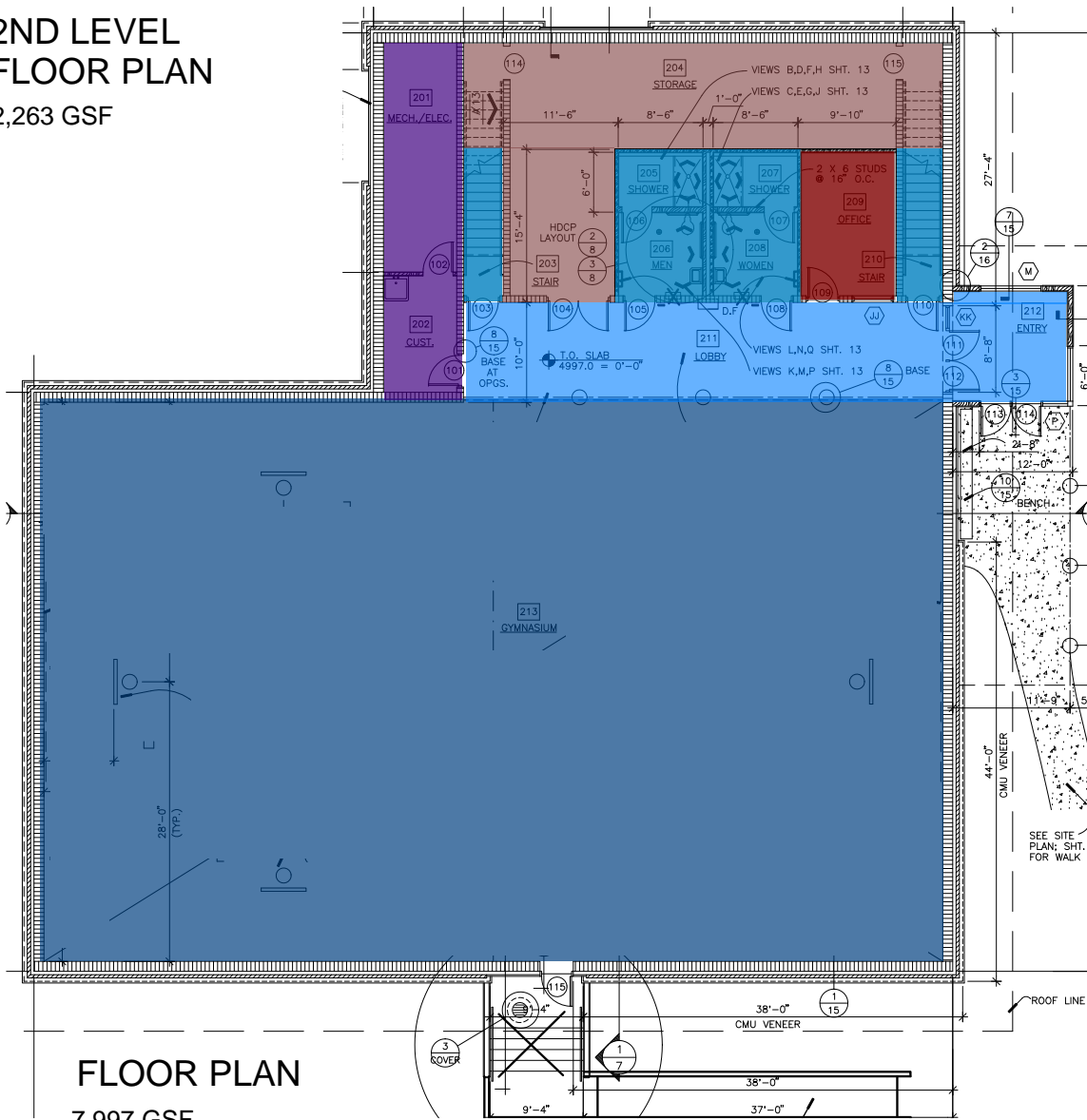
Electronic Security Systems (14)

Locking Control System					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	None	
			Detention Locking Systems: Common Areas	None	



- ADMINISTRATATION
- CELLS / HOUSING
- COMMON NON SECURE
- COMMON SECURE
- DAY AREA
- EDUCATION / PROGRAMS
- INFIRMARY / MEDICAL
- KITCHEN
- LAUNDRY
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY

2ND LEVEL FLOOR PLAN
2,263 GSF



FLOOR PLAN
7,997 GSF
10,260 GSF TOTAL

RIVERSIDE-B3 (16) GYMNASIUM

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Riverside	GROSS SQUARE FOOTAGE	7997 SF, 2263 SF Mezz, 10260 GSF
BUILDING ID:	B3 - Multipurpose Bldg	NUMBER OF STORIES	2 Story
ADDRESS:	2 Riverside Road, Boulder, Montana	YEAR BUILT	1997
DATE:	8/2/2022	BUILDING TYPE	A-3, Type VA Fully Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Recreation / Fitness	Multipurpose Gymnasium ,control /observation office, locker room, storage, mechanical space and restroom facilities used by staff and inmates. Controlled entries. Overall in good to very good condition. Grading at main entry to be addressed. Future repairs will be needed if not addressd	Main Floor, Main entry point to building
			Ceremonies / Programs	Training spaces / ceremonies space	2nd floor
			NUMBER OF STORIES	2	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Full facility	Overall condition is good to very good as building is only 25 years old and has been maintained very well during its life span.	Entire Facility

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	Frost Depth Stem walls	Full exterior perimeter
			Foundation	Spread footings exterior perimeter, interior spread and pad footings supporting structure	Interior walls and column supporting structure

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	Concrete / smooth finish	retaining wall for ramp
			Railing	Painted steel - good condition, 2010 remodel	Ramp
			Entry Steps / Structure	NA	
			Retaining Walls	North ramped ada access	North site area of Building 3

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention:Concrete / Tilt Up		
		75%/25%	Other: Masonry Mortar	Split face CMU, Brick masonry and horizontal deep rib deck profile siding over reinforced CMU load bearing backup wall. All in good to very good condition.	Exterior wall assemblies
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention:	NA	
			Detention: Wood / Plaster / Gypsum	NA	
			Paint/Sealer	NA	
		100%	Insulation	Rigid between masonry Wythe exterior and interior back up wall	Exterior wall assemblies

Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Glass Glazing / Frame		
		25%	Single Pane / Double Pane	double pane insulated glass, standard security level	All exterior window / storefront assemblies
			Hardware		
			Detention: Glazing: Polycarbonate / Glass	NA	
		25%	Detention: Window Frame	ALUMINUM	

Exterior Doors/Hatches (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Hardware: Admin	NA	
			Door/Admin	NA	
			Frame/Admin	NA	
			Door/Frames: Detention:	ALUMINUM	
			Hardware: Detention	Panic Devices, lever Trim	Exterior Facility Entry/Exit Door Assemblies
			Misc: Overhead Door	NA	
			Hatches	Did not observe any	

Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	Non visible	NA
			Concrete/Steel	Polished Concrete	Second Story floor / wall support to gymnasium

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		75%	Slab on Grade	Gymnasium sub floor / main level slab on grade. Gymnasium wood sports floor kept up very well. Some cracking movement seen in tile finishes at entry to gym surfaces. Some cracking in concrete at storage areas, and tile finishes in tile room showers. Cracking is occurring at non control / saw cut joint areas	Main level
		25%	Raised Floor Wood	Floor structure and subfloor	2nd floor
			Raised Floor Concrete/Steel		

Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes		
			Detention: Stair Construction: Finishes	Rubber stair treads	Stairs to 2nd floor
			Non Detention: Stair Rails	Painted steel - good condition, 2010 remodel	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	Wood stair stringers, risers and tread - primary structure	2 stairs to 2nd floor

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Wood	Wood Trusses / plywood sheatiing. Hipped roof structure. Good to very good condition overall	Roof Structure
			Concrete/Steel	NA	
Covering (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		50%	Flashing	Flashings appear to be in good to very good conditon. Replaced with roof work	Roof Structure
		100%	Roof drainage	Positive roof drainage - sloped hipped roof design. No issues	Roof Structure
			Skylights	NA	
			Asphalt Shingle Tiles	Asphalt architectural grade shingles. Condition good for life of building. Will require replacement in 10 to 15 years	Roof covering
			Membrane/Metal		
			Clay / Cement Tiles		
Insulation (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid	NA	
			Batt	Batt insulation described.	Roof assembly

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		5%	Framed - GWB /Paint	Framed interior walls for office painted finish	Office
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB		
			Detention: Concrete Paint		
		95%	Detention: Masonry (CMU) Tiled Masonry CMU	Painted CMU interior finish of gymnasium walls, very good condition. Ceramic Tile finish over CMU at Restroom/shower	Gymnasium, Training programs room, Toilet / Showers
Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Plaster / GWB	NA	
			Detention: Plaster / GWB	NA	
			Non Detention: Lay in	NA	
		85%	Detention: Security	Security metal ceiling typical	Gymnasium, Training programs room, Toilet / Showers, office
		15%	Specialty	Exposed Structure	Storage areas, mechanical
Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Typical Hardware	Institutional grade Keyed Lever hardware - Best locksets IC core, closers, hinges. Good to very good operational condition	All interior spaces
		100%	Non Detention: Door	Painted HM, good to very good condition	
		100%	Non Detention: Frame	Painted HM, good to very good condition	
			Detention: Hardware	NA	
			Detention: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	NA	
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Resilient	NA	
		20%	Non Detention: Carpet	Cpt good to very good condition	Office, upper Ceremonies room
		10%	Non Detention: Ceramic/Stone/Terrazzo	Ceramic tile 6x6 2 colors in good condition. Some tiles cracked at gym to entry locations near structural columns, some tiles cracked at shower toilet room locatons, telegraphing through slab at non saw cut / control joint areas	Tlt / shower rooms, entry, foyer lobby
		15%	Sealed Concrete/Painted Concrete	Sealed concrete	Mechanical rooms, storage rooms
		55%	Detention: Ceramic		
			Wood	Gymnasium - very good to excellent - Maintained very well	Gymnasium
Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Paint	Paint- good to very good condition	Office, mech storage
			Other : FRP Wall Coverings / Special Coatings		
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	Painted CMU interior finish of gymnasium walls, and Ceremony programs upper level room, very good condition.	Gymnasium
			Detention: Tile / Glazed Block	Ceramic 4x4 wall tile full height - showers / toilet rooms	Tlt / shower rooms,
			Detention: Ceramic/Stone Tile	NA	
Specialties (5)					
Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	NA	
			Detention: Metal/Other	NA	
Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
			Room & Directional Signs	Combination of plauque room type signage and 8 1/2 x 11 paper room name signage and other sizes of paper signage. Suggest upgrading signage as necessary.	Through out
Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
		22%	Classroom / Lecture	Stackable chairs, folding chairs loose tables	Ceremonies Lecture room 2nd floor
			Cafeteria	NA	
Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Markerboard	NA	
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets	NA	

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
		1%	Lift	Stairwell chair / rail lift - good operational condition. Accommodations for Accessible path can be completed on main level	East Stairwell to 2nd floor

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		2%	Non Detention: Work Areas	Yes	Office
			Non Detention: Elevator	NA	
		10%	Restrooms	yes	Toilet / shower rooms
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp	NA	
		5%	Non Detention: Door Hardware	lever locksets throughout	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
		55%	Detention: Rec Areas	yes	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	NA	
		100%	Detention: Impeded Egress / Exit Systems	Egress systems in place and to a secure yard within Campus	

Exit/Emergency Lighting/Alarms (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Yes - see electrical for further input	
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	

Asbestos/Hazardous Material (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	None Suspected, outside of scope of work	
			Other Asbestos Containing Material (ACM)	None Suspected, outside of scope of work	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 7997 SF, 2263 SF Mezz,
10260 GSF

BUILDING ID: B3 - Multipurpose Bldg **NUMBER OF STORIES** 2 Story

ADDRESS: 2 Riverside Road, Boulder,
Montana **YEAR BUILT** 1997

DATE: 8/2/2022 **BUILDING TYPE** A-3, Type VA Fully Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Direct digital controls, manufactured by Andover, installed by FICO of Great Falls.	
			BMS	Control appears to be stand alone with Web access at the PC located in the control room in Building 5.	
			Boiler/Furnace	See air handlers below.	
			Boiler/Furnace	See air handlers below.	
			Room Units	None	
			Hydronic Piping	Not applicable	
			Alternative Fuel	Natural gas.	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	Gym area air handling system, Twin City inline fan model TSL-SW-200-9-S, 10 hp motor, three (3) series power vented gas duct furnaces, Modine model DJE350SEM, 350 MBH each. Appears to be capable of 100% outside air economizer with roof relief vent. Fair/good condition.	
			Air Handler	Office, storage room and mezzanine condensing gas fired furnace, York model TM9T120D20M, 120 MBH, with outside air ducted to the return. Cased coil for future cooling. Fair/good	
			Air Handler		
			Ductwork	Galvanized steel with duct sealer, good condition.	
			Specialized Exhaust	Inline toilet exhaust fan for toilet rooms.	
			Room Ventilators	None	

Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	Not applicable	
			Room AC	Window type AC unit installed for mezzanine activity room.	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sinks/Toilets/Showers	Floor mounted flush valve ADA water closets, wall hung vitreous china lavatories with single lever faucets, no antiscald valve, tiled shower with hand held shower head and grab bars. Stainless steel drinking fountain. Good condition.	
			Detention Sinks/Toilets/Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	Molded stone service sink. Good condition.	
			Hot Water Generation	Gas fired storage water heater, Ruud model G50-98, 98 MBH, 50 gallons of storage, no anti-scald valve. Appears to be original with the building. Fair condition.	
			Alternative Fuel	Natural gas	

Supply Piping (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	1-1/2" domestic water service with backflow protection and PRV. Copper piping with sweat fittings. Some deterioration is visible. Fair condition.	
			Pumps	None	

Waste Piping (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	PVC with solvent welded fittings. Good condition.	
			Pump	None on the inside of the building. There is a pump controller panel indicating and exterior lift pump.	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sprinkler: Wet/Dry	Dry sprinkler system with compressor, 4" service with 3" riser, includes double detector check, 85 psi static service pressure. Heads appear to be quick response type.	
			Detention Sprinkler: Wet/Dry	Not applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 7997 SF, 2263 SF Mezz, 10260 GSF

BUILDING ID: B3 - Multipurpose Bldg **NUMBER OF STORIES** 2 Story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1997

DATE: 8/2/2022 **BUILDING TYPE** A-3, Type VA Fully Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controлле Entries	Securing fencing in good condition.	Around campus.
Outdoor Access					
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Sidewalk in good condition, portions of the sidewalk has heaved 1/2" - 1" at door, water flows toward the front door to the building.	South side of building.
			Detention: Out door Recreation	Grass field in good condition.	South side of building.

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Rain water flows off of roof onto the ground. Gutters are located over doorways with downspouts to the ground. Splash pads are located at the end of the downspouts. Grading around building is good except entrance vesibule. The area next to the building is lower that the adjacent ditch causing runoff to pond in the corner, impacting the building. Need to regrade the ditch and the area around the building to provide positive drainage.	South side of building.
			Facility Waste systems:	Municipal sewer - Sanitary sewer line is probably PVC pipe.	South side of building.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Municipal water - Water service line - probably PVC pipe.	South side of building.
			Facility Fire Protection Systems / Delivery / Storage	Fire department connection (FDC) near northwest corner of building, closest fire hydrant is on the other side of the security fencing and has been inactive for years, distance between FDC and fire hydrant exceeds 100 feet. Distance to active FH is over 270 feet. Recommend another fire hydrant closer to building.	SW side of building.
			Facility Power Utilities	Northwest Energy	
			Facility Site Lighting	Site lighting in good condition.	Around campus.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Northwest Energy	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: **Riverside** GROSS SQUARE FOOTAGE 7997 SF, 2263 SF Mezz, 10260 GSF

BUILDING ID: B3 - Multipurpose Bldg NUMBER OF STORIES 2 Story

ADDRESS: 2 Riverside Road, Boulder, Montana YEAR BUILT 1997

DATE: 8/2/2022 BUILDING TYPE A-3, Type VA Fully Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Northwestern Energy pad mounted transformer.	Exterior - adjacent to building.
			Meter Base	CT metered service. Good condition.	Exterior - building mounted.
			Generator	None.	
			Alternative Source	None.	

Lighting (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Fixtures - PCB	Good condition. Primary fixture are flourescent fixtures that have been retrofitted with TLED lamps. 2x2 LED fixtures in	
			Detention: Fixtures - PCB	None.	
			Non Detention: Energy	TLED lamps and LED fixtures.	
			Detention: Fixtures - Energy	None.	
			Light Level Controls	Manual.	
			Occupancy/Daylight Sensor	Occupancy sensors and occupancy sensor switches. Good condition.	
			Wiring	Appears to be in good condition. Wiring in raceway.	

Distribution (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	Good condition. Square D 800 amp I-line panel.	Mechanical Room.
			Service Panels	Good condition. Square D NQOB and NF panels.	Mechanical Rooms.
			Devices	Good condition. Surface mounted in Gymnasium.	
			Wiring	Appears to be in good condition. Wiring in raceway. Surface conduit in Gymnasium.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Exit signs and emergency lighting. Good condition.	

Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Good condition. LED type.	
			Emergency Lighting	Emergency lighting accomplished with battery ballasts/drivers in lighting	
			Smoke/Heat Detection	Good condition. Manual pull stations, notification appliances, smoke detection.	
			Fire Alarm System	Good condition. Simplex 4100 and sound reinforcement	Mechanical Room.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	None.	
			Clock	None.	
			Telephone	Good condition.	Rack in Mechanical Room.
			Data	Good Condition.	Rack in Mechanical Room.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 7997 SF, 2263 SF Mezz, 10260 GSF

BUILDING ID: B3 - Multipurpose Bldg **NUMBER OF STORIES** 2 Story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1997

DATE: 8/2/2022 **BUILDING TYPE** A-3, Type VA Fully Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera System					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None. All cameras are IK10/IP66 cameras.	
			Camera systems: Detention: Indoors	Fair- 2 cameras manufactured by Vivotek.	Observed from Central Control on a Exaqtvision VMS.
			Camera systems: Detention Outdoors	None.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
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PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None	
			Intercom: Detention: Common	None	

Electronic Security Systems (14)

Locking Control System					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	None	
			Detention Locking Systems: Common Areas	None- All hardware is commercial	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Riverside	GROSS SQUARE FOOTAGE	6,900
BUILDING ID:	B4 - Library / Maintenance Shop	NUMBER OF STORIES	1
ADDRESS:	2 Riverside Road, Boulder, Montana	YEAR BUILT	Original not known. HVAC retrofit 2010, Roof 2010/2011
DATE:	8/2/2022	BUILDING TYPE	Type VB, Partially Sprinkled, Group I-3

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		70%	Maintenance Shop	Campus Maintenance Shop(s) for General Building / Grounds Maintenance. Building use has went from a full inmate programs building to Administrative Maintenance facility in is life. Hard use has rendered the overall condition of the maintenance area of the building fair. Recommend upgrades	General maintenance area,
		20%	Administraton / FTR Storage	Part of Campus Maintenance / surplus storage. Many classrooms of original design has been converted to surplus storage areas for campus.	Central and SW portion of Building
		10%	Library	Portion of the facility that is used as inmate library. Library overall condition good. Access to Library is key controlled escorted and mixed with shop maintenance and campus	South east portion of Building
			NUMBER OF STORIES 2	single story	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Full facility	Use as a maintenance and shop facility has shown wear and tear at harsher state, yet building remains in fair to good condition for it uses associated with shop and maintenance. Library portion maintained well for inmate use.	

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	Frost depth concrete stemwalls good overall condition. No cracking, settlement or other deficiencies observed	Perimeter Exterior bearing walls
			Foundation	Spread footings, pad footings as applicable within Crawl space	All footings- perimeter bearing walls

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up	NA	
		85%	Other: Masonry Mortar	Brick veneer finish materials over a wood framed structure. Walls overall in good condition	
			Detention: Masonry Unit / Glass Block	na	
			Non Detention:	NA	
			Detention: Wood / Plaster / Gypsum	NA	
			Paint/Sealer	NA	
		100%	Insulation	Batt insulation - r value unknown. R value 19 at best	

Exterior Windows (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		25%	Non Detention: Glass Glazing / Frame	Double Glazed non security windows. Tempered and high strength glass and aluminum panels in fixed and operable clear anodized aluminum framework. Good overall condition, windows were replaced / upgraded as part of 2010/ 2011	All exterior windows
		25%	Single Pane / Double Pane	Double Pane	All windows
			Hardware	Manufacturer standard latching hardware	All operable exterior windows
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	

Exterior Doors/Hatches (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Hardware: Admin	Keyed lever locksets	Staff Only Entries
		10%	Door/Admin	Painted hollow metal Heavy duty	Staff Only Entries
		10%	Frame/Admin	Painted Hollow metal frame with side lights at entries	Staff Only Entries
		5%	Door/Frames: Detention:	Painted hollow metal Heavy duty	Inmate Entries
		5%	Hardware: Detention	Keyed lever locksets	Inmate Entries
			Misc: Overhead Door	NA	
			Hatches	Access hatches to crawlspace - good condition	

Interior Columns/Beams (D)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	Non visible	NA
			Concrete/Steel	Non visible	NA

Floor System (4)

Floor Super Structure (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Slab on Grade	NA	
			Raised Floor Wood	NA	
		100%	Raised Floor Concrete/Steel	Concrete over steel joists and deck. Good condition	Floor Assembly

Stair Treads/Risers (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Wood	Gable and hipped wood roof truss assembly. New roof assembly in 2010/2011	Roof
			Concrete/Steel		
Covering (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flashing	Fascia trim, gutters downspouts, drip edges, valley flashings and penetrations flashings, very good overall condition. One small section of fascia trim at an entry door in need of repair as wind blew it off.	Entire roof
		100%	Roof drainage	Positive drainage. Gutters only at entry points to building and outlet to grass / landscape areas	Gutters at entry points
			Skylights	NA	
		100%	Asphalt Shingle Tiles	Architectural grade asphalt shingles. Very good to excellent overall condition	Entire roof
			Membrane/Metal	NA	
			Clay / Cement Tiles	NA	
Insulation (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid		
			Batt	Batt insulation, and blow in insulation - Estimate R 50. Very good condition. Roof upgrade of 2010/2011	Entire roof

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		90%	Framed - GWB /Paint	Painted Gyp, FRP over gyp in wet areas. Overall condition Fair given the use of the space. Finish renewal as budgets allow	Shop maintenance areas, offices, toilet rooms FRP
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
		10%	Detention : GWB	Painted Gyp. Overall condition - good to very good. This area of the building has been maintained well given use	Library
			Detention: Concrete Paint	NA	
			Detention: Masonry (CMU) Tiled Masonry CMU	NA	
Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Plaster / GWB	Painted GWB	Offices, Shop maintenance spaces, storage
			Detention: Plaster / GWB	Painted GWB	Library
			Non Detention: Lay in	Acoustical concealed grid. Fair condition	Former program classroom converted to storage
			Detention: Security	NA	
			Specialty	NA	

Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Typical Hardware	Knob keyed locksets - appear to be original building locksets. Butt hinges, Closers as applicable	Throughout
		100%	Non Detention: Door	Painted Hollow metal. Fair to good condition given use	Throughout
		100%	Non Detention: Frame	Painted Hollow metal. Fair to good condition given use	Throughout
			Detention: Hardware	NA	
			Detention: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	NA	
			Detention: Relites / Interior Security Grade Windows	NA	
Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		80%	Non Detention: Resilient	VCT - Fair condition, 12x12 various colors. SV - typical in restrooms, single patterns and multipatterned flooring. VCT exhibits wear pattern gouges and some lifting. Given use and locations this would be expected.	VCT - Corridors, offices, shop areas. SV - toilet rooms, janitor closets
		15%	Non Detention: Carpet	Former Classrooms converted to storage rooms	Storage rooms
		5%	Non Detention: Ceramic/Stone/Terrazzo	Ceramic Tile in former tub rooms converted to grounds chemical mixing rooms.	Tub rooms
			Detention: Sealed Concrete/Painted Concrete	NA	
			Detention: Ceramic	NA	
			Wood	NA	
Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Paint	Paint - fair condition given use of spaces as shop / maintenance spaces	All areas less the Library
			Other : FRP Wall Coverings / Special Coatings	FRP at wet area locations - full height - good to very good overall condition	Toilet rooms - all walls. Wet areas behind sinks
			Non Detention: Ceramic Tile, Stone Tile	Ceramic Tile in former tub rooms converted to grounds chemical mixing rooms.	Former Tub Rooms turned into chemical mixing rooms\
			Detention: Paint	Pigmented earth tone paint scheme. Very Good condition	Library
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	
Specialties (5)					
Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	NA	
				NA	
			Detention: Metal/Other		
Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
			Room & Directional Signs	Only signage is on Exterior doors. No interior signage. All inmates are escorted to library space. Staff utilizes remaining portion of building and are familiar with spaces in building	Throughout

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Detention: Day Room Seating / Library furniture	Loose tables / folding chairs. Plush Recliners. Bookshelves, book carts. Overall very good condition	Library
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	NA	
			Cafeteria	NA	

Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Markerboard	None observed	
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Work Areas	Exterior staff doors fitted with Lever hardware to the panic devices. No further accommodations made. All inmate use is escorted. One restroom has been updated to make	Exterior doors only
			Non Detention: Elevator	NA	
			Restrooms	One staff toilet room, fitted with Grab Bars, accessories at toilet fixture and one sink. Condition of toilet room, good	Staff toilet room
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp	NA	
			Non Detention: Door Hardware	NA	
			Detention: Cells	NA	
			Detention Day Rooms	NA - SEE LIBRARY BELOW	
			Detention: LIBRARY	Accessible inside of space. Access to space is via escort.	Library
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	In place to secure outdoor space.	Exits
			Detention: Impeded Egress / Exit Systems	In place to secure outdoor space.	

Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Non observed.	
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	
Asbestos/Hazardous Material (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	Outside scope of work. ACM's suspect in all areas where VCT / sheet vinyl flooring exists	Throughout - non carpet areas
			Other Asbestos Containing Material (ACM)	Outside scope of work. ACM's suspect in all areas where VCT / sheet vinyl flooring exists	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 6,900

BUILDING ID: B4 - Library / Maintenance Shop **NUMBER OF STORIES** 1

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** Original not known. HVAC retrofit 2010, Roof 2010/2011

DATE: 8/2/2022 **BUILDING TYPE** Type VB, Partially Sprinkled, Group I-3

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Direct digital controls, manufactured by Andover, installed by FICO of Great Falls.	
			BMS	Control appears to be stand alone with Web access at the PC located in the control room in Building 5.	
			Boiler/Furnace	Two (2) condensing gas boilers, Laars model NTH285NXN1, 285 MBH with internal primary pumps. Two (2) Grundfos secondary online/standby distribution pumps with integral VSDs. Boilers and pumps ± 12 years old. Fair condition.	
			Boiler/Furnace		
			Room Units	Baseboard finned radiation with electronic sensors and electric zone valves.	
			Hydronic Piping	Schedule 40 steel with mechanical coupled and threaded fittings. Copper with sweat fittings.	
			Alternative Fuel	Natural gas	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	None	
			Air Handler		
			Air Handler		
			Ductwork	Galvanized steel, no duct sealer observed. Poor/fair condition.	
			Specialized Exhaust	Toilet room exhaust by ceiling fans ducted to roof jacks.	
			Room Ventilators	None	
Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	Not applicable	
			Room AC	Window type AC units in offices.	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sinks/Toilets/Showers	Wall hung water closets with flush valves, wall hung lavatory with double lever faucets, no anti-scald, some trap insulation. Not ADA compliant. Poor condition.	
			Detention Sinks/Toilets/Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	Enameled cast iron and stainless steel drop-in sinks in staff areas. Poor condition.	
			Hot Water Generation	Double wall storage type heat exchanger off the boiler, Amtrol WH7CDW, 41 gallons, boiler pump Grundfos UPS15-58-FC, with recirculating pump, antiscald mixing valve has been removed.	
			Alternative Fuel	Natural gas	

Supply Piping (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	2" domestic water service with backflow protection. Copper piping with sweat fittings, upgrade done with press fittings.	
			Pumps	None	

Waste Piping (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Cast iron hub and spigot, upgrades done with PVC solvent	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sprinkler: Wet/Dry	Wet limited area connected to the domestic water system.	
			Detention Sprinkler: Wet/Dry	Not applicable	
			Non Detention: Hose Stations / Cabinet Systems	One hose cabinet located in the corridor, valve capped, hose missing.	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 6,900

BUILDING ID: B4 - Library / Maintenance Shop **NUMBER OF STORIES** 1

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** Original not known. HVAC retrofit 2010, Roof 2010/2011

DATE: 8/2/2022 **BUILDING TYPE** Type VB, Partially Sprinkled,

Montana Department of Corrections- Facilities Condition Inventory:

Outdoor Access					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controlle Entries	Security fencing in good condition.	Around campus.
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Sidewalks in good condition, some concrete is cracked but no heaving.	Around building.
			Detention: Out door Recreation	Some facilities.	SE of building.

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Roof runoff flows directly to ground.	All sides of building.
			Facility Waste systems:	Sanitary sewer service is connected to City sewer main.	SW corner of building.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Water service line connected to City water main.	South side of building.
			Facility Fire Protection Systems / Delivery / Storage	Limited sprinkled building, connected with domestic water service line. Water line connected to City water main. FDC is on the building.	South side of building.
			Facility Power Utilities	Northwest Energy.	
			Facility Site Lighting	Site lighting is good.	Around campus.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Northwest Energy.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: **Riverside** GROSS SQUARE FOOTAGE 6,900

BUILDING ID: B4 - Library / Maintenance Shop NUMBER OF STORIES 1

ADDRESS: 2 Riverside Road, Boulder, Montana YEAR BUILT Original not known. HVAC retrofit 2010, Roof 2010/2011

DATE: 8/2/2022 BUILDING TYPE Type VB, Partially Sprinkled, Group I-3

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Northwestern Energy pad mounted transformer.	Exterior of building. Shared with Building
			Meter Base	Northwestern Energy meter in 200 amp meter main.	Exterior - building mounted.
			Generator	None.	
			Alternative Source	None.	

Lighting (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Fixtures - PCB	Good condition. Primary fixture are fluorscent fixtures that have been retrofitted with TLED lamps.	
			Detention: Fixtures - PCB	None.	
			Non Detention: Energy	TLED lamps.	
			Detention: Fixtures - Energy	None.	
			Light Level Controls	Manual.	
			Occupancy/Daylight Sensor	Limited amount of occupancy sensor switches.	
			Wiring	Appears to be in good condition. Wiring in raceway.	

Distribution (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	Poor condition. Single electrical panel for building.	Corridor.
			Service Panels	Poor condition. Single electrical panel for building.	Corridor.
			Devices	Fair condition. Devices original to building.	
			Wiring	Appears to be in good condition. Wiring in raceway.	

Life/Safety Systems Conditions (12)

Egress (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Exit signs and emergency lighting units.	

Exit/Emergency Lighting/Alarms (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Fair to good condition. Two fluorescent exit signs are not operational. Some exit signs replaced with LED type.	
			Emergency Lighting	Fair condition. Emergency lighting units with battery.	
			Smoke/Heat Detection	Good condition. Manual pull stations, notification appliances, smoke detectors.	
			Fire Alarm System	Fair condition. Simplex 4010 fire alarm control panel.	Corridor.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	None.	
			Clock	None.	
			Telephone	Good condition. Limited number of outlets.	Storage Room.
			Data	Good condition. Limited number of outlets.	Storage Room.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 6,900

BUILDING ID: B4 - Library / Maintenance Shop **NUMBER OF STORIES** 1

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** Original not known. HVAC retrofit 2010, Roof 2010/2011

DATE: 8/2/2022 **BUILDING TYPE** Type VB, Partially Sprinkled, Group I-3

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera System					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None	
			Camera systems: Detention: Indoors	None	
			Camera systems: Detention Outdoors	None	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

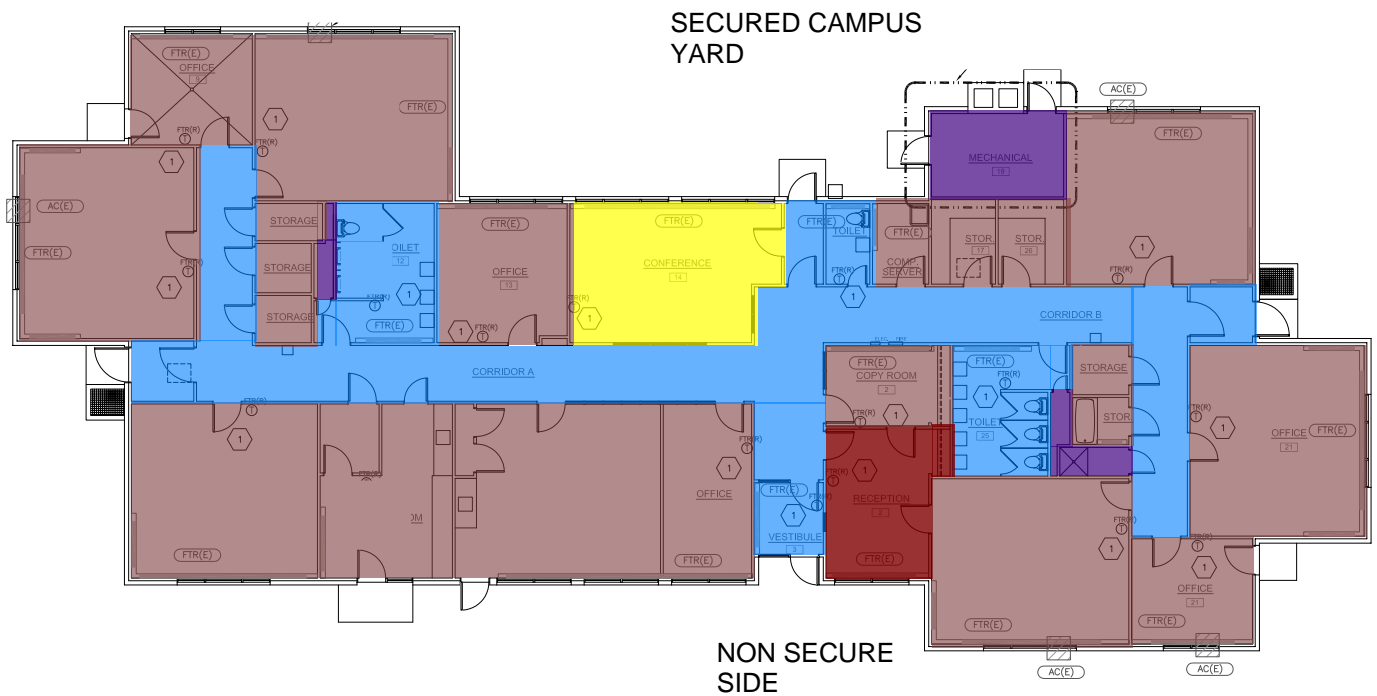
Voice/Data (A)					
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PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None	
			Intercom: Detention: Common	None	

Electronic Security Systems (14)

Locking Control System					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	None	
			Detention Locking Systems: Common Areas	None	

- ADMINISTRTRATION
- CELLS / HOUSING
- COMMON NON SECURE
- COMMON SECURE
- DAY AREA
- EDUCATION / PROGRAMS`
- INFIRMARY / MEDICAL
- KITCHEN
- LAUNDRY
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY



FLOOR PLAN
 6,877 GSF
 ADMINISTRATIVE:
 CHECKIN / INTAKE
 STAFF OFFICES

RIVERSIDE B5 (13) ADMINISTRATION

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Riverside	GROSS SQUARE FOOTAGE	6,900
BUILDING ID:	B5 - 13 Administration / Intake / Processing	NUMBER OF STORIES	1 story
ADDRESS:	2 Riverside Road, Boulder, Montana	YEAR BUILT	1970?; 2011/2012: Roof Replacement; HVAC 2010; Lighting upgrades 2018
DATE:	8/3/2022	BUILDING TYPE	TYPE VB, Partially Sprinkled, Group B occupancy

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Administraton / Programs	Campus Administration, offices, training rooms, lockers. Building has been converted over to office administration use, records use, limited programs use.	Entire Building
			Kitchen / Dining	NA	
			NUMBER OF STORIES 1		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Full facility	For current use facility is in fair to good condition. Finishes and security updates needed as use continues.	

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Stem Walls	Concrete frost depth stemwalls at full perimeter. NO issues observed. Good to very good condition given age	Exterior perimeter
		100%	Foundation	Concrete spread footings and pad footings. No issues observed. Good to very good condition given age	Exterior perimeter and interior pad footings

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention:Concrete / Tilt Up	NA	
		70%	Other: Masonry Mortar	Brick veneer, good overall condition	Exterior wall assemblies
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention:	NA	
			Detention: Wood / Plaster / Gypsum	NA	
			Paint/Sealer	NA	
		70%	Insulation	Batt insulation. Minimum 6" batt, R Value not known	

Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		25%	Non Detention: Glass Glazing / Frame	Insulated glazing in Aluminum frames. Frames have both operable and fixed panels. Aluminum frames have insulated omega panels and wood siding infill panels below. Overall good condition. As building use continues and building gets older, general maintenance of sealants at openings will be required. Wood sided infill panels will need painting maintenance and siding material is experiencing paint fading and chalking.	Exterior window openings
		25%	Single Pane / Double Pane	Double pane high strength glass. Glass in both fixed sections and operable sash show no issues	Fixed and operable windows
			Hardware	Manufacturer Standard. Many of the operable sash have been fitted with AC units for the spaces.	Windows
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	

Exterior Doors/Hatches (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		5%	Hardware: Admin	Keyed lever locksets /lever panic devices for all openings. Hinges, closers, weatherstripping. Hardware is in good overall	Exterior Entry doors to vestibules, mech room doors
		5%	Door/Admin	Painted hollow metal doors. Good overall condition	Exterior Entry doors, mech room doors
		5%	Frame/Admin		
			Door/Frames: Detention:	NA	
			Hardware: Detention	NA	
			Misc: Overhead Door	NA	
			Hatches	Hatch to crawl space - good to condition	

Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	Non visible	NA
			Concrete/Steel	Non visible	NA

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Slab on Grade	NA	
			Raised Floor Wood	NA	
		100%	Raised Floor Concrete/Steel	Concrete slab over metal deck over steel joist floor framing. Good condition overall. No issues observed	Floor system

Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	Wood trusses, wood girder trusses, wood miscellaneous framed dutch hips and eaves. Good to very good condition	Roof
			Concrete/Steel		

Covering (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		30%	Flashing	Prefinished roof flashing and eave / rake fascia trim. Good to Very Good condition	Roof
		100%	Roof drainage	Positive 4:12 pitch. No issues observed. Very good drainage. Gutters at door locations only	Roof
			Skylights	NA	
		100%	Asphalt Shingle Tiles	Asphalt laminated architectural shingle. 10 years in service. Good to very good condition.	Roof
			Membrane/Metal	NA	
			Clay / Cement Tiles	NA	

Insulation (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid		
		100%	Batt	Batt and blown insulation. Original batt insulation 3.5" (R11 at best) and blown in R30. No issues observed. Very Good	Roof Assembly

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Framed - GWB /Paint / Ceramic Tile (CT)	All interior walls are a combination of Framed 2x4 / 2x6 wall framing systems with GWB and paint. Over all condition good. CT in restrooms, old tub Rooms converted to Storage	Office areas - GWB Paint. Restrooms - CT,
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
			Detention: Masonry (CMU) Tiled Masonry CMU	NA	

Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		50%	Non Detention: Plaster / GWB	GWB - painted, good overall condition, no issues observed	Office areas, training conference room, Toilet rooms, storage rooms
			Detention: Plaster / GWB	NA	
		50%	Non Detention: ACT	12X12 glue on tile, painted, good overall condition. NO issues observed	Corridors, office areas
			Detention: Security	NA	
			Specialty	NA	

Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		25%	Typical Hardware	Keyed Lever locksets for applicable function. Keyed knob locksets. Hinges. Closers as applicable	Offices, toilet rooms Levers, Storage Rooms - Knob. Closers at corridor to room openings
		25%	Non Detention: Door	Painted wood, Painted Hollow Metal. In good overall condition	Wood - Offices, Hollow metal utility / storage areas
		25%	Non Detention: Frame	Painted Hollow Metal - Good condition	Interior Frames
			Detention: Hardware	NA	
			Detention: Door	NA	
			Detention Frame:	NA	
		2%	Non Detention: Relites / Interior Windows	Wire Glass in painted hollow metal frame. Good condition overall	Training Rooms, Reception
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Non Detention: Resilient	Sheet Vinyl - good condition overall	Toilet Rooms - public and Staff
		80%	Non Detention: Carpet	CPT - Good overall condition. Normal replacement / upgrade in future.	Offices, Training Rooms, Corridors
		5%	Non Detention: Ceramic/Stone/Terrazzo	Mosaic Floor	Miscellaneous storage rooms converted from Tub Room
			Detention: Sealed Concrete/Painted Concrete	NA	
			Detention: Ceramic	NA	
			Wood	NA	

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		80%	Non Detention: Paint	Paint throughout in many different colors including white, cream, ochre, light green, mauve, purple and blue. Finishes could use an update, fair to good condition overall	Offices, Corridors, toilet rooms, training rooms
		10%	Other : FRP Wall Coverings / Special Coatings	FRP - wet areas, good overall condition	ADA Restroom, custodial closets
		10%	Non Detention: Ceramic Tile, Stone Tile	Ceramic Tile - wet areas. Good overall condition	Restrooms to 6' and paint above
			Detention: Paint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	Painted metal. Good overall general condition	Toilet Rooms
			Detention: Metal/Other	NA	

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
			Room & Directional Signs	Room signage as applicable. Overall condition good	Offices, restrooms, training room

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Furnishings	Loose tables chairs, office furniture desks, office chairs, conference tables / chairs, book shelving, file cabinets	Offices
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	Loose tables chairs, office furniture desks, office chairs, conference tables / chairs, book shelving, file cabinets	Training / classroom, break room
			Cafeteria	NA	

Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Markerboard	As applicable	Office, breakroom, training
			Non Detention: Tackboard	As Above	As Above
		5%	Non Detention: Cabinets	Plam finished casework / sink casework, upper and lower cabinet, wood finished casework and shelving systems. Casework systems have been added and modified over the years to fit the needs and functions of the space. Some casework/cabinetry is built in while some is portable. Overall	Offices, breakroom

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Work Areas	Office work areas have had accessible routes updated with Lever Door hardware	Offices, classrooms/ training rooms
			Non Detention: Elevator	NA	
			Restrooms	One Staff / inmate toilet room updated with fixtures, toilet accessories to meet minimum accommodation. Public use toilet provides no accomodation. Public / patron needs would be escorted to restroom providing accomodatons. Major renovation would be required to provide accomodaton at Public / patron restroom	One staff toilet on east side of building provides accommodations. Public/visitor toilet provides no accommdations.
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp	NA	
			Non Detention: Door Hardware	Keyed lever hardware provided throughout	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	Exit systems in place and operational. Exits to controlled secured yard and to outside of secured yard	5 building exits
			Detention: Impeded Egress / Exit Systems	NA	

Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	In place and operational	Exit Corridors and 5 Exit Doors
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	
Asbestos/Hazardous Material (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	None suspected with current floor finishes. Outside of scope of work.	Flooring
			Other Asbestos Containing Material (ACM)	Outside of scope of work	Walls, ceilings

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 6,900

BUILDING ID: B5 - 13 Administration / Intake / Processing **NUMBER OF STORIES** 1 story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1970?; 2011/2012: Roof Replacement; HVAC 2010; Lighting upgrades 2018

DATE: 8/3/2022 **BUILDING TYPE** TYPE VB, Partially Sprinkled, Group B occupancy

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Direct digital controls, manufactured by Andover, installed by FICO of Great Falls.	
			BMS	Control appears to be stand alone with Web access at the PC in this building's control room.	
			Boiler/Furnace	Two (2) condensing gas boilers, Laars model NTH285NXN1, 285 MBH with internal primary pumps. Two (2) Grundfos secondary online/standby distribution pumps with integral VSDs. Boilers and pumps ± 12 years old. Fair condition.	
			Boiler/Furnace		
			Room Units	Baseboard finned radiation with electronic sensors and electric zone valves.	
			Hydronic Piping	Schedule 40 steel with mechanical coupled and threaded fittings. Copper with sweat fittings.	
			Alternative Fuel	Natural gas	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	None	
			Air Handler		
			Air Handler		
			Ductwork	Galvanized steel, no duct sealer observed. Poor/fair condition.	
			Specialized Exhaust	Toilet room exhaust by ceiling fans ducted to roof jacks.	
			Room Ventilators	None	
Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	Not applicable	
			Room AC	Window type AC units in offices.	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sinks/Toilets/Showers	Wall hung water closets with flush valves, wall hung lavatory with double lever faucets, no anti-scald, some trap insulation. Not ADA compliant. Poor condition.	
			Detention Sinks/Toilets/Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	Enameled cast iron and stainless steel drop-in sinks in staff areas. Poor condition.	
			Hot Water Generation	Double wall storage type heat exchanger off the boiler, Amtrol WH7CDW, 41 gallons, boiler pump Grundfos UPS15-58-FC, with antiscald mixing valve and recirculating pump.	
			Alternative Fuel	Natural gas	

Supply Piping (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	2" domestic water service with backflow protection. Copper piping with sweat fittings.	
			Pumps	None	

Waste Piping (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Cast iron hub and spigot, upgrades done with PVC solvent	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sprinkler: Wet/Dry	Wet limited area connected to the domestic water system.	
			Detention Sprinkler: Wet/Dry	Not applicable	
			Non Detention: Hose Stations / Cabinet Systems	One hose cabinet located in the corridor, valve capped, hose missing.	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 6,900

BUILDING ID: B5 - 13 Administration / Intake / Processing **NUMBER OF STORIES** 1 story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1970?; 2011/2012: Roof Replacement; HVAC 2010; Lighting upgrades 2018

DATE: 8/3/2022 **BUILDING TYPE** TYPE VB, Partially Sprinkled,

Montana Department of Corrections- Facilities Condition Inventory:

Outdoor Access					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controlle Entries	Security fencing in good condition.	Around campus.
			Non Detention: Parking	Parking area and road in poor condition. Asphalt has deteriorated with gravel on top. Potholes.	West side of building.
			Non Detention: ADA Parking	1 ADA space, fair condition. Needs new paint. Parking space and access area appear to be out of compliance. (Too steep)	West side of building.
			Non Detention: Bldg Access	Sidewalk in good condition.	West side of building.
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Roof runoff to ground, gutter over the doors, dry well in grass area to infiltrate water. Grading away from building is relatively flat some most of the area has positive drainage away from the building.	Around building.
			Facility Waste systems:	Sanitary sewer service connected to sewer main. City sewer system. Condition of piping is unknown.	West side of building.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	City water - water service line connected to main. Fire hydrants connected to water main. Condition of water service line is unknown.	West side of building.
			Facility Fire Protection Systems / Delivery / Storage	Very limited building sprinkled, off of domestic water line and connected to main. Fire hydrants connected to water main.	West side of building.
			Facility Power Utilities	Northwest Energy	
			Facility Site Lighting	Site lighting is good.	Around campus.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Northwest Energy	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: **Riverside** GROSS SQUARE FOOTAGE 6,900

BUILDING ID: B5 - 13 Administration / Intake / NUMBER OF STORIES 1 story

ADDRESS: 2 Riverside Road, Boulder, Montana YEAR BUILT 1970?; 2011/2012: Roof Replacement; HVAC 2010; Lighting upgrades 2018

DATE: 8/3/2022 BUILDING TYPE TYPE VB, Partially Sprinkled, Group B

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Northwestern Energy pad mounted transformer.	Exterior of building.
			Meter Base	Northwestern Energy meter in meter main.	Exterior - building mounted.
			Generator	Fair condition. Fed from 55 KW generator at Building B14. Separate ASCO automatic transfer switch for building.	Exterior of building.
			Alternative Source	None.	
Lighting (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Fixtures - PCB	Good condition. Primary fixture are flourscent fixtures that have been retrofitted with TLED lamps.	
			Detention: Fixtures - PCB	None.	
			Non Detention: Energy	TLED lamps.	
			Detention: Fixtures - Energy	None.	
			Light Level Controls	Manual controls.	
			Occupancy/Daylight Sensor	Limited amount of occupancy sensor switches.	
			Wiring	Appears to be in good condition. Wiring in raceway.	
Distribution (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	Good condition. 200 amp meter main.	Exterior - building mounted.
			Service Panels	Poor condition. Single electrical panel original to building.	Corridor.
			Devices	Fair contion. Devices are original to building.	
			Wiring	Appears to be in good condition. Wiring in raceway.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Exit signs and emergency lighting units.	

Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Good condition. LED exit signs.	
			Emergency Lighting	Good condition. Emergency lighting units with battery and connection to generator.	
			Smoke/Heat Detection	Good condition. Manual pull stations, notification appliances, smoke detectors.	
			Fire Alarm System	Fair condition. Simplex 4010 fire alarm control panel.	Corridor.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	None.	
			Clock	None.	
			Telephone	Good condition.	Comp Server Room.
			Data	Good condition.	Comp Server Room.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 6,900

BUILDING ID: B5 - 13 Administration / Intake / Processing **NUMBER OF STORIES** 1 story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1970?; 2011/2012: Roof Replacement; HVAC 2010; Lighting upgrades 2018

DATE: 8/3/2022 **BUILDING TYPE** TYPE VB, Partially Sprinkled, Group B occupancy

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera System					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention		
			Camera systems: Detention: Indoors		
			Camera systems: Detention Outdoors		

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

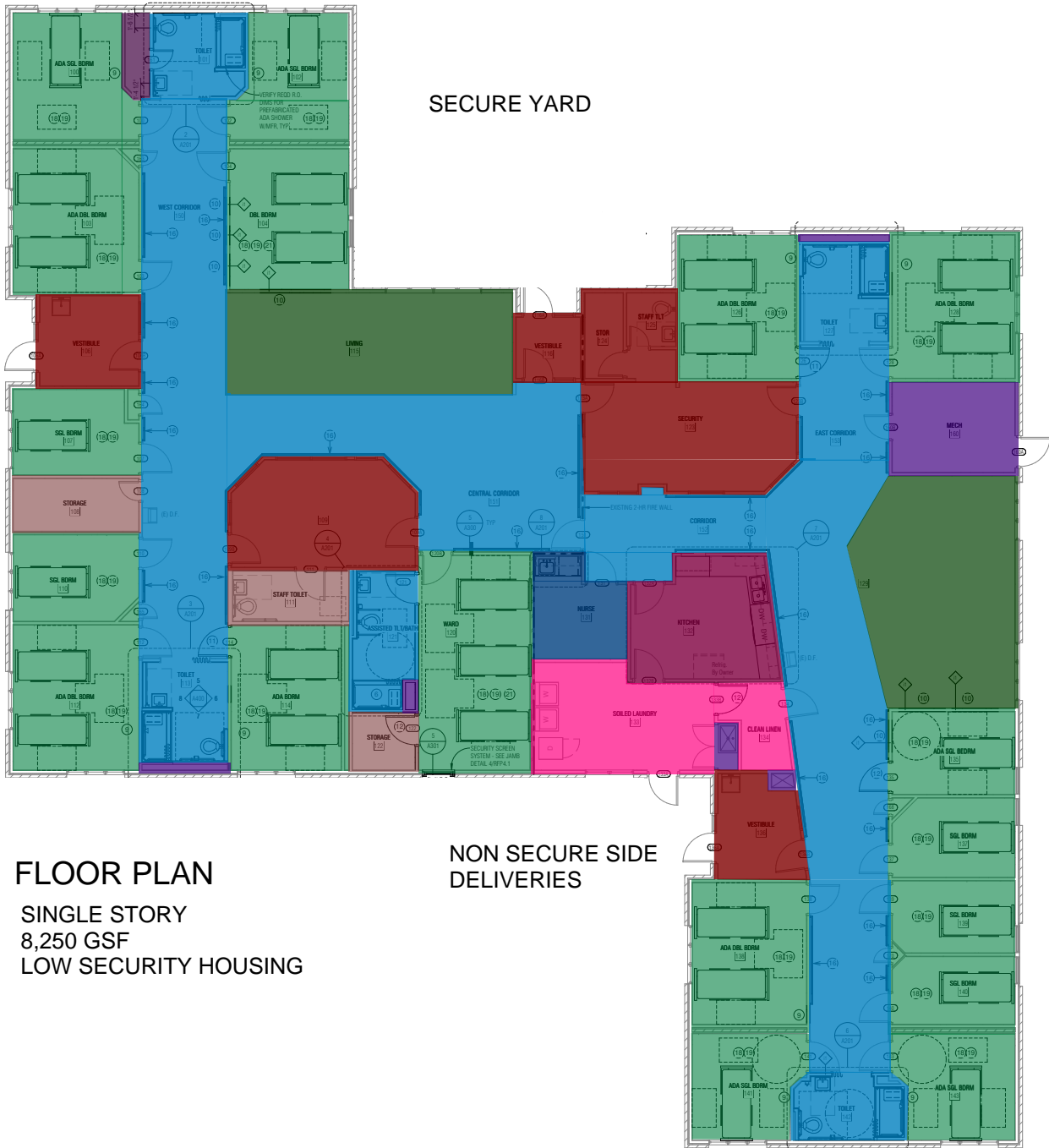
Voice/Data (A)					
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PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention		
			Intercom: Detention: Common		

Electronic Security Systems (14)

Locking Control System					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention		
			Detention Locking Systems: Common Areas		

- | | |
|------------------------|------------------------|
| ■ ADMINISTRATION | ■ INFIRMARY / MEDICAL |
| ■ CELLS / HOUSING | ■ KITCHEN |
| ■ COMMON NON SECURE | ■ LAUNDRY |
| ■ COMMON SECURE | ■ MECHANICAL/CUSTODIAL |
| ■ DAY AREA | ■ RECREATION |
| ■ EDUCATION / PROGRAMS | ■ SECURITY |



FLOOR PLAN
 SINGLE STORY
 8,250 GSF
 LOW SECURITY HOUSING

NON SECURE SIDE
 DELIVERIES

RIVERSIDE B6 (14) SECURE GERIATRIC FACILITY

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Riverside	GROSS SQUARE FOOTAGE	8,250 SF
BUILDING ID:	B6 - (14) Secure Housing Facility	NUMBER OF STORIES	1 Story
ADDRESS:	2 Riverside Road, Boulder, Montana	YEAR BUILT	1970?, Renovation 1997, Roof 2011/2012, ADA / HVAC 2019
DATE:	8/3/2022	BUILDING TYPE	Type 1A, Fully Sprinkled, Group I-3

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		75%	Stand alone Low Security Geriatric Housing Facility	Facility is designed and used as a low security Geriatric inmate housing facility. Overall in very good condition. Facility renovations from 1997, 2003, and 2019 as completed allow for facility to function as such. No immediate actions necessary	Entire Building
		10%	Programs	Secure dorm space renovated for future inmate workers program. Space is very good to excellent.	
		15%	Kitchen / Dining	Reheat kitchen and Dining area - Very Good condtion	Ktichen /Dining
			NUMBER OF STORIES 1		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Full facility	Good to very good overall condition	

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	Frost depth concrete stemwalls good overall condition. No cracking, settlement or other deficiencies observed	Exteroir perimeter walls
			Foundation	Spread footings, pad footings as applicable within Crawl space	Interior pad footing supporting post and beam

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up		
		80%	Other: Masonry Mortar	Brick veneer finish materials over a wood framed structure. Walls overall in good condition.	
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention: Wood/Plaster/Metal	NA	
			Detention: Wood / Plaster / Gypsum	NA	
		5%	Paint/Sealer	Paint at infill panels below windows. Painting / sealing needed as the infill panels finishes are deteriorating	Infill panels below windows
			Insulation	Batt insulation	Exterior walls
Exterior Windows (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Glass Glazing / Frame	Low security double insulated glazing in aluminum double hung sash, fixed frame and operable awning sash installed in hollow metal frame. Windows are Double hung. Window security provided by a painted steel attached screen. Windows are in good to very good condition. Steel screen finishes are indicating signs to be refinished.	All Exterior Windows
		100%	Single Pane / Double Pane	Double Pane- all double pane window glazing made up of 1/4" tempered glass (ext lite) and 1/4" impact resistant polycarbonate (int lite) with air space. Seals are in good condition, showing no failures	All Exterior Windows
		75%	Hardware	MFR standard operating locking / latching hardware	
			Detention: Glazing: Polycarbonate / Glass	The low security facility has been established with low security impact resistant polycarbonate glazing in double pane assemblies and single pane assemblies	
			Detention: Window Frame	As above	
Exterior Doors/Hatches (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Hardware: Admin	NA	
			Door/Admin	NA	
			Frame/Admin	NA	
		3%	Door/Frames: Detention:	Painted hollow metal frames, with and without sidelites. Trimmed out with Brick moldings	Entries - with Sidelites. Mechanical access no sidelite
		3%	Hardware: Detention	Electronically Controlled Access and key controlled hardware at exit vestibules key control and electric Access control. Outer door Electric access controlled Panic hardware. Doors set up with closers, weatherstripping etc. Trim on hardware varies with levers and knobs. All systems not electronically controlled. Institutional grade keyed hardware. Good to very good overall condition	Knobs - Mechanical spaces
			Misc: Overhead Door	NA	
			Hatches	Ground access hatch to crawlspace. Good condition	
Interior Columns/Beams (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	Non visible	NA
			Concrete/Steel	Non visible, wrapped as applicable	NA

Floor System (4)

Floor Super Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Slab on Grade	NA	
			Raised Floor Wood	NA	
		100%	Raised Floor Concrete/Steel	Concrete slab over steel joist and deck - Good to very good condition	Entire floor
Stair Treads/Risers (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Wood	Wood roof trusses and wood rafter framing for Hip and Gable Roof assemblies. Good to very good.	Roof Structure
			Concrete/Steel		
Covering (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Flashing	Prefinished Trims and Flashings in good to very good condition. All penetration flashing systems good	Fascia trim, valley flashings, gutters
		100%	Roof drainage	Positive - all sloped roofs	
			Skylights	NA	
			Asphalt Shingle Tiles	Asphalt shingles good to very good condition - 10 years old	Roof Covering
			Membrane/Metal	NA	
			Clay / Cement Tiles	NA	
Insulation (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid		
			Batt	Batt insulation - compliant with IECC at time of roof replacement 2010/2011 R-44 at time of Roof Replacement	Roof

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Framed - GWB /Paint	Painted masonite hardboard panels installed over gypsum board. Typical throughout all areas. Good condition all locations	All wall systems of inmate rooms, corridors, day room, exterior wall interior side finishes
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
		100%	Detention : GWB	Painted masonite hardboard panels installed over gypsum board. Typical throughout all areas	All wall systems
			Detention: Concrete Paint	NA	
			Detention: Masonry (CMU) Tiled Masonry CMU	12x12 tile wall finishes - good condition in newly renovated Inmate Workers dorm	Inmate workers toilet shower room (1) and inmate toilet shower rooms at end of sleeping wing (3)

Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		5%	Non Detention: Plaster / GWB	Painted gyp	Mech and storage room
		95%	Detention: Plaster / GWB	Painted gyp	All areas less mech rooms and storage rooms
			Non Detention: Lay in	NA	
			Detention: Security	NA	
			Specialty	NA	

Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		5%	Typical Hardware	Lever keyed locksets, hinges, closer. Hardware has been recently updated and is in good to very good condition	Keyed Lever Locksets: Security Control, laundry, kitchen, social worker, supervisor, toilet / shower rooms
		5%	Non Detention: Door	Painted Hollow Metal - good to very good condition	As above
		5%	Non Detention: Frame	Painted Hollow Metal - good to very good condition	As above
			Detention: Hardware	Pull handles, deadbolt locking, heavy duty spring hinges. Electromagnetic Locks - electronically controlled. Good to very good condition	Cell blocks
			Detention: Door	Painted Hollow Metal with 1/4" polycarbonate vision panel - good to very good condition	Cell blocks
			Detention Frame:	Painted Hollow Metal - good to very good condition	Cell blocks
		5%	Non Detention: Relites / Interior Windows	1/4" impact resistant low security glazing. Hollow metal frames. Control area(s) have one way tint installed on polycarbonate	Control / offices
		5%	Detention: Relites / Interior Security Grade Windows	As above	

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		80%	Resilient	Sheet Vinyl floor / rubber base - very good condition	Corridors, day area, resident rooms
			Non Detention: Carpet		
			Non Detention: Ceramic/Stone/Terrazzo	NA	
		5%	Sealed Concrete/Painted Concrete	Clear sealed concrete	Mechanical rooms
		15%	Detention: Ceramic	12x12 CT floor finishes - very good condition. 6X6 CT burnt orange in good condition at building mud rooms.	12x12: Toilet Rooms / Shower Rooms. 6x6: Building entries / mud rooms
			Wood	NA	

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Paint	Paint over hardboard, gyp	
			Other : FRP Wall Coverings / Special Coatings	Hardboard	
			Non Detention: Ceramic Tile, Stone Tile	Ceramic Tile - good condition,	Staff Restrooms
			Detention: Paint	Paint over hardboard, gyp	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	Ceramic Tile - 12x12, very good to excellent condition	Inmate workers toilet shower room (1) and inmate toilet shower rooms at end of sleeping wing (3)

Specialties (5)

Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	NA	
			Detention: Metal/Other	NA	

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
			Room & Directional Signs	Plaque signage and room identification in place for all spaces within building. Some signage has been vandalized and plaque signage replace / repaired by MT DOC. Some rooms have been enhance with paper signage taped to entry doors to identify special conditions within room or for inmate. Restroom / shower signage is set up with vacant/ in use plaque. Signage is in good overall condition.	

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	Loose Table chairs - good condition	
			Detention: Cell furnishings: Bed / Table	Steel furnishings	
			Classroom / Lecture	Loose Table chairs - good condition	
			Cafeteria		

Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Markerboard	Markerboards - minimal amount in staff areas only	Kitchen, Control rooms
			Non Detention: Tackboard	Did not observe	
			Non Detention: Cabinets	Casework in staff service areas. Good overall condition. Set up for ADA Access. Wall mounted shelving systems in laundry room	ReHeat Kitchen, Control room areas

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Work Areas	Compliant	Offices, Laundry, Kitchen, Nurse office
			Non Detention: Elevator	NA	
			Restrooms	Work area staff toilets non compliant. They have been fit with grab bars, however, clearances inside are not fully met	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	Lever keyed locksets, hinges, closer	Offices, Mech Areas, Laundry, Kitchen
			Detention: Cells	Pull handles, Keyed deadbolts, key controlled switch for Magnetic Locks. Overall good Condition. 2019 ADA upgrades provided for 5 ADA single bed rooms (cells) and 8 ADA double bunked rooms (Cells). 2019 renovation also provided for an ADA Ward for 3 beds along with Assisted Toilet Bath. This space will now be used for Inmate workers. Remodel also provided for 4 ADA inmate toilet rooms.	Cells
			Detention Day Rooms	Open and on an accessible route. Accessibility achieved	Dining / day area
			Detention: Rec Areas	open and on accessible route. Access to secured exterior recreation yard via	Living / Day area - access to exterior recreation areas via secured exits
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	In place - exit to a secured perimeter	Control rooms, Kitchen and laundry
			Detention: Impeded Egress / Exit Systems	In place through a controlled sallyport (Mud Room) - impeded exit to a secured perimeter	Cells blocks through Mud room to secured perimeter

Exit/Emergency Lighting/Alarms (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	In place and operational - see electrical for	
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	

Asbestos/Hazardous Material (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	None suspected in any of building areas given number of renovations. Outside Scope of Work	
			Other Asbestos Containing Material (ACM)	None suspected in any of building areas given number of renovations. Outside Scope of Work	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 8,250 SF

BUILDING ID: B6 - (14) Secure Housing Facility **NUMBER OF STORIES** 1 Story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1970?, Renovation 1997, Roof 2011/2012, ADA / HVAC 2019

DATE: 8/3/2022 **BUILDING TYPE** Type 1A, Fully Sprinkled, Group I-3

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Direct digital controls, manufactured by Andover, installed by FICO of Great Falls.	
			BMS	Control appears to be stand alone with Web access at the PC located in the control room in Building 5.	
			Boiler/Furnace	Two (2) condensing gas boilers, Laars model NTH399NXN1, 399 MBH with internal primary pumps. Two (2) Grundfos secondary online/standby distribution pumps with integral VSDs. Boilers and pumps ± 12 years old. Fair condition.	
			Boiler/Furnace		
			Room Units	Baseboard finned radiation with electronic sensors and electric zone valves.	
			Hydronic Piping	Schedule 40 steel with mechanical coupled and threaded fittings. Copper with pres type and sweat fittings.	
			Alternative Fuel	Natural gas	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	Inline fan with filter box and hot water heating coil, located in the crawl space, 1750 cfm. Heating coil includes a plate type heat exchanger and with glycol loop and pump. Good condition.	
			Air Handler		
			Air Handler		
			Ductwork	Galvanized steel with duct sealer. Fair condition.	
			Specialized Exhaust	Toilet room exhaust by ceiling fans ducted to soffit vents.	
			Room Ventilators	None	
Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	Two (2) 3/4 ton split systems for the office and control rooms. Wall mounted cassettes and roof mounted condensers. Systems are ± 3 years old. Good condition.	
			Detention Central AC / HVAC	Two (2) 3 ton split systems for the central longe and dining areas. Wall mounted cassettes and roof mounted condensers. Systems are ± 3 years old. Good condition.	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sinks/Toilets/Showers	Floor mounted water closets with flush valve, wall hung lavatory with single lever faucet, not ADA compliant. Fair condition	
			Detention Sinks/Toilets/Showers	Floor mounted water closets with flush valves, wall hung lavatory with single lever faucets, anti-scald and trap insulation. ADA compliant. Roll in fiberglass showers with hand held shower controls and grab bars. Good condition.	
			Specialty Fixtures: Kitchens / Food Service.	Stainless steel drop in sinks in staff nurse and kitchen areas. Undercounter dishwashers. Good condition.	
			Hot Water Generation	Double wall storage type heat exchanger off the boiler, Amtrol WHS80ZCDW, 80 gallons, boiler pump Grundfos UPS15-58-FC, with Bradley antiscald mixing valve and recirculating pump.	
			Alternative Fuel	Natural gas	

Supply Piping (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	2" domestic water service, 1-1/2" meter with backflow protection. Copper piping with sweat fittings, upgrades done with press	
			Pumps	None	

Waste Piping (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Cast iron hub and spigot, upgrades done with PVC solvent	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sprinkler: Wet/Dry	Wet sprinkler system, 4" service with 3" riser, includes double detector check, 80 psi static service pressure. Heads appear to be quick response type.	
			Detention Sprinkler: Wet/Dry	Common with non-detention system.	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	None	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 8,250 SF

BUILDING ID: B6 - (14) Secure Housing Facility **NUMBER OF STORIES** 1 Story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1970?, Renovation 1997, Roof 2011/2012, ADA / HVAC 2019

DATE: 8/3/2022 **BUILDING TYPE** Type 1A, Fully Sprinkled,

Montana Department of Corrections- Facilities Condition Inventory:

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controлле Entries	Security fencing in good condition.	Around campus.
Outdoor Access					
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Sidewalk in good condition. Some portions have heaved and present a tripping hazard. Need to grind sidewalk edges.	Around building.
			Detention: Out door Recreation	Some facilities, concrete plaza with raised gardens, hot house. Concrete is really broken up, probably from driving on it, attached to the sally port.	South side of building.

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Runoff flows off of roof onto ground. Some gutters over the doorways, runoff infiltrates into ground.	Around building.
			Facility Waste systems:	City sewer - Sanitary sewer service line from building to sewer manhole, probably clay pipe which would need to be replaced.	West side of building.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	City water - water service line to building. No water service valve outside of building.	West side of building.
			Facility Fire Protection Systems / Delivery / Storage	City water - FDC on east side building with fire hydrant on west side. It appears that the distance between the FDC and the fire hydrant greater than 100 feet which would be out of compliance.	East and west side of building.
			Facility Power Utilities	Northwest Energy.	
			Facility Site Lighting	Lights in good condition.	Around campus.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Northwest Energy.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: **Riverside** **GROSS SQUARE FOOTAGE** 8,250 SF

BUILDING ID: B6 - (14) Secure Housing Facility **NUMBER OF STORIES** 1 Story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1970?, Renovation 1997, Roof 2011/2012, ADA / HVAC 2019

DATE: 8/3/2022 **BUILDING TYPE** Type 1A, Fully Sprinkled, Group I-3

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Northwestern Energy pad mounted transformer.	Exterior of building.
			Meter Base	Northwestern Energy meter in 320 amp meter main.	Exterior - building mounted.
			Generator	Fair condition. 55 KW Caterpillar Olympian propane generator. ASCO automatic transfer switch for	Exterior of building.
			Alternative Source	None.	
Lighting (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Fixtures - PCB	Good condition. Primary fixtures are fluorescent fixtures that have been retrofitted with TLED lamps.	
			Detention: Fixtures - PCB	Good condition. Primary fixtures are detention grade fluorescent fixtures that have been retrofitted with TLED lamps.	
			Non Detention: Energy	TLED lamps.	
			Detention: Fixtures - Energy	TLED lamps.	
			Light Level Controls	Manual control.	
			Occupancy/Daylight Sensor	None.	
			Wiring	Appears to be in good condition. Wiring in raceway.	
Distribution (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	Good condition. New Panel D installed in 2019.	Service disconnect on exterior of building. Panel D in Control Room.
			Service Panels	Two new panels installed in 2019 in good condition. Two panels original to building in poor condition.	Control Room.
			Devices	Fair contion. Devices are original to building.	
			Wiring	Appears to be in good condition. Wiring in raceway.	

Life/Safety Systems Conditions (12)

Egress (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Exit signs and fixtures connected to generator.	

Exit/Emergency Lighting/Alarms (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Good condition. LED exit signs.	
			Emergency Lighting	Good condition. Lighting fixture backed by generator.	
			Smoke/Heat Detection	Good condition. Manual pull stations, notification appliances, smoke detectors.	
			Fire Alarm System	Fair condition. Simplex 4020 fire alarm control panel.	Control Room.

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	None.	
			Clock	None.	
			Telephone	Good condition.	Storage room.
			Data	Good condition.	Storage room.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 8,250 SF

BUILDING ID: B6 - (14) Secure Housing Facility **NUMBER OF STORIES** 1 Story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1970?, Renovation 1997, Roof 2011/2012, ADA / HVAC 2019

DATE: 8/3/2022 **BUILDING TYPE** Type 1A, Fully Sprinkled, Group I-3

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention		
			Camera systems: Detention: Indoors		
			Camera systems: Detention Outdoors		

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention		
			Intercom: Detention: Common		

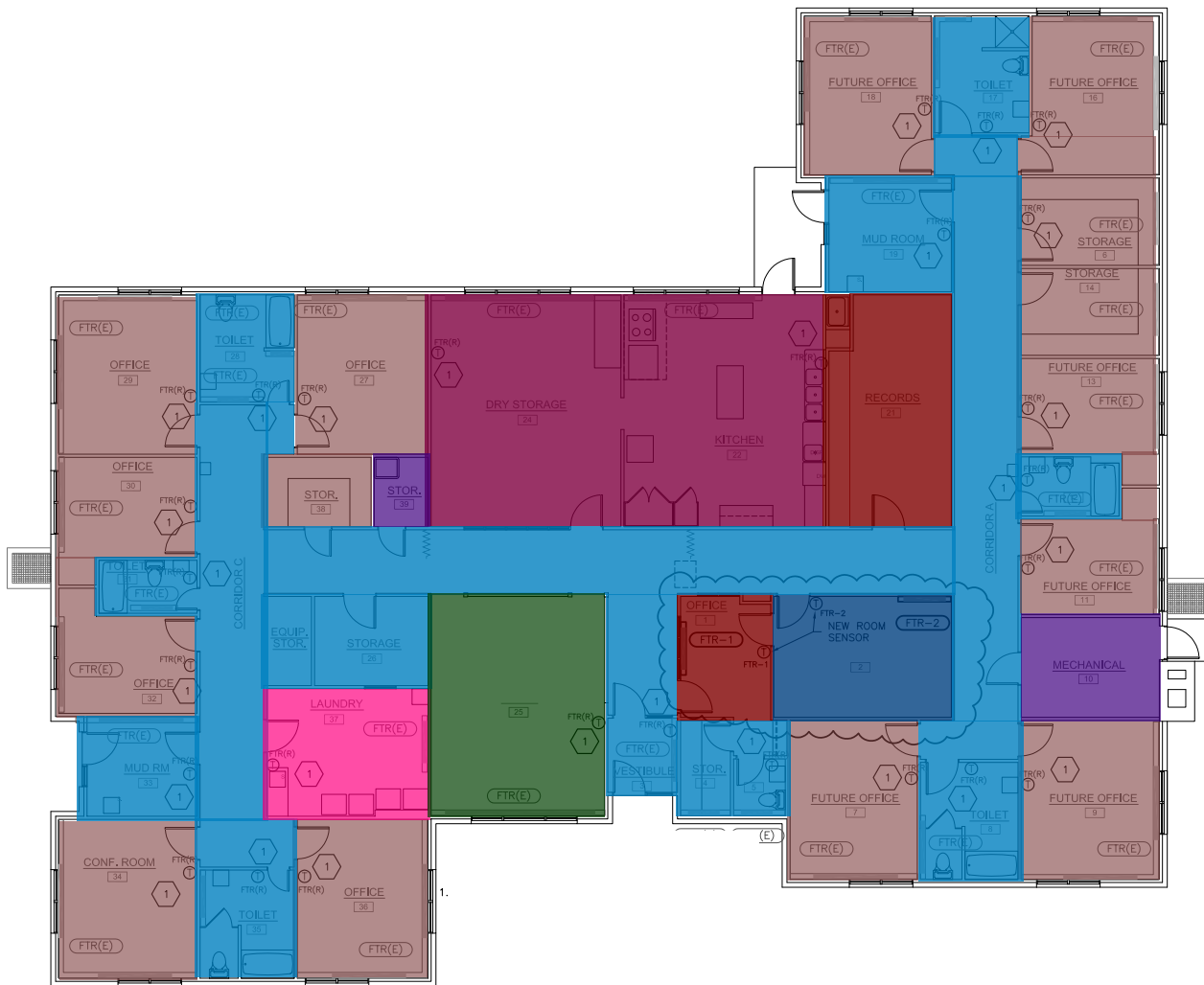
Electronic Security Systems (14)

Locking Control System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention		
			Detention Locking Systems: Common Areas		

BUILDING ORIGINALLY CONSTRUCTED AS A LOW SECURITY DORM FACILITY. MT DOC UTILIZES BLDG FOR SOME ADMIN FUNCTIONS, INFIRMARY, LIMITED KITCHEN FUNCTIONS AND GENERAL STORAGE BUILDING SUITABLE FOR INTERIOR DEMOLITION AND REMODEL

- ADMINISTRATATION
- CELLS / HOUSING
- COMMON NON SECURE
- COMMON SECURE
- DAY AREA
- EDUCATION / PROGRAMS
- INFIRMARY / MEDICAL
- KITCHEN
- LAUNDRY
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY



BLDG B7 (15) FLOOR PLAN
7035 GSF

Riverside B7(15) Partial Use

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Riverside	GROSS SQUARE FOOTAGE	7035 GSF
BUILDING ID:	B7 - 15	NUMBER OF STORIES	1 Story
ADDRESS:	2 Riverside Road, Boulder, Montana	YEAR BUILT	1995, Roof Replacement 2010/2011, HVAC 2010
DATE:	8/3/2022	BUILDING TYPE	Type VB, B OCC, Partially Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		70%	Stand alone abandon office administration, dorm, living, kitchen facility, infirmary facility. Current use is a surplus storage facility	Building is currently being used as a surplus storage facility for the Riverside Complex. Building overall is in good condition physically, however a major renovation would be required for any new program functions and or housing facility. Major Functions of the facility have been abandon.	Entire building at Southwest of Riverside campus
		15%	Administraton / Programs	Offices - abandon. Programs abandon, used as surplus campus storage	
		15%	Kitchen / Dining	Ktichen equiped and used previously for campus meals - 3 per day. Used as a backup kitchen as needed , primary meal service comes from MSP food factory. Limited Equipment in good operating condition.	
			NUMBER OF STORIES 1	Single story	Entire building

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Full facility	Building shell and structure is in good to very good condition. Given construction of the building, interior renovation for new functions would be more cost effective than an entire new structure	Building

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	Load bearing Stemwalls to Frost depth creating a crawl space. Good to very good condition. No issues observed	Perimeter exterior walls
			Foundation	Spread footings at stemwalls and interior pad footings supporting post and beam for floor joist	

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Concrete / Tilt Up	NA	
		85%	Other: Masonry Mortar	Brick veneer finish materials over a wood framed structure. Walls overall in good condition	Exterior wall assembly
			Detention: Masonry Unit / Glass Block		
		5%	Non Detention:	Wood infill panels below windows	Exterior wall assembly
			Detention: Wood / Plaster / Gypsum		
			Paint/Sealer		
		90%	Insulation	Batt insulation - R value 19 at best	Exterior wall assembly

Exterior Windows (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		25%	Non Detention: Glass Glazing / Frame	Double Glazed non security windows. Tempered and high strength glass and aluminum panels in fixed and operable clear anodized aluminum framework. Good overall condition, windows were replaced / upgraded as part of 2010/ 2011	All exterior windows
		25%	Single Pane / Double Pane	Double Pane, non security glass	All glazed assemblies
			Hardware	MFR standard latching hardware for operable windows	All Operable windows
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	

Exterior Doors/Hatches (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Hardware: Admin	Keyed Lever / panic bar hardware, butt hinges, closers.	Exterior Doors
			Door/Admin	Painted Hollow metal. Doors are in good condition	Exterior Doors
			Frame/Admin	Painted Hollow metal. Frames are in good condition	
			Door/Frames: Detention:	NA	
			Hardware: Detention	NA	
			Misc: Overhead Door	NA	
			Hatches	Access hatches to crawlspace - good condition	Crawl space hatch

Interior Columns/Beams (D)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	Non visible, however per Roof Replacement project of 2010/2011, interior steel columns were added within existing wall structure for Roof Girder Truss support. These columns should not hinder any renovation work	NA
			Concrete/Steel	Non visible	NA

Floor System (4)

Floor Super Structure (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Slab on Grade	NA	
			Raised Floor Wood	NA	
		100%	Raised Floor Concrete/Steel	Concrete floor deck assembly over steel joists / floor beams bearing on concrete stem walls. Good condition, no issues observed	Floor assembly

Stair Treads/Risers (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Wood	Wood trusses, hip and gable style. Good to very good condition renovation / roof structure assembly replacement work	Entire roof assembly replaced
			Concrete/Steel	NA	
Covering (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flashing	Flashings, fascia and penetration flashings complete and in good to very good condition. Roof replacement 2010/2011	Roof
			Roof drainage	Positive - no issues. Gutters at Entry points only. Roof drainage to landscape.	Roof
			Skylights	NA	
			Asphalt Shingle Tiles	Architectural Asphalt Shingles - New in 2011, condition overall good to very good	Roof
			Membrane/Metal		
			Clay / Cement Tiles		
Insulation (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Rigid	NA	
			Batt	Batt Insulation, assumed compliant to IECC at time of roof replacement	Roof

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Framed - GWB /Paint	Wood Framed, Gypsum Board / paint. Fair to Good Condition. Cracking issues at wall to ceiling junctures and wall to wall junctures in 30% of the spaces Updates for any level of remodel	Throughout
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
			Detention: Masonry (CMU) Tiled Masonry CMU	NA	
Ceilings (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		15%	Non Detention: Plaster / GWB	Gypboard	
			Detention: Plaster / GWB	NA	
		85%	Acoustical	Glu on ACT tile - Fair Condition considering use. Non NSF approved product used in Kitchen area	
			Detention: Security		
			Specialty		
Interior Doors/Hardware/Windows (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Typical Hardware	Combination of Keyed knob and lever locksets. Hinges, door closers. ADA lever sets only medical treatment area	Interior door openings
			Non Detention: Door	Painted wood and painted Hollow metal. Varies throughout	
			Non Detention: Frame	Painted Hollow metal frames.	
			Detention: Hardware	NA	
			Detention: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	Wire glass in painted hollow metal frames	Entry Security Control
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		50%	Resilient	VCT, SV various patterns and colors. Overall condition of flooring fair. Everyday use has shown and maintenance has been minimal. VCT in kitchen not the best solution for slip resistance and durability when dealing with food prep. Recommend update of flooring finishes through for applicable	VCT-Kitchen, corridors, restrooms. SV -medical exam / treatment room, utility rooms
		30%	Carpet	Rolled carpet goods, caret tile, and border carpets. Condition poor to fair. Wear patterns worn into carpet, edge raveling beginning. Replacement required for any new applicable use.	Corridors, Lobby Day Area, Offices, Programs areas
			Ceramic/Stone/Terrazzo	Ceramic tile and quarry tile at various locations in building. Overall fair to good condition. Renovation work will require updates for applications	CT - Restroom / tub rooms, QT - Entry Vestibules
			Sealed Concrete/Painted	NA	
			Detention: Ceramic	NA	
			Wood	NA	

Wall Finishes (E)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		85%	Non Detention: Paint	Paint finishes throughout, paint in fair condition. Lobby Day Area has been completed with a mural in the space. Any remodel / renovation work will require new	Throughout
		15%	Other : FRP Wall Coverings / Special Coatings	Full hieght FRP - good condition however for installaton applicability probably note the best solution for behind kitchen equipment. Renovation / remodel work will require new	Kitchen and Storage, pantry area, custodial areas
			Ceramic Tile, Stone Tile	Ceramic tile 7' - 4x4, paint above in rooms used as tub rooms and toilet rooms. Tile finishes are in good condition. Rooms no longer being utilized. Renovation work for new functions or upgrade of existing will require new CT	Toilet rooms/ tub rooms
			Detention: Paiint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	NA - Toilet rooms are individual rooms	Restrooms
			Detention: Metal/Other	NA	

Signage/Directories (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
			Room & Directional Signs	Plaque and taped on paper signage on doors / rooms - all inmate use is escorted	Throughout, offices, classrooms, Medical / Treatment

Seating / Detention Furnishings					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	Areas filled with Surplus storage	throughout
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	Areas filled with Surplus storage	throughout
			Cafeteria		

Chalk/Tackboards/Cabinets (D)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Markerboard	None observed, spaces abandon	
			Non Detention: Tackboard	None observed, spaces abandon	
			Non Detention: Cabinets	Casework medical treatment area, wood, stainless steel, painted steel in good condition. Casework in kitchen / pantry - plam finished - good condition	

Accessibility: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Work Areas	Limited accommodations to offices and medical treatment area, door hardware upgraded to Lever hardware as needed	Throughout
			Non Detention: Elevator	NA	
			Restrooms	Non ADA accessible. Attempts have been made to accommodate ANSI standards at restroom / tub room locations by installation of grab bars etc, however, clearances in the original space plan layout cannot be met. Any renovation work will require upgrades to ADA	Restrooms
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp	NA	
			Non Detention: Door Hardware	Limited upgrades to door hardware with lever handle locksets	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Exit Systems	Exit systems in place to secure yard	Complete Bldg
			Detention: Impeded Egress / Exit Systems	Exit systems in place to secure yard	Complete Bldg

Exit/Emergency Lighting/Alarms (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	In place and operational	All exit ways
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	

Asbestos/Hazardous Material (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Flooring (All Areas) Non Detention/Detention	Outside of scope of work. Will be required for any renovation	
			Other Asbestos Containing Material (ACM)	As above	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 7035 GSF

BUILDING ID: B7 - 15 **NUMBER OF STORIES** 1 Story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1995, Roof Replacement 2010/2011, HVAC 2010

DATE: 8/3/2022 **BUILDING TYPE** Type VB, B OCC, Partially Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	Direct digital controls, manufactured by Andover, installed by FICO of Great Falls.	
			BMS	Control appears to be stand alone with Web access at the PC located in the control room in Building 5.	
			Boiler/Furnace	Two (2) condensing gas boilers, Laars model NTH285NXN1, 285 MBH with internal primary pumps. Two (2) Grundfos secondary online/standby distribution pumps with integral VSDs. Scaling and deterioration is visible. Boilers and pumps ± 12 years old. Poor/fair condition.	
			Boiler/Furnace		
			Room Units	Baseboard finned radiation with electronic sensors and electric zone valves.	
			Hydronic Piping	Schedule 40 steel with mechanical coupled and threaded fittings. Copper with sweat fittings.	
			Alternative Fuel	Natural gas	
Ventilating (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	None	
			Air Handler		
			Air Handler		
			Ductwork	Galvanized steel, no duct sealer observed. Poor/fair condition.	
			Specialized Exhaust	Toilet room exhaust by ceiling fans ducted to roof jacks. Type 2 condensate hood at the dishwasher and a Type 1 grease hood at the cooking line. There is no suppression system for the grease hood.	
			Room Ventilators	None	
Cooling (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	Not applicable	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sinks/Toilets/Showers	Wall hung water closets with flush valves, wall hung lavatory with double lever faucets, no anti-scald or trap insulation. Not ADA compliant. Individual enameled cast iron tubs with shower controls and grab bars. Poor condition.	
			Detention Sinks/Toilets/Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	Enameled cast iron janitors sink with s-trap. Vitaceous china drinking fountain. Poor condition. Kitchen includes a three-bay sink with floor mounted grease trap, commercial dishwasher with food grinder, commercial gas range, convection oven and stainless steel drop-in hand sink. Fair condition.	
			Hot Water Generation	Double wall storage type heat exchanger off the boiler, Amtrol WHS80ZCDW, 80 gallons, boiler pump Grundfos UPS15-58-FC, with antiscald mixing valve and recirculating pump.	
			Alternative Fuel	Natural gas	

Supply Piping (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	1-1/2" domestic water service with backflow protection. Copper piping with sweat fittings.	
			Pumps	None	

Waste Piping (C)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Cast iron hub and spigot, upgrades done with PVC solvent	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sprinkler: Wet/Dry	Wet limited area connected to the domestic water system.	Mechanical room
			Detention Sprinkler: Wet/Dry	Not applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside

GROSS SQUARE FOOTAGE 7035 GSF

BUILDING ID: B7 - 15

NUMBER OF STORIES 1 Story

ADDRESS: 2 Riverside Road, Boulder,
Montana

YEAR BUILT 1995, Roof Replacement
2010/2011, HVAC 2010

DATE: 8/3/2022

BUILDING TYPE Type VB, B OCC, Partially

Montana Department of Corrections- Facilities Condition Inventory:

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Security Fencing / Controlle Entries	Security fencing in good condition.	Around campus.
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Sidewalk in good condition.	Around building.
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Storm Collection / rain water control	Runoff flows off of roof onto ground. Some gutters over the doorways, runoff infiltrates into ground. Grading around building to provide positive drainage and infiltration.	Around building.
			Facility Waste systems:	City sewer - sanitary sewer service lines, could be comprised of clay pipe, which should be replaced.	Southwest of the building.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	City water - water service line to the building.	North side of the building.
			Facility Fire Protection Systems / Delivery / Storage	Fire hydrant is close to the building. Building is not sprinkled.	North side of the building.
			Facility Power Utilities	Northwest Energy.	
			Facility Site Lighting	Lighting in good condition.	Around campus.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Northwest Energy.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: **Riverside** GROSS SQUARE FOOTAGE 7035 GSF

BUILDING ID: B7 - 15 NUMBER OF STORIES 1 Story

ADDRESS: 2 Riverside Road, Boulder, Montana YEAR BUILT 1995, Roof Replacement 2010/2011, HVAC 2010

DATE: 8/3/2022 BUILDING TYPE Type VB, B OCC, Partially Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Transformer	Northwestern Energy pad mounted transformer.	Exterior of building.
			Meter Base	Northwestern Energy meter in 320 amp meter main.	Exterior - building mounted.
			Generator	None.	
			Alternative Source	None.	

Lighting (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Fixtures - PCB	Good condition. Primary fixtures are fluorescent fixtures that have been retrofitted with TLED lamps.	
			Detention: Fixtures - PCB	None.	
			Non Detention: Energy	TLED lamps.	
			Detention: Fixtures - Energy	None.	
			Light Level Controls	Manual controls.	
			Occupancy/Daylight Sensor	None.	
			Wiring	Appears to be in good condition. Wiring in raceway.	

Distribution (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Switchgear	Good condition. 400A Panel A installed in 2008.	Dry Storage room.
			Service Panels	Two panels original to building in poor condition.	Office.
			Devices	Fair contion. Devices are original to building.	
			Wiring	Appears to be in good condition. Wiring in raceway.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Systems	Exit signs and emergency lighting units.	
Exit/Emergency Lighting/Alarms (B)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Exit Lights	Good condition. LED exit signs.	
			Emergency Lighting	Good condition. Emergency lighting units with battery.	
			Smoke/Heat Detection	Good condition. Manual pull stations, notification appliances, smoke detectors.	
			Fire Alarm System	Fair condition. Simplex 4100 ES fire alarm control panel.	Office.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom	None.	
			Clock	None.	
			Telephone	Good condition. Limited number of outlets in building.	
			Data	Good condition. Limited number of outlets in building.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Riverside **GROSS SQUARE FOOTAGE** 7035 GSF

BUILDING ID: B7 - 15 **NUMBER OF STORIES** 1 Story

ADDRESS: 2 Riverside Road, Boulder, Montana **YEAR BUILT** 1995, Roof Replacement 2010/2011, HVAC 2010

DATE: 8/3/2022 **BUILDING TYPE** Type VB, B OCC, Partially Sprinkled

Montana Department of Corrections- Facilities Condition Inventory:

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Security Systems Condition (14)

Camera System					
PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention		
			Camera systems: Detention: Indoors		
			Camera systems: Detention Outdoors		

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention		
			Intercom: Detention: Common		

Electronic Security Systems (14)

Locking Control System					
PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention		
			Detention Locking Systems: Common Areas		