ARCHITECTURE &
ENGINEERING DIVISION

LONG RANGE BUILDING PROGRAM

Governor's Executive Budget
Fiscal Years 2022-2023

Volume 3

2022-23 LRBP PROJECTS
FEBRUARY 1 - 4, 2021

Agen	Prog	Prio	Pg	Project Description	Project Representative
				MONDAY, FEBRUARY 1	
				DEPARTMENT OF ENVIRONMENTAL QUALITY	
DEQ	MR	DEQ 01	79	State Building Energy Conservation Program	Bonnie Rouse
				DEPARTMENT OF ADMINISTRATION	
DOA	CD	DOA 01	115	State Health Lab Renovation	Jim Murphy
DOA	CD	DOA 02	117	Commodities Warehouse Expansion	Gene Hermanson
DOA	MR	DOA 01	69	VRF Piping Replacement - Scott Hart Building	Josh LaFromboise
DOA	MR	DOA 02	70	Executive Residence Renovation	Russ Katherman
					Josh LaFromboise
DOA	MR	DOA 05	74	Mechanical Upgrade - 5 South Last Chance Gulch	Josh LaFromboise
DOA	MR	DOA 06	75	Mechanical Upgrade - 2800 Airport Rd: FWP Hangar	Josh LaFromboise
DOA	MR	DOA 09	78	Campus Facilities Repairs & Maintenance	Josh LaFromboise
DOA				Montana Heritage Center	Russ Katherman
				DEPARTMENT OF PUBLIC HEALTH & HUMAN SERVICES	
DPHHS	CD	CD-03	106	SW Veteran' Home Enclosed Walkways	Barb Smith
DPHHS	MR	MR-22	44	MSH Foundation Repair	Zoe Barnard
DPHHS	MR	MR-24	46	MSH Main Building Roof Replacement	Zoe Barnard
DPHHS	MR	MR-30	52	MMHNCC Roof Replacement	Zoe Barnard
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DPHHS	MR	MR-45	67	EMVH Facia Replacement	Barb Smith
DPHHS	MR	MR-46	68	MVH Major Building Maintenance	Barb Smith

TABLE F-3 SUMMARY:
Major Repair Projects

	FUNDING SOURCE				
	LRBP Cash	State Special	Federal Special	Authority Only	Total
MAJOR REPAIR PROJECTS W/LRBP CASH	26,752,713	536,000	2,101,529		29,390,242
DEPT. OF ADMINISTRATION		3,315,500			3,315,500
DEPT. OF ENVIRONMENTAL QUALITY		3,700,000			3,700,000
DEPT. OF FISH, WILDLIFE & PARKS		8,897,150	3,800,000	400,000	13,097,150
DEPT. OF MILITARY AFFAIRS			1,717,375		1,717,375
DEPT. OF TRANSPORTATION		2,300,000			2,300,000
TOTAL	**26,752,713**	**18,748,650**	**7,618,904**	**400,000**	**53,520,267**

TABLE F-4 SUMMARY:
Capital Development Projects

	FUNDING SOURCE					
	LRBP Cash	LRBP Bonds	State Special	Federal Special	Authority Only	Total
CAPITAL DEVELOPMENT PROJECTS WITH LRBP FUNDS	4,503,792	35,000,000		2,743,379	13,100,000	55,347,171
DEPT. OF ADMINISTRATION					7,779,230	7,779,230
DEPT. OF FISH, WILDLIFE & PARKS			36,884,000	15,175,000	1,730,000	53,789,000
DEPT. OF JUSTICE			3,851,475			3,851,475
DEPT. OF MILITARY AFFAIRS				14,952,960		14,952,960
MONTANA UNIVERSITY SYSTEM		36,000,000			68,300,000	104,300,000
DEPT. OF TRANSPORTATION			5,265,000	10,450,000		15,715,000
TOTAL	**4,503,792**	**71,000,000**	**46,000,475**	**43,321,339**	**90,909,230**	**255,734,836**

PRIORITY DEQ-01

STATE BUILDING ENERGY CONSERVATION PROGRAM

DEPARTMENT OF ENVIRONMENTAL QUALITY
$3,700,000

The SBECP improves state facilities by reducing energy costs and uses the energy cost savings to pay for the project over time.

Energy saving improvements subsidized by the State Building Energy Conservation Program (SBECP) include, but are not limited to:

- Lighting upgrades
- Heating system upgrades
- Improved temperature control systems to reduced electric, gas and water consumption

As mechanical and lighting systems age in State buildings; upgrade or replacement of these systems is necessary. Agencies lack funding in their operating budgets to make these large-scale system improvements. SBECP funding supplements operational budgets or long-range funds to complete system upgrade projects resulting in improved energy efficiency, improved system control and operation, and increased comfort.

The State Building Energy Conservation Program (SBECP) improves state facilities by funding energy efficiency projects that result in utility consumption reduction. Funding invested in projects is repaid over time through utility budget savings. SBECP project funding is available to all State agencies and the Montana University System.

FUNDING	
State Special Revenue	$3,700,000
TOTAL	**$3,700,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$3,300,000
Consultant Services	$400,000
TOTAL	**$3,700,000**

PRIORITY DOA-01

STATE HEALTH LAB RENOVATION

DEPARTMENT OF ADMINISTRATION
$6,000,000

The Laboratory Services Bureau currently occupies the same physical space in the Cogswell Building that it occupied prior to the terrorist attacks against the United States on September 11, 2001. Following 9/11 federal funding was provided that greatly enhanced laboratory capability within its current physical boundaries. This funding included the construction of a BSL3 (Biosafety Level 3) suite within the current laboratory space, enhanced laboratory safety features to protect laboratory and non-laboratory personnel and new technology to protect the health of Montanans.

While all these improvements served to enhance the laboratory's capacity post 911, additional

gains in laboratory capacity cannot be achieved without additional laboratory space to support them. This was evident prior to the beginning of the COVID-19 pandemic but has become extremely pronounced since then when the Montana Public Health Laboratory was the only laboratory in the state that was able to provide COVID-19 testing for the citizens of Montana.

While the Montana Public Health Laboratory has performed admirably in response to the COVID-19 crisis, there has clearly been a limitation on capacity that could have been

FUNDING	
Authority Only	$6,000,000
TOTAL	**$6,000,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$5,400,000
Consultant Services	$600,000
TOTAL	**$6,000,000**

overcome were it not for current space limitations. The Laboratory Services Bureau has obtained federal funding that will support the proposed laboratory expansion project. The outcome of this project will provide additional laboratory capacity for the ongoing pandemic and allow the Public Health Laboratory to be better prepared to address future public health crisis.

Additional laboratory space will increase testing capacity by allowing additional instrumentation and clinical laboratory scientists to be performing testing simultaneously.

Alternative that were considered to expand the lab included:
Acquire space and build a new laboratory that meets the required specifications at an alternative site.
Expand the current laboratory footprint into adjacent space within the Cogswell Building and provide infrastructure improvements consistent with laboratory functionality and safety.
Restrict laboratory operations based upon current space and infrastructure limitations
Alternative #1 would be the most desirable because it could segregate laboratory operations in a dedicated facility with safety and infrastructure requirements. However, it would be much more costly, with a lengthier timeline and exceed the current federal funding opportunity.

Alternative #3 would be the least desirable as it would not alleviate the current problem, would not take advantage of a rare funding opportunity and would not provide the resources to be better prepared for future biological and chemical threats to public health in Montana.

Alternative #2 is the most feasible pathway to increase laboratory capacity. Funding has already been acquired. It will resolve the current problem and allow for future growth. The timeline to completion would be shorter than Alternative #1 and can be accomplished with little or no impact to ongoing laboratory operations.

This project is being fully funded by a Federal grant.

PRIORITY DOA-02

COMMODITIES WAREHOUSE EXPANSION

DEPARTMENT OF ADMINISTRATION
$1,779,230

This project will provide an additional freezer and dry storage space to DPHHS Food Distribution Commodities Warehouse in Helena to accommodate additional food options and increased demand.

A prefabricated 2,720 sq ft freezer unit will be added to the Commodities Warehouse. An additional 5,280 sq ft of dry storage space will be added to provide more storage and working space. The funding for this project was granted through the CARES Act USDA Food Distribution Program on Indian Reservations (FDPIR) allotment for facility improvements.

The existing freezer space is inadequate for the current operations. The number of frozen food offerings has increased by over 8 product lines. There is also a greater demand for frozen food products. The Food Distribution Commodities Program currently rents freezer space in Billings to store overflow food products. The current dry storage space is at capacity.

DPHHS has considered renting other dry storage space. This option would result in inefficient operations as products, loading equipment and staff would need to be moved frequently. The program could continue paying rental costs for 1500 sq ft of freezer space in Billings The DPHHS FDPIR program

was awarded $1,779,230 from the CARES Act USDA Food Distribution Program on Indian Reservations (FDPIR) allotment for facility improvements. These funds must be spent by September 30, 2023. With the additional operating and maintenance costs, the program would still have a net savings by eliminating the additional costs for moving items to and from the freezer in Billings along with the rental fees. The additional freezer and dry storage space is necessary to be able to stock the new items that are available in the commodities programs.

FUNDING	
Authority Only	$1,779,230
TOTAL	**$1,779,230**

ESTIMATED PROJECT COSTS	
Construction Costs	$1,600,230
Consultant Services	$179,000
TOTAL	**$1,779,230**

O&M COSTS			
	2023	2025	2027
FTE	0	0	0
Personal Services	$0	$0	$0
Operating Costs	$0	$0	$0
Maintenance Expenses	$12,200	$12,200	$12,200
TOTAL O&M COSTS	**$12,200**	**$12,200**	**$12,200**

PRIORITY DOA-01

VRF PIPING REPLACEMENT - SCOTT HART BUILDING

DEPARTMENT OF ADMINISTRATION
$900,000

The HVAC system was replaced in 2013 with a Daikin water-source Variable Refrigerant Flow (VRF) system. However, the Daikin system in the Scott Hart Building is failing to meet expectations for performance and reliability. After continued investigation into repeated compressor failures, the Department commissioned an independent analysis that was completed in January 2020. This analysis diagnosed the primary problem to be the R410 refrigerant to be leaking from the aluminum "Reflok" pipe and fittings running throughout the building.

Aluminum piping and fittings were used to distribute refrigerant between the water-cooled condensing units (WCCUs) and the fan coil units (FCUs). The piping systems were sold under the Reflok brand name. As a result of major fitting failures across the country, the company went out of business. Class action litigation is currently pending.

Refrigerant pipe insulation quality is poor everywhere, not just at wye fittings. Poor insulation is generally considered the cause of leaking Reflok fittings. Reflok fittings require a perfectly sealed vapor barrier, which is not practical in the field. Oil is present in many locations, especially at wye fittings, and in concentrations that indicate the systems (or zones) are frequently low on oil (which is a component of the refrigerant. Refrigerant monitors, located in the mechanical rooms, have been in alarm condition on multiple occasions. This has been blamed on leaking glycol but is more likely to be the result of active R-410 refrigerant leaks.

Because of the nature of the system, the piping and fittings must be replaced in their entirety with copper piping and fittings. Inaction will lead to increased refrigerant leakage, continued compressor failures, and ultimately to entire zones of the building being rendered being without heat or cooling (i.e. unable to be occupied). This project will also address resolution of other ancillary piping and closed-loop water quality issues.

FUNDING	
State Special Revenue	$900,000
TOTAL	**$900,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$810,000
Consultant Services	$90,000
TOTAL	**$900,000**

PRIORITY DOA-02

EXECUTIVE RESIDENCE RENOVATION

DEPARTMENT OF ADMINISTRATION
$440,500

The 66th legislature appropriated $1.9M of capitol land grant funds effective on January 1, 2021, for renovation and upgrades to the Executive Residence. The cost estimate developed in the fall of 2018 for the project did not include substantial economic impacts due to the COVID-19 pandemic. Significant increases in the bidding environment for many construction trades has directly impacted the budget and scope of upgrade work that needs to be completed.

Completed in 1959, Montana's executive residence has had few major improvements over the past 60 years. The building needs major renovation to upgrade or replace the mechanical, electrical, and plumbing systems which have reached the end of their useful lives. Interior finishes are dated and need replacement as well.

The Executive Residence serves not only as the official residence of Montana's governor but a place to host functions and greet dignitaries as well as visitors from all walks of life. This would be the first major renovation to the Residence since it was built. Upgrading the mechanical,

electrical, and plumbing system will increase energy efficiency and comfort and ensure compliance with current codes.

The Residence is 12,259 gsf. Along with interior renovations, a review of the Residence's facility assessment reports, visual inspection of existing conditions, and prior repair projects will be used by the building committee to further define the scope of the project.

FUNDING	
State Special Revenue	$440,000
TOTAL	**$440,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$400,500
Consultant Services	$40,000
TOTAL	**$440,500**

Anticipated building infrastructure upgrades and deferred maintenance needs include:

- Asbestos abatement
- Roofing system (re-roofed in 2001) and the exterior envelope (siding, fenestration, insulation)
- Replacement of the mechanical and plumbing systems, including exterior utilities (w/ the exception of the boilers which were replaced in 2010)
- Replacement of the electrical system
- Replacement of specialty systems (fire alarm; security)
- Revised interior layout and upgrade of all interior finishes.

Functional enhancements are also needed as the Residence serves many other essential functions such as hosting of dignitaries and similar events. Early conceptual improvements include separation of the First Family living quarters from access by the more public spaces, catering space, rest rooms, and a separate entrance for event functions.

ADA access will be an important consideration. The State Historic Preservation Office (SHPO) will also need to be consulted on substantive changes as the Residence is identified as a state heritage property. Project funds may also be utilized for furnishings, fixtures, equipment, and other logistical expenses (such as moving & relocation of the First Family during the renovation work, historical preservation of art and artifacts, etc.)

PRIORITY DOA-05

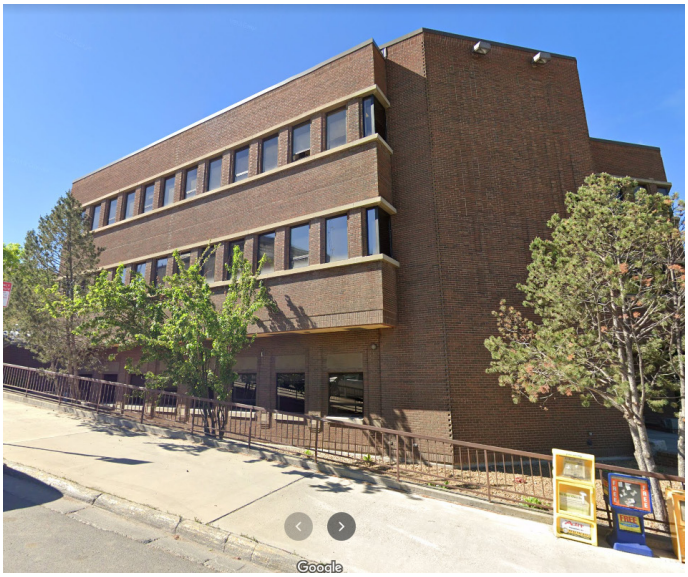
MECHANICAL UPGRADE - 5 S. LAST CHANCE GULCH

DEPARTMENT OF ADMINISTRATION
$575,000

This project will replace existing boilers, air-cooled chiller and upgrade to digital controls in place of pneumatic controls where practical. Replacement and repair of failing hydronic system components (hot water valves, balancing devices, etc).

The boilers are original to the building and are standing-pilot atmospheric machines that do not have electronic ignition. The boilers are prone to failure during high winds and frequently require repair. The chiller is at the end of its service life and contains R-22 refrigerant that is no longer being manufactured. Repairs on any of this equipment will become significant in coming years. The hydronic piping system is beginning to fail as evidenced by frequent hydronic coil failure, failing piping and fittings and leaking valve seals.

Replacing the boilers and the chiller with an engineered solution is the most cost-effective solution. The associated hydronic components need to be repaired as well to ensure compatibility with new higher efficiency equipment. Investing in major mechanical equipment without upgrading and repairing the equipment served would be detrimental to the new systems. Replacing the boiler and the chiller with modern equipment guarantees energy savings and environmental responsibility in line with the Climate Solutions Council.



FUNDING	
State Special Revenue	$575,000
TOTAL	**$575,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$517,500
Consultant Services	$57,500
TOTAL	**$575,000**

PRIORITY DOA-06

MECHANICAL UPGRADE - 2800 AIRPORT RD: FWP HANGAR

DEPARTMENT OF ADMINISTRATION
$1,000,000

Project consists of replacement of the 1960's Steam boiler with a modern steam boiler sufficient in size to accommodate existing HVAC equipment in the hanger. Air handling equipment that services the central most section of the building will also be replaced with an updated design eliminating the current steam heating coils and providing hydronic coils re-piped to the 1970's hydronic boiler. The new air handling system will be updated to include air conditioning for the central section of the building.

The steam boiler was installed in the 1960's and is at the end of its service life. The boiler has had issues with deteriorating stay bolts indicating that the internal structure of the boiler is weakening and will need significant work in coming years. The boiler burner controls have been failing and are unreliable. This boiler serves much of the hanger and all of the central section offices. If complete failure of this equipment happened during the heating season it will render the hangers and the offices unusable. Presently, the central section of the facility has no air conditioning reducing the usefulness of many spaces. The existing air handlers have malfunctioning pneumatic controls, a plugged steam coil that cannot be reasonably repaired, and worn out economizers, fresh air dampers, and zone controls.

Based on the current usage of the building, keeping the existing serviceable and steam fed HVAC equipment in the hangar space is the most cost-effective approach. Aside from the air handling equipment for the core of the building, the steam fed equipment is in satisfactory repair and will remain usable in the long term. A steam boiler will continue to be necessary to provide heat to the Hanger. The new air handlers will allow a smaller steam boiler to be installed in place of the existing one. The new air handlers will not require steam and their replacement allows air conditioning to be added to unconditioned portions of the facility.

FUNDING	
State Special Revenue	$1,000,000
TOTAL	**$1,000,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$900,000
Consultant Services	$100,000
TOTAL	**$1,000,000**

PRIORITY DOA-09

CAMPUS FACILITIES REPAIRS & MAINTENANCE

DEPARTMENT OF ADMINISTRATION
$400,000

Funding for this project will allow the Department of Administration the flexibility to address and effectuate repairs, non-routine maintenance, or damaged items that frequently arise but are unanticipated. Life safety, code compliance, deferred maintenance, accessibility, energy-savings projects or repayment to the State Building Energy Conservation Program, and other deteriorated conditions may also be addressed using this appropriation.

Addressing these situations in a timely manner protects, preserves, and extends the useful life of campus buildings and facilities infrastructure. Addressing repairs, deferred maintenance issues, building code compliance, replacing failing systems, and correcting site/utility components preserves campus buildings and reduces the potential for compounding building infrastructure issues through further deterioration resulting from reduced levels of operational funding. Funding for this project is from the capital land grants account which is permitted by Section 12 of the Enabling Act of 1889.

Deterioration of building components and systems is unavoidable due to age and usage. Periodic repairs, replacement, renewal, upgrades, and capital improvements are essential to reducing backlogs of deferred maintenance, addressing life safety / code compliance needs, and extending functional life expectancy. Components such as the exterior envelope (roofing, windows, doors, masonry/siding), interior finishes, and systems like HVAC, plumbing, electrical, fire detection, fire suppression, elevators, site components and utilities, all wear out, become damaged, may experience increased repairs/maintenance needs, or have fulfilled their useful and effective life expectancy and need to be replaced or renewed. If repairs and deferred maintenance needs are not addressed in a timely manner, deterioration and disrepair will affect additional systems and functionality resulting in failures and every increasing costs to replace or repair.

FUNDING	
State Special Revenue	$400,000
TOTAL	**$400,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$360,000
Consultant Services	$40,000
TOTAL	**$400,000**

PRIORITY CD-03

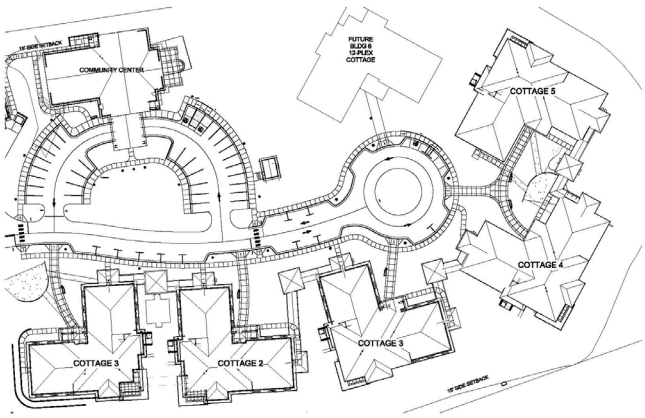
SW MT VETERANS' HOME ENCLOSED WALKWAYS

DEPARTMENT OF PUBLIC HEALTH & HUMAN SERVICES
$3,300,000

The Southwest Montana Veterans' Home is currently under construction in Butte. When completed, it will be the third state veterans home in Montana. The design embraces the shift from a medical/institutional model, to one of a community-style neighborhood.

Five cottages will be home for 12 residents. The small, intimate style will make the residents feel like they are home and not on a long hospital visit. The cottages are served by the Community Center which contains the daily activity, social interaction, supportive service spaces and administrative offices. The layout of the cottages in relation to the CC creates challenges for not only the residents but the contractor that will operate the facility.

To visit another cottage or move to or from the CC, residents will have to cross the street. Due to their required level of care, most residents will need assistance to travel anywhere within the neighborhood. With connected cottages, residents can be moved easily throughout the units without going outside during inclement weather reducing health risks to residents. Meals for the cottages can be prepared in one kitchen. Activities and events for residents of multiple cottages can be arranged in a single unit decreasing staff time. Connected walkways allow the ability to share staff, increasing efficiency, reducing labor costs and possibly the potential cost to the Veteran.



FUNDING	
LRBP Bonds	$3,300,000
TOTAL	**$3,300,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$2,970,000
Consultant Services	$330,000
TOTAL	**$3,300,000**

O&M COSTS			
	2023	2025	2027
FTE	0	0	0
Personal Services	$0	$0	$0
Operating Costs	$111,111	$111,111	$111,111
Maintenance Expenses	$0	$0	$0
TOTAL O&M COSTS	**$111,111**	**$111,111**	**$111,111**

PRIORITY MR-22

FOUNDATION REPAIR

MONTANA STATE HOSPITAL
$200,000

This project will repair a portion of the foundation of the Montana State Hospital in Warm Springs Roof drain leaders with insufficient length have allowed water to pool at a corner of the foundation, causing the foundation to shift.

A portion of the foundation will be replaced, and additional investigation of the foundation will be performed to determine if other areas of the foundation have been affected

FUNDING	
LRBP Cash	$200,000
TOTAL	**$200,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$180,000
Consultant Services	$20,000
TOTAL	**$200,000**

PRIORITY MR-24

MAIN BUILDING ROOF REPLACEMENT

MONTANA STATE HOSPITAL
$600,000

The existing roof of the main building at Montana State Hospital is over 20 years old and requires continual maintenance and repair to prevent moisture from penetrating into the building. This request proposes to reroof the main building in phases, beginning with the most critical areas initially.

The area determined to have the greatest deterioration and moisture penetration on the main building are the shingles on the south side of the roof nearest the skylights running down the center of the hospital. During heavy snow fall or rain, improperly installed screws on the upper portion of the roof cause water leaks through to the membrane resulting in leaks and damage to the ceilings in the offices. A similar condition required replacement of the single-ply roof membrane nearest the laundry room. Additional sections of low-slope single-ply roof membrane in other areas of the hospital are deteriorated and exhibit numerous punctures that require replacement.

The existing asphalt shingles throughout the main body of the Main Hospital roof are approaching the end of their useful life expectancy and have deteriorated due to age. During high winds, more and more shingles are blowing off, exposing the roof substrate, and allowing moisture to permeating the roof and cause damage within the hospital. The condition of the existing roof requires constant maintenance and upkeep to prevent leaks and moisture penetration. The partial re-roof proposed by this request will address areas that have been deemed most critical and have the highest potential for failure, preventing subsequent interior damage and prolonging the useful life of the roof.

FUNDING	
LRBP Cash	$600,000
TOTAL	**$600,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$540,000
Consultant Services	$60,000
TOTAL	**$600,000**

PRIORITY MR-30

ROOF REPLACEMENT

MONTANA MENTAL HEALTH NURSING CARE CENTER
$550,000

Portions of the existing asphalt shingle roof on the Montana Mental Health Nursing Care Center (MMHNCC) have deteriorated, are in poor condition and prone to allowing moisture to penetrate the facility.

The existing asphalt shingles of the roof are approaching the end of their useful life. Maintenance and repairs made over time have extended the life of damaged and deteriorated

roof areas and preventing additional leaks from infiltrating the roof system. High accumulations of snow fall or rain result in unforeseen water leaks which produce unsightly damage and staining to interior finishes, requiring repairs and occasionally replacement.

A more permanent solution is essential to ensure the roof system is weather-tight, new leaks and future moisture damage to building components and finishes is eliminated and disruption to residents and staff is prevented

FUNDING	
LRBP Cash	$550,000
TOTAL	**$550,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$495,000
Consultant Services	$55,000
TOTAL	**$550,000**

PRIORITY MR-42

NEW FLOORING D-WING

MONTANA MENTAL HEALTH NURSING CARE CENTER
$174,262

This project proposes to replace the existing flooring in the vacant D-Wing of the main hospital located in the Montana Mental Health Nursing Care Center (MMHNCC)

The current flooring in the D-Wing is in poor condition and must be replace. The D-Wing can potentially be used to house residents that do not meet Long Term Care Certification Requirements and adding space to offer services to a greater population at MMHNCC.

The existing flooring is currently 25 years old. It is slick, stained, and difficult to sanitize and clean. The flooring must be replaced before residents can be housed in the wing.

FUNDING	
LRBP Cash	$174,262
TOTAL	**$174,262**

ESTIMATED PROJECT COSTS	
Construction Costs	$156,962
Consultant Services	$17,300
TOTAL	**$174,262**

PRIORITY MR-43

SPECIAL CARE UNIT COURTYARD IMPROVEMENTS

MONTANA VETERANS' HOME
$75,000

This project will provide a solution to decrease resident fall risks, decrease the risk of resident-vehicle collisions and provide a safer outdoor space for residents. The project will include the following improvements:
Reduce courtyard size to allow the roadway to be widened, which will eliminate the blind curve and associated safety issues.
Construct a 4-foot retaining wall to create a natural looking barrier as well and provide increased visibility into the courtyard to allow supervision by SCU staff and allow residents to utilize the space independently.
Add a gazebo structure in the center of the courtyard to provide shelter for residents.
Re-route the emergency exit.

For some residents, the courtyard is the only place they can go to get outside independently during the warm weather months. The grade of the courtyard walking path is a slight to moderate downward slope extending to a secured gate. Residents in wheelchairs can lose control due to the sidewalk grade resulting in accidents.

In addition to the risk to residents in the courtyard, the road around the courtyard poses a risk for pedestrians who walk around the campus. There are no sidewalks on the roadway around the corner of the SCU courtyard. The road curves sharply and is a narrow curve with poor visibility. There are speed limit signs posted but without traffic enforcement this area has the potential to result in a vehicle – pedestrian accident or a vehicle to vehicle head-on collision. The project would help mitigate the risks of both resident fall issues as well as pedestrian – motor collision risk.

FUNDING	
State Special Revenue	$75,000
TOTAL	**$75,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$67,500
Consultant Services	$7,500
TOTAL	**$75,000**

PRIORITY MR-44

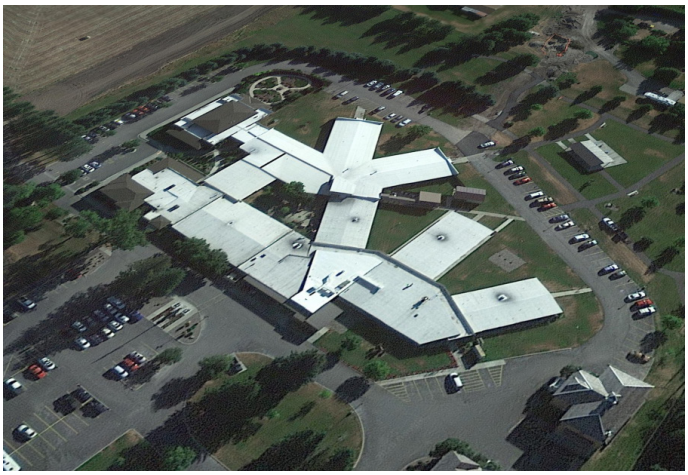
ROOF RESURFACE

MONTANA VETERANS' HOME
$144,000

This project proposes a cost-effective means to extend the life of the roof on the Montana Veterans' Home (MVH) by repairing and resealing the existing roof membrane.

The newest roof installation was in 2010 for the 40-bed expansion. The DOM roof was repaired in 2015 for a cost of $17,869. Eight sections of the existing building roofing are showing signs of deterioration

Repairing and resealing the roof will extend the useful life of the roofing system for less cost than a total re-roof or the cost incurred to repair/ replace the roof and interior finish damage should an unexpected roof failure occur.



FUNDING	
State Special Revenue	$144,,000
TOTAL	**$144,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$144,000
Consultant Services	$0
TOTAL	**$144,000**

PRIORITY MR-45

FASCIA REPLACEMENT

EASTERN MONTANA VETERANS' HOME
$200,000

This project will replace rotting fascia on the Eastern Montana Veterans Home (EMVH) building.

Fascia is rotting from moisture and in some sections is unable to hold the metal flashing and is allowing more moisture to enter deeper into the eaves and wall of the building.

Given the amount rotting, a replacement is the only option due to the fascia being a compressed or particle type board.

This was not a known problem until a piece of flashing fell off due to the fascia board being so rotten it could no longer hold the flashing. Additional pieces have continued to fall off since the initial discovery of the issue.

FUNDING	
State Special Revenue	$200,,000
TOTAL	**$200,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$180,000
Consultant Services	$20,000
TOTAL	**$200,000**

PRIORITY MR-46

MAJOR BUILDING MAINTENANCE

MONTANA VETERANS' HOME
$117,000

This interior upgrade project proposes to replace flooring in the Montana Veterans' Home (MVH)

Area to receive new flooring include:
- Common corridors in the 50-bed and 40-bed wings
- Staff break rooms
- Dining rooms
- Therapy gym
- Nurse stations
- Floor in the service entry wing

The existing vinyl composition tile (VCT) flooring is cracking, chipping, and deteriorating prematurely, causing loose area of flooring creating unsafe conditions and tripping hazards for residents and staff.

If not replaced, the flooring will continue to deteriorate, crack, chip and cause increased trip hazards for residents and staff as well as unsanitary conditions due to the inability to satisfactorily clean and disinfect exposed porous surfaces of the damaged flooring.

FUNDING	
State Special Revenue	$117,,000
TOTAL	**$117,000**

ESTIMATED PROJECT COSTS	
Construction Costs	$106,000
Consultant Services	$11,000
TOTAL	**$117,000**