



**MONTANA  
DEPARTMENT OF  
ADMINISTRATION**

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**Director's Office**

Steve Bullock, Governor  
John Lewis, Director

August 28, 2020

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Office of Budget and Program Planning  
Office of the Governor  
P.O. Box 200801  
Helena, MT 59620-0801

Honorable Rep. Kimberly Dudik, Chair  
Legislative Finance Committee  
c/o Amy Carlson, Legislative Fiscal Analyst & Director  
P.O. Box 201711  
Helena, MT 59620-1711

Dear Director Livers and the Honorable Rep. Kimberly Dudik,

In accordance with §17-7-202(2)(e), MCA, we respectfully submit the enclosed 2020 Facility Inventory & Condition Assessment Report which is the product of a collaborative effort among the Architecture & Engineering Division, multiple state agencies, and the University System.

Sincerely,

John Lewis, Director  
Department of Administration

Russ Katherman, Administrator  
Architecture & Engineering Division

Enclosure

# 2020 STATEWIDE FACILITY INVENTORY & CONDITION ASSESSMENT REPORT

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AUGUST 28, 2020

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Prepared for:  
Office of Budget & Program Planning  
And Legislative Finance Committee

Prepared by:  
Architecture & Engineering Division  
Department of Administration



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# Report Summary

This report continues the process of providing the Office of Budget and Program Planning and Legislative Finance Committee the current status on the State-Owned Facility Inventory and the LRBP-eligible building Facility Condition Assessments as required in §17-7-202 MCA, which provides an opportunity to foresee and strategize ways to address the inevitable deterioration of built assets. Using data collected by qualified assessors, condition information and the associated cost of repairs/replacements or capital renewal needs can be prioritized to timely mitigate deferred maintenance liabilities. The passage of HB 553 by the 66<sup>th</sup> Legislature created the “Major Repair Account” to provide consistent resources for prioritized corrective action rather than being deferred into a more expensive or crisis-management stage in the future (a.k.a. deferred maintenance backlog). Completing backlog projects combined with future assessments will help determine the adequacy of the 0.6% of Current Replacement Value level of funding provided in 17-7-222 MCA.

Agencies must support the needs of their mission, either through the use of existing facilities or through the fiscally responsible construction of new facilities. Management of existing real property involves both facility sustainment and recapitalization. Whereas sustainment focuses on keeping facilities operational through preventative maintenance and repair; recapitalization includes the restoration, modernization, or replacement of facilities or their structural components to extend or restore a facility’s lifecycle.

Achieving inventory-wide Facility Condition Assessment (FCA) goals;

- Ensuring that all State facilities are capable of meeting mission requirements and providing a reasonable quality of work life support to personnel using them; and
- Establishing methods to identify and remediate within a reasonable timeframe any “failing facilities,” i.e., facilities in poor physical condition; through demolition, replacement, or repair.

Considerable investment has been made by the State to construct its vertical infrastructure portfolio and it is anticipated the Facility Condition Assessment process for LRBP-eligible buildings will confirm the LAD and LFD perspectives on the need to establish a definitive and consistent level of funding into the LRBP to address the increasing deferred maintenance backlog.

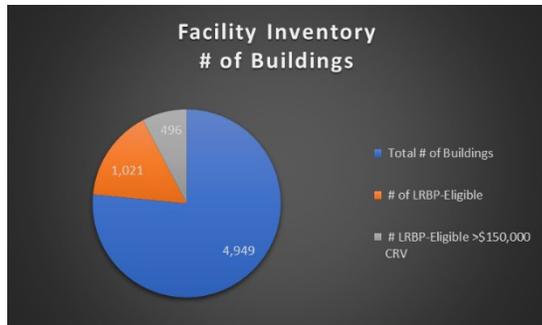
The Architecture & Engineering (A&E) Division of the Department of Administration is tasked with the primary responsibility for establishing and conducting the Facility Condition Assessment (FCA) program as well as managing LRBP “Major Repair” account funds for projects as they are appropriated each legislative session.

The following provides a brief summary of the detailed content, status, and progress provided within the body of this report:

## **Current Status**

State agencies continue to collaborate and assist A&E with review of current inventory data, analyzing the scope needs of the FCA, and help define a strategy to address the requirements in §17-7-202 MCA. Current FCA summary data is provided in Appendix D.

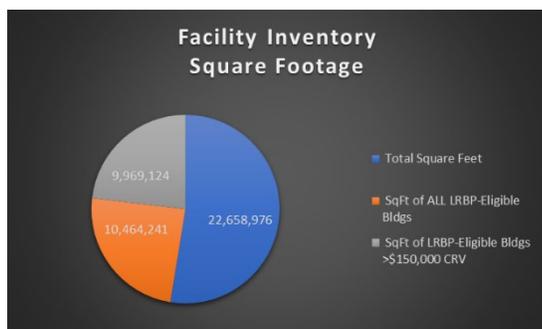
In Aug 2020, A&E Division was able to procure the Archibus Sustainment Management System (SMS) software. This platform will allow for a more consistent and accurate collection of inventory data across the Agencies providing a better understanding of the overall facility portfolio. It will also benefit the State in the long-term through easier access, better data control, and integrated functions.



Initial review of the 2020 Risk Management & Tort Defense (RMTD) database indicates (2018 values in parenthesis):

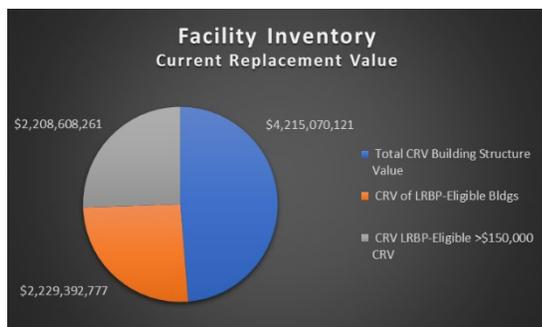
1) A total State-Owned inventory of:

- a) 4,949 buildings (4,787);
- b) 22,658,976 square feet (23,520,636); and,
- c) currently valued at \$4,215,070,121 (\$3,932,908,713).



2) Buildings meeting the definition of LRBP-eligible (excludes the Capitol complex):

- a) 1,021 (976);
- b) 10,464,241 (9,444,522) square feet; and,
- c) \$2,229,392,777 (\$1,861,876,122) in replacement value.



3) Of the LRBP-eligible buildings:

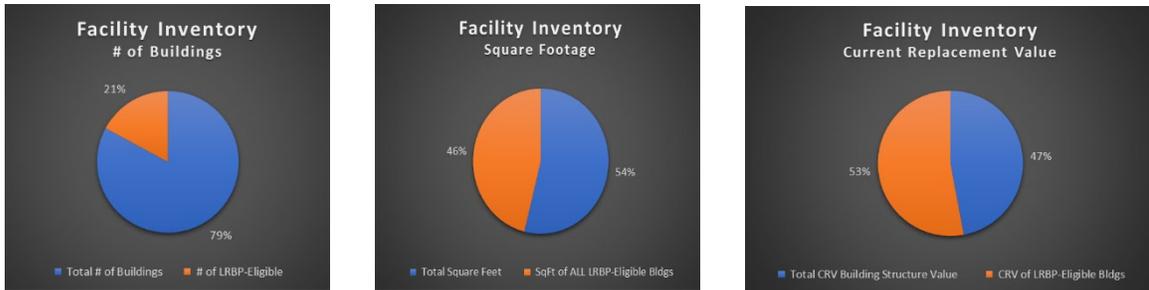
- a) 496 (470) are greater than \$150,000 in current replacement value and are now statutorily required to have condition assessments conducted;
- b) Consisting of 9,969,124 (8,987,009) square feet; and,
- c) \$2,208,608,261 (\$1,842,294,330) in replacement value.

**MINIMUM FUNDING FOR MAJOR REPAIR, 17-7-222 MCA**

The minimum level of funding for major repairs is 0.6% of the current replacement value of all LRBP-eligible buildings for each fiscal year. The funding level to be met in the Major Repair Long Range Building Program account for projects for the upcoming biennium is:

$$(\$2,229,392,777 \times 0.6\%) \times 2 \text{ fiscal years} = \$26,752,713$$

4) Though 21% (20%) of the total inventory, LRBP-eligible buildings comprise 46% (40%) of the total square footage in the inventory and represent over half (53%) the State's total building infrastructure value.



### Action Plan

A&E and the working group are continuing their efforts in the following areas:

- 1) Continue collaboration with all State Agencies and fully incorporate facility inventory data into the Archibus database and complete facility inventory assessments for LRBP-eligible buildings to establish unbiased and consistent data;
- 2) Using Archibus generated data (e.g., Facility Condition Index, Facility Replacement Value), review of the inventory data for verification and consideration of how insured current replacement cost values and project cost replacement values may or may not differ;
- 3) Analysis for the Long-Term Action Plan matrix of options and possible strategies available.

### Acknowledgements

The content of this report is the work of a dedicated collaboration across state government. It is not the product of the A&E Division alone, but the concentrated effort by many individuals and representatives of Departments and the University system who are interested in the care and condition of state assets.

A&E wishes to acknowledge and thank them for their participation and contributions. Team members:

#### Administration

- Architecture & Engineering Division - Russ Katherman
- Architecture & Engineering Division - Marina Little
- Architecture & Engineering Division - Steve Faherty
- Architecture & Engineering Division - Jose Rivera Hernandez
- General Services Division - Jason Kolar
- Risk Management & Tort Defense - Mike Anderson, Aric Curtiss
- State Information Technology Services Division - Rian Miller

Agriculture - Greg Stordahl

Commerce - Elijah Allen

Corrections - John Daugherty

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Fish, Wildlife, and Parks - Paul Valle, Bardell Mangum

Justice - Liz Bangerter, Jackie Luhrsen

Labor & Industry - Brian Page

Military Affairs - Chris Denning, MAJ Roger Henshel

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Natural Resources & Conservation - Deana Carlson, Mary Dykstra

Public Health & Human Services - Tracey Thun

Revenue - Steve Austin

Transportation - Mike Murolo

Montana University System - Ron Muffick

University of Montana - Brian Kerns, Brad Evanger

Montana State University - John How, Madison Graff, Kane Urdahl

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# Current Status of Statewide Inventory & Condition Assessments

This report provides the Legislature and Office of Budget & Program Planning with status information on the size of the overall inventory of State-Owned facilities and the progress made by the Department in establishing a program for condition assessments of those buildings that have the Major Repair Long-Range Building Program fund as an option to address deferred maintenance issues. As provided in §17-7-202, assessments are not mandatory on State-Owned buildings unless they receive a portion of general fund dollars for operations and maintenance or serve as part of the academic mission of the university system.

The Archibus software application was developed to help engineers, technicians and managers decide when, where and how to best maintain existing infrastructure. Because assets are so vast and diverse, a “knowledge-based” philosophy drives the SMS process. The process starts with the automated download of real property data, and then more detailed system inventory is modeled and/or collected which identifies components and their key life cycle attributes such as the age and material. From this inventory, Condition Index (CI) measures for each component are predicted based on its expected stage in the life-cycle. Objective and repeatable inspections can then be performed on various components to verify their condition with respect to the expected life-cycle deterioration. The level of detail and frequency of these inspections are not fixed like other processes; they are dependent on knowledge of component criticality, the expected and measured condition and rate of deterioration, and remaining maintenance and service life. This “knowledge-based” inspection focuses attention to the most critical components at the time. In addition to these condition assessments, functionality assessments can be performed to evaluate user requirement changes, compliance and obsolescence issues. This provides a comprehensive picture of the overall performance of assets and their key components.

## Expectations of §17-7-201 MCA

While all State-Owned buildings, facilities, or structures valued greater than \$150,000 must be included in the inventory, §17-7-201(4), provides a definition that makes certain State-Owned facilities eligible for funding from the Major Repair Long-Range Building Program (LRBP) account. An LRBP-eligible building is one:

- “for which the operation and maintenance are funded with state general fund money; or
- that supports academic missions of the university system and for which the operation and maintenance are funded with current unrestricted university funds.”

Many projects from many funding sources are approved through the Long-Range Building Program (typically House Bill #5). This is the proper location for all State-Owned facilities projects to

received legislative consideration, appropriation, and/or authorization, regardless of the funding source.

However, all other State-Owned facilities that don't meet the eligibility definition are excluded from getting funds from the Major Repair account if the operation and maintenance is entirely funded with state special revenue, federal special revenue, or proprietary funds; or that supports nonacademic functions of the university system and for which the operation and maintenance are funded from nonstate and nontuition sources.

## Expectations of §17-7-202 MCA

For every State-Owned facility, §17-7-202(2), requires the statewide facility inventory to include:

- 1) its location and total (gross) square footage;
- 2) agency or agencies using the building (w/ square footage allocated to each);
- 3) its current replacement value (CRV) and each agencies portion; and,
- 4) whether or not the building is LRBP-eligible.

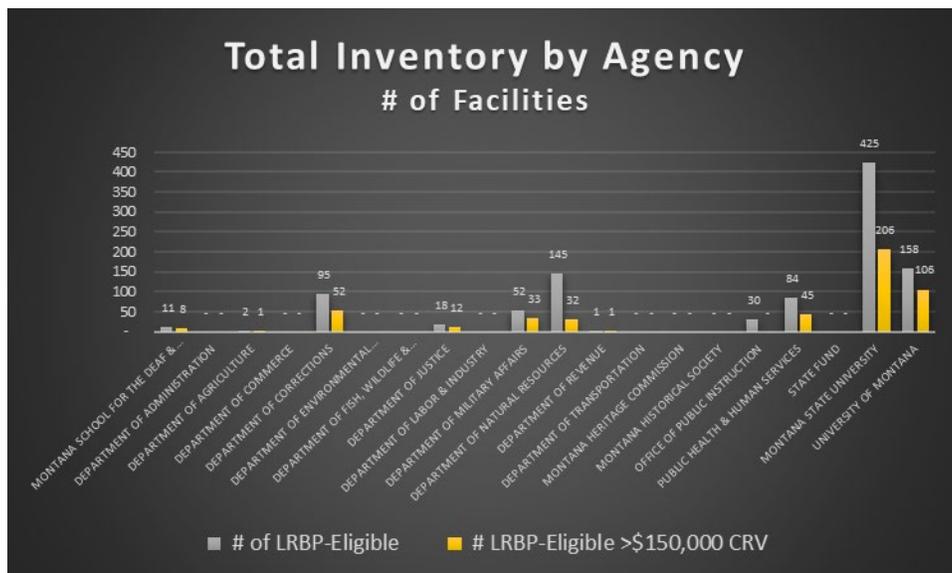
(The full inventory is provided in Appendix B)

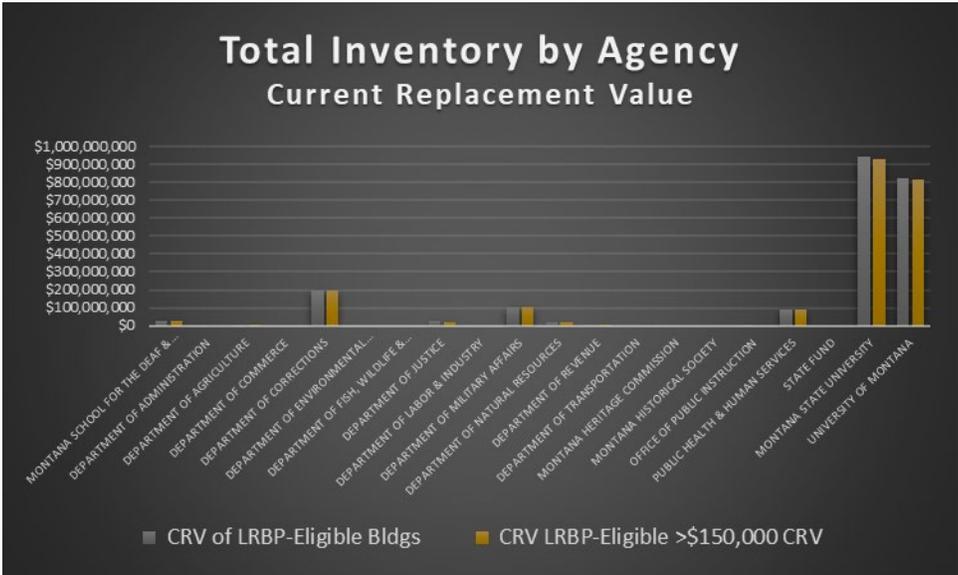
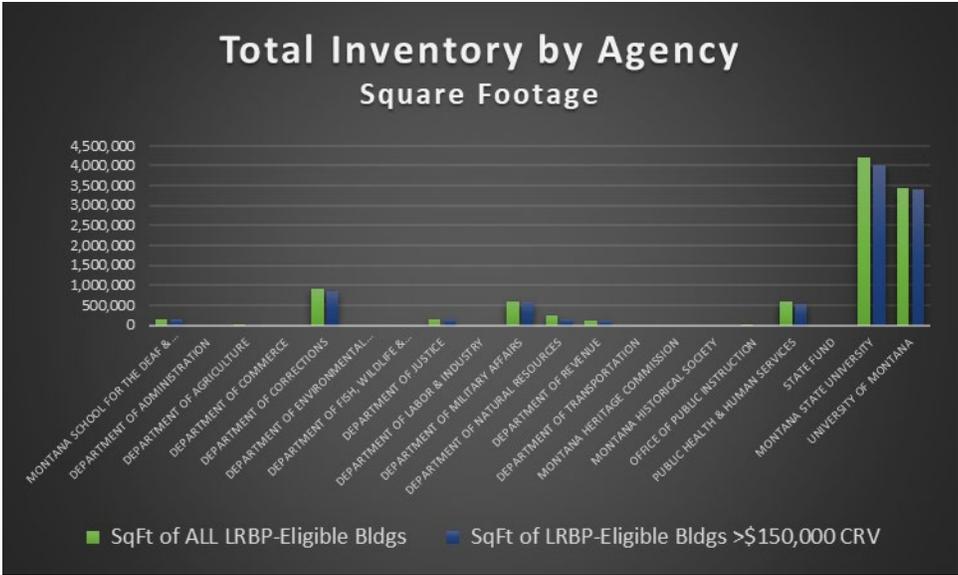
If a building is LRBP-eligible, along with the above inventory information, the following must also be included and maintained by the Department

- 1) a facility condition assessment (FCA) of the building and an itemized list of the building's deficiencies; and,
- 2) comparison of the building's current building deficiency ratio to its deficiency ratio in the previous biennium.

Current assessment information is provided in Appendix D.

## Inventory Summary & LRBP Eligibility for Assessments





### Facilities not Included in Inventory

Any State-Owned facility that is uninsured is not in the RMTD database and is not included in this inventory report. Uninsured facilities may consist of inaccuracies in the agency self-reported data or abandoned/unused/under-used buildings.

Further inventory adjustments are also anticipated as the A&E Division works with agencies to identify buildings that are not in the RMTD list but should be part of the recorded inventory. See the Action Plan portion of this report.

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## Building Location Data Inaccuracies & Resolution Process

Given the nature of many buildings in the RMTD inventory, some do not possess a physical, postal address. These may consist of some multi-building campuses or remote facilities within the Departments of Fish, Wildlife & Parks or Transportation. For instance, some state parks buildings may be identified similarly to those at the Blackfoot/Clearwater wildlife management area: “40 miles east-northeast of Missoula on State Hwy 200.”

The A&E Division intends in the Action Plan that GIS data or latitude/longitude information be used to identify exact location of facilities. Archibus is capable of this function and can accommodate it visually using platforms such as Google Earth. The RMTD database is not able to accommodate this requirement.

## Deficiency Ratios (i.e. Facility Condition Index, FCI)

To have confidence that a deficiency ratio reliably represents any building’s overall condition, it is extremely crucial that three components in the calculation are accurate:

- Trained assessors to accurately rate/rank a deficiency of each individual element;
- Level 3 per-unit replacement cost for each deficiency of each individual element analyzed (to be provided by software through a recognized cost estimating source, such as RS Means Data); and,
- A defensible Current Replacement Value (CRV)

The overall building deficiency ratio (or FCI) can then be calculated:

$$FCI = \text{total cost of all deficiencies divided by CRV}$$

The reasons for any inaccuracy in the three components noted above are:

- 1) Untrained or unqualified assessors may subjectively rate/rank a deficiency too high or too low;
- 2) This will subsequently cause the total cost of all deficiencies to be too high or too low; and,
- 3) The CRV must be a true representation of a building’s value in today’s dollars.

Inaccuracies in any of the above will misrepresent a building’s condition as either too negative or too optimistic rather than a true representation of conditions as well as a mistaken deferred maintenance backlog.

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## Deferred Maintenance Backlog

Deferred Maintenance is usually defined as “an amount needed but not yet expended for repairs, restoration, or rehabilitation of an asset.” Also, as the unplanned or planned decision to allow physical assets to deteriorate by postponing prudent, major repairs until funding and a replacement schedule are determined.

While it is possible to provide an itemized listing of Level 3 deficiencies once assessments have been conducted, it is not possible to provide the total deferred maintenance backlog of the LRBP-eligible inventory or any individual building without accurate unit cost resources.

The A&E Division is unable to provide a full statewide deferred maintenance backlog until such time as Archibus has been fully implemented and accurate unit cost data is available, assessment teams are trained and in-place, and one full cycle of all buildings inspections has been assessed. See the Action Plan portion of this report for a listing of options.

## List of Assessed & Unassessed Buildings by Agency

Prior assessments using the MSU methodology are available in the appendix of this report for portions of the Montana University System and the Capitol Complex.

However, these assessments are able to show only ratios or percentages deficient in the categories of the MSU format and should not be relied upon for replacement or renewal cost backlog information. This is because it consists of an invalid backlog costing data base (i.e. the cost support module is obsolete).

The lone exception is the Department of Military Affairs (DMA) who is mandated by the federal Department of Defense to use the Corps of Engineers’ “Builder” platform. DMA uses federally contracted vendor services to conduct the assessments. DMA indicates that all of the 35 State-Owned, LRBP-eligible facilities have been included in the Builder assessments performed to date (with the exception of two that will be disposed of in the near future).

## Application of the Definitions in §17-7-201(4) MCA

For many biennia, the legislature has adopted the well-conceived method of appropriating a portion of LRBP funding in a lump-sum manner under the title of “Life Safety, Code, Deferred Maintenance – Statewide.” This has allowed the A&E Division to rapidly adjust projects to address critical facility issues as they arise.

HB 553 of the 66<sup>th</sup> legislature adjusted this method of LRBP funding and separated it into two processes:

- The Major Repair LRBP account, 17-7-221

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- For renovations, alterations, replacement, or repair project less than \$2.5M or a new facility less than \$250,000;
  - Projects must be prioritized by the A&E Division and submitted to the Governor by November 15<sup>th</sup>; and,
  - This Facility Condition Assessment Report forms a portion of the project prioritization.
  - A Capital Developments LRBP account, 17-7-209
    - For renovation, construction, alteration, site, or utility project greater than \$2.5M or a new facility greater than \$250,000;
    - The Major Repair LRBP account must be fully funded per 17-7-222 prior to appropriating any Capital Development projects.

The definition of an LRBP-Eligible building established in the 65th session is proving to be problematic as it affects the use of Major Repair LRBP funds on the Capitol Complex.

The Department of Administration, General Services Division's operations and maintenance budget is identified as a proprietary fund comprised of rent payments from agencies who occupy space on the Capitol complex. Though this rent is established in a rate structure approved by the legislature and regularly contains general fund dollars, the fact that it becomes a proprietary fund through rent payments appears to eliminate the ability to use Major Repair LRBP funds to respond to projects on the Capitol complex (including the Capitol itself). It is believed this is an unintended consequence of the definition of LRBP-eligible building established in 2017.

It is recommended consideration be given to modifying the definition in §17-7-201(4) to match the intent of Senate Bill 43, which was to obtain condition assessments of buildings wherein LRBP funds could previously be used (e.g. the Capitol and surrounding complex) prior to 2017.

## Current Replacement Value (CRV)

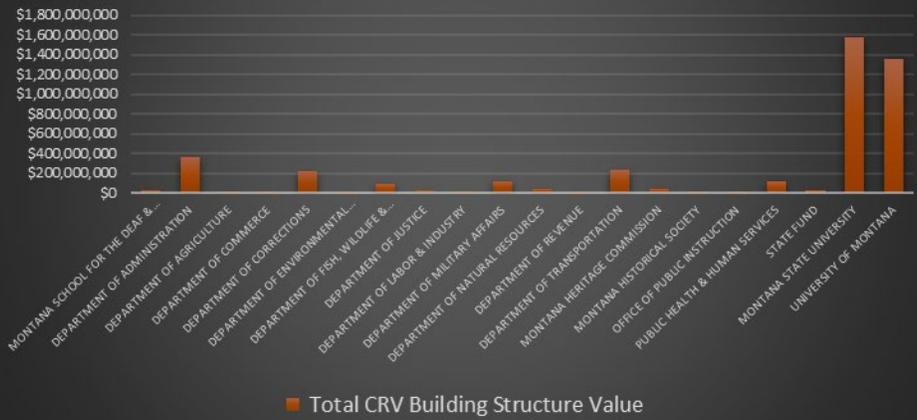
For buildings roughly <\$1,000,000, the RMTD insured CRV is generated on a cost-per-square foot per building-type basis.

For buildings approximately >\$1,000,000, the RMTD insured CRV is generated through an appraisal process approximately once every five (5) years.

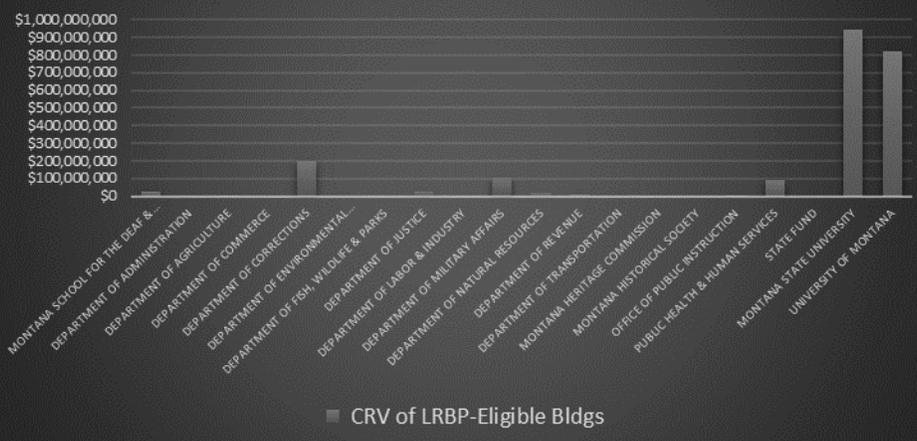
CRVs also frequently receives inflationary adjustments to the inventory portfolio.

The insurance-appraised CRV is not necessarily equivalent to a total project cost (total project cost will typically be higher). See difference between insured CRV and a project cost CRV in the appendices.

## Facility Inventory by Agency RMTD 2020 Current Replacement Values



## Facility Inventory by Agency RMTD 2020 Current Replacement Values



Reporting Entity	Total CRV Building Structure Value	CRV of LRBP-Eligible Bldgs	CRV LRBP-Eligible >\$150,000 CRV
MONTANA SCHOOL FOR THE DEAF & BLIND	\$ 23,607,104.28	\$ 23,607,104.28	\$ 23,456,700.00
DEPARTMENT OF ADMINISTRATION	\$ 358,315,784.60	\$ -	\$ -
DEPARTMENT OF AGRICULTURE	\$ 678,659.49	\$ 678,659.49	\$ 593,851.49
DEPARTMENT OF COMMERCE	\$ 14,684,356.50	\$ -	\$ -
DEPARTMENT OF CORRECTIONS	\$ 223,846,823.79	\$ 198,433,087.29	\$ 196,401,159.20
DEPARTMENT OF ENVIRONMENTAL QUALITY	\$ 3,250,231.31	\$ -	\$ -
DEPARTMENT OF FISH, WILDLIFE & PARKS	\$ 87,610,420.74	\$ -	\$ -
DEPARTMENT OF JUSTICE	\$ 22,927,098.17	\$ 22,719,696.32	\$ 22,371,128.15
DEPARTMENT OF LABOR & INDUSTRY	\$ 11,612,915.70	\$ -	\$ -
DEPARTMENT OF MILITARY AFFAIRS	\$ 111,387,312.74	\$ 105,284,192.96	\$ 105,070,211.37
DEPARTMENT OF NATURAL RESOURCES	\$ 35,392,263.92	\$ 19,871,550.44	\$ 15,951,467.54
DEPARTMENT OF REVENUE	\$ 7,826,447.55	\$ 7,826,447.55	\$ 7,826,447.55
DEPARTMENT OF TRANSPORTATION	\$ 231,246,502.11	\$ -	\$ -
MONTANA HERITAGE COMMISSION	\$ 35,151,394.56	\$ -	\$ -
MONTANA HISTORICAL SOCIETY	\$ 6,262,211.28	\$ -	\$ -
OFFICE OF PUBLIC INSTRUCTION	\$ 683,383.92	\$ 621,144.27	\$ -
PUBLIC HEALTH & HUMAN SERVICES	\$ 122,518,201.29	\$ 92,350,904.24	\$ 90,358,394.25
STATE FUND	\$ 32,099,571.36	\$ -	\$ -
MONTANA STATE UNIVERSITY	\$ 1,570,974,140.75	\$ 939,679,251.15	\$ 930,964,215.77
UNIVERSITY OF MONTANA	\$ 1,350,387,561.08	\$ 818,320,739.46	\$ 815,614,685.51

## Archibus System overview and Implementation Status

We are at the forefront of establishing a State-wide Built Infrastructure Assessment (BIA) process that institutes standard processes throughout the Agencies for all built infrastructure. The ability to anticipate built infrastructure weaknesses, thereby minimizing deterioration and failure as part of daily operations, is on the horizon and will significantly change how we budget, plan, and prioritize built infrastructure requirements.

A&E Division is actively managing the State-wide implementation of the Archibus Sustainment Management System (SMS), a suite of web-based software applications developed to help leadership, facility engineers, and technicians decide when, where, and how to best maintain the State's built infrastructure.

Individual implementation plans are being developed to address the specific tasks associated with implementing each of the specific Archibus SMS component systems. The overall purpose of this plan is to coordinate all SMS efforts with the outcome being standardized processes as an integral part of day-to-day business practices resulting in accurate and consistent asset data across the State portfolio.

## Roles and Responsibilities

Roles	Responsibilities
A&E	<p>A&amp;E will provide policy and guidance and advocate for resources as appropriate. Additionally, A&amp;E will provide:</p> <ul style="list-style-type: none"> <li>• Provide Sustainment Management System program oversight</li> <li>• Integrated information technology solutions</li> </ul>

	<ul style="list-style-type: none"> <li>• Assist the Agencies in executing facility inventory assessments of real property assets and input data into SMS</li> <li>• Track status of program implementation &amp; compliance</li> </ul>
Agencies	<ul style="list-style-type: none"> <li>• Populate and maintain, with support and assistance of A&amp;E, SMS with complete, current, and accurate asset data needed to generate sustainment, maintenance and repair requirements for the Agency's built infrastructure</li> <li>• Incorporate ongoing built infrastructure asset data collection, validation, and management into day-to-day operations and maintenance activities</li> <li>• Assist A&amp;E with verifying/addressing SMS data issues</li> <li>• Ensure technicians accomplishing maintenance/repair work provide the needed updates to asset inventory/condition, including equipment/components, in the appropriate SMS format</li> </ul>

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# Action Plan

## Accomplished to Date

- Archibus SMS and supporting software acquisition.
- Developed a strategic communication plan to consistently provide current and accurate information to all levels of the State enterprise to continually emphasize the purpose for SMS and to advise on developments.
- Establishment of all-agency collaborative work group for Archibus implementation, data review, analysis, scope, and strategic planning.
- Collection, initial review and migration of existing agency methodology and inventory information handling.
- Determinations to:
  - Utilize RMTD inventory information;
  - Verify inventory information through future review processes;
  - Standardize all assessments on the Unifomat II method
- Facility Assessment preliminary inspection schedule for LRBP Eligible assets.

## Explanation of CRV Increases Number of Buildings to be Assessed

As previously stated, the CRV as provided in the RMTD data is an insured replacement valuation appraisal based upon certain market assumptions (see appendices for further explanation) and will form the initial foundation for establishment of the FCA system.

In the event of a loss, this insured valuation does not impact RMTD's or the state's insurance carrier(s) from covering a project's cost. But, it is important to note that it is also not necessarily equivalent to a Project Cost Replacement Value for an entire facility nor does it represent the cost of an individual project to address any particular set of deficiencies.

## Data Structure: UNIFORMAT II, Level 3 Approach

The building community needs a classification framework to provide a consistent reference for the description, economic analysis, and management of buildings during all phases of their life cycle. This includes planning, programming, design, construction, operations, and disposal. The elemental building classification UNIFORMAT II meets these objectives. Elements are major components, common to most buildings, that usually perform a given function regardless of the design specification, construction method, or materials used. Examples of elements are foundations, exterior walls, sprinkler systems, and lighting.

UNIFORMAT II is the elemental classification proposed in this report because it was developed through an industry/government consensus process and has been widely accepted as an ASTM standard.<sup>4 A</sup>

“standard” set of elements that are uniformly applied is essential to achieve the benefits of the elemental system approach. Shared databases of historical elemental costs, for example, are of little help in estimating future costs unless the user defines elements the same as the categories in the database.

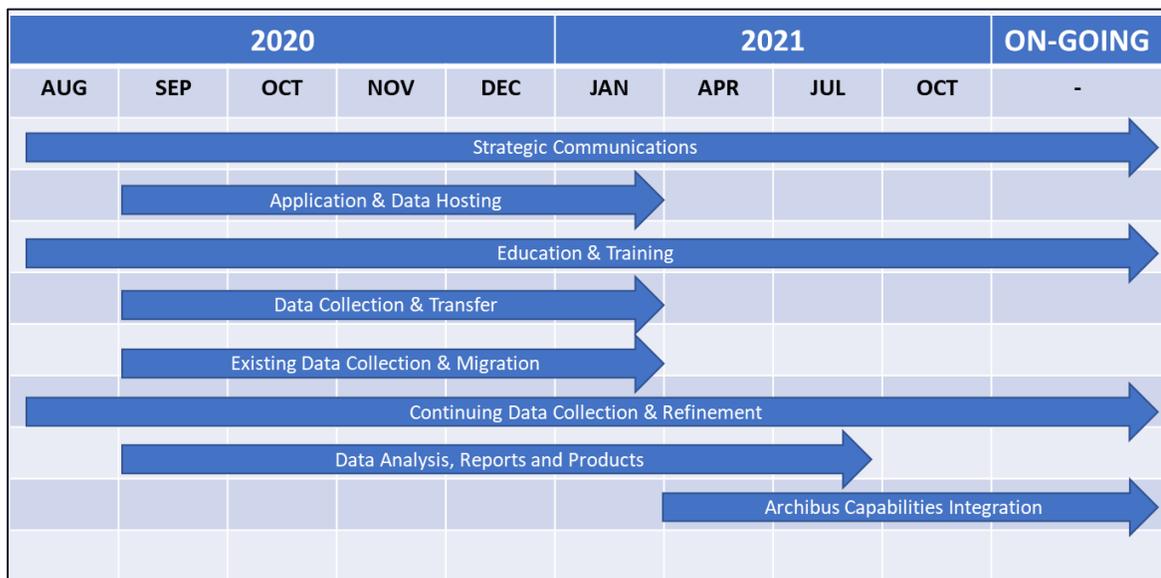
## Schedule and Milestones

Archibus SMS implementation begins now. All real property assets shall have a validated FCI by September 2021. Implementation of SMS across State assets will be an on-going effort for years to come since the various Agencies inventory assessments are at differing levels of maturity and it will take some time to fully work through the process changes.

- By Dec 2020:
  - Archibus Facilities data will be adequately populated to enable generation of infrastructure requirements to support development of the LRBP
- By Sep 2021:
  - Sustaining, managing, and refining of SMS data will be fully incorporated into daily facility maintenance and repair activities.
  - Each LRBP **eligible** asset in the State built infrastructure portfolio will have a facility condition index properly recorded into Archibus based on inspections conducted using the SMS standard process completed for all facilities and facility components as required by §17-7-202 MCA.

## Tasks

The following tasks outline the plan by which SMS will be implemented across the State enterprise:



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# Conclusions and Recommendations

SMS provides State enterprise-wide asset visibility of condition and geographic data, enabling higher levels of leadership to project long-term built infrastructure requirements. A&E Division can also supplement or validate requirements models for the development of the facilities deferred maintenance budgeting process and assist in the development of projects for inclusion in the Major Repair LRBP account. The State can apply asset management principles to its real property portfolio based on current data, which is essential in a highly resource-constrained environment.

Currently, the Agencies use different methodologies (e.g., AIM, BUILDER) for assessing the condition of its assets. Disparate condition assessment systems result in an inability to accurately plan, program, and budget work for facilities. Further, it blurs the connection between asset management best practices and benefits, such as reduced workloads and project funding based on more refined future year requirements. There is an immediate need to provide guidance (i.e., a standard assessment process) to the field to achieve the mission of standardizing, collecting, analyzing, validating, and maintaining accurate vertical infrastructure data to support resource allocation and operational decisions. A&E Division is actively incorporating this guidance and expects full implementation as described in the Action Plan of this document.

Bottom-Line is that SMS represents a shift toward a proactive versus reactive asset management strategy. Instead of keeping assets operational throughout their lifecycle by relying primarily on corrective repairs, this strategy focuses on condition-based repairs, which can be planned prior to an asset's failure with the support of Archibus. This results in higher performing assets at lower lifecycle costs. When fully developed, Agencies will experience a powerful, user-friendly tool to support daily operations. In the near future, A&E Division will achieve enterprise-wide asset visibility to inform wide-scale resource allocation and strategic planning. SMS establishes a knowledge base that makes built infrastructure data more complete, consistent, reliable, and accessible.

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# Appendices

**Appendix A – 2020 RMTD State-Owned Inventory Summary**

**Appendix B – All Agencies RMTD Inventory LRBP Eligibility**

**Appendix C – LRBP Eligible Inventory by Agency**

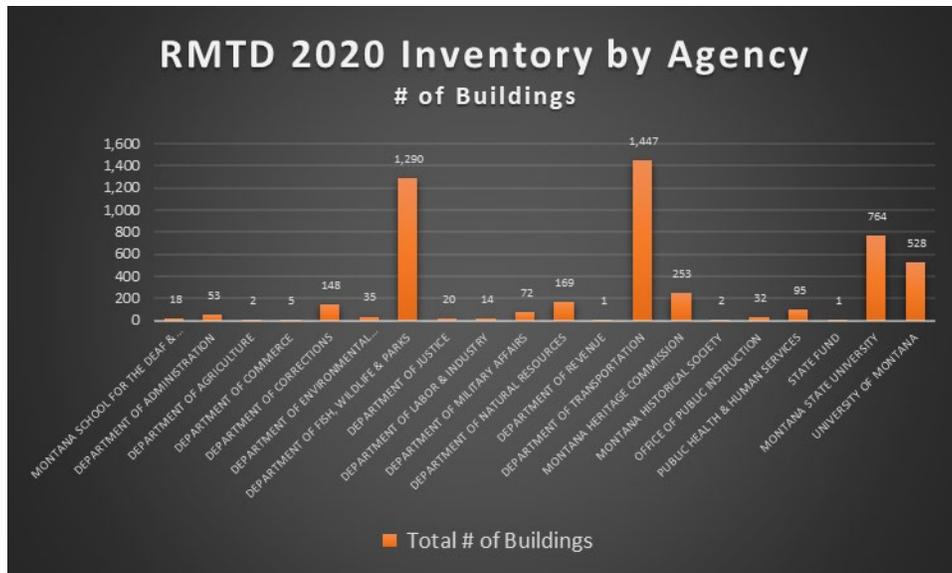
**Appendix D – Agency FCA Summaries**

- **Montana State University**
- **University of Montana**
- **Department of Corrections**
- **Department of Military Affairs**
- **General Services Division**

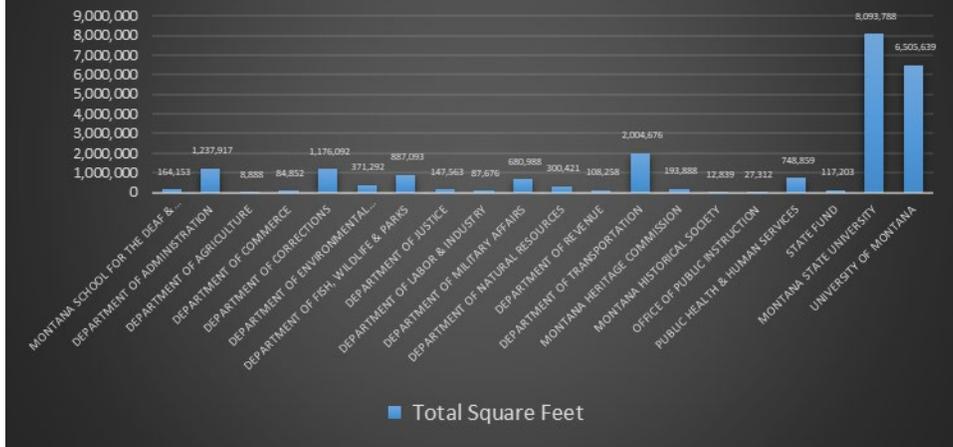
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# Appendix A – 2020 RMTD State-Owned Inventory Summary

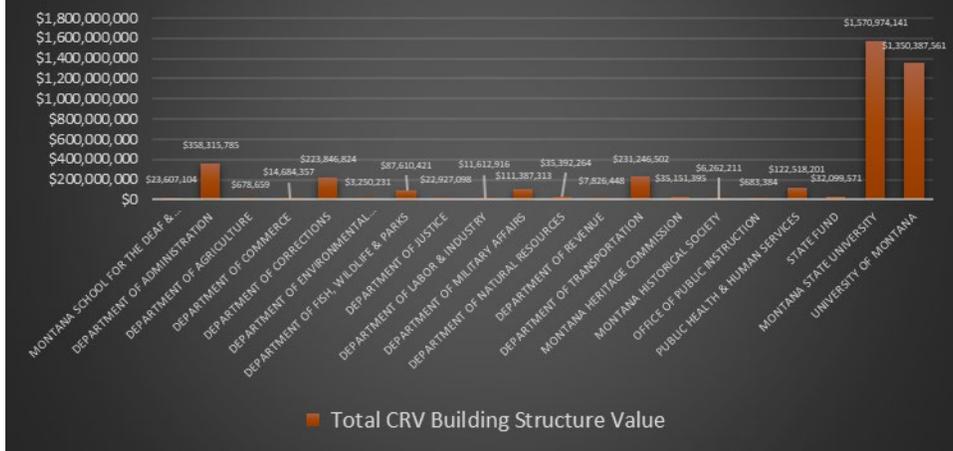
Reporting Entity	Total # of Buildings	Total Square Feet	Total CRV Building Structure Value
MONTANA SCHOOL FOR THE DEAF & BLIND	18	164,153	\$ 23,607,104.28
DEPARTMENT OF ADMINISTRATION	53	1,237,917	\$ 358,315,784.60
DEPARTMENT OF AGRICULTURE	2	8,888	\$ 678,659.49
DEPARTMENT OF COMMERCE	5	84,852	\$ 14,684,356.50
DEPARTMENT OF CORRECTIONS	148	1,176,092	\$ 223,846,823.79
DEPARTMENT OF ENVIRONMENTAL QUALITY	35	371,292	\$ 3,250,231.31
DEPARTMENT OF FISH, WILDLIFE & PARKS	1,290	887,093	\$ 87,610,420.74
DEPARTMENT OF JUSTICE	20	147,563	\$ 22,927,098.17
DEPARTMENT OF LABOR & INDUSTRY	14	87,676	\$ 11,612,915.70
DEPARTMENT OF MILITARY AFFAIRS	72	680,988	\$ 111,387,312.74
DEPARTMENT OF NATURAL RESOURCES	169	300,421	\$ 35,392,263.92
DEPARTMENT OF REVENUE	1	108,258	\$ 7,826,447.55
DEPARTMENT OF TRANSPORTATION	1,447	2,004,676	\$ 231,246,502.11
MONTANA HERITAGE COMMISSION	253	193,888	\$ 35,151,394.56
MONTANA HISTORICAL SOCIETY	2	12,839	\$ 6,262,211.28
OFFICE OF PUBLIC INSTRUCTION	32	27,312	\$ 683,383.92
PUBLIC HEALTH & HUMAN SERVICES	95	748,859	\$ 122,518,201.29
STATE FUND	1	117,203	\$ 32,099,571.36
MONTANA STATE UNIVERSITY	764	8,093,788	\$ 1,570,974,140.75
UNIVERSITY OF MONTANA	528	6,505,639	\$ 1,350,387,561.08
<b>Totals</b>	<b>4,949</b>	<b>22,959,397</b>	<b>\$ 4,250,462,385</b>



## RMTD 2020 Inventory by Agency Square Footage



## RMTD 2020 Inventory by Agency Current Replacement Value



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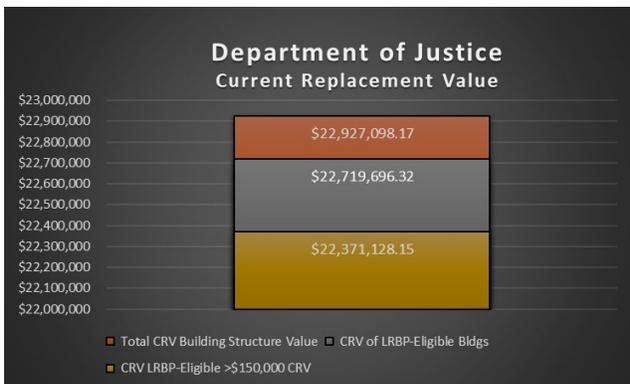
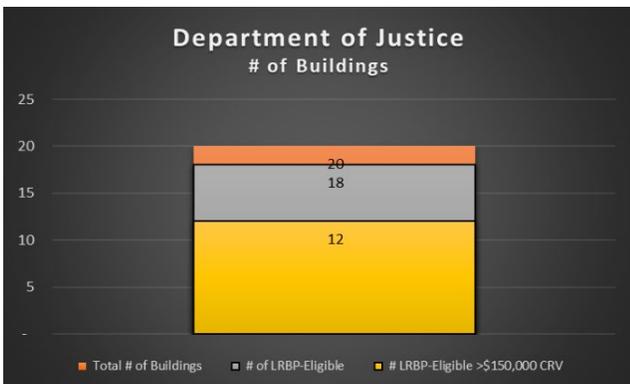
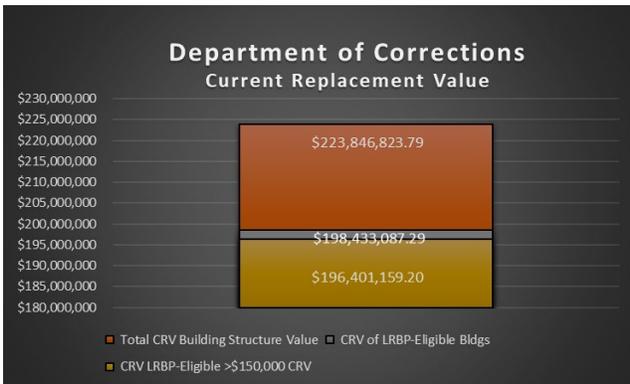
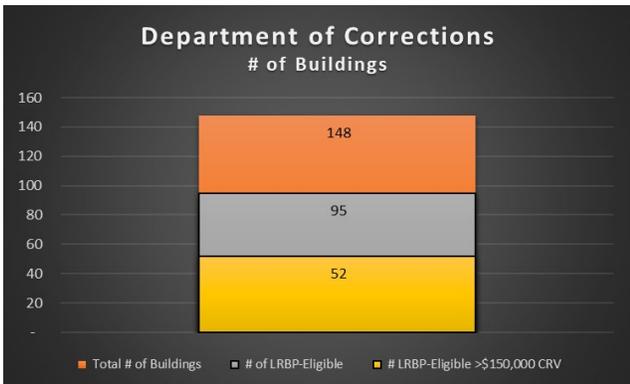
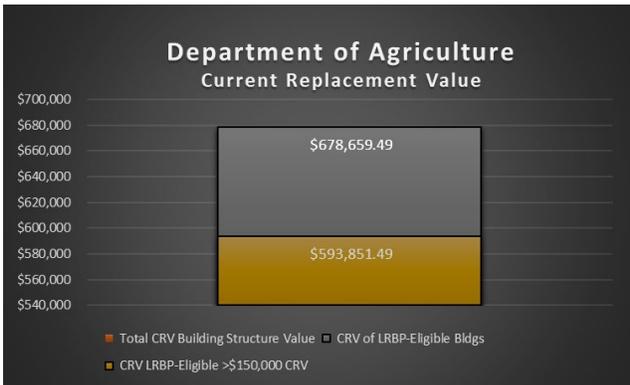
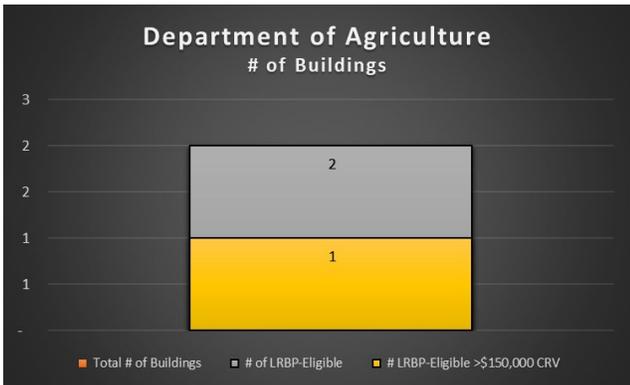
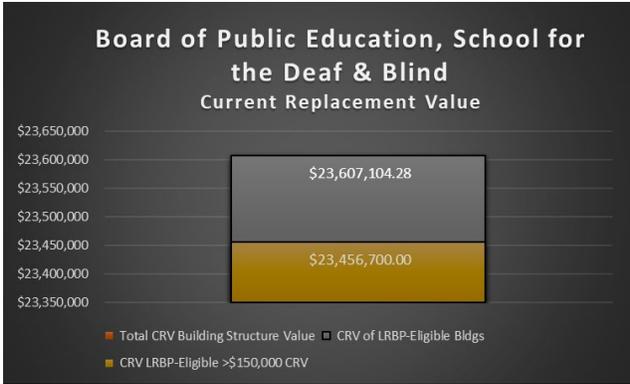
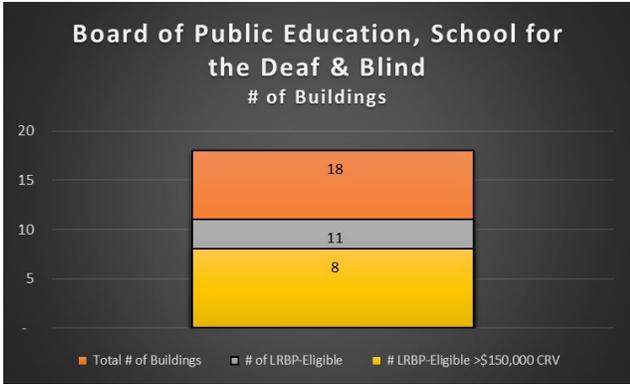
## Appendix B – All Agencies RMTD Inventory LRBP Eligibility

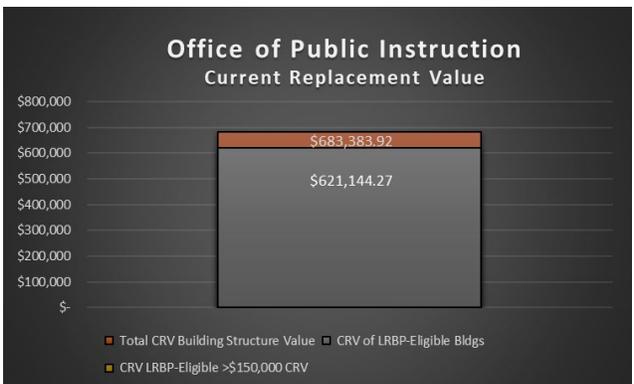
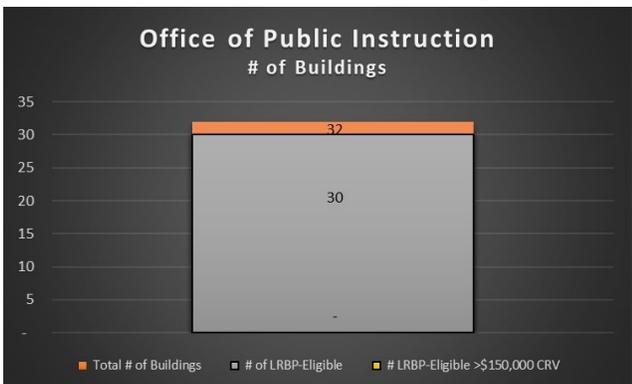
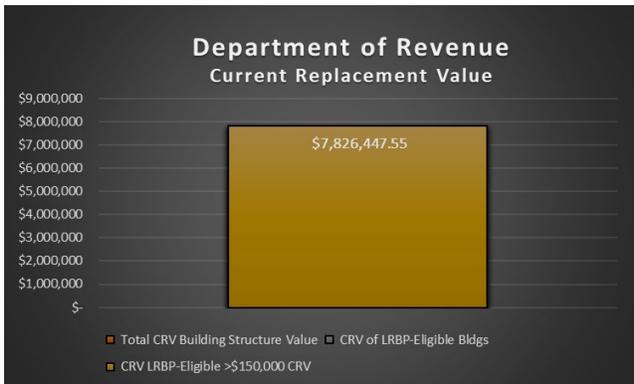
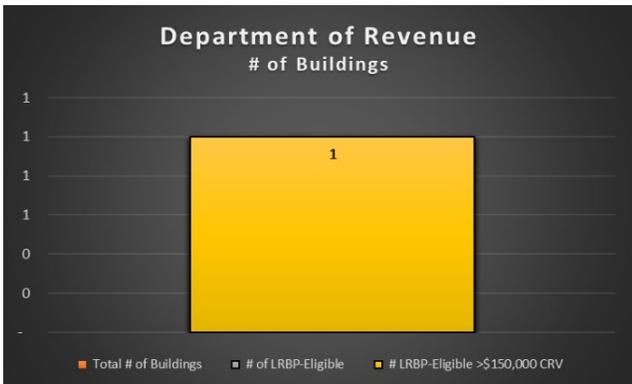
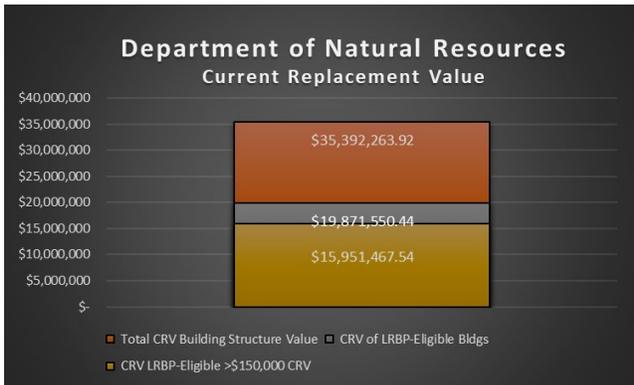
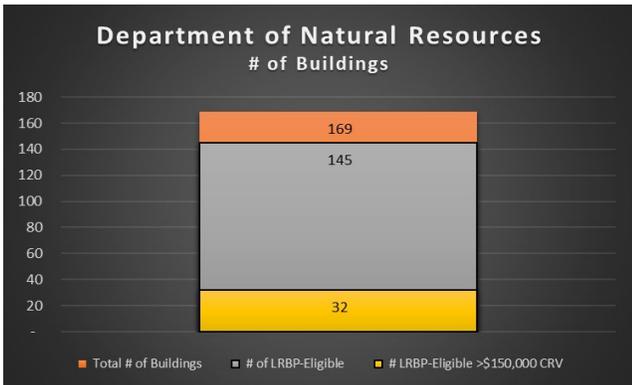
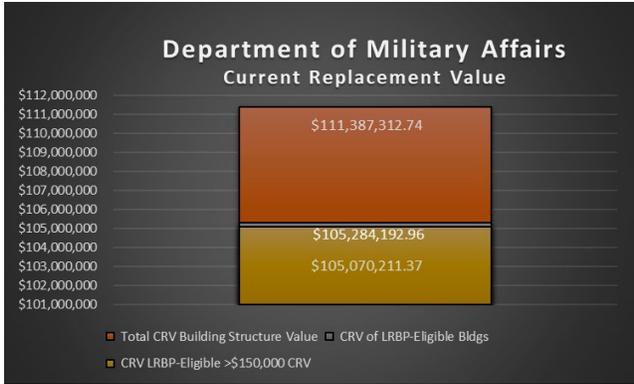
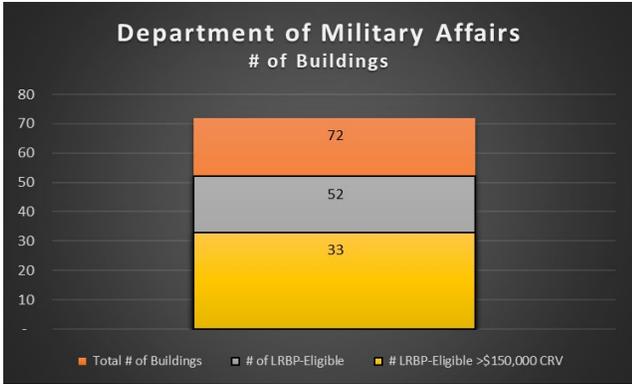
Reporting Entity	Total # of Buildings	# of LRRP-Eligible	# LRRP-Eligible >\$150,000 CRV	Total Square Feet	SqFt of ALL LRRP-Eligible Bldgs	SqFt of LRRP-Eligible Bldgs >\$150,000 CRV	Total CRV Building Structure Value	CRV of LRRP-Eligible Bldgs	CRV LRRP-Eligible >\$150,000 CRV
MONTANA SCHOOL FOR THE DEAF & BLIND	18	11	8	164,153	164,153.00	141,042.00	\$ 23,607,104.28	\$ 23,607,104.28	\$ 23,456,700.00
DEPARTMENT OF ADMINISTRATION	53	-	-	1,237,917	-	-	\$ 358,315,784.60	\$ -	\$ -
DEPARTMENT OF AGRICULTURE	2	2	1	8,888	8,888.00	7,888.00	\$ 678,659.49	\$ 678,659.49	\$ 593,851.49
DEPARTMENT OF COMMERCE	5	-	-	84,852	-	-	\$ 14,684,356.50	\$ -	\$ -
DEPARTMENT OF CORRECTIONS	148	95	52	1,176,092	915,383.00	851,819.00	\$ 223,846,823.79	\$ 198,433,087.29	\$ 196,401,159.20
DEPARTMENT OF ENVIRONMENTAL QUALITY	35	-	-	374,292	-	-	\$ 3,250,231.31	\$ -	\$ -
DEPARTMENT OF FISH, WILDLIFE & PARKS	1,290	-	-	887,093	-	-	\$ 87,610,420.74	\$ -	\$ -
DEPARTMENT OF JUSTICE	20	18	12	147,563	145,367.00	136,949.00	\$ 22,927,098.17	\$ 22,719,696.32	\$ 22,371,128.15
DEPARTMENT OF LABOR & INDUSTRY	14	-	-	87,676	-	-	\$ 11,612,915.70	\$ -	\$ -
DEPARTMENT OF MILITARY AFFAIRS	72	52	33	680,988	607,901.00	602,861.00	\$ 111,387,312.74	\$ 105,284,192.96	\$ 105,070,211.37
DEPARTMENT OF NATURAL RESOURCES	169	145	32	300,421	245,713.00	152,798.00	\$ 35,392,263.92	\$ 19,871,550.44	\$ 15,951,467.54
DEPARTMENT OF REVENUE	1	1	1	108,258	108,258.00	108,258.00	\$ 7,826,447.55	\$ 7,826,447.55	\$ 7,826,447.55
DEPARTMENT OF TRANSPORTATION	1,447	-	-	2,004,676	-	-	\$ 231,246,502.11	\$ -	\$ -
MONTANA HERITAGE COMMISSION	253	-	-	193,888	-	-	\$ 35,151,394.56	\$ -	\$ -
MONTANA HISTORICAL SOCIETY	2	-	-	12,839	-	-	\$ 6,262,211.28	\$ -	\$ -
OFFICE OF PUBLIC INSTRUCTION	32	30	-	27,312	26,614.00	-	\$ 683,383.92	\$ 621,144.27	\$ -
PUBLIC HEALTH & HUMAN SERVICES	95	84	45	748,859	590,496.00	541,918.00	\$ 122,518,201.29	\$ 92,350,904.24	\$ 90,358,394.25
STATE FUND	1	-	-	117,203	-	-	\$ 32,099,571.36	\$ -	\$ -
MONTANA STATE UNIVERSITY	764	425	206	8,093,788	4,201,338.00	4,020,380.00	\$ 1,570,974,140.75	\$ 939,679,251.15	\$ 930,964,215.77
UNIVERSITY OF MONTANA	528	158	106	6,505,639	3,450,130.00	3,405,211.00	\$ 1,350,387,561.08	\$ 818,320,739.46	\$ 815,614,685.51
	4,949	1,021	496	22,959,397	10,464,241	9,969,124	\$ 4,250,462,385	\$ 2,229,392,777	\$ 2,208,608,461
MUS Total	1,292	583	312	14,599,427	7,651,468	7,425,591	\$ 2,921,361,701.82	\$ 1,757,999,990.61	\$ 1,746,578,901.27
Non-MUS Total	3,657	438	184	8,559,970	2,812,773	2,543,533	\$ 1,329,100,683.28	\$ 471,392,786.82	\$ 462,029,359.53

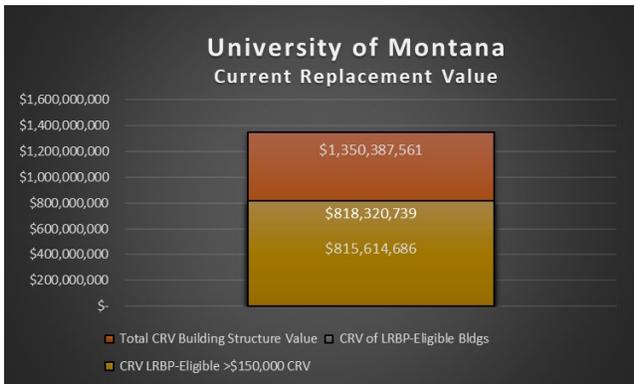
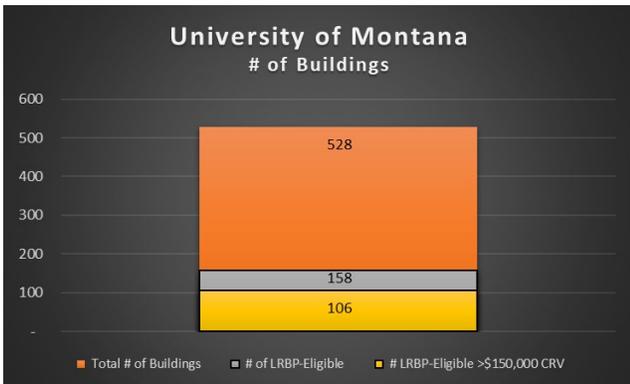
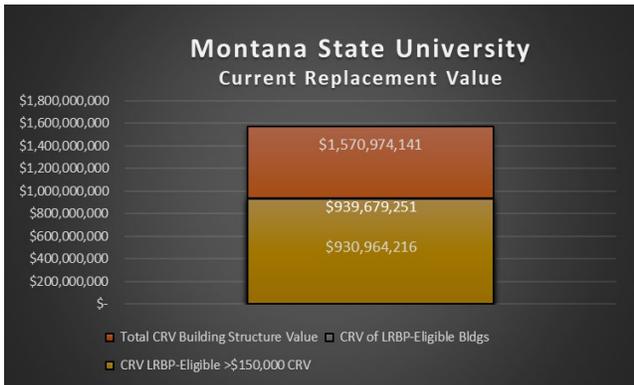
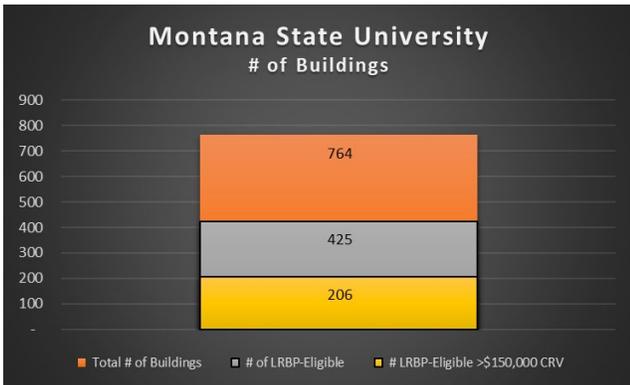
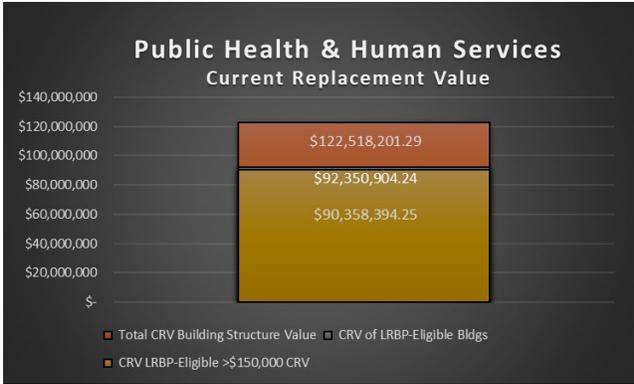
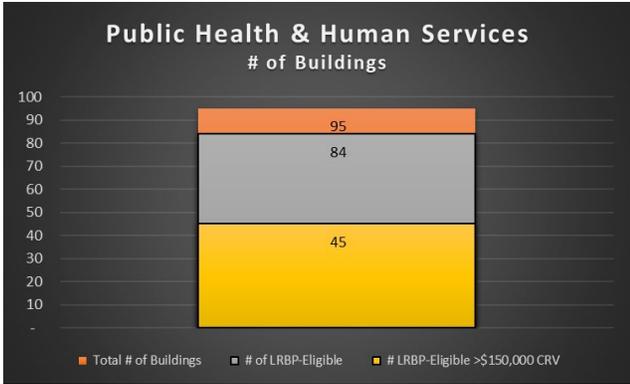
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## Appendix C – LRBP Eligible Inventory by Agency

**Special Note:** Agencies not shown do not meet the LRBP eligibility criteria as determined by §17-7-201 MCA.







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## Appendix D - Agency FCA Summaries

- Montana State University
- University of Montana
- Department of Corrections
- Department of Military Affairs
- General Services Division

# Montana State University

## Montana State University State-Owned Facility Condition Assessment Report

Last Updated: August 28, 2020

Created by MSU's Campous Planning, Design & Construction

FCA Reporting Campus	Name	Facility Condition Index	Date of Last FCA	Comments
BLGS	Art Annex	46.1	Jun-19	
BLGS	Cisel Hall	24.2	Jun-19	
BLGS	City College - New Health Sciences Bldg	0.4	Jun-19	
BLGS	City College - Technology Building	9	Jun-19	
BLGS	College of Business - McDonald Hall	16.1	Jun-19	
BLGS	College of Education Building	13.6	Jun-19	
BLGS	Liberal Arts Building	19.5	Jun-19	
BLGS	Library Classroom Building	20.8	Jun-19	
BLGS	McMullen Hall	10.6	Jun-19	
BLGS	Facility Services Shop	21.5	Jun-19	
BLGS	Physical Ed Building (State Portion)	17.7	Jun-19	
BLGS	Poly Building	19.2	Jun-19	Building offline due to condition.
BLGS	Science Hall	29.5	Jun-19	
BZN	1106 S 6TH AVENUE	14.7	Jan-20	
BZN	AJM JOHNSON HALL	33.4	Jan-19	
BZN	ANIMAL BIOSCIENCE BUILDING	0.3	Sep-17	
BZN	ANNA PEARL SHERRICK HALL	20.7	Nov-19	
BZN	BARNARD HALL	8.6	Feb-19	
BZN	BLACK BOX THEATRE	2	Jul-19	
BZN	COBLEIGH HALL	27.2	Feb-19	
BZN	COOLEY LABORATORY	1.2	Mar-17	
BZN	CREATIVE ARTS COMPLEX - CHEEVER HALL	15.9	May-19	
BZN	CREATIVE ARTS COMPLEX - HAYNES HALL	9	Dec-17	
BZN	CREATIVE ARTS COMPLEX-HOWARD HALL	3.8	Nov-17	
BZN	CULBERTSON HALL	16.1	Apr-18	
BZN	FACILITIES BUTLER BUILDING	10.5	Aug-18	
BZN	FACILITIES CAMPUS STORES	8.1	Aug-18	

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## Montana State University State-Owned Facility Condition Assessment Report

Last Updated: August 28, 2020

Created by MSU's Campous Planning, Design & Construction

FCA Reporting Campus	Name	Facility Condition Index	Date of Last FCA	Comments
BZN	FACILITIES CARPENTER SHOP	1	Aug-18	
BZN	FACILITIES CHEMICAL STORAGE	10.2	Aug-18	
BZN	FACILITIES CUSTODIAL LAMP STORAGE QUONSET	38.5	Aug-18	
BZN	FACILITIES CUSTODIAL QUONSET	11.8	Aug-18	
BZN	FACILITIES CUSTODIAL STORAGE QUONSET	10.2	Aug-18	
BZN	FACILITIES ELECTRICIANS QUONSET	10.9	Aug-18	
BZN	FACILITIES ENGINEERS QUONSET	11.1	Aug-18	
BZN	FACILITIES EQUIPMENT GARAGE	11.9	Aug-18	
BZN	FACILITIES GROUNDS FABRIC STORAGE	0.7	Aug-18	
BZN	FACILITIES GROUNDS GREENHOUSE	12.6	Aug-18	
BZN	FACILITIES GROUNDS SHOP	7.8	Aug-18	
BZN	FACILITIES HEAT PLANT STORAGE QUONSET	14.2	Aug-18	
BZN	FACILITIES IRRIGATION STORAGE	39.6	Aug-18	
BZN	FACILITIES LABORERS QUONSET	12.2	Aug-18	
BZN	FACILITIES MECHANIC/METAL SHOP	8.9	Aug-18	
BZN	FACILITIES MEETING QUONSET	10.9	Aug-18	
BZN	FACILITIES PAINT BOOTH/SHOP	32.4	Aug-18	
BZN	FACILITIES PLUMBERS QUONSET	12.6	Aug-18	
BZN	FACILITIES POLYHOUSE QUONSET	2.1	Aug-18	
BZN	FACILITIES REFRIGERATION QUONSET	13.9	Aug-18	
BZN	FACILITIES STORAGE QUONSET	36.5	Aug-18	
BZN	FACILITIES WORK CONTROL MODULAR	3.5	Aug-18	
BZN	GAINES HALL	0.6	Feb-18	
BZN	HAMILTON HALL	18.6	Jun-17	Roof replacement in progress (summer 2020) FCI not representative of current roof replacement.
BZN	HEATING PLANT	1.5	Oct-17	
BZN	HERRICK HALL	20.4	Nov-18	

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## Montana State University State-Owned Facility Condition Assessment Report

Last Updated: August 28, 2020

Created by MSU's Campous Planning, Design & Construction

FCA Reporting Campus	Name	Facility Condition Index	Date of Last FCA	Comments
BZN	JABS HALL	0.5	Mar-18	
BZN	KELLOGG CENTER	22.6	Jan-20	
BZN	LEON JOHNSON HALL	12	Sep-19	
BZN	LEWIS HALL	15.5	Jun-18	
BZN	LINFIELD HALL	16.7	Dec-19	<i>FCA Representative of both Linfield Hall North &amp; South</i>
BZN	MARSH LAB MODULAR # 1	2.9	Oct-19	
BZN	MARSH LAB MODULAR # 2	2.9	Oct-19	
BZN	MARSH LABORATORY	42	Oct-19	
BZN	MCCALL HALL	25.1	May-18	
BZN	MONTANA HALL	15.3	Feb-20	
BZN	MUSEUM OF THE ROCKIES	8.6	Jan-18	
BZN	NORM ASBJORNSON HALL			<i>New facility - FCI not included in this assessment cycle.</i>
BZN	PLANT BIOSCIENCE BUILDING	1.1	Oct-18	
BZN	PLANT GROWTH CENTER	8	Sep-18	
BZN	PLEW BUILDING	5.3	Oct-17	
BZN	RECORDS MANAGEMENT FACILITY	1.3	Aug-18	
BZN	REID HALL	28.3	Dec-18	
BZN	RENNE LIBRARY	10.4	Aug-17	
BZN	ROBERTS HALL	23.3	Feb-19	
BZN	ROMNEY HALL	48.5	Jan-19	<i>Building offline. Strategic renovation in progress.</i>
BZN	ROY E. HUFFMAN BUILDING	13.4	Jun-20	
BZN	TAYLOR HALL	29.4	Aug-18	
BZN	TIETZ HALL	5	Jun-18	
BZN	TRAPHAGEN HALL	26.8	Aug-19	
BZN	VISUAL COMMUNICATIONS BUILDING	15.8	May-19	
BZN	WILSON HALL	16.5	Aug-20	
BZN	WOOL LAB	24.7	Dec-19	

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## Montana State University State-Owned Facility Condition Assessment Report

Last Updated: August 28, 2020

Created by MSU's Campous Planning, Design & Construction

FCA Reporting Campus	Name	Facility Condition Index	Date of Last FCA	Comments
GFC	Main Building	4.5	Jun-19	
GFC	Trades Building	1.1	Jun-19	
MAES	Western Agricultural Research Station	24.2	May-20	
MAES	Red Bluff Research Ranch	15.4	Jun-20	
MAES	Lutz Farm	10.7	Apr-20	
MAES	North Western Agricultural Research Station	24.7	May-20	
MAES	Bozeman Agricultural Research and Teaching Farm	20.5	Apr-20	
MAES	Central Agricultural Research Station	10.9	May-20	
MAES	Fort Ellis	10.7	Jun-20	
MAES	Western Triangle Agricultural Research Station	13	Jun-20	
MAES	Northern Agricultural Research Station	12.1	May-20	
MAES	Southern Agricultural Research Station	22.4	May-20	
MAES	Post Agronomy Farm	9.5	Apr-20	
MAES	Eastern Agricultural Research Station	9.4	May-20	
NTHN	Advanced Fuels Lab	0.3	Jun-19	
NTHN	Applied Technology Center	5.1	Jun-19	
NTHN	Automotive Technology (Farm Mechanics)	10.9	Jun-19	
NTHN	Brockmann Center	16.9	Jun-19	
NTHN	Diesel Technology Center (DTC)	0	Jun-19	<i>New Facility</i>
NTHN	Donaldson Hall	51.7	Jun-19	<i>Building offline due to condition.</i>
NTHN	Electronics Building	30.8	Jun-19	
NTHN	Hagener Science Center-Math Science Building	31.3	Jun-19	
NTHN	Library Building	20.02	Jun-19	
NTHN	Metals Technology Building	24.1	Jun-19	
NTHN	Pershing Hall	36.9	Jun-19	
NTHN	Physical Plant Building	16.4	Jun-19	

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# University of Montana

Funding Sources		University of Montana - Facilities Condition Inventory				Def. Categories				
<input type="checkbox"/> Auxiliary (A) <input type="checkbox"/> Federal (F) <input type="checkbox"/> Non-State (N) <input type="checkbox"/> Private (P) <input checked="" type="checkbox"/> State (S)		Building Summary				<input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 6 <input type="checkbox"/> 7				
Replacement Cost <b>\$589,037,927</b> (Replacement cost includes buildings without deficiencies) Renewal Cost <b>\$101,332,089</b> Deficiency Ratio <b>17.2%</b>										
Bldg #	Building Name	Gross Area (bldgs w/deficiencies)	Cost/SF	Replacement Cost	Renewal Cost	Def. Ratio				
<b>Site: UM Missoula Main Campus</b>										
		Replacement Total	\$589,037,927	(Includes buildings without deficiencies)	Total	\$101,332,089	17.2%			
<b>Funding Source: State</b>		Total	1,808,810	Avg	\$325.65	Total	\$589,037,927	Total	\$101,332,089	17.2%
85	1000 East Beckwith	2,016	\$324.04	\$655,079	\$139,561	21.3%				
26	Art Annex/Grizzly Pool	40,293	\$251.04	\$10,139,733	\$2,349,977	23.2%				
100	Brantly Hall	38,935	\$261.32	\$10,174,464	\$3,883,770	38.2%				
36	Center for the Rocky Mountain	3,149	\$368.38	\$1,160,060	\$152,012	13.1%				
86	Chemistry Stores Building	4,055	\$427.08	\$1,735,499	\$111,214	6.4%				
14	Chemistry/Pharmacy	47,833	\$282.29	\$13,502,778	\$1,275,134	9.4%				
702	Clarence R. Prescott House	3,180	\$313.06	\$995,563	\$101,081	10.2%				
95	Clinical Psychology	5,280	\$427.08	\$2,259,787	\$403,340	17.8%				
102	Corbin Hall	23,190	\$280.67	\$6,508,969	\$1,846,977	28.4%				
88	Davidson Honors College	21,674	\$301.17	\$6,527,775	\$480,459	7.4%				
16	Education Building	110,359	\$240.47	\$26,538,029	\$1,961,136	7.4%				
11	Fine Arts	63,375	\$237.12	\$15,028,114	\$4,678,534	31.1%				
7	Forestry	23,310	\$314.86	\$7,339,620	\$2,461,709	33.5%				
17	Forestry Greenhouse	2,750	\$390.86	\$1,074,862	\$298,199	27.7%				
89	Gallagher Building	110,380	\$244.05	\$26,839,343	\$3,294,403	12.2%				
27	Health Sciences	62,964	\$289.35	\$18,219,263	\$6,261,920	34.4%				
9	Heating Plant	10,160	\$171.31	\$1,740,611	\$471,116	27.1%				
13	International Programs	6,853	\$348.42	\$2,387,761	\$416,760	17.5%				
4	Jeanette Rankin Hall	16,532	\$292.77	\$4,840,239	\$2,164,097	44.7%				
28	Law	111,163	\$240.47	\$26,732,478	\$2,364,314	8.8%				
20	Liberal Arts	100,713	\$227.44	\$22,907,172	\$3,844,155	16.8%				
92	Mansfield Library	220,075	\$237.91	\$52,360,244	\$6,311,882	12.1%				

Bldg #	Building Name	Gross Area (bldgs w/deficiencies)	Cost/SF	Replacement Cost	Renewal Cost	Def. Ratio
3	Mathematics	21,668	\$280.67	\$6,081,774	\$2,221,512	36.5%
21	McGill Hall	67,079	\$289.35	\$19,400,979	\$4,437,743	22.9%
18	Music	37,180	\$261.32	\$9,715,878	\$2,402,776	24.7%
5	Natural Sciences	23,100	\$314.86	\$7,273,467	\$2,563,131	35.2%
15	Natural Sciences Annex	4,890	\$390.86	\$1,911,354	\$339,439	17.8%
106	North Corbin Hall	14,858	\$262.77	\$4,350,125	\$1,289,116	29.6%
96	Performing Arts/Radio-TV.	71,125	\$254.44	\$18,097,045	\$3,841,510	21.2%
32	Physical Plant	51,300	\$250.70	\$12,861,423	\$2,384,461	18.6%
8	Schreiber Gymnasium	43,095	\$251.64	\$10,942,340	\$3,750,785	34.3%
34	Science Complex (Clapp Bldg)	96,728	\$263.45	\$25,287,335	\$11,761,654	41.8%
63	Slaggs Building	179,775	\$274.59	\$49,388,215	\$9,839,965	19.9%
6	Social Science	95,246	\$332.28	\$32,124,663	\$5,710,950	25.8%
12	Stone Hall (Old Journalism)	28,916	\$280.67	\$8,116,143	\$2,434,454	30.0%
1	University (Main) Hall	32,843	\$261.32	\$8,592,533	\$2,860,302	33.7%
94	Urey Lecture Hall	9,780	\$373.87	\$3,656,548	\$192,551	5.3%

Funding Sources		University of Montana - Facilities Condition Inventory				Def. Categories			
<input type="checkbox"/> Auxiliary (A)		Building Summary				<input checked="" type="checkbox"/> 1			
<input type="checkbox"/> Federal (F)						<input checked="" type="checkbox"/> 2			
<input type="checkbox"/> Non-State (N)						<input checked="" type="checkbox"/> 3			
<input type="checkbox"/> Private (P)						<input checked="" type="checkbox"/> 4			
<input checked="" type="checkbox"/> State (S)						<input checked="" type="checkbox"/> 5			
						<input checked="" type="checkbox"/> 6			
						<input type="checkbox"/> 7			
Replacement Cost		\$12,458,768		(Replacement cost includes buildings without deficiencies)					
Renewal Cost		\$865,249							
Deficiency Ratio		6.9%							
Bldg #	Building Name	Gross Area (Bldgs w/deficiencies)	Cost/SF	Replacement Cost	Renewal Cost	Def. Ratio			
Site: UM Missoula Yellow Bay									
Replacement Total		\$12,458,768	(Includes buildings without deficiencies)		Total	\$865,249	6.9%		
Funding Source: State		Total	29,608	Avg \$420.79	Total	\$12,458,768	Total	\$865,249	6.9%
505	Boat House	539	\$166.67	\$89,835	\$16,592	18.5%			
509	Botany Lab	1,437	\$300.86	\$561,680	\$4,020	0.7%			
503	Directors Garage	840	\$166.67	\$140,003	\$12,439	8.9%			
502	Director's Guest House	102	\$313.06	\$60,109	\$2,310	3.8%			
501	Director's House	3,237	\$324.94	\$1,051,831	\$18,357	1.7%			
512	Elrod Lab	8,467	\$425.17	\$3,560,969	\$216,394	6.0%			
570	Fresh Water Research Lab	5,074	\$427.98	\$2,171,621	\$95,201	4.4%			
531	Lift Station 2	250	\$170.18	\$42,548	\$2,325	5.5%			
508	Maintenance Supervisor's Resid	1,512	\$324.94	\$491,309	\$44,178	9.0%			
508	Mammology Lab	1,220	\$300.86	\$478,861	\$191,838	40.2%			
504	Shop & Pump House	1,610	\$166.67	\$268,339	\$49,073	18.3%			
514	Staff Residence #1	812	\$324.94	\$263,851	\$68,571	26.0%			
510	Supply Warehouse	1,220	\$166.67	\$203,337	\$67,527	33.2%			
569	Waste Water Treatment Plant	3,198	\$170.18	\$544,288	\$78,624	14.1%			

Funding Sources		University of Montana - Facilities Condition Inventory				Def. Categories			
<input type="checkbox"/> Auxiliary (A)		Building Summary				<input checked="" type="checkbox"/> 1			
<input type="checkbox"/> Federal (F)						<input checked="" type="checkbox"/> 2			
<input type="checkbox"/> Non-State (N)						<input checked="" type="checkbox"/> 3			
<input type="checkbox"/> Private (P)						<input checked="" type="checkbox"/> 4			
<input checked="" type="checkbox"/> State (S)						<input checked="" type="checkbox"/> 5			
						<input checked="" type="checkbox"/> 6			
						<input type="checkbox"/> 7			
Replacement Cost		\$15,167,598		(Replacement cost includes buildings without deficiencies)					
Renewal Cost		\$3,187,911							
Deficiency Ratio		21.0%							
Bldg #	Building Name	Gross Area (Bldgs w/deficiencies)	Cost/SF	Replacement Cost	Renewal Cost	Def. Ratio			
Site: UM Missoula Fort Missoula									
Replacement Total		\$15,167,598	(Includes buildings without deficiencies)		Total	\$3,187,911	21.0%		
Funding Source: State		Total	50,165	Avg \$302.35	Total	\$15,167,598	Total	\$3,187,911	21.0%
401	Building T-157 (Cell Block E)	12,087	\$143.00	\$1,814,368	\$243,311	13.4%			
402	Field Research Center @ Ft Mis	17,717	\$357.26	\$6,320,753	\$443,040	7.0%			
400	Geology Lab T-159 Cell Blok W	12,731	\$357.26	\$4,548,404	\$873,770	19.2%			
403	NCO Quarters T-14	3,515	\$324.94	\$1,142,164	\$813,865	71.3%			
404	NCO Quarters T-16	3,515	\$324.94	\$1,142,164	\$813,865	71.3%			

University of Montana - Facilities Condition Inventory							Def. Categories	
Building Summary							<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 2
Funding Sources							<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 4
<input type="checkbox"/> Auxiliary (A)							<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 6
<input type="checkbox"/> Federal (F)							<input checked="" type="checkbox"/> 7	<input type="checkbox"/>
<input type="checkbox"/> Non-State (N)								
<input type="checkbox"/> Private (P)								
<input checked="" type="checkbox"/> State (S)								
Replacement Cost		<b>\$13,484,900</b>		(Replacement cost includes buildings without deficiencies)				
Renewal Cost		<b>\$2,477,018</b>						
Deficiency Ratio		<b>18.4%</b>						
Bldg #	Building Name	Gross Area (bldgs w/deficiencies)	Cost/SF	Replacement Cost	Renewal Cost	Def. Ratio		
Site: <i>UM Missoula COT West Campus</i>								
Replacement Total		\$13,484,900	(Includes buildings without deficiencies)		Total	\$2,477,018	18.4%	
Funding Source: State		Total	64,752	Avg \$208.25	Total	\$13,484,900	Total	\$2,477,018
452	Trade & Technology 1 (COT-W)	30,412	\$106.52	\$5,048,458	\$1,082,454	18.2%		
453	Trade & Technology 2 (COT)	34,340	\$106.52	\$6,714,500	\$1,304,564	20.8%		

8/31/2020 Building Summary FCI Version: 2.0.1  
Funding Source: S Page 1 of 1  
Deficiency Categories 1-6

## University of Montana Western

University of Montana - Facilities Condition Inventory							Def. Categories	
Building Summary							<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 2
Funding Sources							<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 4
<input type="checkbox"/> Auxiliary (A)							<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 6
<input type="checkbox"/> Federal (F)							<input checked="" type="checkbox"/> 7	<input type="checkbox"/>
<input type="checkbox"/> Non-State (N)								
<input type="checkbox"/> Private (P)								
<input checked="" type="checkbox"/> State (S)								
Replacement Cost		<b>\$62,831,075</b>		(Replacement cost includes buildings without deficiencies)				
Renewal Cost		<b>\$7,796,116</b>						
Deficiency Ratio		<b>12.4%</b>						
Bldg #	Building Name	Gross Area (bldgs w/deficiencies)	Cost/SF	Replacement Cost	Renewal Cost	Def. Ratio		
Site: <i>UM Western Main Campus</i>								
Replacement Total		\$62,831,075	(Includes buildings without deficiencies)		Total	\$7,796,116	12.4%	
Funding Source: State		Total	253,999	Avg \$247.37	Total	\$62,831,075	Total	\$7,796,116
1	Admin. Building	12,247	\$282.06	\$3,461,737	\$1,057,310	30.5%		
19	Art Annex	7,055	\$235.08	\$1,662,722	\$207,603	17.0%		
25	Benson Shed	1,800	\$153.42	\$245,472	\$52,764	21.5%		
4	Block Hall	44,304	\$270.72	\$12,362,715	\$1,488,777	12.0%		
6	Business and Technology	33,024	\$230.24	\$7,000,662	\$2,272,233	28.8%		
17	Chancellor's House	2,953	\$306.39	\$904,799	\$56,488	6.2%		
18	Engineer's House	1,560	\$318.99	\$497,640	\$90,521	18.2%		
32	Equine Studies	1,000	\$318.99	\$318,990	\$13,112	4.1%		
16	Heating Plant - Western	4,558	\$188.04	\$850,705	\$106,481	12.9%		
2	Library	25,209	\$270.98	\$6,831,135	\$1,104,317	16.2%		
3	Main Hall - Western	88,496	\$212.05	\$18,819,559	\$845,402	4.5%		
28	Plumbing Shed	864	\$153.42	\$132,555	\$2,376	1.8%		
22	Roe House	5,620	\$318.99	\$1,888,480	\$65,211	5.0%		
23	Sagegood Tech Center (STC)	25,209	\$274.05	\$6,923,904	\$312,453	4.5%		

9/2/2020 Building Summary FCI Version: 1.1.9  
Funding Source: S Page 1 of 1  
Deficiency Categories 1-6

Funding Sources

- Auxiliary (A)
- Federal (F)
- Non-State (N)
- Private (P)
- State (S)

**University of Montana - Facilities Condition Inventory**  
**Component Summary by Building**

Def. Categories

- 1
- 2
- 3
- 4
- 5
- 6
- 7

Bldg #	Building Name	Gross Area	Component Cost / SF	Percent Deficiency	Renewal Cost	
<b>Site: UM Western Main Campus</b>						
<b>System: Foundations (1)</b>						
<b>Component: Exterior Steps/Retaining Walls (B)</b>					<b>Total</b>	<b>\$40,828</b>
1	Admin. Building	12,247	\$1.33	70.00%	\$11,403	
6	Business and Technology	33,024	\$2.37	35.00%	\$27,393	
17	Chancellor's House	2,063	\$1.58	30.00%	\$1,400	
32	Equine Studies	1,000	\$3.10	20.00%	\$632	
<b>Component: Footings/Foundation Walls (A)</b>					<b>Total</b>	<b>\$286,750</b>
1	Admin. Building	12,247	\$4.70	20.00%	\$11,512	
19	Art Annex	7,055	\$16.54	60.00%	\$65,781	
25	Benson Shed	1,600	\$9.57	30.00%	\$4,594	
6	Business and Technology	33,024	\$4.20	30.00%	\$41,610	
18	Engineer's House	1,500	\$5.00	50.00%	\$4,398	
32	Equine Studies	1,000	\$5.00	10.00%	\$960	
16	Heating Plant - Western	4,558	\$10.20	25.00%	\$11,633	
2	Library	25,209	\$4.51	100.00%	\$113,603	
3	Main Hall - Western	88,496	\$3.73	10.00%	\$33,009	
<b>System: Envelope (2)</b>						
<b>Component: Exterior Doors/Hatches (C)</b>					<b>Total</b>	<b>\$151,330</b>
1	Admin. Building	12,247	\$1.39	75.00%	\$12,787	
25	Benson Shed	1,600	\$2.75	30.00%	\$1,320	
4	Block Hall	44,304	\$3.73	75.00%	\$123,640	
18	Engineer's House	1,500	\$1.65	100.00%	\$2,574	
16	Heating Plant - Western	4,558	\$2.63	50.00%	\$6,677	
2	Library	25,209	\$1.33	5.00%	\$1,676	
26	Plumbing Shed	894	\$2.75	100.00%	\$2,376	
<b>Component: Exterior Walls (A)</b>					<b>Total</b>	<b>\$165,998</b>
19	Art Annex	7,055	\$16.71	30.00%	\$35,367	
25	Benson Shed	1,600	\$16.89	100.00%	\$26,424	
18	Engineer's House	1,500	\$7.20	70.00%	\$7,883	
32	Equine Studies	1,000	\$7.20	10.00%	\$720	
16	Heating Plant - Western	4,558	\$25.42	65.00%	\$75,312	
22	Roe House	5,000	\$7.20	50.00%	\$21,312	

# Department of Corrections

## Montana State Prison (MSP)

### PRELIMINARY INFORMATION

MSP 1,660 Beds		Functional Rating			Building(s)	Physical Condition Rating			Notes
Component	Adequate	Marginal	Deficient	Maintain		Renovate	Replace		
0 Site Development								Water, Sanitary Waste at Limit of Capability	
1 Facility Administration					B13A: Armory; B2: Wallace Building				
2 Staff Services / Training					B13A: Armory				
3 Central Control					B13A: Armory; B2: Wallace Building				
4 Custody Administration					B2: Wallace Building				
5 Reception/ Release					B1: Martz Diagnostic and Intake Unit			System wide service load	
6 Visitation (High Side)					B14: High Security Support/ Visiting				
6 Visitation (Low Side)					B15: Low Security Support Building (Rothe)				
7 Counseling / Case Management					Scattered Locations				
8 Education / Library / Law Library					B14: High Security Support/ Visiting				
9 Vocational / Technical Training					See Component 24: MCE				
10 Program Services					B14: High Security Support/ Visiting				
11 Religious / Cultural Services					B17: Religious Activity Center				
12 Commissary					B18: Warehouse/Canteen				
13 Recreation					B19: High Security Gym/ Staff Gym				
13 Recreation					B20: Low Security Gym				
14 Health Administration					B4: Infirmary Building				
15 Outpatient Clinic / Pharmacy					B4: Infirmary Building				
16 Dental Services					B4: Infirmary Building				
17 Inpatient Infirmary					B4: Infirmary Building				
18 Mental Health Services					Scattered Locations				
19 Food Service					B29: Central Kitchen (Food Factory)				
19 Food Service/ Dining					B5A: High Side Food Service Building				
20 Laundry					B5B: MCE High Side Laundry				
21 Maintenance					B21: Maintenance Complex				
22 Warehouse					B16: Main Prison Warehouse				
23 Central Plant					Various Locations				
24 Montana Correctional Enterprises					B21A Motor Vehicle Facility				
24 Montana Correctional Enterprises					B21B Furniture Shop				
24 Montana Correctional Enterprises					B30 Tag Print Shop-Sign Shop Building				
24 Montana Correctional Enterprises					B32 Tin Cup Building				
25 Segregation / Special Housing [184]					B6: High Side Restricted Locking Unit 1				
26 Mental Health Housing [24]					B10: High Side Restricted Locking Unit 2				
27 High Security Housing [160]					B10: High Side Restricted Locking Unit 2				
27 High Security Housing					B8: Close I				
27 High Security Housing					B9: Close II				
28 Medium Security Housing [174]					B23/24: Housing Unit A/Commons				
28 Medium Security Housing [176]					B25/26: Housing Unit B/Commons				
28 Medium Security Housing [178]					B27/28: Housing Unit C/Commons				
29 Low Security Housing [166]					B22: Housing Unit D				
29 Low Security Housing [54]					B7: Housing Unit F			former boot camp, off main complex	
30 Community-Based Housing [198]					B31: Work Release Center (WRC) Dorm				
31 Guest Housing									
41 Video Court Room									

## Montana Women’s Prison (MWP)

**PRELIMINARY INFORMATION**

MWP 230 Beds				Physical Condition Rating			Notes
Component	Functional Rating			Building(s)	Maintain	Renovate	
	Adequate	Marginal	Deficient				
0 Site Development							
1 Facility Administration				B1A MWP Main Building			Scattered Distribution; includes Front Entry 1400 sqft
2 Staff Services / Training				B1A MWP Main Building			
3 Central Control				B3 Intake/Secure Housing/Infirmary			
4 Custody Administration				B3 Intake/Secure Housing/Infirmary			
5 Reception/ Release				B3 Intake/Secure Housing/Infirmary			
6 Visitation				B1B Gym/Property/Visiting			
7 Counseling / Case Management				B1A MWP Main Building			
8 Education / Library / Law Library				B1A MWP Main Building			2 areas
9 Vocational / Technical Training				B2 Industries/Chapel			Deficient in terms of comparison to MSP
10 Program Services				B1A MWP Main Building			
11 Religious / Cultural Services				B2 Industries/Chapel			
12 Commissary				B3 Intake/Secure Housing/Infirmary			Assumes produced on site or elsewhere
13 Recreation				B1B Gym/Property/Visiting			
14 Health Administration				B3 Intake/Secure Housing/Infirmary			
15 Outpatient Clinic / Pharmacy				B3 Intake/Secure Housing/Infirmary			
16 Dental Services				B3 Intake/Secure Housing/Infirmary			
17 Inpatient Infirmary							
18 Mental Health Services				B1A MWP Main Building			
19 Food Service				B3 Intake/Secure Housing/Infirmary			Includes congregate Dining
20 Laundry				B1A MWP Main Building + Housing			Personal Laundry in each housing unit.
21 Maintenance				B2 + Multiple small areas			
22 Warehouse				Multiple scattered locations			No Existing Warehouse per se
23 Central Plant				Original + 3 Story Building			
24 Montana Correctional Enterprises				B2 Industries/Chapel			
25 Segregation / Special Housing				B3 Intake/Secure Housing/Infirmary			
26 Mental Health Housing				B1A MWP Main Building			
27 High Security Housing				B3 Intake/Secure Housing/Infirmary			
28 Medium Security Housing				B3 Intake/Secure Housing/Infirmary			
29 Low Security Housing				B1A MWP Main Building			
30 Community-Based Housing							
31 Guest Housing							
41 Video Court Room							

# Department of Military Affairs

Site Name	Building Number	Building Name	Building Area	UoM	Category Code	Year Built	Building PRV	MDI	BCI	Sum of Work Items	Sum of CRV
Dillon Readiness Center	00100	READINESS CENTER	27815	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	2006	\$7,828,861	100	90	\$1,239,419	\$10,909,055
Miles City Land	00100	ARNG READINESS CENTER	31721	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	2014	\$8,700,165	100	93	\$564,190	\$10,346,348
Miles City Land	00200	VEH MAINT	3086	SF	21407 - ARNG VEH MAINT - ARNG VEH MAINT - [ SF / SM ]	2014	\$1,083,239	100	93	\$145,010	\$1,513,018
Miles City Land	00300	ORG STR BLDG	3702	SF	44224 - ORG STR BLDG - ORG STR BLDG - [ SF / SM ]	2014	\$638,089	75	93	\$76,000	\$547,702
Miles City Land	00400	FLAM MAT STR	100	SF	44240 - FLAM MAT STR IN - FLAM MAT STR IN - [ SF / SM ]	2014	\$32,217	75	90	\$690	\$6,636
Miles City Land	00500	HAZ MAT STR	292	SF	44228 - HAZ MAT STR INS - HAZ MAT STR INS - [ SF / SM ]	2014	\$94,073	75	92	\$3,265	\$43,349
Miles City Land	00700	VEH STR SHED	7192	SF	44263 - VEH STOR INST - VEH STOR INST - [ SF / SM ]	2014	\$808,931	75	97	\$20,920	\$704,193
Miles City Land	00800	VEH STR SHED	11722	SF	44263 - VEH STOR INST - VEH STOR INST - [ SF / SM ]	2014	\$1,318,449	75	97	\$44,100	\$1,063,610
Fort William Henry Harrison Training Site	00526	VEHICLE STORAGE BLDG (DES)	1080	SF	44263 - VEH STOR INST - VEH STOR INST - [ SF / SM ]	2008	\$121,475	75	94		\$80,617
Anaconda Readiness Center	000A1	READINESS CENTER	8780	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1961	\$2,408,103	100	80	\$451,860	\$2,860,932
Belgrade Rc - Fms05	00M13	READINESS CENTER	52083	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	2003	\$14,284,880	100	85	\$2,878,139	\$13,344,990
Billings Atrc	02915	ARMED FORCE RESERVE CENTER	132964	SF	17142 - ARNG/USAR CTR - ARNG/USAR CTR - [ SF / SM ]	1999	\$36,818,886	100	84	\$6,014,180	\$45,222,577
Billings Fms 06	00001	SIMULATOR BLDG NON-MOTION	6893	SF	17211 - SIM BLD NON-MOT - SIM BLD NON-MOT - [ SF / SM ]	1987	\$3,204,568	100	81	\$186,685	\$944,021
Butte Atrc	00001	BUTTE READINESS CENTER	16307	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1961	\$4,472,545	100	83	\$361,965	\$5,018,489
Butte Atrc	00002	ARNG ANNEX (1ST & 2ND FLOORS)	4161	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1989	\$1,141,244	100	80	\$160,768	\$1,437,643
Butte Atrc	00004	VEHICLE MAINTENANCE SHOP	5286	SF	21407 - ARNG VEH MAINT - ARNG VEH MAINT - [ SF / SM ]	1983	\$1,855,477	100	73	\$81,805	\$1,083,801
Culbertson Rc - Fms 04	000A1	ARNG READINESS CENTER	15771	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1980	\$4,325,535	100			
Glasgow Readiness Center	000A1	ARNG READINESS CENTER	9516	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1965	\$2,609,967	100			
Glasgow Readiness Center	000A4	ORGANIZATIONAL STORAGE	6915	SF	44224 - ORG STR BLDG - ORG STR BLDG - [ SF / SM ]	1987	\$1,191,892	75			
Harrowton Readiness Center	00001	READINESS CENTER	11564	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1985	\$3,171,675	100			
Havre Readiness Center	00001	READINESS CENTER	24803	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1985	\$6,802,755	100			
Havre Readiness Center	00002	ARNG ARMORY (ANNEX)	4209	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1989	\$1,154,409	100			
Helena - Womack Rc	00001	READINESS CENTER (WOMACK)	20743	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1971	\$5,689,213	100	81	\$196,800	\$5,401,867
Helena Fms 03	000M1	ORGANIZATIONAL STORAGE	3687	SF	44224 - ORG STR BLDG - ORG STR BLDG - [ SF / SM ]	1957	\$635,503	75	72	\$136,250	\$791,012
Kalspell Fms 01-Atrc	00005	ARMED FORCES RSERVE CTR	53561	SF	17142 - ARNG/USAR CTR - ARNG/USAR CTR - [ SF / SM ]	2004	\$14,726,204	100	90	\$3,416,615	\$18,432,181
Kalspell Fms 01-Atrc	00007	ORG STORAGE (AFRC)	4679	SF	44224 - ORG STR BLDG - ORG STR BLDG - [ SF / SM ]	2004	\$806,488	75	90	\$246,035	\$778,415
Kalspell Fms 01-Atrc	00008	WATER STORAGE BLDG (AFRC)	861	SF	89148 - WTR STOR BLDG - WTR STOR BLDG - [ SF / SM ]	2005	\$83,464	75	94	\$45,317	\$235,740
Lewistown Readiness Center	00001	ARNG READINESS CENTER	9712	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1962	\$2,164,000	100	76	\$264,338	\$2,386,664
Libby Readiness Center	00001	LIBBY ARNG ARMORY	19260	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1994	\$5,282,468	100	84	\$666,155	\$5,384,604
Livingston Readiness Center	00001	ARNG READINESS CENTER	15851	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1990	\$4,347,477	100	79	\$467,590	\$4,883,885
Mata Readiness Center	00001	ARNG READINESS CENTER	9187	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1965	\$2,519,732	100			
Missoula Atrc	00100	ARNG/USAR CTR	70601	SF	17142 - ARNG/USAR CTR - ARNG/USAR CTR - [ SF / SM ]	2010	\$19,363,839	100	94	\$2,004,600	\$24,123,524
Missoula Atrc	00200	ARNG VEH/USAR AMSA MAINT SHOP	13293	SF	21407 - ARNG VEH MAINT - ARNG VEH MAINT - [ SF / SM ]	2010	\$4,666,070	100	92	\$431,150	\$4,935,145
Missoula Atrc	00300	STORAGE, ORG	5526	SF	44224 - ORG STR BLDG - ORG STR BLDG - [ SF / SM ]	2010	\$952,479	75	94	\$36,907	\$1,169,924
Sidney	00001	ARNG READINESS CENTER	10056	SF	17180 - ARNG ARMORY - ARNG ARMORY - [ SF / SM ]	1957	\$2,758,074	100			

# General Services Division



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## FACILITIES CONDITION ASSESSMENT SUMMARY REPORT

DEFICIENCY RATIOS & BUILDING CONDITION AS OF AUGUST, 2020



 **GENERAL SERVICES**

1310 East Lockey Avenue, Helena Montana, 59620 | (406) 444-3060 | [www.gsd.mt.gov](http://www.gsd.mt.gov)

## GENERAL BACKGROUND

The General Services Division team has conducted over 100 Facilities Condition Assessment (FCA) audits since 2014. Each building on our campus is assessed every three to five years. GSD manages six percent of the State's building portfolio.

GSD's FCA program is modeled after the Facility Condition Inventory application and process built by Montana State University.

GSD conducts FCA's to establish spending priorities and to track the deferred maintenance backlog for our building portfolio. This tracking effort allows us to identify where deficiencies are, report on them, target the most prudent repairs, and take care of safety issues. The FCA allows General Services to understand the physical condition that our facilities and assets are in. Condition comparisons are made by using deficiency ratios.

## DEFICIENCY RATIO

Each deficiency recorded on our audits has an associated remediation or repair cost. A deficiency ratio is found by taking the estimated cost of repair work and dividing it by the estimated cost to replace the entire building. These values are automatically calculated using MSU's FCI application.

## DEFICIENCY BACKLOG

The total dollar value of maintenance projects and repairs that are postponed due to budget constraints.

## ABOUT THIS REPORT

The following table, chart, and graphs show key building condition data collected by General Services. The team is currently in its third audit cycle.

### FCA PROGRAM DATA 4/2014-8/2020

BUILDING	CYCLE ONE STATS			CYCLE TWO STATS			CYCLE THREE STATS		
	2014-2015			2016 - 2019			2020-2023		
	DEFICIENCY PERCENTAGE	DEFICIENCY PERCENTAGE	DEFICIENCY PERCENTAGE	SQ. FT. ASSESSED	APPA BUILDING CONDITION RATING				
326 Washington Drive	15.8	15.8	6.7	1,725	Fair				
1205 Bth	17.5	25.5	25.5	2,004	Poor				
1209 Bth	5.9	16.6	16.6	2,302	Poor				
1213 Bth	19.6	19.6	16.9	1,221	Poor				
1225 Bth	25.5	36	36	1,707	Poor				
1400 Bth	22.1	22.1	37.7	2,004	Poor				
1404 Bth	23.9	23.9	23.8	2,114	Poor				
1410 Bth	12	12	12.5	3,365	Poor				
5 South Last Chance	9	9	9.9	59,132	Fair				
Boiler Plant	4.2	4.2	6	7,346	Fair				
Capitol Annex	15	10	13.7	1,480	Poor				
Capitol Building	4	7.4	7.1	179,672	Fair				
Coggswell	17.1	26.5	26.5	108,869	Poor				
Dene Building	7.5	9.8	9.8	5,769	Fair				
DNRC Aviation Support Facility	16.6	16.6	16.6	42,541	Poor				
DNRC Water Resources Division	4	4	4.4	27,865	Good				
DPHHS Hill Sanders	17.8	20.6	20.6	48,662	Poor				
DPHHS Commodities Warehouse	0.3	0.3	0.4	38,000	Good				
FWP Headquarters	8.1	8.1	8.5	22,968	Fair				
GSD Landscaping Shop	6.6	6.6	7.3	4,444	Fair				
Joseph P. Mazurek Building	11.1	17.7	17.7	103,864	Poor				
Lee Medical Building	10.5	9.1	9.1	32,080	Fair				
Michel Building	16.6	15.8	20.8	130,320	Poor				
Montana Historical Society	18.2	19.8	19.8	93,853	Poor				
Montana Wild Discoveries Center	0.2	0.2	0.2	6,340	Good				
Montana Wild Rehabilitation Center	2.2	2.2	2.4	500	Good				
Old Livestock Building	4.3	3	7.8	7,336	Fair				
OH Board of Health	29	16.6	27.5	6,265	Poor				
OFI 1227	14.8	19.2	19.2	16,064	Poor				
OFI 1300	25.9	45.9	46.2	20,125	Poor				
Original Governor's Mansion	9.2	6.8	10.3	12,825	Poor				
Original Governor's Mansion Carriage House	0.6	0.6	4.6	2,764	Good				
Records Management	10	10	11.5	22,800	Poor				
Scott Hat	7.7	7.7	8.4	61,383	Fair				
Secretary of State Annex	26.6	26.6	30.1	3,158	Poor				
State of Montana Data Center	0.6	0.6	0.7	15,024	Good				
Teachers' Retirement	19	19	19	6,451	Poor				
Wall Sullivan	17.3	17.3	17.3	51,235	Poor				
<b>TOTAL BUILDINGS ASSESSED</b>				<b>TOTAL SQ. FT.</b>	<b>SEE BELOW</b>				
38				1,235,172					

### BUILDING CONDITION RANKING INDEX

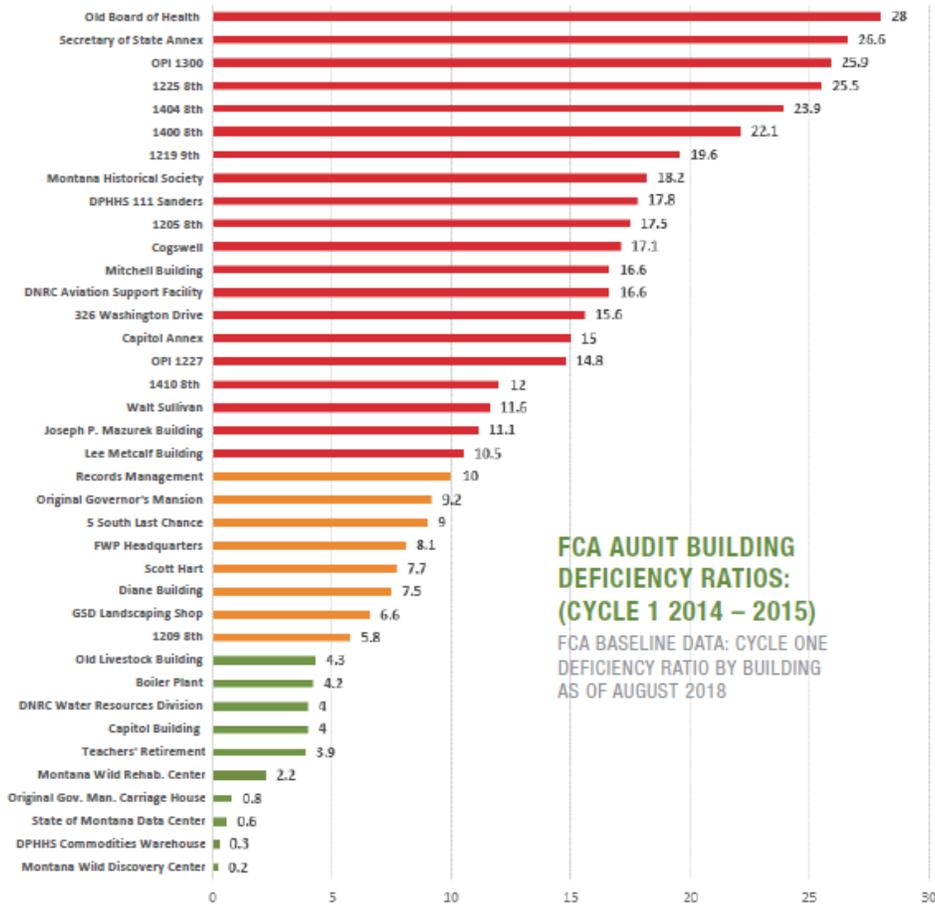
**GOOD**  
 0-5%  
 DEFICIENCY RATIO

**FAIR**  
 5-10%  
 DEFICIENCY RATIO

**POOR**  
 ABOVE 10%  
 DEFICIENCY RATIO

**CURRENT CONDITION PER THE FCA PROCESS**  
SQUARE FOOTAGE CONDITION BREAKDOWN

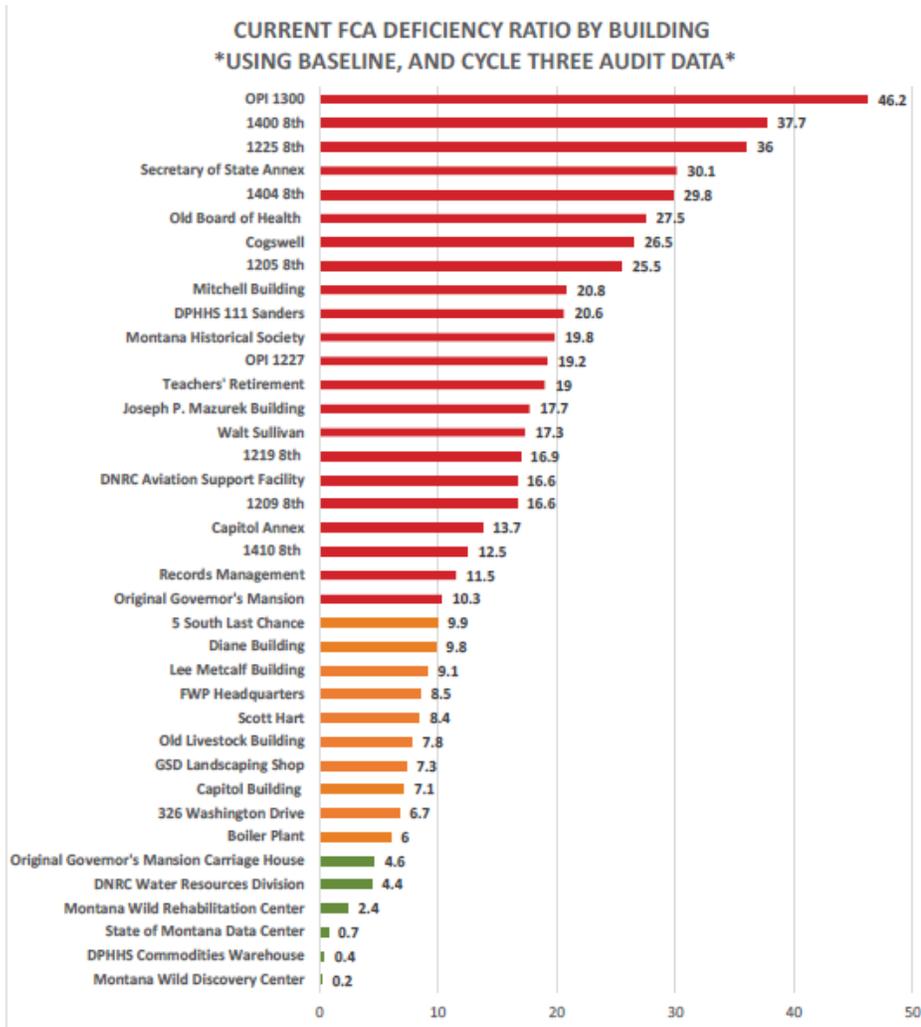
SQUARE FOOTAGE RATED AS	PERCENT OF TOTAL
<b>POOR</b> 	
<b>685,026</b>	<b>55.46%</b>
<b>FAIR</b> 	
<b>457,053</b>	<b>37.00%</b>
<b>GOOD</b> 	
<b>93,093</b>	<b>7.54%</b>



**FCA AUDIT BUILDING DEFICIENCY RATIOS: (CYCLE 1 2014 – 2015)**

FCA BASELINE DATA: CYCLE ONE DEFICIENCY RATIO BY BUILDING AS OF AUGUST 2018

## A COMBINATION OF CYCLE TWO AND THREE DATA (2016-2020)



### KEY TAKEAWAYS | TOTAL DEFERRED MAINTENANCE BACKLOG AS OF AUGUST 2020

The deferred maintenance backlog for the Montana capitol complex is approximately 60 million dollars, based on data from the Facility Condition Assessment (FCA) cycle one process. Cycle three is currently underway but not yet completed. The deferred maintenance consists of many life safety and critical infrastructure issues. Exterior envelope components such as roofs, skylights, windows, doors and exterior finishes have deteriorated over time due to age and are in need of replacement. Interior systems and finishes, such as Heating, Ventilation, Air Conditioning (HVAC), flooring, fire protection, central alarming, building controls and wall finishes have deteriorated to a level requiring replacement. Exterior site improvements have also been deferred for a period of time which has had catastrophic results on parking lots, drainage, and campus accessibility.