Strategic Master Planning Report

MONTANA STATE DEPARTMENT OF CORRECTIONS

FINAL REPORT | JULY 31, 2020



Montana State Prison, Aerial

DLR Group

Cushing Terrell

EXECUTIVE SUMMARY

Like jurisdictions across the country, the Montana Department of Corrections is faced with changing needs in terms of the offender population. In 2019, the Department was responsible for a total average daily population of 2,541 offenders in secure confinement, housed in both state owned and operated facilities[1] and in contract facilities across the state. Of the 2514 offenders, state operated rated capacity is 1,776 beds or an ideal operational capacity of 1,598 to allow for classification, maintenance and periodic surges in the population. Additionally, over the past several years the profile of the population has changed, consistent with national trends to include a higher incidence of mental illness and an increase in the special needs population. Concurrently, the Department of Corrections has been placing a greater emphasis on best practices for inmate management including direct supervision and enhanced program and treatment with a targeted long-term effect of better outcomes for the offender, communities and society at large.

Recognizing that as needs and programs are changing that facilities that support the mission of the Department must be adapted, in July of 2019 the Department of Administrative Services on behalf of the Department of Corrections issued an RFP for the development of a Strategic Development Master Plan for Department of Corrections facilities. The primary intent of this effort was to develop a long-range framework for facility improvement that considered growth in the population served, exiting physical conditions and the functional and operational efficacy of existing facilities considering the Department's evolving mission and operational philosophy.

DLR Group was selected as the professional planning consultant for this effort and authorized to begin work in December of 2019. Due to funding limitations, the scope of work was limited to considering facility needs at the existing Montana State Prison (MSP) main compound in Deer Lodge and the Montana Women's Prison (MWP) in Billings, MT. Other state owned and operated facilities – Pine Hills, Riverside Special Needs Unit and Missoula Assessment Sanction Center (MASC) were excluded from the facility assessment and evaluation but were included in the development of facility options. Additionally, all the contract facilities (17 total) were excluded from the study, however current secure contract capacity was counted against total bed needs for planning based on the assumption that it would continue to be available in the future. (See Section 1.0 Introduction and Background for additional information).

The approach to Master Planning was further impacted by the onslaught of the COVID-19 pandemic which severely limited travel, on-site time and in person meetings. However, this was addressed via numerous video conferences which supported data collection, analysis and stakeholder involvement in the process.

The overall Master Planning effort included several tracks as summarized herein and detailed in the Report:

- Collection and review of available reports and data;
- Analysis of the historic population served and projections of possible needs through the year 2039;
- Evaluation of Physical Conditions at MSP & MWP using the State of Montana's Functional Conditions Inventory Forms (FCIs) provided by Montana. The resulting documents are provided in Appendix 01A and 01B (Appendix 01A will be provided in later submission); This effort focused on understanding immediate capital needs to extend the useful life of the existing physical plant into the future;
- Operational and Functional evaluation including determining both the potential for continued use of existing facilities as well as space shortfalls related to the Department's expanded emphasis on program and treatment. A key consideration of this effort was also looking at existing facilities to identify opportunities for increased efficiency and effectiveness in operations such as replacing smaller housing unit with larger units that could be affordable staff on a direct supervision basis in lieu of intermittent supervision;

1 There are three major facilities – Montana State Prison (MSP), Pine Hills and Montana Women's Prison (MWP). Furthermore, MSP includes three separate operating units – the main prison in Deer Lodge MT, the Missoula Assessment Sanction Center (MASC) and the Riverside Special Needs Unit in Boulder, MT

- Development of a range of option from maximum reuse to maximum replacement as a basis for formulating an agreed to approach for master planning;
- Development of a Recommended Master Plan that provides a strategic framework for meeting the Department's needs over the next 20 years; and finally
- Developing a funding plan to implement the recommended master plan for submission to the legislature for consideration in developing the 2020 biennial budget.

The following Executive Summary provides an overview of key findings related to the above, details the recommended Master Plan and provides a preliminary analysis of funding requirements to implement the Master Plan as outlined.

PROJECTED NEED

Projecting the secure prison population out to the 2039 planning horizon started with data from 2010 to 2019. This data was extrapolated using six statistical models that resulted in varying potentials for the future. Based on statistical significance and alignment with prior years, the team selected the linear regression model as the most appropriate for the data available. This resulted in a system-wide secure population estimate of 3,372 by 2039. This calculation does not address the need for additional beds for peaking, classification, and maintenance. Best practices indicate that prison systems at 90% bed use are considered at capacity. Male secure bed needs including a 90% factor is 3,401 for a 2039 population estimate. The secure female population is estimated to be 345 in 2039 with the same 90% factor. With detailed information and data from MDOC, Section II provides a thorough assessment of the population existing within the system. This includes demographics for race, gender, age, veteran, and Native American groups. Detailed review of the geographic and regionalization of the system was provided. The summary of this information aided in identifying key objectives to maintaining or lowering the bed capacity to meet the goals of DOC. This includes solutions such as evaluating the technical or parole violations that constitute re-entry into the system, and require up to six months sentences in secure beds. The recommended master plan does take into account opportunities for reducing the projected needs by finding alternative solutions for these inmates into contracted or alternative systems.

The projections show a relatively slow rate of growth in the system through 2039 that can be managed and flatten the trajectory to maintain the existing system size and meet the goals of DOC.

Reducing Secure Facility Intake:

A large portion of intakes to the prison each year consist of technical violations and revocations of parole – at least 50% annually. A major focus of Phase 2 in the Master Plan effort will be to examine ways that appropriate sanctions can be imposed without resorting to use of secure beds at MSP and MWP.

Initial analysis shows that annual admissions would be reduced if these intakes were diverted from prison.

15% Reduction = 96 fewer intakes per year
30% Reduction = 193 fewer intakes per year
50% Reduction = 322 fewer intakes per year

We will question whether inmates get processed at MDIU and generally sent to lower security facilities instead of MSP. However, more than 50% of the inmates at MSP are minimum security, so the parole violators may be serving time there.

Projected In Custody Inmates	2020	2024	2029	2034	2039
System-wide Secure Projection	2,772	2,947	3,162	3,308	3,372
Secure Male Projection	2,544	2,695	2,880	3,006	3,061
Secure Female Projection	228	252	282	302	311

Projected Bed Requirement *	2020	2024	2029	2034	2039
System-wide Secure Bed Need	3,079	3,275	3,513	3,675	3,746
Secure Male Bed Need	2,826	2,995	3,200	3,340	3,401
Secure Female Bed Need	253	280	313	335	345

** assumes facilities will be operated at 90% of operational capacity*

Projections are not Telling the Whole Story:

A key focus for MDOC is to reduce the number of people being sentenced to prison as a sanction. This effort is reflected in the lower average length of stay (ALOS) and relatively flat population over the past few years. The success MDOC has had is tremendous and, with some additional process adjustments, the secure prison population will likely drop below current numbers. There just is not enough data yet to be able to forecast this decrease.

Potential process adjustments include:

- Reduce the number of people returned on Technical Violations
- Reduce the number of people returned to prison on Revocations of Parole
- Increase demographic responsive programs, housing, and services for those who are incarcerated to reduce recidivism levels
- Increase use of community corrections sanctions
- Expand mentoring for those in reentry and newly released

Montana's Criminal Justice Reinvestment initiative is making a positive difference in the criminal justice system. This should be the focus of MDOC and partner agencies. If successful, Montana will not need to build prison capacity in the future. The only building projects that will be needed are to transform the system into restorative, responsive, program supporting physical environment.

Overall System Capacity:

MSP and MWP have been operating at absolute maximum capacity – significantly higher than their design capacities. Secure facilities should operate at their rated capacity, or at least no more than 90% of potential capacity. MDOC is well on its way to reducing its population so that new capacity facilities are not required in the future. The only capacity project that will be needed are those that replace outdated inefficient housing with modern restorative facilities

EXISTING CONDITIONS

The significant buildings at the Montana State Prison (MSP) and Montana Women's Prison (MWP) were surveyed by Cushing Terrell's team of architects and engineers, along with a security systems engineer from R&N. Mandated Facility Condition Inventory forms to support any capital program requests were developed. Key Findings from Section III of the Report are listed below.

Montana State Prison

- Most buildings are not aging well, and suffer from extensive deferred maintenance and hard use 24 hours a day, 7 days a week.
- Roofs in particular need to be replaced in most cases, and exterior envelops in various buildings as well.
- Major security system upgrades are urgently needed, including the perimeter security system; additional, upgraded CCTV cameras and central display; security electronics and controls throughout the facility; communications back to Central Control; and locking controls, intercoms, and code issues throughout the facility. Montana Department of Corrections (MDOC) does have a current initiative to upgrade radio communications systems.
- Existing site utility infrastructure is stressed at the current 1600 offender capacity. Water, sanitary waste, and other infrastructure like vehicular access all need to be upgraded.
- Montana Correctional Enterprises (MCE) has centralized system support located here, a loan is pending to expand the Food Factory which is truly needed.
- The MCE Furniture Factory has code issues and is deteriorated enough that it needs to be replaced.
- The Maintenance Shop area is in marginal condition.
- Housing Units A, B, C and D are in deteriorated condition and should be replaced. All housing units need upgraded locking control systems.
- Housing Unit F (former Boot Camp) has limited use due to infrastructure issues. This is the only secure bed capacity added at MSP in the last decade.

Montana Women's Prison

- While MWP is a smaller, interconnected facility, it also suffers from deferred maintenance. Roofs also need to be replaced there for the Main Building and extensive repair / partial replacement for the Chapel building.
- Similarly, there is an urgent need to upgrade the type and number of CCTV cameras, and to upgrade security electronics to improve supervision and control functions. Further, a new Door Control System is needed.
- The buildings at MWP are also aging, triggering a need for general renovation, with the exception of the major housing/support addition constructed in 1999.
- Physical space shortages are rife – such as the Laundry, and there is no Warehouse or Infirmary at this facility.

In a total overall perspective, significant capital expenditures will be required to extend the useful life of the buildings at MSP and MWP for another 20 years. In fact, consideration should be considered to replace almost all the buildings at MSP for housing and approximately 50% for MCE. MWP is more salvageable.

FUNCTIONAL / OPERATIONAL ASSESSMENT

Existing Building Conditions are important in looking at strategic planning options, but the functional adequacy is just as important. How the various functional component areas (e.g. food service, staff services/training, program, and the like) perform in terms of meeting their operational intent has as much weight a building physical condition.

The DLR Group/CT team were able to have a series of extended discussions with key MDOC stakeholders, central office, and facility management, as well Executive Administration stakeholders – to develop an understanding of well the different activities required in operating a secure facility were in terms of their adequacy. Often the lack of sufficient space is a factor in the operational assessment. Key findings from this Section IV of the Report are listed below:

Montana State Prison

- The Entry Area, Staff Services/Training areas are inadequate and need significant additional area.
- Central Control needs major improvements; this parallels the physical deficiencies of existing security provisions throughout the facility.
- A unique feature at MSP is the subdivision into different security zones: High Side high security housing, recreation, dining, and programs, Low Side medium/minimum security housing, recreation, dining, and programs. In addition, Martz Diagnostic Intake Unit and MCE industries each have their own security subdivision.

  Additional direct housing support space is required at the high security housing units to reduce the amount of escorted movement, instead bringing counseling, small group meeting rooms and staff offices to each housing building.

- Supervision capability in all housing units is a challenge, but it's particularly the case in all Low Side Housing Units. Staff supervision of inmates in Housing Units A, B, C, and D is so difficult, that those housing units should be replaced.
- There is no appropriate Special Needs Housing (Mental Health, Segregation); currently, the facility makes do with what they have. The existing areas do not meet legislative mandates; new Special Needs Housing should be developed as soon as possible to correct this situation.
- There is a lack of office space and education related program areas, which generates a waiting list to get offenders into programs leading towards rehabilitation.
- MCE runs vocational and industrial shops. Additional vocational space is needed. In the industries compound the Furniture Factory is falling apart, and the Automotive Shop needs a paint spray booth and other improvements.

Montana Women's Prison

- Overall, the environment at this smaller female facility is a very positive one.
- A robust mental health program is in place, and the local school district provides a good curriculum.
- The location of the facility in the middle of the City of Billings has the advantage of ease of access and delivery, but it also comes with security perimeter issues with public access up to the facility on three sides. There is no adequate perimeter around the outdoor recreation area.
- Operationally, there are issues with not having the ability to control or adequately monitor access in and out of housing units, or flow through the facility.
- The major operational deficiencies result from having a "chassis" of administration, program, and support space designed for an inmate service load of 150, while they currently have in the range of 230 offenders. Some of these deficiencies were addressed in the 1999 addition. However, there are still major shortfalls in the Laundry, Administration, Intake/ Release, and Program Staff spaces.
- There is no Infirmary, any individual that needs more than modest attention has to be transported to the hospital down the street.
- There is no warehouse, forcing the facility to have daily deliveries of food and other goods.
- The MCE area is pretty modest and only has relatively unsecure access.
- Overall, the biggest operational issue is not being able to offer the level of programs (vocational and industries) afforded to most inmates at MSP.

In a total overall perspective, significant operational deficiencies exist in terms of maintain security/ supervision of offenders, along with insufficient space for the level of rehabilitation programs that MDOC is committed to provide. Much of that situation is that the number of inmates has gone up gradually over the last decade, while the commiserate increase in program related space has not been made.

DEVELOPMENT ALTERNATIVES

Four alternatives were developed for review and consideration by the Executive Committee as part of developing a consensus regarding the appropriate strategic development framework for the future. All alternatives were based on the 2039 projection for a total rated capacity [2] of 3,746 secure beds, - 3,401 male and 345 female. Based on the continued use of secure contract capacity of 843 beds at Great falls, Crossroads and Glendive, the resultant need for state owned and operated beds would be 2,558 male and 345 female. This compares to a current rated capacity of 1,840 male and 254 female or a shortfall of 718 male beds and 91 female beds.

The four conceptual alternatives were developed as a basis for determining the recommended approach to development. These options intentionally ranged from maximum reuse to maximum replacement as indicated below.

- Option 1: Maximum Reuse
- Option 2: New Female Facility + New Male Facility + Reuse
- Option 3: New Multi-Facility Campus + Renovation of MSP
- Option 4: New Women's Prison + Expanding MSP

None of these options were intended to represent a singular course of action but rather to provide a framework for an informed discussion as to the best approach to meeting current and future facility needs for the Montana Department of Corrections. As anticipated, the final recommended Master Plan reflects a blending of parts and pieces from each of these options, primarily Option1: Maximum Reuse and Option 3 relative to the reconstruction of MSP.

2 Rated capacity refers to total beds available; operational capacity refers to the actual number of inmates housed; It is recommended that planning allow for a 10% "vacancy rate" to accommodate classification, maintenance and population surges.

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RECOMMENDED MASTER PLAN

Renovation & expansion of existing facilities to support current and evolving program and treatment initiatives with limited increases in capacity.

Options 1 through 4 provided a framework for discussions with the Department of Corrections ranging from Maximum Reuse to Replacement, providing consideration of a wide range of actions based on continued projected growth of the system based on long-term historic trends.

A key consideration in developing the final master plan framework was the potential for reducing bed needs through policy actions by the legislature, criminal justice system stakeholders and the Department of Corrections. An analysis of long-term population trends for both the male and female population in secure facility resulted in a base projected need for planning to increase secure capacity from current 2019 requirements for total population (male and female) of 2,779 offenders requiring a rated capacity of 3,087, beds to a projected population of 3,372 offenders requiring a rated capacity of 3,746 beds in 2039, or an increased capacity need of 679 rated beds.

Overall, this projection results in an average annual increase over the 20 year projection period of just over 1% per year (1.06%) – which would even be less if calculated on a compounded basis. While the Department agreed that the projections in fact reflected modest growth, they believe that if the general trend is more reflective of the last 10-year historic period of a stabilizing population, with some exceptions, both admissions and average length of stay (ALOS) have declined. For example, ALOS peaked in 2011 for the male population at just under 35 months, and even with recent increases, is now at 18 months (though showing a slight increase over the past two years). Similarly, over the past ten years admissions have declined with slight blips in this trend in 2014, 2015 & 2019.

As a result, rather than plan for growth or a return to trends of the previous decades, the Department determined that for planning, it should be assumed the population will stabilize at current levels through increased programs and treatment, policy actions at the legislative level, and across the criminal justice system.

One example, the analysis showed over 50% of admissions in the past 10 years have been for technical violations of parole – not for new crimes or sentences. Return-to-custody for probation and parole violations is a topic of both local concern to Montana as well as a major focus of criminal justice reform on a national basis because it potentially results in loss of employment, loss of housing, and significant familial impacts – all for what many times is minor non-compliant behavior. Translating this into an impact on bed needs is a simple equation. Currently over 1,000 annual admissions are for technical revocations. Assuming that the ALOS for this group is relatively short, say six months, a 30% reduction in admissions would result in a savings of 164 beds – or a quarter of projected future need[1]. Additional actions to increase programs and treatment for better outcomes both in the correctional system and at the local level could result in further reduced demand.

Relative to planning capacity, this discussion with the Department determined that any considerations for capacity should be based on the following:

- Stabilization of the general population and capacity needs at current levels;
- Any expanded capacity should address the special needs population only – acute and chronic mental health needs – with an emphasis on focused treatment to move this population through a continuum of care that would support their return to the general population and eventually release with continued treatment at the community level;

1 Additional analysis will be required to analyze this and other options for population management that is beyond the scope limitations of Phase 1 of the Master Plan Effort.

- Replacement of aged and inefficient housing that impacts both delivery of programs, safety and security for staff and offender's alike, and facilitates current management policy of direct supervision in lieu of intermittent supervision. This is required due to the relatively small size and configuration of housing units, which economically precludes effective direct supervision management;
- Planning should eliminate current overcrowding and allow the Department to function at an operational capacity of 90% of rated capacity to allow for classification, facility maintenance, and limited surge capacity;[2]
- Planning should consider continued use of contract secure capacity with additional capacity options should contract capacity be reduced in the future.

Based on the foregoing, the Planning Team re-evaluated the projections and shortfalls for planning. The 2020 projected need for rated capacity was utilized as the baseline for planning based on stabilizing the population. This was then compared to the current rated capacity of secure beds in the system as provided by DOC for existing facilities and as analyzed by the planning team for the main compound at MSP and MWP[3].

2 Rated capacity refers to total beds available; operational capacity refers to the actual number of inmates housed. It is recommended that planning allow for a 10% "vacancy rate" to accommodate classification, maintenance, and population surges.

3 Other facilities were not included in the initial assessment scope for Phase 1 of the Master Plan.

As illustrated in the following table, that analysis resulted in a projected shortfall in capacity of 143 beds relative to current adopted rated capacity which increased to 512 beds based on the functional assessment of existing housing compared to accepted standards. (See table at the beginning of this section.) To a large extent, the increased shortfall is attributable to including provisions for double-bunking smaller cells (+/- 60 NSF) where by classification, offenders are secured in their cells for a period in excess of 10 hours per day at MSP. Since one of the key recommendations for MSP arising from the overall evaluation was the replacement of Housing Units A, B, C &D, it was assumed that implementation planning could consider how appropriate housing for these classifications could be provided in the future and the existing housing re-purposed to provide for double-celling and increased rated capacity in accordance with standards.

As a result, the low range of shortfalls – 143 male beds as illustrated on the following table – was adopted as a basis for planning, with the intent of addressing this shortfall through the provision of additional special needs housing as outlined above and as part of replacing existing inadequate and inefficient housing.

Based on this decision, the Planning Team working with the Executive Team developed the Recommended Master Plan, which is essentially a blend of Option 1 – Maximum Reuse and Option 3 which included rebuilding MSP in place. In addition to the capacity issue discussed above, the following observations were discussed with the Executive Team in developing a framework for the Recommended Master Plan:

- Regionalization of secure capacity operated directly by DOC is not a priority for DOC. The current contracted secure, treatment and re-entry facilities provide for localization relative to housing offenders in proximity to family and community;

Facility	Type	Current Rated Capacity	Rated Capacity as Evaluated
Montana State Prison			
Montana State Prison	Secure Facility	1,607	1,252
Missoula Assessment & Sanction Center (MASC)*	Assessment & Sanction Center	144	144
Riverside Special Needs Unit*	Secure Facility - Geriatiric	25	26
Subtotal - Montana State Priosn		1,776	1,422
Pine Hills Correctional Facility - Adult*	Secure Facility	64	64
Great Falls Regional Prison (Contract)*	Secure Facility	141	141
Crossroads Correctional Center (Contract)*	Secure Facility	550	550
Glendive Regional Prison (Contract*	Secure Facility	152	152
Other Contract Facilities		*Indeterminate*	
TOTAL CURRENT RATED CAPACITY - MALE		2,683	2,329
PROJECTED NEED RATED CAPACITY - MALE 2020		2,826	2,826
SHORTFALL - MALE BEDS 2020		143	497
Montana Women's Prison	Secure Facility	254	238
TOTAL CURRENT RATED CAPACITY - FEMALE		254	238
PROJECTED NEED RATED CAPACITY - FEMALE 2020		253	253
SHORTFALL - FEMALE BEDS 2020		(1)	15
TOTAL SYSTEM - CURRENT RATED CAPACITY		2,937	2,567
TOTAL SYSTEM PROJECTED NEED RATED CAPACITY - 2020		3,079	3,079
TOTAL SYSTEM SHORTFALL - RATED CAPACITY 2020		143	512

** These facilities were not included in the scope of the Phase I Master Plan*

- While DOC recognizes that there may be benefits in co-locating facilities such as a new men's and a new women's facility for economy of scale to serve more inmates in one location, these populations are very distinct, and the DOC prefers to not co-locate these populations. The women's prison programs are more trauma-based and therapeutic community type programs. The staffing levels, programming, services, vocational training, and other operational requirements vary significantly for the male and female populations.

- Currently, the female population is well served in Billings, where the facility is close to gender-appropriate services, and renovation and expansion is preferred over replacement. Prior consideration of reuse of Unit F for females for geographic distribution was eliminated from Options. We recommend a building expansion and facility remodel at MWP given the identified deficiencies noted regarding vocational and programming as well as staff offices, infirmary space, and the ability to better serve the serious mentally ill inmates. The Alley belongs to the DOC, so we believe we have the capacity to expand into this area following the easement restrictions and land use requirements. The resolution for the rights to the Alley has been included in the physical descriptions of Section IV.

- Renovation / reconstruction of MSP in place is a higher priority vs. building new facilities. As noted in the report, the existing campus was not built with the goal of providing the level of programming and services the DOC is now providing. This campus needs to be drastically altered through a replacement in place to minimize disruption and allow DOC to deliver a higher level of service, hopefully, with a design that maximizes or even potentially reduces the mandatory security posts required. The plan should address the programmatic deficiencies identified in the analysis related to the current emphasis of the Department including inmate programs, education and treatment. Additionally, improved facilities for staff services are needed to support staff in their day-to-day mission. For example, staff services should include provisions for overnight bunk rooms due to the remote location of the facility and accessibility during inclement weather.

- The provision of specialized housing for special needs inmates and acute and chronic care for the mentally ill as part of a broader program for continuum of care throughout their stay and subsequently in the community is of paramount importance. The existing Riverside campus in Boulder, Montana, is ideally located near two population centers for improved staffing and treatment options. Consideration should be given to the expansion of the Riverside campus to provide 1 to 2 housing units planned in accordance with current research related to best practices in a secure environment. These units could be developed via new construction or renovation of existing vacant buildings if adaptable to meet best practices.

- While the intent of the Master Plan should be maximum reuse of existing facility assets, it is recognized that portions of the existing housing have exceeded their useful physical life and, more importantly, are operationally inefficient, limiting the ability of the Department to fully implement direct supervision. Based on unit size and configuration, housing Units A, B & C at MSP can only be operated on an intermittent supervision basis. This not only impacts safety and security, but also limits options for on-housing unit programming and treatment. Similarly, while larger in size, Unit D is inappropriate relative to the current management and operational philosophy of DOC. This replacement could be either a direct replacement of lower security housing or could be a variation which includes staff efficient units for housing restrictive housing, mental health and higher custody inmates etc. Existing higher security housing could then be re-purposed for lower custody classifications, negating the issues raised in the evaluation relative to cell size, standards and capacity.

- The Master Plan should prioritize physical and security improvements identified at MSP and MWP based on the evaluation of existing conditions including security related improvements, building replacement and general maintenance requirements.

- The Planning Team also recommended as part of this review that the Department request a continuing biennial appropriation for ongoing maintenance in order to limit the need for future

major capital projects or building replacement due to conditions. The Building Owners and Managers Association (BOMA) typically recommends budgeting 3% - 5% annually for the continued maintenance and upkeep of facilities. Given that correctional facilities are heavily utilized on a 24/7 basis, the Planning Team would recommend an appropriation at the upper end of this range to protect the investments made through this capital program.

- The Master Plan should include a "safety valve" should conditions change or should the effort to stabilize the population achieve only limited success in reaching this goal. In this case, several alternatives will remain available to the Department:
  - Re-purpose Juvenile Beds at the Pine Hills facility for adult use;
  - In-place expansion at the Pine Hills Site;
  - Construction of a new Men's prison in the Billings area that would also consolidate the population currently at Pine Hills.

MASTER PLAN IMPLEMENTATION STRATEGY

The following narrative summarizes the elements of the recommended Master Plan on a facility by facility basis:

MONTANA STATE PRISON – RIVERSIDE SPECIAL NEEDS UNIT

Note that the Riverside Unit was not included in the evaluation, but based on the overall review of the system and discussion above, it is recommended that it continue to act as an Annex to MSP focused on Special Needs Populations. Because it was not assessed during Phase I due to scope limitations, these recommendations do not address existing conditions, only recommended expansion.

- Construct two (2) Special Needs Housing Units of 32 beds each in single rooms; housing units should be subdivided into smaller treatment units consistent with best practices and include a wide range of program and treatment spaces including outdoor recreation, meditation/treatment and program areas such as gardening. In accordance with best practices, all areas should have abundant natural light and views to nature, including into individual rooms. Planning should allow for the subdivision of the housing unit during the day and potential to operate as a larger unit at night for staffing efficiency. Treatment staff and offices should be located on the unit, and policy and procedures should reinforce a collaborative approach to operation that balances care and custody with treatment programs. Overall campus should be planned to support a continuum of care that allows offender/patients to advance from acute to chronic care to general population. Each housing unit may include a mix of treatment levels to allow consistency in staff treatment and case management.
- As part of the initial Facility Program and Master Plan analysis, DOC will investigate the potential for adapting existing buildings to accommodate the proposed Special Needs Housing program for Acute Mental Health Treatment. This effort will include a comparative analysis of new construction vs. renovation costs, programmatic suitability relative to both correctional and mental health best practices, safety and security, operational implications and staffing and operational costs. Based on this analysis, DOC in conjunction with the Department of Administrative Services will make an informed decision as to the best approach – new construction or renovation – to accommodating the proposed specialized program.

This will reduce the shortfall in recommended operational capacity from 143 to 79 beds.

MONTANA STATE PRISON – MAIN COMPOUND

The following improvements are recommended for the Main Compound at MSP as part of an approach to reconstruction in-place:

Security Improvements: The following security improvements are recommended in support of continued operation and Master Plan implementation:

- Replace Security Cameras - Design, furnish, and install a campus wide high definition camera system on an isolated network capable of being monitored remotely from a central control location. This system will also be capable of being monitored from other points on the network such as local control stations, staff offices, or the MDOC. The camera system will be integrated with the facility locking control system to assist operators in the management of circulation throughout the facility. As events occur, the camera system will automatically display video of the event for control officers. This automation will improve response time and eliminate guess work from operations. The system will have an uninterruptable power supply (UPS) for back up to eliminate down time. The facility has already begun the installation of IP cameras in several buildings on campus. This project will be incorporating those cameras into the new facility wide system. The system will include IP network infrastructure, fiber optic cable, UPS power, an estimated 600 IP cameras, thirty viewing stations, and 90 days of video recording onsite.
- Locking Control Systems and Code Issues - Design, furnish, and install a code compliant campus wide locking control system. This system will be on an isolated network allowing remote control of door locks and intercoms from a central location at the facility. This system will have local control stations in the housing units, but central control can take over these stations when required. Central control will be able to release all of the doors on the campus in case of emergency, allowing the facility to meet section 408.4 of the International Building Code. The locking control system will be integrated with the video system as well as the duress (red light) system. As alarms occur, operators will be notified automatically, which will improve response time. This system will also include the addition of call buttons in every area where inmates are detained. These call buttons will allow inmates to call for help and allow the facility to meet Section 403.8 of the International Fire Code. The system will have UPS for back up to eliminate down time. The system will include an estimated thirty-seven stations that replace the existing control stations and hard graphic panels. The system will also include IP network infrastructure, fiber optic cable, UPS power, intercom amplifiers, some utility control, the addition of 450 call buttons, and the addition of monitoring exterior doors for all buildings on campus.
- Replace Perimeter Fence Detection System Design, furnish, and install a non-lethal electrified fence around the perimeter of the facility. This detection system provides both a visible/physical deterrent and a notification system for the facility. The system provides reliable perimeter security by limiting the amount of false alarms received in central control. It will be integrated with the camera system to provide visual notification when a zone is in alarm. This system will be similar to the perimeter system found in Shelby, Montana at the Crossroads Facility. Some of the components of the existing system will be re-purposed in the installation of this system. The system will include a notification station in Central Control, perimeter zone reset buttons, network infrastructure, fiber optic cable, a non-lethal electrified wire array mounted off the inner fence post, UPS power for back up to eliminate down time, and signage warning of electric shock. During design, alternative systems will also be considered including video/thermal detection as a supplementary system to monitor no-man's land.

Reconstruction-in-Place: The following items are recommended as part of the framework for reconstruction of MSP to better fulfill its current mission related to programs, operations and to increase operational effectiveness and staffing efficiency:

- Replace Housing Units A, B, C & D – As noted in the report, these units are inefficient to staff and preclude direct supervision and enhanced safety, supervision and treatment both due to unit size and configuration. A, B & C house 576 offenders in 36 small 8 cell/16 bed units, with limited program space. They can only be operated efficiently on an interim supervision basis – that is with only periodic supervision by custody staff making "rounds". Unit D is a larger unit housing 96 inmates but is also difficult to supervise due to its panopticon plan and overall size. All buildings have exceeded their life-expectancy and would require significant investment to upgrade to current standards. As a result it is recommended that these housing units be replaced with new construction based on 32 or 64 bed unit capacity.

  Based on housing configurations, 704 beds would be constructed for a net gain of 32 beds. This, in combination with planned expansion at Riverside, effectively resolves the projected shortfall in rated capacity.

  As noted below, it is recommended that the final scope be based on a more detailed analysis of MSP and the development of a facility specific program and master plan that can evaluate the cost benefits of simply replacing minimum/ medium security capacity in kind or developing an approach which provides for a mix of higher and lower security capacity. This would allow the existing high and close security housing to be re-purposed for a lower classification to maintain current rated capacity consistent with current standards. (See Facility Program and Master Plan below)

- Develop New Direct Housing Support Additions Develop new programs and support space to serve the current high security housing units. Development of improved program delivery both supports the Department's current emphasis on program services and enhances safety and security by reducing movement of offenders to other available facilities.

- Develop New Staff Services Facility – Staff recruitment and retention continues to be of concern to the Department. This option would provide improved facilities for the staff for training, briefing, physical conditioning and include bunk rooms for staff for use either when multiple shifts are required or when weather conditions affect access to the site.

- Develop New Correctional Industries Space The current Furniture Production Shop is in poor condition – structure, building enclosure, mechanical and electrical systems and perhaps most importantly relative to code and life safety requirements. It is recommended that it be replaced as part of a long-term plan for Correctional Industries Space. (See Appendix for Facility Program Space Requirements).

- Other associated project scopes (e.g. ADA Compliance through the facility would be identified in the detailed planning stage.

Physical Improvements: The following physical improvements are recommended as part of Master Planning based on the physical assessment completed for MSP Main Compound as part of the system-wide Master Plan.

- Roof Replacement – Roof replacement is recommended for the following buildings:
  - Restricted Housing Units (LHU1 & LHU2) - Removal of ballasted membrane, new single ply reinforced membrane system, insulation, flashings, and associated sealants.
  - Infirmary Unit(1) - New single ply reinforced membrane roofing system, direct to deck rigid insulation, flashings, and associated sealants.
  - Low Side Visiting (2)

- High Side Gym -Staff Gym (1) - Removal of foam over roof over metal building panel roof, new metal deck over metal building panel roof, vapor barrier, insulation, membrane, flashings, and sealants as applicable.
- Staff Gym - Removal of membrane and insulation system to deck, replace with new membrane, rigid insulation, vapor barrier, thermal barrier, flashings, and sealants.
- High Side Kitchen (1)
- Wallace Building (1) - Removal of single ply membrane assembly to metal deck, replacement with new single ply membrane , rigid insulation and flashings.
- B2 -Wallace
- Housing Unit F - Remove existing asphalt shingles. Replace with Asphalt shingles, slip sheet, ice and water shield, flashings and fascia trim.

- Unit F – Upgrade boiler controls & replace water well;

- Locked Housing units 1, 2, High Security Units 1,2 – Replace combination toilet units and related plumbing and controls;

- Low Security Kitchen and Support – Repair & upgrade building envelope;

- Auto Body Shop – Construct code compliant auto paint booth with ventilation, filtering and appropriate mechanical ventilation and heating;

- Furniture Factory Life Safety Upgrade – Life safety upgrades including fire suppression, alarm, HVAC, and ventilation. This upgrade is needed now due to code requirements, even if the building is to be replaced later.

- Work Release Center (WRC) - Envelope Repair The siding on the exterior walls is rotting out at juncture of concrete walls, openings and at soffit / exterior wall junctures. Snow build up at the juncture of the exterior berm perimeter walls and window sills causes water infiltration into the exterior wall assembly and thus deterioration of the materials / components of the assemblies.. Replacement of all siding, windows, flashings, soffit and fascia trim will be required.

- LHU1, LH2, Infirmary, Close 1 & 2, High Side Support - Resealing of all precast / tilt up panel joints, opening conditions. Removal, prep and reseal of panel joints, window openings, door openings, louvers, and other penetrations.

- Site Utilities - Site Infrastructure Improvements and upgrades are needed across the 140 acres of the main MT State Prison Compound for any expansion compacity. For masterplanning budgeting and long range building programming purposes, site underground infrastructure utilities improvements required include upgrading domestic potable water systems via wells, storage and treatment, fire suppression system water supply and service via a water loop, hydrants and potential fire pumps, sanitary sewer and storm systems lines, electrical power distribution and lighting, natural gas and communications and data infrastructure. Site infrastructure improvements above grade also will include roadway improvements and access improvements.

- Given the existing sewage lagoons are maximized on capacity for sewage treatment and being an antiquated system, infrastructure improvements masterplanning for the MSP campus also includes the provisions for a prepackaged on site sewage treatment plant to upgrade the sewage system and bring sewage system into DEQ compliance.

Develop Facility Specific Program & Master Plan: While the system-wide master plan is focused on establishing an overall framework for long-term needs and immediate improvements, further detailed study of MSP is recommended as part of implementing funded improvements. This analysis can look specifically at site organization, siting options for housing development and how to best phase the construction to maintain ongoing operations. Additionally, it will provide the opportunity to include the assessment and evaluation of the other facilities excluded from Phase I planning and validate Master Plan recommendations based on total cost of ownership including an objective assessment of impacts on staffing.

MONTANA WOMEN'S PRISON

The Recommended Master Plan is based on expanding and renovating the existing Montana Women's Prison in-situ. Expansion will occur on state owned land to the east of the existing site. There is a right-of-way along the east edge of the existing facility that has been vacated in favor of the state, but easements will be required for utility access. The following improvements at MWP are recommended as part of the Master Plan.

Security Improvements: The following security improvements are recommended in support of continued operation and Master Plan implementation:

- Replace Security Cameras/Communications Design, furnish, and install a campus wide high definition camera system. This camera system will be on an isolated network capable of being monitored remotely from a central control location. This system will also be capable of being monitored from other points on the network such as local control stations, staff offices, or MDOC. The camera system will be integrated with the facility locking control system to assist operators in the management of circulation throughout the facility. As events occur, the camera system will automatically display video of the event for control officers. This automation will improve response time and eliminate guess work from operations. The system will have a UPS for back up to eliminate down time. The facility has already begun the installation of IP cameras in several locations. This project will be incorporating the newer cameras into the system and replacing the older analog cameras. The system will include IP network infrastructure, fiber optic cable, UPS power, an estimated 120 IP cameras, three viewing stations, and 90 days of video recording onsite.

- Locking Control Systems and Code Issues Design, furnish, and install a code compliant campus wide locking control system. This system will be on an isolated network allowing remote control of door locks and intercoms from a central location at the facility. This system will have one central control station and one station at the front entry way. Central control will be able to release all of the doors on the campus in case of emergency, allowing the facility to meet section 408.4 of the International Building Code. The locking control system will be integrated with the video system as well as the duress system. As alarms occur, operators will be notified automatically. This automation will improve response time when emergencies occur. The system will have a UPS for back up to eliminate down time. This would include the addition of power supplies that will secure the magnetic locks at the facility. Currently these locks open when the facility loses power.

ANNEX EXPANSION & RENOVATIONS

- Construct New Annex – Plan, design and construct a new annex to provide program and treatment facilities consistent with the current mission of MDOC and improved housing for special needs populations. Addition to include:
  - New medical/mental health clinic & infirmary;
  - Expanded education and career technical education facilities;
  - Expanded Montana Correctional Industries ship area;
  - New visiting center;
  - Board of Probation/Parole hearing room;
  - Offender canteen/store with Honors Lounge;
  - Expanded counseling and treatment space;
  - Flexible special needs housing including (4) 8 bed single level housing units for acute mental health care, chronic mental health care, & high security housing;
    - Housing unit to include indoor and outdoor recreation space, program and treatment space and office space to co-locate custody and treatment staff on the unit;
  - Renovate and Re-purpose vacated space in the existing building for expanded program and treatment space.

Physical Improvements - The following physical improvements are recommended as part of Master Planning based on the physical assessment completed for Montana Women's Prison in the system-wide Master Plan.

- Main Building – Replace Roof - Replacement of existing low slope standing seam metal roof and insulation with new standing seam system, composite rigid insulation system, air barrier/protection sheet, ice water shield and appropriate flashings and drainage. Soffit and fascia panel replacement also to be completed with new ventilated prefinished metal soffit system and fascia system

- Chapel – Roof/Envelope Repairs - Removal of chapel EPDM membrane roof, insulation and flashings and EIFS systems 4' section from to below drain outlet points through wall of lower roof sections and removal of high wall EIFS system complete for repair of wall / roof junctures and parapet conditions. Replacement / repair of wall flashings/ wall envelope barrier, rework of drainage scuppers, rework of all high wall to roof junctures flashings and envelope sealing, replace with EPDM membrane, replace wet insulations, all flashings and sealants at junctures and openings.

- MCE Industries
  - Building B3 – complete Roof Replacement will be needed within 5 to 10 years. B2 industries roof section will need replacement.
  - HVAC equipment / controls will need complete replacement- We did not make these immediate- maybe they should have been.
  - Compressor failing in outdoor chiller, exhibiting fewer hours of operation
  - Kitchen MAU goes down for unknown reasons, often during high winds
  - Leaking heating water hydronic fitting in cafeteria ceiling
  - Medical Area has cold complaints and overly pressurized
  - Control Rm and adjacent Server Rm are too warm
  - Hydronic control valves have unstable operation, better with strainers and flushed
  - Return fan on HV&AC-5 not fully operational, running at low speed
  - Sanitary Piping leaks at fixtures inside.
  - Emergency lighting upgrades needed. All fluorescent light fixtures to be changed out as needed.

Develop Facility Specific Program & Master Plan – While the system-wide master plan is focused on establishing an overall framework for long-term needs and immediate improvements, as with MSP, further detailed study of MWP is recommended as part of implementing funded improvements. This analysis can look more specifically at site organization, siting opportunities options for housing development and how to best phase the construction program to maintain ongoing operations. Additionally, it will provide an opportunity to include the assessment and evaluation of the other facilities excluded from Phase I planning and validate Master Plan recommendations based on total cost of ownership including an objective assessment of impacts on staffing.

LONG TERM FUNDING

As noted in the discussion above, as part of Master Plan implementation it is recommended that the Department of Correction work with the Budget Office, Department of Administration and the Legislature to develop a plan to fund future maintenance requirements. As noted in the discussion above, BOMA typically recommends funding annual maintenance and upgrade for a typical office building at 3% - 5% of the value of the asset. Given the constant 24/7 utilization of correctional facilities we would recommend an allocation at the upper end of the range. Planning for maintenance funding on an annual (or biennial basis) will allow the state and Department to better protect the taxpayers investment in the assets and reduce the need for physical condition or age based major capital programs in the future.

2021-2023 BIENNIUM FUNDING REQUEST

Refer to the summary information in the text of the following tables which outline the funding request for implementation of the recommended Master Plan. The frst step in implementation will be the development of a specifc facility Program and Master that will look more specifically at site organization, siting opportunities options for housing development and how to best phase the construction program to maintain ongoing operations and the integration of various improvements planned. Additionally, it will provide an opportunity to include the assessment and evaluation of the other facilities excluded from Phase I planning and validate Master Plan recommendations based on total cost of ownership including an objective assessment of impacts on staffing.

Montana Department of Corrections Facility Assessment/Strategic Master Plan Supplement	Summary Scope	Construction Cost*	Project Costs at 30%
Complete Physical, Functional & Operational Assessment for other State Owned Facilities	Assessment & Planning - Pine Hills, Riverside, Missoula Intake; Integrate Contract Facilities; Identify Population Management Initiatives and Alternative Sanctions	$400,000	$400,000

Montana Department of Corrections Strategic Development Master Plan	Budget Summary	Construction Cost*	Project Costs at 30%
Montana State Prison Riverside Unit	Special Needs Housing	$18,400,000	$23,920,000
Montana State Prison Main Compound	TOTAL BUDGET	$114,285,000	$148,473,000
MSP Main Compound Security		$8,250,000	$10,725,000
MSP Main Compound Reconstruct In-Place/Functional Needs		$80,104,400	$104,135,720
MSP Main Compound Physical Improvements		$25,605,600	$33,287,280
Develop Facility Specific Program & Master Plan		$325,000	$325,000
Montana Women's Prison	TOTAL BUDGET	$27,758,120	$36,036,056
Security Related		$1,100,000	$1,430,000
Annex Expansion/Renovations/Functional Improvements		$25,788,520	$33,525,076
Physical Improvements		$704,600	$915,980
Develop Facility Specific Program & Master Plan		$165,000	$165,000
Complete Physical, Functional & Operational Assessment for other State Owned Facilities		$400,000	$400,000
Montana Department of Corrections Strategic Development Master Plan	**Total Estimated Budget**	$160,843,120	$208,829,056

Montana State Department of Corrections Strategic Master Plan

Estimated Project Implementation Budget Requirements

Montana State Prison Riverside Unit	Summary Scope	Construction Cost*	Project Costs at 30%
1 New Special Needs Housing	**Plan, Design & Construct 2- 32 Bed Special Needs Housing Units**	**$18,400,000**	**$23,920,000**
This addresses a critical deficiency noted in the evaluation of the facility to provide appropriate treatment housing for individuals with acute mental health issues in a prison population with increasing mental health issues. Riverside was identified as the primary resource for this program as the existing Riverside campus in Boulder, Montana, is ideally located near two population centers for improved staffing and treatment options.	**Key Characteristics** Single Level, No Mezzanine; Single Cells Subdivided into smaller treatment units; Glazed Cell Fronts Includes Counseling Space on the Unit. Joint Management - Security & Treatment Staff **Cost Basis** 32,000 CGSF; 36,800 BGSF @ $500/sf *all costs current 2020 dollars, no escalation.		
Subtotal - MSP Riverside Unit	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$18,400,000**	**$23,920,000**

Montana State Prison Main Compound	Summary Scope	Construction Cost*	Project Costs at 30%
Security Related			
1 Replace Security Cameras	**Design, furnish, and install a campus wide high definition camera system.**	**$2,750,000**	**$3,575,000**
Critical Security & Operational Need	**Key Characteristics** The system will include IP network infrastructure, fiber optic cable, UPS power, incorporate existing IP cameras an provide an estimated 600 additional IP cameras, thirty viewing stations, and 90 days of video recording. **Cost Basis** Lump Sum Allowance *all costs current 2020 dollars, no escalation.		
2 Locking Control Systems, Code Issues, Intercoms	**Design, furnish, and install a code compliant campus wide locking control system.**	**$3,000,000**	**$3,900,000**
Critical Security & Operational Need	**Key Characteristics** This system will be on an isolated network allowing remote control of door locks and intercoms from a central location at the facility. This system will have local control stations in the housing units, but central control can take over these stations when required. The system will also include IP network infrastructure, fiber optic cable, UPS power, intercom amplifiers, some utility control, the addition of 450 call buttons, and the addition of monitoring exterior doors for all buildings on campus. **Cost Basis** Lump Sum Allowance *all costs current 2020 dollars, no escalation.		
3 Replace Perimeter Fence Detection System	**Design, furnish, and install a Non-Lethal Electrified Fence around the perimeter of the facility.**	**$2,500,000**	**$3,250,000**
Critical Security & Operational Need	**Key Characteristics** The system will include a notification station in Central Control, perimeter zone reset buttons, network infrastructure, fiber optic cable, a non-lethal electrified wire array mounted off the inner fence post, UPS power, and signage warning of electric shock. **Cost Basis** Lump Sum Allowance *all costs current 2020 dollars, no escalation.		
Subtotal - MSP Main Compound Security	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$8,250,000**	**$10,725,000**

Montana State Prison Main Compound	Summary Scope	Construction Cost*	Project Costs at 30%
Reconstruction in-Place/Functional Needs			
4 **Replace Housing Units A, B, C & D**	**Plan, design & construct replacement Housing for Existing inefficient, outmoded housing units with new housing to accommodate direct supervision and enhanced safety, security and treatment.**	**$62,836,000**	**$81,686,800**
A, B & C house 576 offenders in 36 small 8 cell/16 bed units, with limited program space and can only be operated efficiently on an interim supervision basis – that is with only periodic supervision by custody staff making "rounds". Unit D is a larger unit housing 96 inmates but is also difficult to supervise due to its panopticon plan and overall size. All buildings have exceeded their life-expectancy and would require significant investment to upgrade to current standards.	**Key Characteristics** Construct 704 beds in 64 bed Housing Units Net gain of 32 beds Two-tier configuration Security Glazed Cell Fronts Program & Treatment space on each housing unit **Cost Basis** 118,800 CGSF; 136,600 BGSF; @ $460/sf *all costs current 2020 dollars, no escalation.		
5 **New Multi-Purpose Programs Building**	**Develop new programs and support building to serve the current high security compound (or lower security if repurposed in the future) to include program, treatment, education and related support space.**	**$6,182,400**	**$8,037,120**
Evaluation noted a significant shortfall in program space serving the current high Security compound. Development of improved program facilities both supports the Department's current emphasis on program services and enhances safety and security by reducing movement of offenders to other available facilities.	**Key Characteristics** 2 - Multi-purpose programs buildings **Cost Basis** Max Type Units (2) 5,600 cgsf; 6,440 bgsf; $480/sf Close Type Units (2) 5,600 cgsf; 6,440 bgsf; $480/sf *all costs current 2020 dollars, no escalation.		
6 **Entry/Staff Services Addition**	**Plan design & Construct new Staff Services Building**	**$8,740,000**	**$11,362,000**
Evaluation indicated significant shortfalls in staff support facilities; Staff recruitment and retention continues to be of concern to the Department. This options would provide improved facilities for the staff for training, briefing, physical conditioning and include bunk rooms for staff for use either when multiple shifts are required or when weather conditions affect access to the site.	**Key Characteristics** Staff Lockers Training/Briefing Physical Fitness Overnight accommodations **Cost Basis** 20,000 CGSF; 23,000 BGSF @ $380/sf *all costs current 2020 dollars, no escalation.		
7 **New Correctional Industries Space**	**Plan design & Construct new Correctional Industries Building**	**$2,346,000**	**$3,049,800**
The current Furniture Production Shop is in poor condition – structure, building enclosure, mechanical and electrical systems and perhaps most importantly relative to code and life safety requirements.	**Key Characteristics** New Pre-engineered Industrial building Ventilation, Dust Collection, Finishing spaces **Cost Basis** 6,900 BGSF @ $380/sf *all costs current 2020 dollars, no escalation.		
Subtotal - MSP Main Compound Reconstruct In-Place/Functional Needs	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$80,104,400**	**$104,135,720**
Physical Improvements			
8 **Replace Roofs**	**Restricted Housing Units (LHU1_LHU2), Infirmary Unit(1), Low Side Visiting (2), High Side Gym -Staff Gym (1), High Side Kitchen (1), Wallace Building (1), (B2 -Wallace), Housing Unit F.**	**$3,810,000**	**$4,953,000**
9 **MCE Furniture Factory Life Safety Upgrades**	**Fire Suppression, Alarm, HVAC, Ventilation upgrades required and recommended on interim basis even if replacement building funded Fire Suppression, Alarm, HVAC, Ventilation**	**$875,600**	**$1,138,280**
10 **Unit F - Boiler System /Controls**		**$100,000**	**$130,000**
11 **Unit F - Water Well Replacement**		**$285,000**	**$370,500**
12 **Replace Fixture - cell combo units**	**Locked Housing units 1, 2, High Security Units 1,2**	**$675,000**	**$877,500**
13 **Envelope Repairs**	**Low Side Support / Low Side Kitchen**	**$150,000**	**$195,000**
14 **Motor Vehicle Auto Body Shop Paint Booth**	**No paint booth currently: Proposed Large vehicle side draft with Air units and heat.**	**$110,000**	**$143,000**
15 **Site Infrastructure**	**Upgrade site utilities - water, sewer, gas, power, emergency power & provide package sewage treatment plant; 140 acres +/- @ $115,000 + $3.5M for treatment plant**	**$19,600,000**	**$25,480,000**
Subtotal - MSP Main Compound Physical Improvements	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$25,605,600**	**$33,287,280**
15 **Develop Facility Specific Program & Master Plan**	**Further detailed study of MSP is recommended as part of implementing funded improvements. This analysis can look more specifically at site organization, siting opportunities options for housing development and how to best phase the construction program to maintain ongoing operations and validate Master Plan recommendations based on total cost of ownership including an objective assessment of impacts on staffing**	**$325,000**	**$325,000**
Subtotal - MSP Main Compound TOTAL SCOPE OF IMPROVEMENTS	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$114,285,000**	**$148,473,000**

Montana Women's Prison Main Compound	Summary Scope	Construction Cost*	Project Costs at 30%
Security Related			
1 Replace Security Cameras	**Design, furnish, and install a campus wide high definition camera system**	**$700,000**	**$910,000**
Critical Security & Operational Need	**Key Characteristics** The system will include IP network infrastructure, fiber optic cable, UPS power, an estimated 120 IP cameras, three viewing stations, and 90 days of video recording. **Cost Basis** Lump Sum Allowance *all costs current 2020 dollars, no escalation.		
2 New Door Control System	**Design, furnish, and install a code compliant campus wide locking control system.**	**$400,000**	**$520,000**
Critical Security & Operational Need	**Key Characteristics** This system will be on an isolated network allowing remote control of door locks and intercoms from a central location at the facility. This system will have one central control station and one station at the front entry way. Central control will be able to release all of the doors on the campus in case of emergency. The locking control system will be integrated with the video system as well as the duress system. As alarms occur, operators will be notified automatically. The system will have an uninterruptable power supply for back up to eliminate down time. This would include the addition of power supplies that will secure the magnetic locks at the facility. Currently these locks open when the facility loses power. **Cost Basis** Lump Sum Allowance *all costs current 2020 dollars, no escalation.		
Subtotal - MWP Main Compound Security	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$1,100,000**	**$1,430,000**
Annex Expansion/Renovations/Functional Improvements			
3 Annex Expansion & Renovation	**Plan, design and construct a new annex to provide program and treatment facilities to meet the needs of the population consistent with the current mission of the Department of Corrections and improved housing for special needs populations**	**$25,788,520**	**$33,525,076**
Currently the Montana Women's Prison is holding significantly more offenders than it was designed. This initiative would expand existing facility on site, addressing overall administration, program, and support needs in each case.	**Key Characteristics** New Medical/Mental Health Clinic & Infirmary Expanded Education and Career Technical Education Facilities Expanded Montana Correctional Industries Ship area New Visiting Center Board of Probation/Parole Hearing Room Offender Canteen/Store with Honors Lounge Expanded Counseling and Treatment Space Flexible Special Needs Housing including an 4 8 Bed single level Housing Units Renovate and Repurpose vacated space **Cost Basis** 104,410 CGSF; 120.017 BGSF @ Blended $215/BGSF *all costs current 2020 dollars, no escalation.		
Subtotal - MWP Reconstruct In-Place/Functional Needs	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$25,788,520**	**$33,525,076**
Physical Improvements			
4 Roof Replacement - Main Bldg.	**Building B1A. New roof would be required with building being considered for reuse**	**$554,600**	**$720,980**
5 Chapel Roof / Envelope Repairs	**B2 - Roof wall envelope junctures and terminations**	**$75,000**	**$97,500**
6 MCE Industries	**B2-Ventilation upgrades**	**$75,000**	**$97,500**
Subtotal - MWP Physical Improvements	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$704,600**	**$915,980**
7 Develop Facility Specific Program & Master Plan	**Further detailed study of MWP is recommended as part of implementing funded improvements. This analysis can look more specifically at site organization, siting opportunities options for housing development and how to best phase the construction program to maintain ongoing operations and validate Master Plan recommendations based on total cost of ownership including an objective assessment of impacts on staffing**	**$165,000**	**$165,000**
Subtotal - MWP TOTAL SCOPE OF IMPROVEMENTS	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$27,758,120**	**$36,036,056**



Montana Correctional Enterprises Ranch

CONSULTANT TEAM

DLR GROUP
planning, design, architecture

CUSHING TERRELL
architecture, mechanical, electrical, plumbing, structural engineering

R&N SYSTEMS DESIGN
security electronics

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Montana Correctional Enterprises Ranch

- SECTION 1.0 -

INTRODUCTION & BACKGROUND

PROJECT INTRODUCTION

The Montana Department of Corrections (MDOC) released a call for proposals to complete the strategic master plan of the complete DOC system in August 2019 to update the 2008 DOC Strategic Mast Plan. The proposal emphasized the "Needs Assessment" to summarize the following:

- History trends and variables affecting growth of the correctional population;
- Estimate future bed capacity for 15-20 year projections;
- Provide Level 3 Uniformat II Layout assessments of all existing MDOC and contracted facilities;
- Prepare the required data for a July 2020 submission to the Montana State Legislature Long Range Building Program 67th legislative session.

MDOC has proven through the scoping and initial stages of this project to be well organized and progressive. This scope of work is well considered to provide a thorough and clear understanding of the existing conditions and needs to allow MDOC to operate efficiently to meet the philosophies.

The period of time preparing for this report has proven a few obstacles, some out of the control of all parties, that is creating a phased approach to this final document.

This report is itemized to detail the Phase 1 research that was feasible with the allowable budget and scope of the project and within the restricted timeline due to the unforeseen pandemic of COVID-19 in 2020. MDOC and the project team used innovative techniques to gather as much information as possible for a thorough and detailed understanding of the existing conditions. To meet the project budget, this report has detailed the operations and physical assessments (if allowable with COVID-19 restrictions of access) of Montana State Prison (MSP) and Montana Women's Prison (MWP).

This report will also itemize the needs and further research that will be completed in Phase 2 of the project. The report will request available funding for inclusion of the additional MDOC facilities and contracted facilities to provide a complete strategic master plan.

The shortfalls of each facility cannot be fully assessed in partial study able to be produced with the available funds. The opportunity to make significant and impactful change within MDOC is palpable. The leadership and operational goals are progressive and leading edge in comparison to other state agencies in the United States. The viability of understanding the impacts and strategies does require additional funding to be completed. The following chapters will identify these opportunities, existing identified shortfalls, and existing information collected.

THE EXISTING SYSTEM

MDOC, based in Helena, MT, has a total of six facilities owned and operated by MDOC, and sixteen contracted facilities. These include the following:

MDOC Facilities:

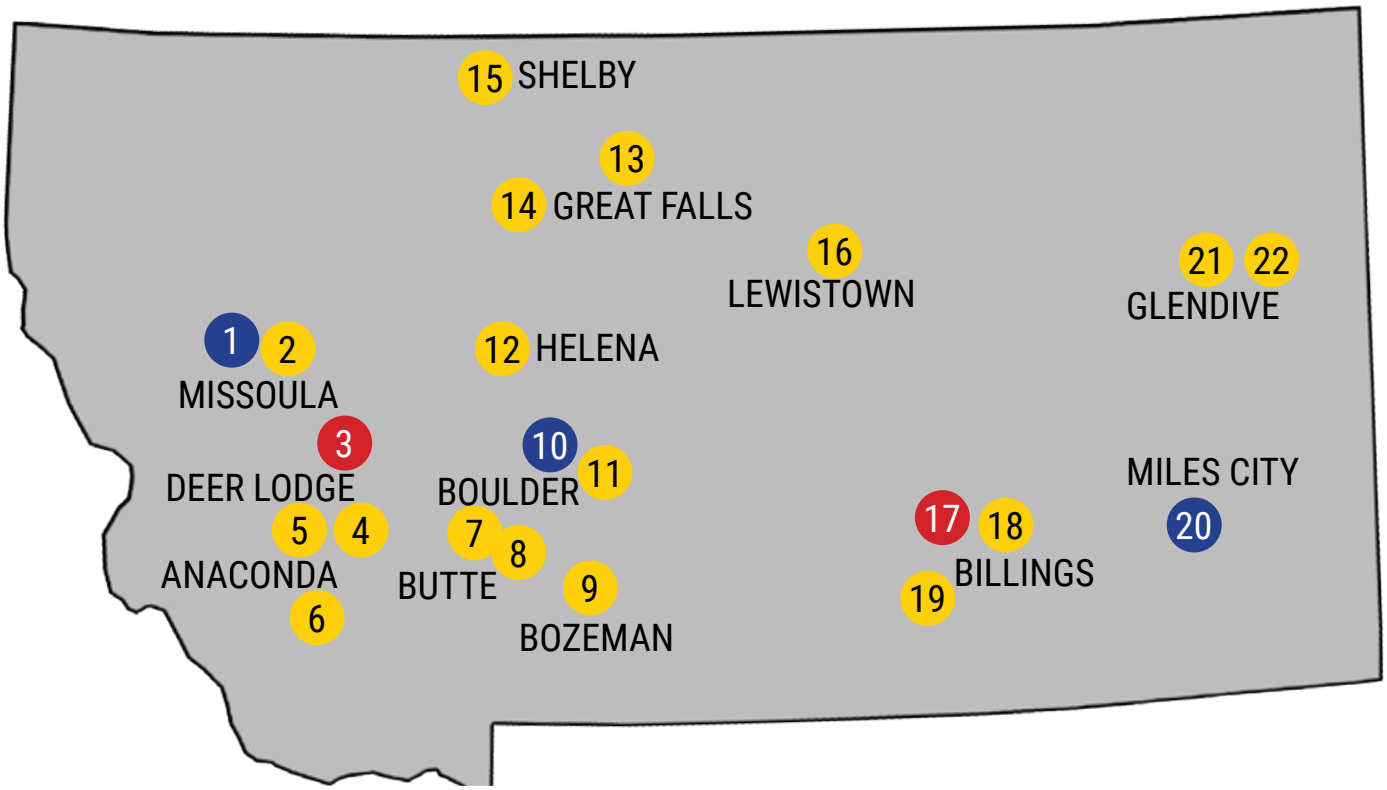
- Montana State Prison (MSP)
- Montana Women's Prison (MWP)
- Riverside Special Needs Unit
- Pine Hills Correctional Facility for Youth & Adults
- WATCh East - Glendive *
- WATCh West / CCP West - Warm Springs *

* Owned by MDOC, Contractor Operated

Contracted Facilities:

- Missoula Assessment Sanction Center (MASC)
- Missoula Pre-release Facility
- Sanction, Treatment, Assessment, Revocation & Treatment Center (START)
- Butte Release Center
- Connections Corrections Program (CCP East)
- Bozeman Prerelease Center
- Elkhorn Meth Treatment
- Great Falls Prerelease Center
- Great Falls Regional Prisons
- Crossroads Correctional Center
- Nexus Meth Treatment
- Alpha House Prerelease Center
- Passages Prerelease Center, START, Alcohol & Drug Treatment (ART)
- Glendive Regional Prison

STATE OWNED & CONTRACTED CORRECTIONAL FACILITIES



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

	FACILITY	CAPACITY
1	MISSOULA ASSESSMENT & SANCTION CENTER (MASC)	144
2	MISSOULA PRERELEASE CENTER	117
3	MONTANA STATE PRISON	1,600
4	WATCH WEST - WARM SPRINGS	81
5	CONNECTIONS CORRECTIONS PROGRAM (CCP WEST)	86
6	SANCTION, TREATMENT, ASSEMENT, REVOCATION & TREATMENT CENTER (START)	138
7	BUTTE PRERELEASE CENTER	180
8	CONNECTIONS CORRECTIONS PROGRAM (CCP EAST)	52
9	BOZEMAN PRERELEASE CENTER	34
10	RIVERSIDE SPECIAL NEEDS UNIT	25
11	ELKHORN METH TREATMENT	51
12	HELENA PRERELEASE CENTER	109

	FACILITY	CAPACITY
13	GREAT FALLS PRERELEASE CENTER	205
14	GREAT FALLS REGIONAL PRISON	152
15	CROSSROADS CORRECTIONAL CENTER	550
16	NEXUS METH TREATMENT	82
17	MONTANA WOMEN'S PRISON	212
18	ALPHA HOUSE PRERELEASE CENTER	173
19	PASSAGES: PRERELEASE CENTER ASSESSMENT, SANCTION & REVOCATION CENTER ALCOHOL & DRUG TREATMENT (ADT)	76 62 50
20	PINE HILLS CORRECTIONAL FACILITY - YOUTH ADULT	36* 80*
21	GLENDIVE REGIONAL PRISON	141
22	WATCH EAST - GLENDIVE	50

DECEMBER 2018
*updated to current bed count

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

To optimize the operations of MDOC as a whole, it was discussed with the executive team to focus on developing MDOC owned and operated facilities and not propose expansion to the contracted facilities. The agreements with these facilities are good standing relationships, but the strategic master plan intends to optimize the MDOC system as a priority.

During the project kick off meeting, it was determined that the MDOC facilities would be assessed for both physical conditions and operational impact. It is important to consider both as factors to the shortfall analysis because if a building is in good physical condition but does not adequately provide the services anticipated, it is not beneficially serving MDOC. The process of evaluation will compare potential shortfalls in each facility and the overall master plan.

PHYSICAL ASSESSMENTS

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

The forms will be provided in Level 3 Uniformat II Elemental Classification prepared by the US Department of Commerce and National Institute of Standards and Technology. Level 3 is the standard breakdown that provides detailed description to the Individual Elements in lieu of system by system on the whole. This indicates that the assessment will indicate more specifically where failures or shortfalls are occurring.

The project available funding to complete the master plan was not adequate to complete all reviews of the facilities. The physical assessments have been limited with the design fee budget to review key buildings and areas that will be most descriptive of building conditions at MSP and MWP. Where the existing condition is noted to be in failed condition or exceptional deferred maintenance or construction that is in new or like new condition may not be assessed in Phase 1 to expedite the tours to the time available. All undocumented spaces and other MDOC owned facilities will be included in the request for additional funding to provide a complete assessment of the physical conditions throughout all MDOC buildings.

All assessments of physical conditions are conducted by licensed architects and engineers. This team walked each space and documented the findings recorded for deficiencies throughout. The information was collected into a central database that can quantify the amount of material and assign a replacement cost to value the existing conditions, deferred maintenance, and forecasting of life cycle maintenance. Phase 1 cost analysis is performed with nominal cost per square footage or per system based on the findings of the on site reviews. Phase 2 estimating will be performed by a third party cost estimator to provide detailed and active cost modeling for every system that can be implemented in matrices for long term life cycle costing.

OPERATIONAL ASSESSMENTS

The operational team tours complement the interviews that were completed department by department for each MSP and MWP facility.

MSP and MWP were both selected to be included in Phase 1 review because they are the most impactful facilities within the system. MSP houses much of the infrastructure that other facilities operate from such as delivery service and the food factory. However, to consider only the men's prison and not the women's would offset the data enough that the objectives of MDOC would not be clearly articulated. The remaining four MDOC facilities are more supportive to the operations of MSP and MWP and can be described in less detail until additional review can be performed.

The programming design team spoke directly with all departments for MSP and MWP to create the summary included in Section 2.0 and 4.0. The team was to review the existing operational conditions, but due to the COVID-19 impact, these tours were delayed until Phase 2. The interviews with departments itemized the daily routines of each department and indicate the interconnected resources throughout all of MDOC. This information was collated into a detailed database with narrative and tabulated information to understand shortfalls.

IMPACT OF COVID-19 IN 2020

For much of the duration of the project, the country was in mandatory shut down from traveling, and this had a direct impact on the scope of work completed. The design team anticipated touring the facilities through the month of March 2020 following the re-scoping of the project based on available funds. The preliminary notice to proceed in January 2020 developed the preliminary documentation required to prepare for the on site investigations and preparation of the databases that would be used for the project. Finalization of the additional scope was confirmed in late February 2020. Shortly after this date, the United States began restrictions of travel between states and out of the cities, grounding the assessment team. MSP and MWP also went into restrictions for outside visitors to the facility.

The impact of the COVID-19 pandemic stopped the physical visits, but MDOC was very proactive in working with DLR Group and Cushing Terrell to hold the operational meetings via web conferencing. In a course of five online meetings, the team was able to review the operational conditions and methodologies of both facilities. The project leader with the physical assessment team from Cushing Terrell attended the virtual meetings and was able to gather limited information on the physical conditions that hinder the operations for each facility. The partnership of MDOC to continue in this format, though atypical, allowed our team to receive the necessary baseline information to create the alternative diagrams included in this report.

Being Montana based, Cushing Terrell was available to do the physical assessments as soon as possible. The security electronics engineer was able to assess the controls and security of the facilities.

The operational programming team based in Washington and Virginia were not permitted to travel to Montana nor enter the facilities without significant quarantine periods through May 2020. Therefore, actual tours for operational assessments are to be deferred into Phase 2.

THE EXECUTIVE TEAM

MDOC created an executive team to sit on all leadership meetings with the design team that included members of all facilities and departments within MDOC. The members commonly included but were not limited to the following:

- Christine Hultin, Government Budget Office
- Reg Michael, DOC Director of Corrections
- Cynthia Wolken, Deputy Director of Corrections
- Colleen Ambrose, DOC, Chief Legal Counsel
- Carolynn Bright, DOC, Communications Director
- Megan Coy, Programs & Facilities Bureau, Bureau Chief
- Steffani Turner, Clinical Services Division, Bureau Chief, Mental Health
- Jose Rivera Hernandez, A&E Division, Facilities Assessment Coordinator
- Russ Katherman, A&E Division, Administrator
- Marina Little, A&E Division, Planning Manager
- Kim Timm, Department of Corrections, Financial Services Bureau Chief
- Bonnie Rouse, Montana Department of Environmental Quality, Section Supervisor
- David LeMieux, Montana Department of Environmental Quality, Engineer
- Ron Pecarina, Montana Department of Environmental Quality, Engineer
- John Daugherty, DOC Administrative Services Division Administrator
- Kathy Ralston, DOC Project Manager
- Lynn Guyer, Montana State Prison, Warden
- Jim Salmonsen, Montana State Prison, Associate Warden
- Anita Thorpe, ADON
- Pat Smith, Montana State Prison, Deputy Warden
- Jennie Hansen, Montana Women's Prison, Warden
- Michael Moorman, Montana Women's Prison, Associate Warden of Security
- Alex Schroeckenstein, Montana Women's Prison, Associate Warden of Operations
- Gayle Butler, Montana Correctional Enterprises Administrator
- Steve Ray, Pine Hills, Superintendent

Additional people were interviewed during operational assessments of MSP and MWP, physical plant tours.

VISION & GOALS

MDOC's mission states **"The Montana Department of Corrections staff enhances public safety, supports the victims of crime, promotes positive change in offender behavior, and reintegrates offenders into the community."**

The agency goals remain consistent with our report:

- For offenders, to increase public safety through reduced recidivism
- For victims, to increase victim safety and peace of mind by providing accurate, timely information and support
- For the public, to inform and educate through effective communication
- For department employees, to increase pride through increased professionalism

Through virtual conferencing, the executive team was able to perform goals analysis specific to the project. From the outset, the team collaborated to share the goals of the strategic master plan to confirm the direction and structure of the plan to bring success to MDOC.

All executive team members shared the goals that were important to success of the master plan. They were prioritized based on consensus to confirm the most important goals for the project.

Everyone that participated in the goals exercise were cohesive in their vision of the future of MDOC, which is beneficial to the whole system knowing that everyone is strategizing the same objectives for a progressive, safe, and healthy system. One department or facility cannot be an outlier for full success, and MDOC is prepared to make large scale initiatives to move MDOC into the future as leaders in corrections.

Many goals were provided related to the groupings of staffing, mental health, facility maintenance, long range planning for community, technology, master plan initiatives, and code/ADA compliance.

The team selected the following goals for the project as top priority:

APPROPRIATE STAFFING

- Provide ratios of staffing for operational efficiency and needs throughout each facility.

HOUSING FOR THE WORKFORCE, IN PARTICULAR AT MWP

- Due to the long distances and potential inclement weather, housing for staffing could be provided for shift runs and overnights.

MENTAL HEALTH AND INFIRMARY SPACES

- Providing direct patient to provider care at the unit to limit travel times and staffing to move about the facilities.

MAXIMIZE TECHNOLOGY USE THROUGHOUT

- Provide modern technology such as security systems, camera surveillance, inmate tablets, video visitation, etc. to maintain services that meet current operational models.

LACK OF VIDEO SECURITY AND DOOR CONTROLS

- Update security systems to meet current technologies and standards.

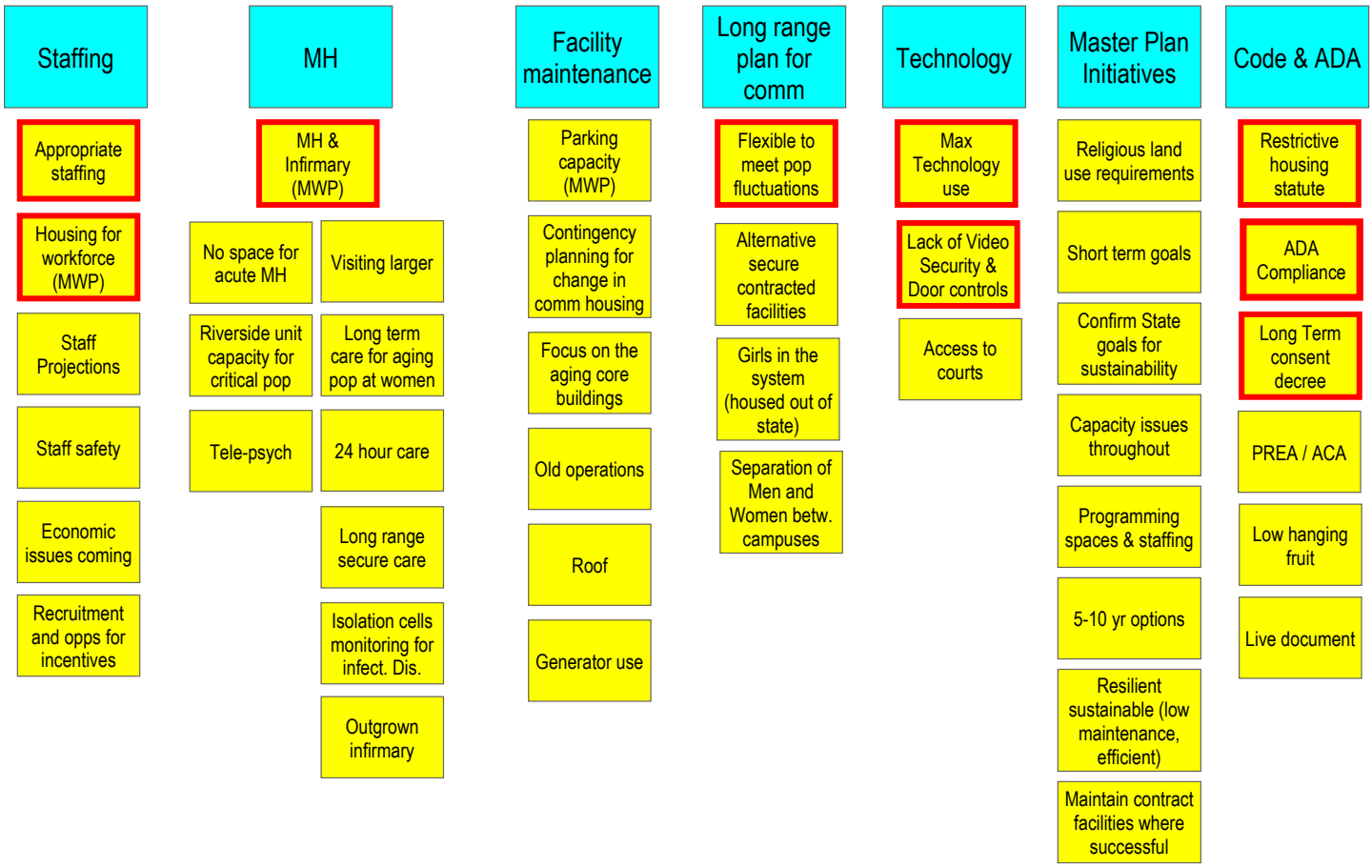
RESPONSE TO THE LONG TERM CONSENT DECREE

RESPONSE TO THE RESTRICTIVE HOUSING STATUTE

- Provide appropriate security measures for inmates held per their designated classifications that are safe and appropriately treated to meet MSP 3.5.1 and House Bill No. 763.

ADA COMPLIANCE THROUGHOUT

- Providing ADA showers, cell layouts, seating, etc. that provide comfort and equal treatment of staff and inmates.



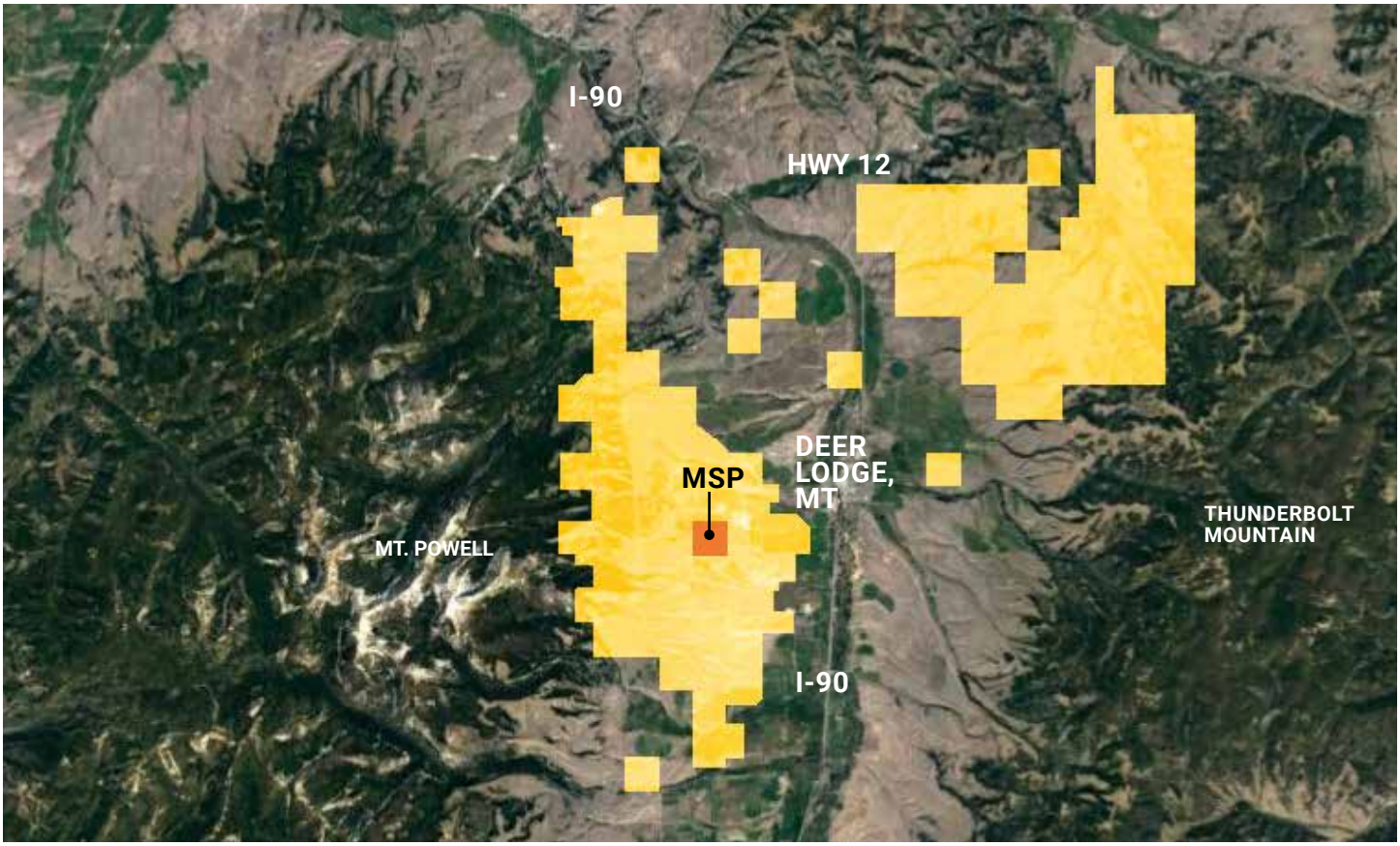
Goals Board from Meeting

STATE OWNED LAND

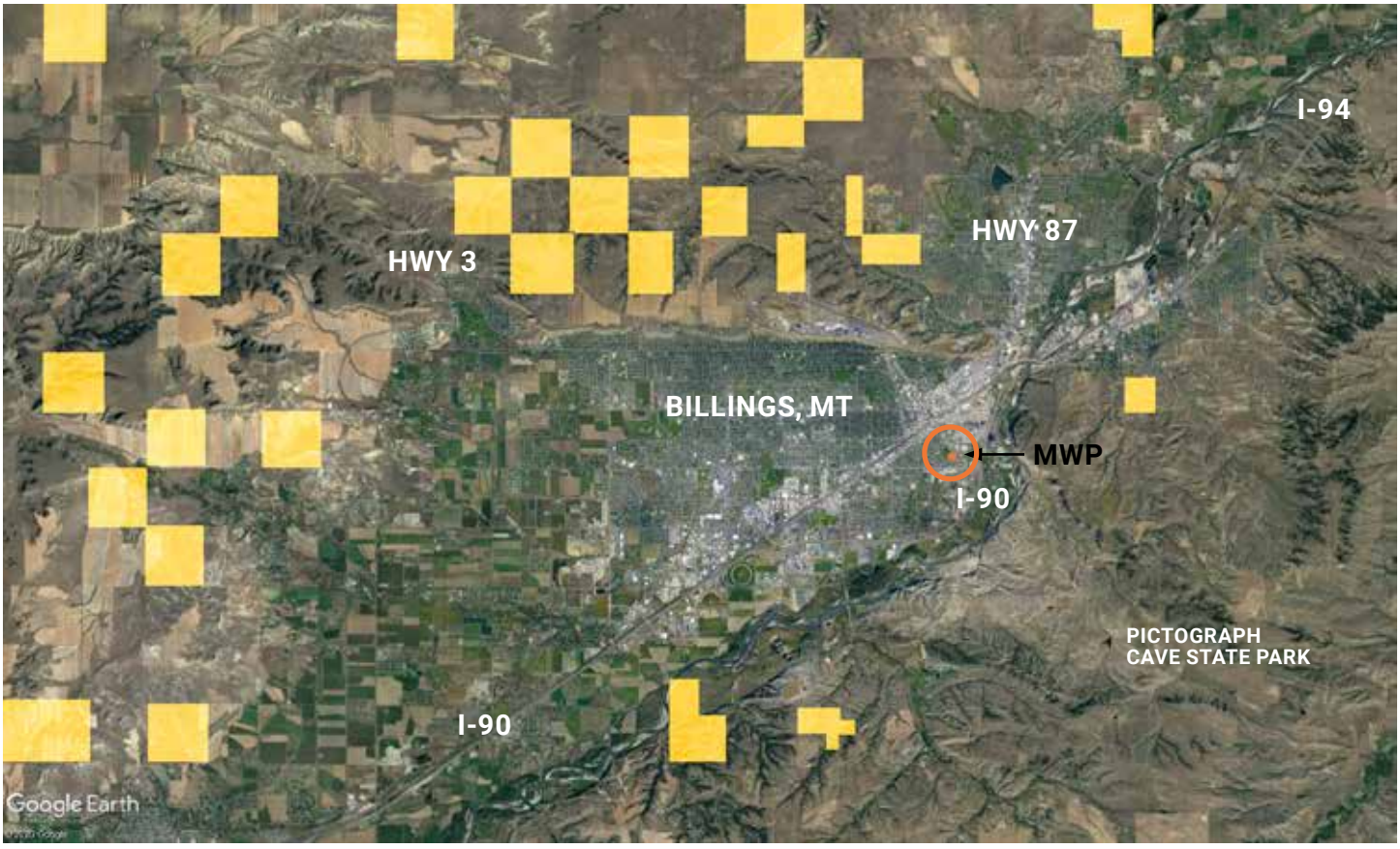
As part of the master plan process, evaluation of potential expansion or new construction within the state will be included in some options. To evaluate the viability of these options, understanding the land and conditions around the existing facilities was reviewed. Potential areas of land already owned by State agencies may expedite the selection of land, but may also provide issues with land designations for conservation and/or restoration required for state covenants or agreements. The immediate properties from the existing facilities was reviewed on the State of Montana's Cadastral webpage. All this information will be required to be vetted by the design team on each project as required, and no assumptions should be made from this information.

The following maps provide an overview of State lands around MSP and MWP. These lands may offer potential opportunities for future development. MSP is located in Powell County near Deer Lodge, MT. The land directly surrounding the facility is owned by the Department of Corrections. The areas indicated are also owned by various agencies including area designated for grazing and ranch lands to the southwest, MT Department of Natural Resources and Conservation, Fish and Game (specifically around I-90), Montana State Lands, and Fish Wildlife Parks. There are additional areas around I-90 that are owned and designated as Arco Environmental Remediation Land.

MWP is centrally located in Billings, Yellowstone County, MT. There are no significant additional state government owned properties within the city. There are plots of land in the vicinity identified specifically as the State of Montana Trust Land. The Trust Lands Management Division administers and manages the state trust timber, surface, and mineral resources for the benefit of the common schools and the other endowed institutions in Montana, under the direction of the State Board of Land Commissioners. The lands are also open for public recreation with purchase of a conservation license for hunters and anglers or a general or recreation license for other activities, such as wildlife watching. These lands likely have covenants restricting development.



SATELLITE VIEW OF MONTANA STATE PRISON AND STATE LANDS



SATELLITE VIEW OF MONTANA WOMEN'S PRISON AND STATE LANDS



Job Fair at Montana Women's Prison

- SECTION 2.0 -

PROJECTED NEEDS

DEMOGRAPHICS OVERVIEW

Projecting future bed needs is an estimation of the number of beds required in the year 2039 based on historical data. These analysis are best when there is a lot of data – this following analysis included data from 2010-2019. What these projections do not show are how recent changes affect future need. This will be discussed toward the end of this section. In addition to understanding the future bed need, data analysis also looks into the demographics of the population. Demographics are useful to understand as they may lead to more responsive building solutions if the population who will be using that building is better understood. Gender, race, age, veteran, and cultural sensitivities are all components of building design that can be responded to in order to create the best building solution for the user groups. For example, the secure facility population is getting older and this means that there may be more mobility issues and different recreation interests than if the population were younger. Understanding this, any new or renovated facilities can accommodate these needs based on demographics

RACE

According to the US Census Bureau the state of Montana has a population comprised of 85.9% white, 6.6% American Indian or Alaska Native, 4.0% Hispanic or Latino, 0.9 percent Asian, 0.6% black or African American, 0.1% Native Hawaiian or Pacific Islander, and 2.8% of two or more races.

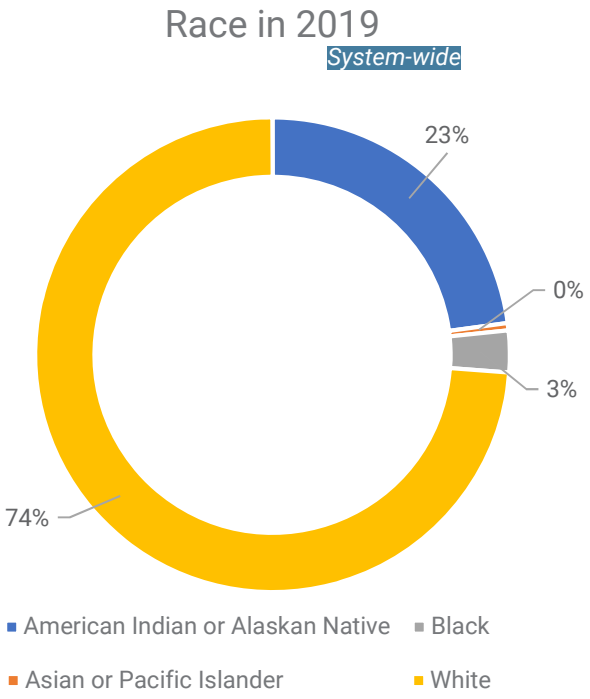
Compared to the state population, MDOC has a high representation of minority groups. Specifically with 23% of the inmate population being made up of American Indians or Alaskan Natives while only being 6.6% of Montana's population. Refer to page 16 for county admissions map with reservation boarders overlaid.

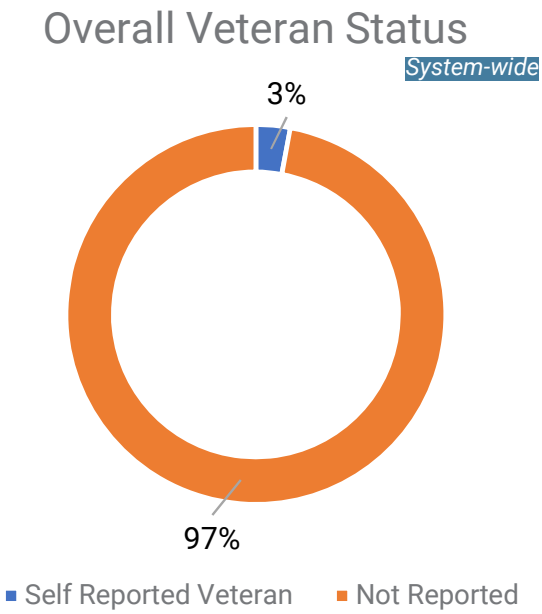
Understanding what disproportionate minority confinement occurs may lead the agency to implementing programs to address specific needs of these groups.

VETERAN STATUS

In 2017 every 1 in 10 residents of Montana was a veteran, the state has one of the highest per capita veteran populations in the country, according to a report by Veterans Affairs. MDOC has identified having 3% of inmates self-reporting as a veteran, shown in the graph below.

This low rate of confinement of veterans may show that the way Montana manages veterans' needs is successful in reducing incarceration for this vulnerable population.





AGE

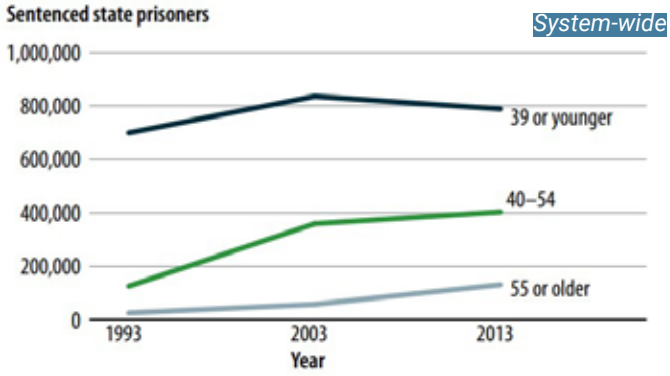
The prison population in the United States is declining and as it declines, it is getting older. Some of this aging is due to fewer new incarcerations while those already incarcerated are serving long sentences. The majority of the population decline in the US is seen in those 39 years old and younger. Those groups 40 years old and older are growing.

In Montana the trend is very similar to the US, however only the 18-25 year old age group is declining with the remaining either staying about the same or growing.

The ramifications of a growing older population is that these inmates have more chronic medical needs and are much less ambulatory than the younger population. Prisons are not typically designed to manage geriatric populations as they have hard surfaces and often long distances for inmates to circulate to places like medical, programs, and central dining.

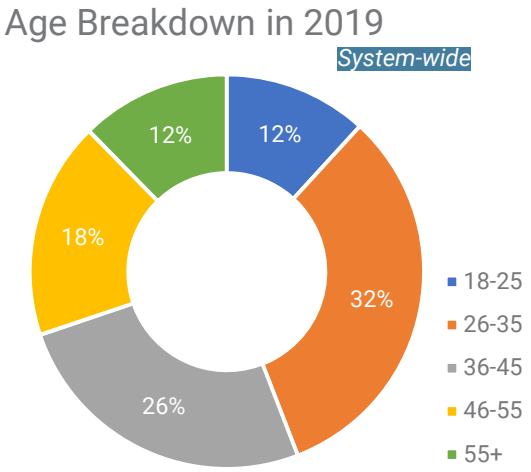
As Montana takes this opportunity to understand its correctional system facilities, re-imagine how best to serve inmate needs and provide appropriate environmental conditions for those who are housed in these facilities.

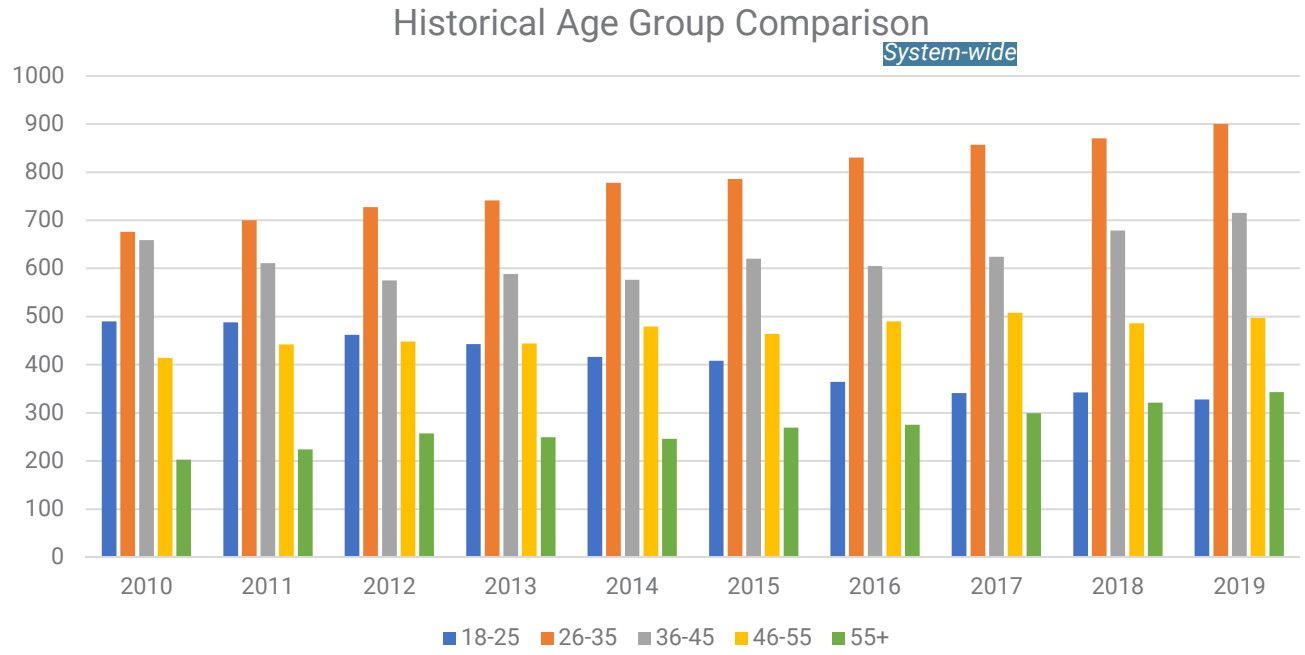
Sentenced state prisoners, by age, December 31, 1993, 2003, and 2013



Note: Based on prisoners sentenced to more than 1 year under the jurisdiction of state correctional authorities. See appendix table 1 for standard errors of the 1993 estimates.

Sources: Bureau of Justice Statistics, National Prisoner Statistics program, 1993, 2003, and 2013; Survey of Inmates in State Correctional Facilities, 1991; and National Corrections Reporting Program, 2003 and 2013.

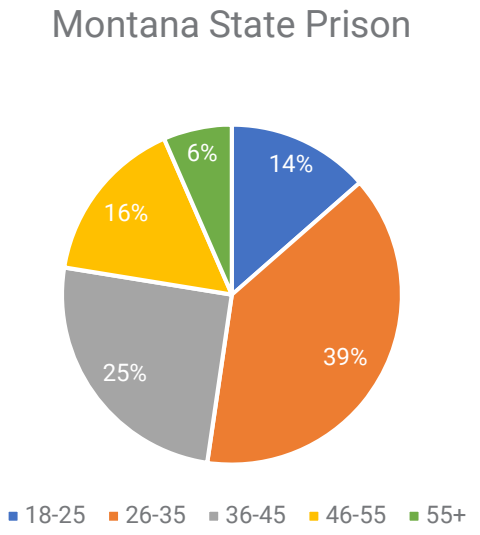


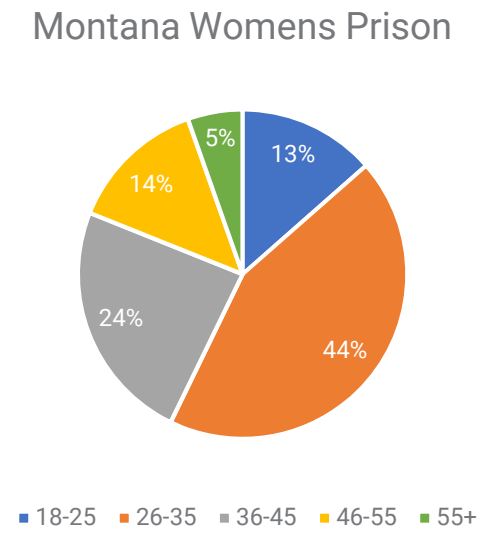


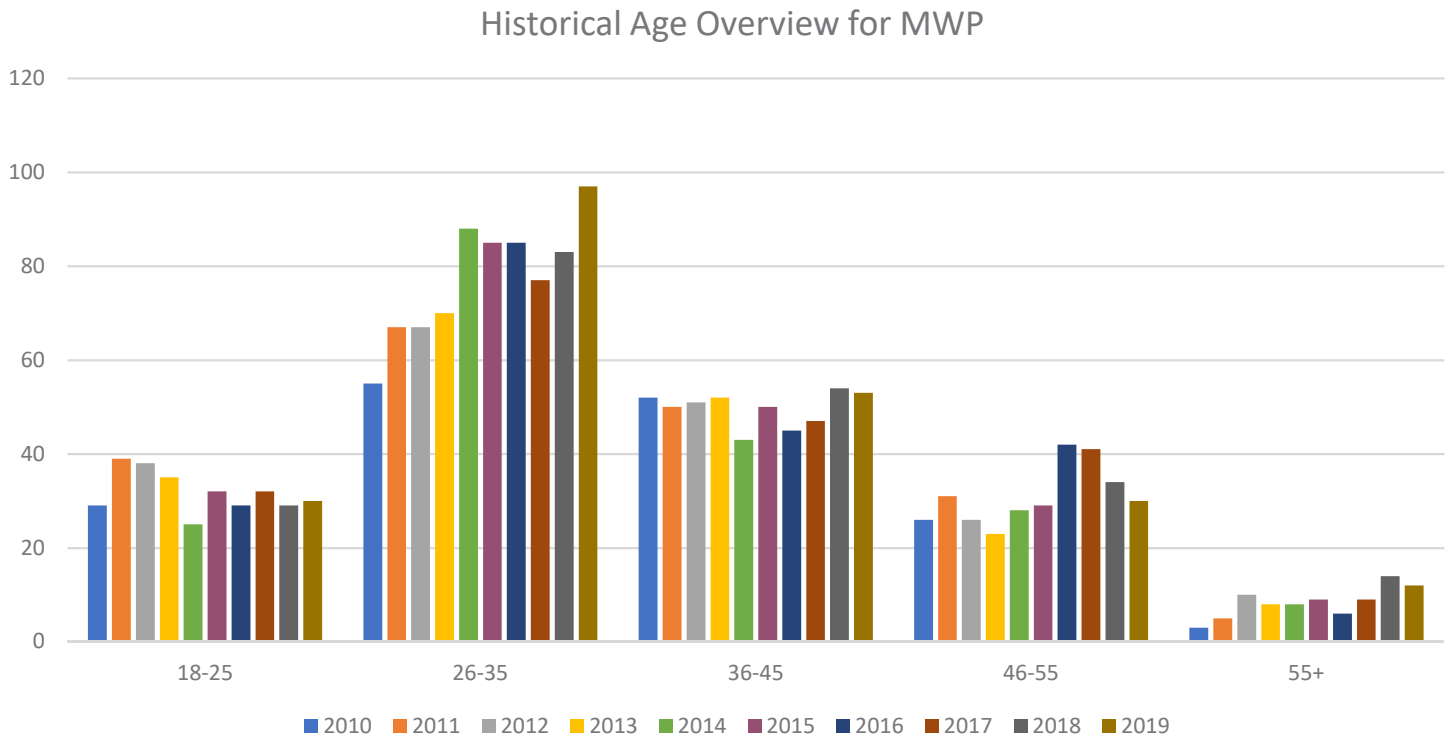
Montana State Prison (MSP) is driving the overall system's age statistics due to it's overall size. The 26-35 demographic represents the largest age cohort in the institution followed by 36-45 year olds. These two groups make up over half the population at MSP. Interestingly, the two groups that are the smallest and about equal are the youngest cohort (18-25) and the oldest cohort (55+)

Montana Women's Prison (MWP) has significantly different population per age groups with, again, 26-35 year olds being the largest population, but here, this cohort is nearly half the population. The 18-25 and 46-55 age groups are approximately the same size with the 55+ group being less than half the size of either of those groups.

Three quarters of the MWP population are 26-45 year olds. This can help us focus our programming response to better serve this group who will likely be released with significant employment skill needs. As shown in the chart below, each year at MWP the 26-55 age groups are growing most each year, specifically the 26-35.



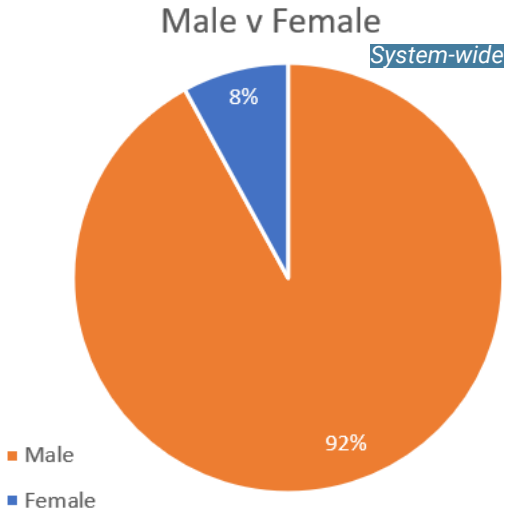


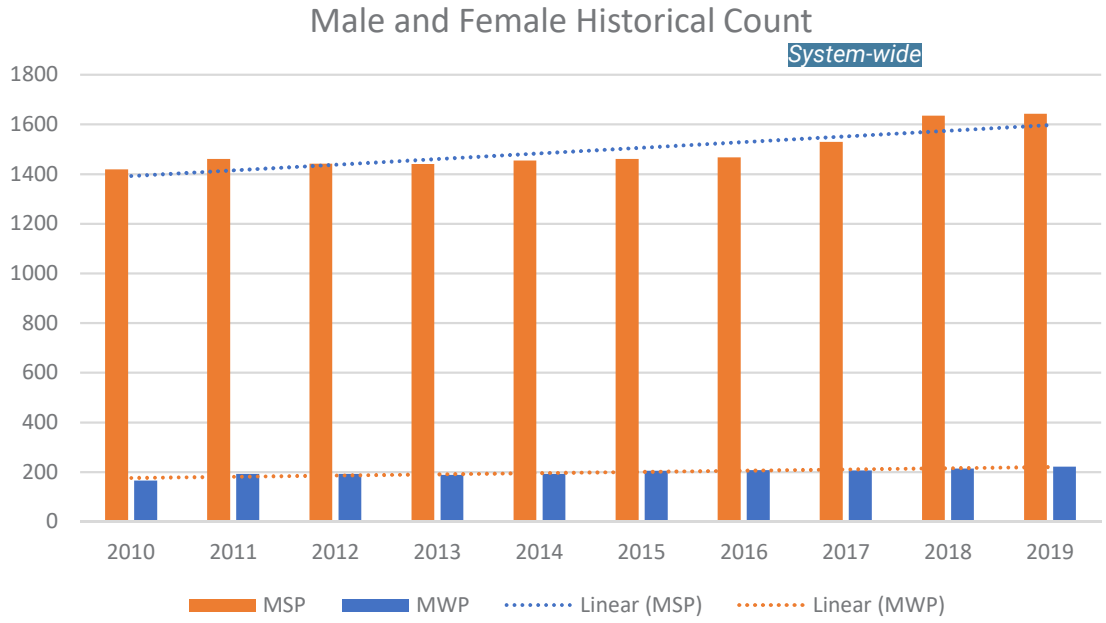


GENDER

A report by the Prison Policy Initiative has estimated that 1.2 million people are incarcerated in state prisons in the United States. Nationally, women are the outpacing men with by nearly 9 times the rate since the 1970s. Montana is an outlier in this respect, being one of the few states that have seen a flat or decline in state prison admissions since 2009.

At Montana DOC, females make up 8% of the population and males account for 92%. Unlike the national population, females have had a steady population with very little growth over the last decade whereas the males have seen a incline in population, as demonstrated below.





MONTANA STATE POPULATION OVERVIEW

Population projections illustrate the potential need for future facilities growth – especially useful when space planning. As population increases, so too do demands on the justice system. The Montana Statewide DOC Master Plan utilized the US Census Bureau and Montana State's Census and Economic Information Center (CEIC) for the population information. The historical data shows that since 2000 Montana's population has grown 1.4% each year on average for a total of 27.1% for twenty years. The state population is currently estimated to be 1.068 million with a projection of growing 38.6% in the next twenty years, resulting in a population of 1.235 million.

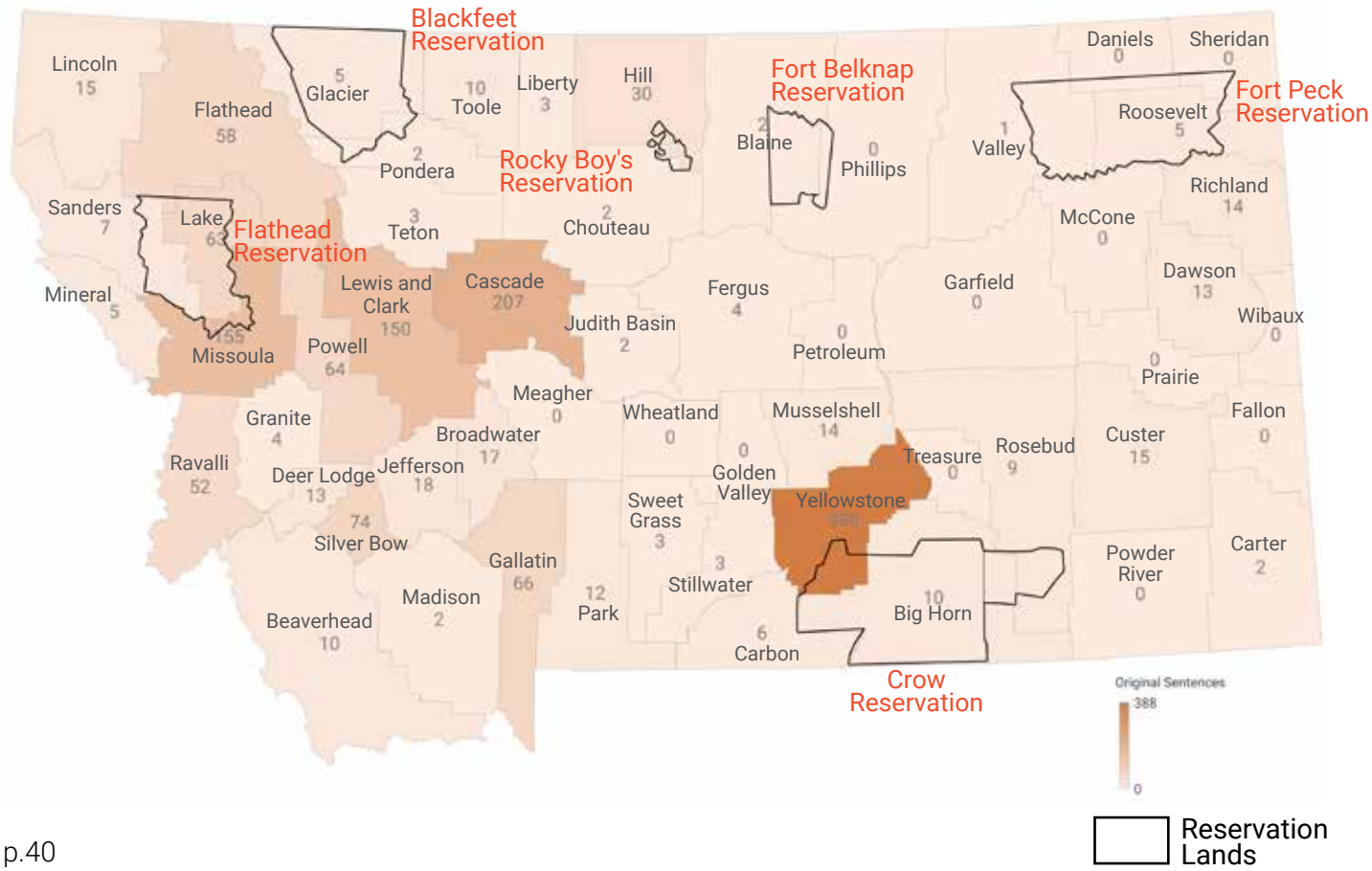
Counties that are forecasting the highest growth rate are Billings, Missoula, Flathead, Gallatin, Cascade, Lewis and Clark, and Ravalli according to CEIC. The historical chart below shows the MDOC admissions by county for 2019 similarly tracking with the populations identifying the highest amount of growth. Population growth has an impact on prison and jail population growth.

STATE OF MONTANA POPULATION FORECAST

Year	Population	Projection	
2000	887,885	2020	1,082,994
2001	905,782	2021	1,093,562
2002	909,722	2022	1,104,659
2003	916,620	2023	1,116,177
2004	925,711	2024	1,127,632
2005	934,656	2025	1,138,897
2006	946,059	2026	1,150,308
2007	957,123	2027	1,161,551
2008	967,717	2028	1,172,171
2009	974,163	2029	1,182,092
2010	**989,415**	2030	1,191,208
2011	997,316	2031	1,199,516
2012	1,003,800	2032	1,206,948
2013	1,013,600	2033	1,213,508
2014	1,021,900	2034	1,219,105
2015	1,030,500	2035	1,223,707
2016	1,040,900	2036	1,237,433
2017	1,052,500	2037	1,230,500
2018	1,062,305	2038	1,233,104
2019	1,068,778	2039	1,235,367

DOC ADMISSIONS BY COUNTY

System-wide



ADMISSION TYPES

Admission types for prison are categorized in two ways, new convictions or technical violations or revocations. A new conviction is defined as someone committing a crime. While a technical violation occurs when someone who has been placed on parole or probation has failed to meet the conditions in place by a judge or parole board, resulting in returning to prison.

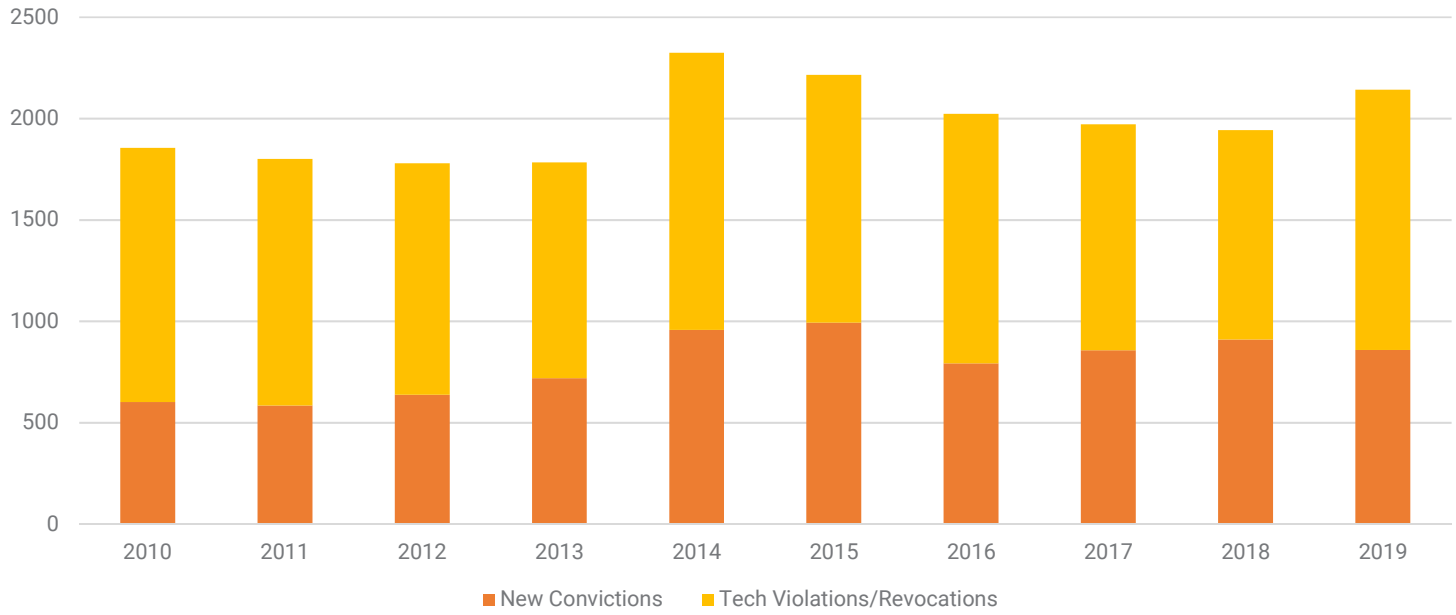
Montana has averaged nearly 800 new convictions each year resulting in an admission to DOC with the highest occurring in 2015, with 993 new convictions over the last decade.

The larger portion of admission though have been technical violations or revocations of parole, averaging 1,193 each year. In 2014, there were the highest number of technical violations with 1,367 that year.

Further analysis and discussions are needed to fully understand the parole violator / technical revocations system. It may be possible to reduce the overall secure bed need by making some adjustments to the revocation system.

ADMISSION TYPES

System-wide



FACILITY CAPACITIES

While Montana Department of Corrections utilizes twenty-two facilities to house inmates, for the purposes of this report we are examining the two most significant for the male and female populations.

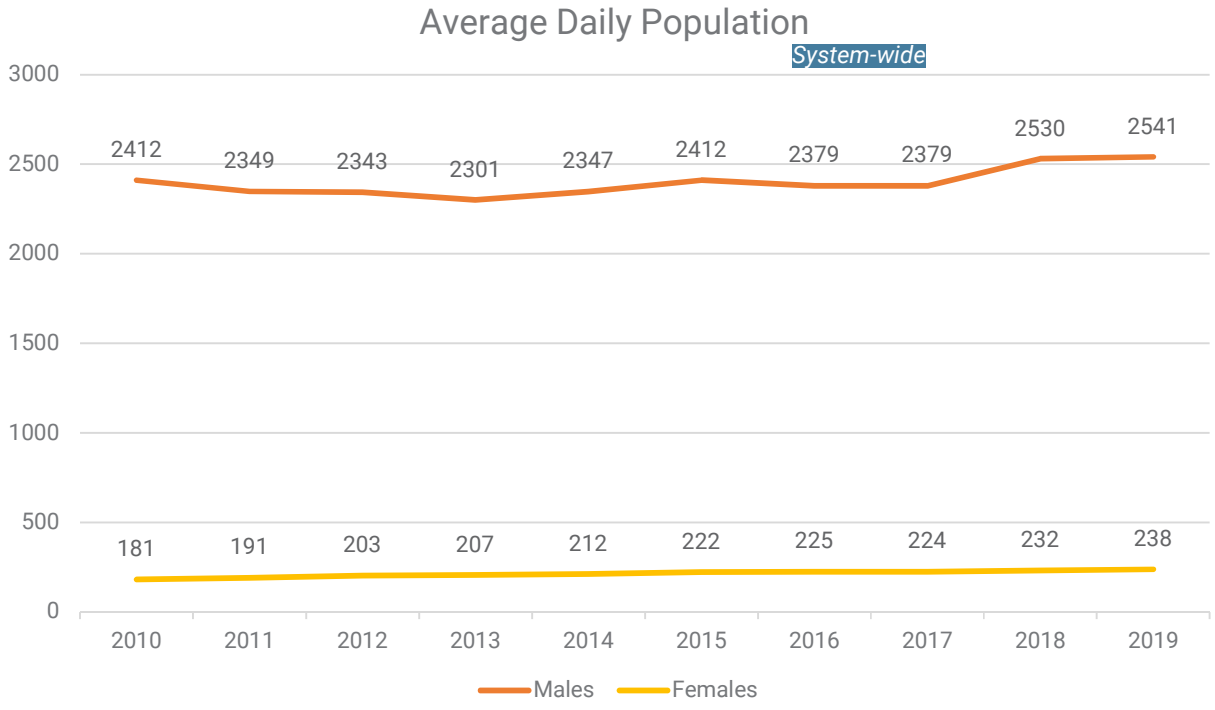
Montana State Prison (MSP) has a stated operational capacity of 1,607 and a maximum capacity of 1,932. Montana Womens Prison (MWP) has a operational and maximum capacity of 254.

Stated capacities are based on historical uses and conventions. This report recommends new rated capacities in Section 5 that align with best practices and American Correctional Association standards. These new rated capacities for MSP and MWP are recommended to reduce densities, improve conditions of confinement, and extend the life of the facilities

Facility	Number of Inmates (2019)	Operational Capacity	Emergency Capacity	Maximum Capacity
Montana State Prison	1635	1607	1676	1932
Montana Women's Prison	222	254	254	254

AVERAGE DAILY POPULATION

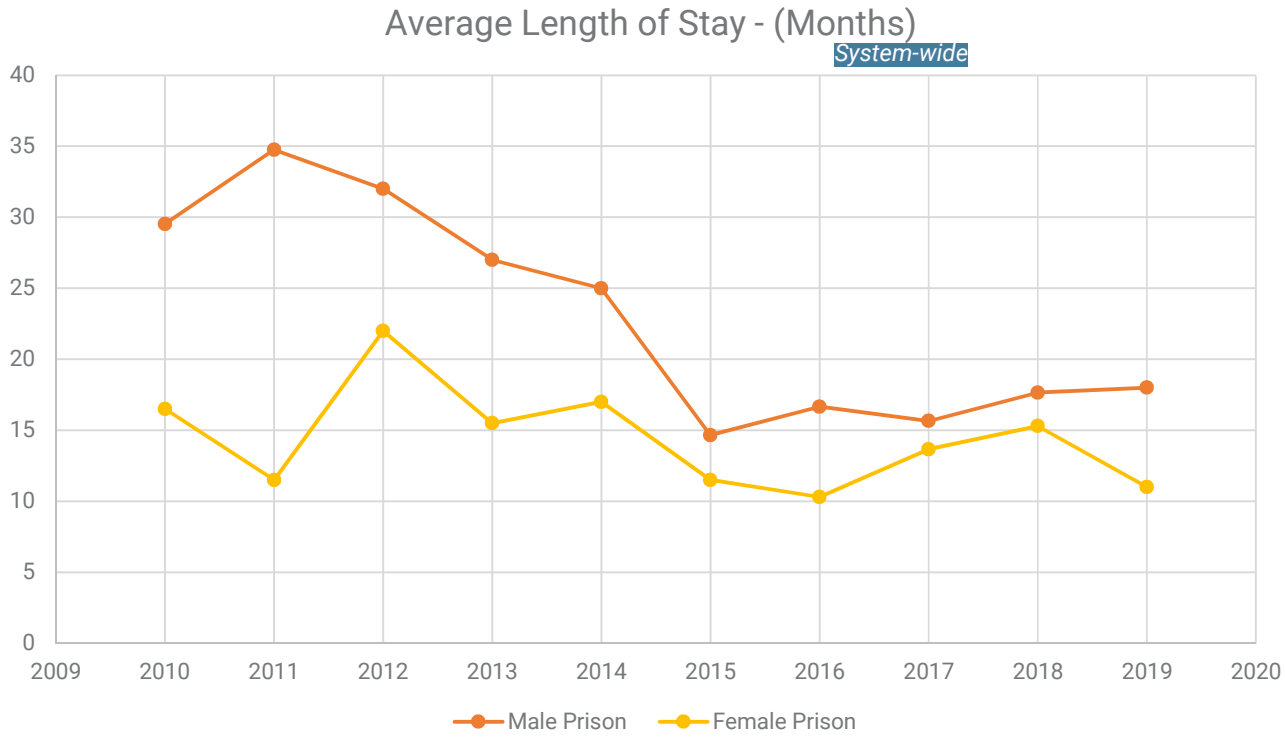
The average daily population (ADP) for the males has been steady for the last decade, with 2,412 in 2010 and 2,541 in 2019. The female population has similarly seen a steady population, with 181 in 2010 and 238 in 2019. This average daily population indicated below represents the entire system, not just MWP and MSP.



AVERAGE LENGTH OF STAY (ALOS)

The Bureau of Justice Statistics reported based on 2016 data that the average time served by a state inmate was 2.6 years from initial admission to initial release, with a median 1.3 years of time served.

In 2019, the ALOS for male populations was 18 months or 1.5 years less than the national average. Female populations on average served 11 months.



TERMINOLOGY

The report will identify the housing capacity recommendations. It is important to understand the different capacities described:

Design capacity - The number of inmates that planners or architects intended for the facility.

Rated capacity - The number of beds or inmates assigned by a rating official to institutions within the jurisdiction.

Maximum capacity - The most inmates that could be housed within a facility based on beds.

Emergency capacity - The full bed count that is utilized for extreme situations for temporary periods of time.

Bed capacity - Number of beds throughout the facility.

Potential Capacity - Future anticipated build-out.

Operational Capacity - The number of inmates that can be accommodated based on a facility's staff, existing programs, and services.

INMATE PROJECTIONS

While this report is examining the needs of only Montana State Prison and Montana Womens Prison, the inmate projections examines the Montana DOC system as a whole, to have a better picture of the system wide needs and have more reliable data.

The following projection methods utilize the state population data previously described and average daily population data provided by MDOC. In order to best understand the variability of the population, six different methods are used for the population projections.

- Average Increase per Year
- Linear Regression
- Existing Ratio to Population
- High Ratio to Population
- Low Ratio to Population
- Average Ratio to Population

The current projection models do not account for any law or administrative changes, examining the potential population growth as is.

PROJECTIONS - MALE POPULATION

Historically, the male population at MDOC has been steady, with a slight incline in population. The male population has increased by 284 male inmates over the last ten years, averaging 31 per year.

Using the methods described previously, we see a similar future trend. The male inmate population has a growth range of 349 - 568 over the next twenty years.

The average number increase per year divides the difference between the 2010 value and the 2019 value by number of intervals (20) for the number of years, identifying the average change of 31.56. This data set shows the highest possible growth rate.

The linear regression model increases as well, correlating with the increase in state population and the positive correlation coefficient of 0.93. This is a measure of the strength of relationship of the data to the population trend. The closer the calculation comes to 1 the greater the strength of the relationship.

Four different ratios to population are tested including high, low, average and existing, with varying results. The existing and high ratio are the same due to 2019 having the highest male inmate population. The low ratio identifies the smallest change in population increase while the average ratio smooths peaks between the high and low.

MALE POPULATION PROJECTION

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Population	**989,415**	997,316	1,003,800	1,013,600	1,021,900	1,030,500	1,040,900	1,052,500	1,062,305	1,068,778
Pop/1,000	989.42	997.32	1,003.80	1,013.60	1,021.90	1,030.50	1,040.90	1,052.50	1,062.31	1,068.78
Total Male	2,277.00	2,273.00	2,277.00	2,277.00	2,303.00	2,342.00	2,357.00	2,423.00	2,484.00	2,561.00
Lodgings/K Pop	2.30	2.28	2.27	2.25	2.25	2.27	2.26	2.30	2.34	2.40

The table on the right supports the projections below. The change number is the difference between 2010 and 2019, averaging it over 10 years. The correlation coefficient is from the strength of the relationship between the number of male offenders and state population. The ratios are based on the number of offenders per capita of the population.

Projection Support Data		
# Chg	Avg Chg/Yr	Cor Coeff
284	31.56	0.93

Ratios to Population			
Existing	High	Low	Avg
2.40	2.40	2.25	2.29

Lodgings Projections	2020	2024	2029	2034	2039
Population	1,082,994	1,127,632	1,182,092	1,219,105	1,235,367
1. Avg # increase/year	2,593	2,750	2,908	3,034	3,161
2. Linear Regression	2,544	2,695	2,880	3,006	3,061
3. Existing Ratio to population	2,595	2,702	2,833	2,921	2,960
4. High Ratio to population	2,595	2,702	2,833	2,921	2,960
5. Low Ratio to population	2,441	2,541	2,664	2,747	2,784
6. Average Ratio to population	2,483	2,585	2,710	2,795	2,832

PROJECTIONS - FEMALE POPULATION

Again we employ the same model sets for inmate population data to examine the historical data trends and population comparisons to inform our recommended model selections.

Historically, the female population at MDOC has had an small increase, growing at a smaller rate than compared to national female populations. The following methodologies have identified an range increase of 29 - 108 over the next twenty years.

The average number increase per year divides the difference between the 2010 value and the 2019 value by number of intervals (20) for the number of years, identifying the average change of 5.70 This data set shows the highest possible growth rate.

The linear regression model increases as well, correlating with the increase in state population and the positive correlation coefficient of 0.92. This is a measure of the strength of relationship of the data to the population trend. The closer the calculation comes to 1 the greater the strength of the relationship, identifying a strong relationship.

The four different ratios to population are tested including high, low, average and existing, with varying results. Similar to the male forecast, the existing and high ratio are the same due to 2019 having the highest historical female inmate population. The low ratio shows the smallest growth, while the average identifies an increase of 25 female inmate over the next twenty years. The ratio methods overall for the female populations do not show significant changes in populations.

FEMALE POPULATION PROJECTION

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Population	**989,415**	997,316	1,003,800	1,013,600	1,021,900	1,030,500	1,040,900	1,052,500	1,062,305	**1,068,778**
Pop/1,000	989.42	997.32	1,003.80	1,013.60	1,021.90	1,030.50	1,040.90	1,052.50	1,062.31	1,068.78
Total Female	165.00	192.00	188.00	188.00	192.00	205.00	207.00	206.00	214.00	222.00
Releases/K Pop	0.17	0.19	0.19	0.19	0.19	0.20	0.20	0.20	0.20	0.21

The table on the right supports the projections below. The change number is the difference between 2010 and 2019, averaging it over 10 years. The correlation coefficient is from the strength of the relationship between the number of female offenders and state population. The ratios are based on the number of offenders per capita of the population.

Projection Support Data		
# Chg	Avg Chg/Yr	Cor Coeff
57	5.70	0.92

Ratios to Population			
Existing	High	Low	Avg
0.21	0.21	0.17	0.19

Female Population	**2020**	**2024**	**2029**	**2034**	**2039**
	1,082,994	1,127,632	1,182,092	1,219,105	1,235,367
1. Avg # increase/year	228	251	279	308	336
2. Linear Regression	228	252	282	302	311
3. Existing Ratio to population	225	234	246	253	257
4. High Ratio to population	225	234	246	253	257
5. Low Ratio to population	181	188	197	203	206
6. Average Ratio to population	208	217	227	234	238

TARGET PLANNING CAPACITIES

From the projection models previously described there are six reliable outcomes as a path to determine bed needs for 2039. Best practices leads us to recommend the linear regression model as the planning basis due to the strength of the correlation coefficient. This is true for both the male and female populations. This analysis accounts for secure facilities only. The operational bed capacity for DOC's secure facilities is 2,793. Facilities are considered full when they are at 90% capacity. The 10% of beds left are needed to account for peaking factors, such as population management needs.

Implementing the linear regression model for the males projects 3,061 total male inmates by 2039, the peaking factor takes the bed need for the male inmates to 3,401 Since all secure beds for females are at MWP, the female projections only focus on that facility. The projection for females is 311 by 2039 and 345 beds needed with the peaking factor. For the entire system, males and females, the system needs 3,746. Based on the projection models described, a shortfall analysis was created to understand where new beds might be deployed. This shortfall analysis is likely to change as the Master Plan continues into implementation. Since the rated capacity is unknown at the other secure facilities, the analysis was run using operational capacities.

Projected In Custody Inmates	**2020**	**2024**	**2029**	**2034**	**2039**
System-wide Secure Projection	2,772	2,947	3,162	3,308	3,372
Secure Male Projection	2,544	2,695	2,880	3,006	3,061
Secure Female Projection	228	252	282	302	311

Projected Bed Requirement *	**2020**	**2024**	**2029**	**2034**	**2039**
System-wide Secure Bed Need	3,079	3,275	3,513	3,675	3,746
Secure Male Bed Need	2,826	2,995	3,200	3,340	3,401
Secure Female Bed Need	253	280	313	335	345
System-wide Secure Bed Shortfall	**286**	**482**	**720**	**882**	**953**
Total Male Secure Bed Shortfall	**287**	**456**	**661**	**801**	**862**
Total Female Secure Bed Shortfall	**(1)**	**26**	**59**	**81**	**91**

** assumes facilities will be operated at 90% of operational capacity*

PROJECTIONS ARE NOT TELLING THE WHOLE STORY

A key focus for MDOC is to reduce the number of people being sentenced to prison as a sanction. This effort is reflected in the lower average length of stay (ALOS) and relatively flat population over the past few years. The success MDOC has had is tremendous and, with some additional process adjustments, the secure prison population will likely drop below current numbers. There just is not enough data yet to be able to forecast this decrease.

Potential process adjustments include:

- Reduce the number of people returned on Technical Violations
- Reduce the number of people returned to prison on Revocations of Parole
- Increase demographic responsive programs, housing, and services for those who are incarcerated to reduce recidivism levels
- Increase use of community corrections sanctions
- Expand mentoring for those in reentry and newly released

Example: One process adjustment that could be studied further is to evaluate the large portion of intakes to the prison system each year that consist of technical violations and revocations of parole (TV/RP) – at least 50% of the overall prison population annually. A major focus of the preferred Master Plan option is to examine ways that appropriate sanctions can be imposed without resorting to use of secure beds at MSP and MWP.

Initial analysis shows that annual admissions would be reduced if these intakes were diverted from prison.

15% Reduction in TV/RP = 96 fewer intakes per year
30% Reduction in TV/RP = 193 fewer intakes per year
50% Reduction in TV/RP = 322 fewer intakes per year

We will question whether inmates get processed at MDIU and generally sent to lower security facilities instead of MSP. However, more than 50% of the inmates at MSP are minimum security, so the parole violators may be serving time there.

Montana's Criminal Justice Reinvestment initiative is making a positive difference in the criminal justice system. This should be the focus of MDOC and partner agencies. If successful, Montana will not need to build prison capacity in the future. The only building projects that will be needed are to transform the system into restorative, responsive, program supporting physical environment.



Montana State Prison, Low Security Compound

- SECTION 3.0 -

EXISTING PHYSICAL CONDITIONS

INTRODUCTION

State prison facilities require a relatively robust security environment to ensure public, staff, and inmate safety in their operation. Depending on the security classifications of the in-custody population, construction materials and finishes have higher requirements than typical commercial or institutional grade construction. Moreover, prison utilization is 24 hours a day/ 7 days a week and is subjected to relatively hard use.

In assessing existing physical conditions in master planning, the primary focus is the physical condition in terms of long term utilization building by building. The objective is to develop information for the state to determine the relative viability of each building over a twenty-year planning horizon. Additionally, the objective is to develop and evaluate options for system configuration to accommodate additional bed capacity over time. As part of this process, a range of options need to be considered – from maximize /expansion reuse through minimum reuse/ new construction to allow informed decision making on the part of the state. In conjunction with this a phased plan addressing immediate critical needs and future needs to permit incremental implementation.

APPROACH

Based on discussion with Central Office and Facility Stakeholders, the approach to the overall physical condition assessment process were identified as follows:

1. Table top review of the CGL 2008 Master Plan to develop an understanding of the physical conditions at that point in time. With a few exceptions, the existing buildings at the Montana State Prison (MSP) and Montana Women's Prison (MWP) are relatively unchanged, other than being 12 years older.
2. Refinement of prior Facility Condition Inventory (FCI) forms to reflect the specific aspects necessary to assess Montana Prison facilities. For any current capital project initiative, the FCI's are a required element in such requests for funding. The point of beginning was the FCI forms recently used to assess school buildings across the state.
3. Based on the effort in 1 and 2 above, the approach utilizes on site survey by architects and engineers to verify current physical conditions – broken down into standard construction elements (e.g. structure, exterior envelope, HVAC systems and the like). The information required for completion of the FCI forms is significantly more detailed than typically required in a system-wide correctional master plan. Documenting building information on a systems basis allows us to separate the renovation/upgrade costs of physical elements from utilization fit out for continued use or re-purposing for adaptive reuse.
4. The on-site survey effort is also intended to verify the utilization of each building, recording the functional component elements located by building by floor. This is verification of what the utilization was recorded as in the CGL 2008 Master Plan, with a focus on identifying any changes.
5. A DLR Group database will be used for documentation of summary conditions of the various building condition elements, then calculation of the relatively viability of each building for continued long term use. The internal database calculations will produce ratings of maintain, renovate, or replace – measuring the relative cost to extend utilization for another 20 years versus the cost of replacement.
6. Based upon the bed capacity "shortfall" between projected in-custody population and existing viable capacity, options will be developed (from maximum reuse to minimal reuse) with a specific focus of having the right kind of housing units for the anticipated inmate characteristics/ classifications. The conceptual options will be developed to reflect phased implementation consistent with anticipated inmate population growth.

SITE/UTILIZATION PLANS

As a first step, the DLR Group/Cushing Terrell team developed site/utilization plans from Google Earth aerial images that show the physical configuration of each facility and locate the distribution of operational functional components by building. These are incorporated on the following pages.



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

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

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

In order to verify existing physical conditions, Montana has a requirement to provide on-site physical condition survey information. As a first step, base floor plan drawings must be developed for each building to be surveyed. To the extent possible, general building utilization plans from the 2008 CGL Master Plan Appendix were used as a point of beginning; plans for buildings not in that document were developed from various drawings provided by the State.

As an essential part of the field survey work is recording the utilization of each building in terms of functional component areas related to each. Again, this is looking at variations/changes from the 2008 CGL Master Plan.

For Phase 1, the physical condition assessment is being limited to physical assessment of buildings of consequence at MSP and MWP. Those buildings include the following:

MSP

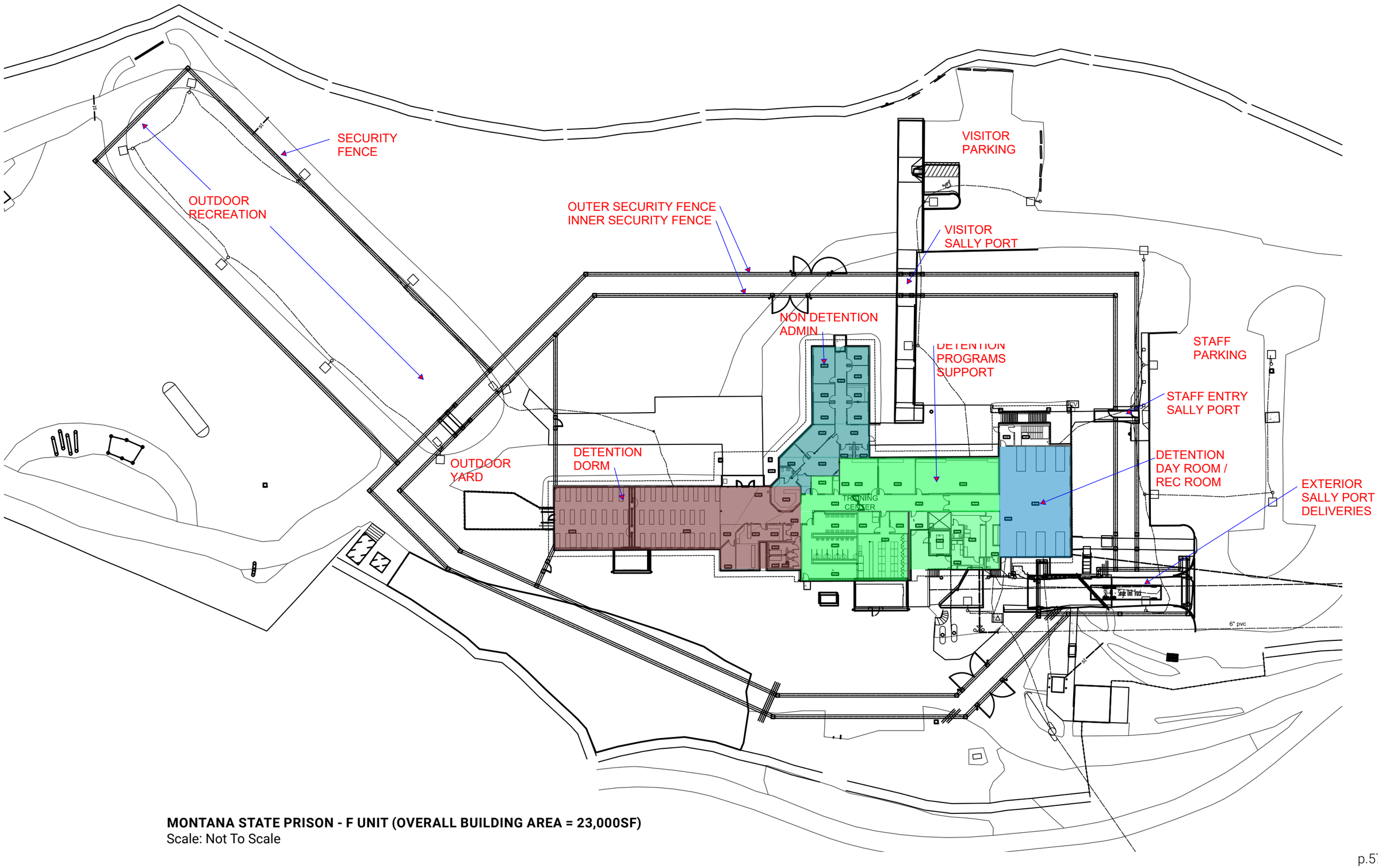
Bldg. Number	Building Name	Year Built
B1	Martz Diagnostic and Intake Unit (MDIU)	2004
B2	Wallace Administration Building	1979
B3	Support Reception Building	1968
B4	Infirmary Building	1985
B5A	High Side Food Service Building	1976
B5B	MCE -High Side Laundry	1996
B6	High Side Restricted Locked Housing Unit 1	1986
B7	Unit F Work Dorm/Expansion	1995
B8	Close Unit I	1979
B9	Close Unit II	1979
B10	High Side Restricted Locked Housing Unit 2	1986
B13	DOC Training Center/Armory	1963
B13A	MSP Armory	1968
B14	High Security Support / Visiting	1982
B15	Low Security Support (Rothe)	1968
B16	Main Prison Warehouse	1988
B17	Religious Activity Center	1979
B18	Warehouse/Canteen	2009
B19	High Security Gym / Staff Gym	1950
B20	Low Security Gym	1984
B21	MSP-Maintenance Complex	1965
B21A	MCE - Motor Vehicle Facility	2001
B21B	MCE - Industries: Furniture Shop-	
B22	Low Security Housing Unit D	1990
B23	Low Side Unit A Housing	1976
B24	Low Side Unit A Commons	1974
B25	Low Side Unit B Housing	1976
B26	Low Side Unit B Commons	1974
B27	Low Side Unit C Housing	1976
B28	Low Side Unit C Commons	1974
B29	Central Kitchen (Food Factory)	1998
B30	MCE- Tag Print Shop-Sign Shop Bldg.	1984
B31	Work Release Center (WRC) Dorm	2000
B32	MCE- Tin Cup Bldg.	2015

MWP

Bldg. Number	Building Name	Year Built
B1A	MWP Main Building	
B1B	Gym/Property/Visiting	
B2	Industries/Chapel	
B3	Intake/Secure Housing/Infirmary	

BUILDING UTILIZATION PLAN

A sample Building Utilization Plan is incorporated on the following page. One example is incorporated in the Draft Phase 1 Report because Covid-19 significantly delayed the ability to get on site and perform this work, which is still in progress. The facilities listed above will all be incorporated once the field survey work has been performed and the FCIs completed. The FCIs will be incorporated as an Appendix.



MONTANA STATE PRISON - F UNIT (OVERALL BUILDING AREA = 23,000SF)
Scale: Not To Scale

For capital projects in Montana, there is a requirement for comprehensive physical condition information for each existing building by building system. From prior work in the Montana, the original format utilized for schools across the state has been refined for buildings in this project. A single sample copy of the Facility Condition Inventory (FCI) used on this project is incorporated on the following pages.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	23,000
BUILDING ID:	B30_INDUSTRIES DINING	**NUMBER OF STORIES**	1 STORY w/ Basement
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1999
DATE:	6/3/2020	**BUILDING TYPE**	Group I-3 Jail Type VB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Stand Alone Low Security 60 bed dormatory work reentry program facility	Overall condition of Facility is good to very good condition for applicalbe use	MSP - south west section of MSP property
			NUMBER OF STORIES 2		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Full facility	Overall condition of building is in good to very good condition	see as applicable below for subcomponent

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		90%	Stem Walls	Stem walls are reinforced concrete full height to to main level at 90% of perimeter. Framed construction on east end of building	Complete at perimeter
		100%	Foundation	No issues, call concrete work in good shape	Complete at perimeter
Exterior Steps/Retaining Walls (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Finish	steel stairs with concrete pan filled tread exteror access points for Staff and into service areas. No issues for repair	No. East Staff entry and south edge of buiding
			Railing	Painted steel hand railings at exterior ramps and stairs. No issues to address	All location
			Entry Steps / Structure	Main entry access is via ramp to the buidling from parking.	
		90%	Retaining Walls	Retaining walls	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	Detention Cells Cast in Place Concrete walls	East end of Dorm
		0	Detention: Masonry Mortar	NA	
		0	Detention: Masonry Unit / Glass Block	NA	NA
		35%	Non Detention: Wood/Plaster/Metal	Office areas wall assemblies	Administration Wing
		65%	Detention: Wood / Plaster / Gypsum	Dorm, training, work area	Dorm housing, detention work areas, detention training areas
		100%	Paint/Sealer	Paints on walls in non detention and detention areas in good condtion. Detention ares floors good	
			Insulation	Batt insulation system	
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		35%	Non Detention: Glass Glazing / Frame	Double Pane insulated glass in Aluminum frame, good condition	Administration Wing
		35%	Single Pane / Double Pane	Double Pane insulated glass in Aluminum frame, good condition	Administration Wing
			Hardware	Operating hardware for operable windows - good condition	Administration Wing
		65%	Detention: Glazing: Polycarbonate / Glass	Combination of Glass and Lexan Glazing retrofitted to frame for level of security and protecton	Dorm housing, detention work areas, detention training areas, Detention Day room areas
			Detention: Window Frame	Window frame assembly has been retrofitted with Security type glazing in a non secure frame	Dorm housing, detention work areas, detention training areas
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		35%	Hardware: Admin	Falcon Institutional grade, good operating conditon	Administration Wing
		35%	Door/Admin	Doors Painted Hollow Metal - good to very good condition	Administration Wing
		35%	Frame/Admin	Frames: Painted Hollow Metal - good to very good condtion	Administration Wing, fire Riser Room, Mechanical Room
		65%	Door/Frames: Detention:	Institutional Grade Extra Heavy Duty Doors /Frames Painted Hollow Metal - good condition. Detention Grade manual locks at cells	Dorm, work areas, exterior access doors, Day room
		65%	Hardware: Detention	Heavy duty Falcon MA lock systems for Exterior assemblies	Dorm, work areas, exterior access doors, Day Room, work support areas
		0%	Misc: Overhead Door	NA	
			Hatches		
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		60%	Slab on Grade	Slab on Grade conditon at lower level good. Slab on grade at main level admin wing and dormatory: Good condition no issues	Lower level Admin, Fire Pump Room, Mechanical Room. Main level Admin Area and Dormatory
		0%	Raised Floor Wood	NA	
		40%	Raised Floor Concrete/Steel	Floor over lower level in good condtion . No depressions, cracks	Training area and Dayroom area
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	Wood Truss Frames	
			Concrete/Steel		
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing		
			Roof drainage	Gutters / Downspouts - good	Full perimeter of Bldg
			Skylights		
		100%	Asphalt Shingle Tiles	Asphalt shingles: Replacement needed. At the end of life. Original roofing covering of building since construction	Full roof
			Membrane/Metal		
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		50%	Rigid	Good	Foundation locations
		50%	Batt	Good	Exterior framed wall assemblies

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		35%	Framed - GWB /Paint	Good Condtion	Administraton
			Framed - Plaster / Paint	NA	NA
			Detention: Plaster / Paint	NA	NA
		60%	Detention : GWB	with Security mesh full hieght walls. Good to very good Condidtion	Detention Dorm, support, programs
		5%	Detention: Concrete Paint	2 hardened cells. Good to very good	2 detention cells
			Detention: Masonry (CMU) Tiled Masonry CMU		
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB		
		60%	Detention: Plaster / GWB	Gypsum painted, good to very good	Detention Dorm, Day Room
			Non Detention: Lay in	2x4 ACT, with Drop in Light fixtures. Good condtion throughout	
		5%	Detention: Security		At detentiion Cells
			Specialty	1x1 ACT onto gypsum wall board - Good condition through out	Detention Support, detention training
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100	Typical Hardware	Institutional Grade Falcon Hardare - lever trim - normal wear, normal maintenance - Fair to Good Condtion	Administraton
		35%	Non Detention: Door	Hollow Metal - painted. Good Condition	Administraton
		35%	Non Detention: Frame	Hollow Metal - painted. Good Condition	
		65%	Detention: Hardware	Institutional Grade Falcon Hardare with knobs. Sally port / cell hardware detention grade FA/SS paracentric key system	Dorm Housing and Support Areas, Cells for Paracentric locks
		65%	Detention: Door	Heavy Duty Hollow Metal swing - painted - good Condition for support doors. Extra Heavy Duty painted doors for Housing doors, sally port doors	Dorm Housing and Support Areas
		65%	Detention Frame:	Extra Heavy Duty HM Frame - good Condition	Dorm Housing and Support Areas
			Non Detention: Relites / Interior Windows	HM frame with Tempered Glass as applicable	Administraton
			Detention: Relites / Interior Security Grade Windows	HM Frame with Poly Glass / Laminated Glass at Control	Dorm Housing and Support Areas
Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		10%	Non Detention: Resilient	Good	Administration
		25%	Non Detention: Carpet	Good	Administration
			Non Detention Tile	NA	
			Detention: Sealed Concrete/Painted Concrete	Sealed Concrete good, painted concrete good	dorm housing / support area
		65%	Detention: Ceramic / VCT		

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint		
			Non Detention: FRP Wall Coverings		
			Non Detention: Ceramic Tile, Stone Tile		
			Detention: Paiint		
			Detention: Tile / Glazed Block		
			Detention: Ceramic/Stone Tile		

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other		
			Detention: Metal/Other		
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
	100%		Room & Directional Signs	Signage good for Bldg and yard areas	Bldg and Yard
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	Loose cafeteria style tables / stools. Good condition	Day room / dining
			Detention: Cell furnishings: Bed / Table	Double Bunk steel framed bed - good to very good condition. Wood footlocker	Dorm
			Classroom / Lecture		
			Cafeteria		
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non/Detention: Markerboard	MARKERBOAD(s) good condition	Training classrooms and Dorm area
			Non/Detention: Tackboard	NA	
			Non Detention: Cabinets	NA	

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	Adequate Space, however no hardware set up	Adminstration
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	ADA equiped	Visitor / staff restroom.
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	Institutional grade mortise style locksets with Lever as applicable	
			Detention: Cells		
			Detention Day Rooms	Capable of accommodating ADA	Day room / dining
			Detention: Rec Areas	Capable of accommodating ADA	Day room / dining
			Detention Work Areas	Non ADA - Central Control. Locks and or bathroom not set up for ADA	Control Area

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems		
			Detention: Impeded Egress / Exit Systems		
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Exit Lights	Yes - good	Throughout as applicable
		100%	Emergency Lighting	Yes - good	Throughout as applicable
			Smoke/Heat Detection	New throughout	Throughout as applicable
			Fire Alarm System	New throughout	Throughout as applicable
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA	
			Other Asbestos Containing Material (ACM)	NA	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	23,000
BUILDING ID:	B30_INDUSTRIES DINING	**NUMBER OF STORIES**	1 STORY w/ Basement
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1999
DATE:	6/3/2020	**BUILDING TYPE**	Group I-3 Jail Type VB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC SYSTEMS CONDITION (6)					
			Hydronic Piping		
			Alternative Fuel		
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Air Handler		
		100%	Ductwork		
			Specialized Exhaust		
			Room Ventilators		
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC		
			Detention: HVAC Ventilaton / AC	NA	
			Hydronic Piping	NA	

Plumbing Systems Condition (7)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Sinks/Toilets/Showers	Good to very good, typical mainence of flush valves etc due to water quality from well	Administratoin area, central control
			Detention: Sinks / toilets Showers	Good, typical mainence of flush valves etc due to water quality from well and used from inmates	Inmate restroom, shower room
			Specialty Fixtures: Kitchens / Food Service.		
		100%	Plant Hot Water Generation	Boilers / storage. Boilers are at their maximum life (original boilers) of 1999. Replacement needed.	Boiler Room
		75%	Alternative Fuel	Biomass boiler - defunct - replacement needed	Outdoor Boiler room
Supply Piping (B)					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Piping	Piping in good shape. Fittings to fixtures maintained as applicable when failure occurs -normal maintenance	Throughout
			Pumps	New well pump for supply water needed	Well
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Piping	Piping in good condition	Throughout
		-	Pump	NA	NA

Fire Protection Condition (8)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Sprinkler: Wet / Dry	NEW as of 2017	Throughout Admin
			Detention: Sprinkler: Wet / Dry	NEW as of 2017	Throughout Housing and support
			Non Detention: Hose Stations / Cabinet Systems	NA	
			Detention: Hose Stations / Cabinet Systems	NA	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	23,000
BUILDING ID:	B30_INDUSTRIES DINING	**NUMBER OF STORIES**	1 STORY w/ Basement
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1999
DATE:	6/3/2020	**BUILDING TYPE**	Group I-3 Jail Type VB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries		
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	gravel parking surface	Staff parking, visitor parking
			Non Detention: ADA Parking	ADA Access to concrete sidewalk	Vistior parking, no staff ADA
			Non Detention: Bldg Access	New ADA constructed Accessable concrete sidewalk from Visitor parking to Bldg	Vistior parking, no staff ADA
			Detention: Out door Recreation	direct access from dorm	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	NA - NATURAL DRAINAGE AWAY FROM BUILDING	
			Facility Waste systems:	WASTE TO LAGOON	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Well, storage and distribution	On site
			Facility Fire Protection Systems / Delivery / Storage	Well, fire water storage	On site
			Facility Power Utilities	Power from local utility North Western Enegy. On site Distibution owned by MSP. Two Generators on site, one new as of 2017	
			Facility Site Lighting	Wall mounted building lighting, pole mounted parking lighting and pole mounted rec yard lighting -good condition	Full site
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full site

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	23,000
BUILDING ID:	B30_INDUSTRIES DINING	**NUMBER OF STORIES**	1 STORY w/ Basement
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1999
DATE:	6/3/2020	**BUILDING TYPE**	Group I-3 Jail Type VB

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Transformer	MSP owned - good condtion	Throughout
			Meter Base		
		75%	Generator	2 generators 50KW, one new ass of 2017	50 KW
			Alternative Source		
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	120v/208 3 phase - Upgraded to Energy Efficient over the years	**Throughout**
			Detention: Fixtures	120v/208 3 phase - upgraded over the years	Throughout
			Non Detention:		
			Detention: Fixtures -		
			Light Level Controls	Security Exterior - photo cell, interior security - master control.. Part of control console, maintenance. Switched at admin areas	Site, detention and administration area
			Occupancy/Daylight Sensor/Controls		
			Wiring	good	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	225 KVA transformer - good	
			Service Panels	800 AMP 208 3 phase good condition	Lower level Mech / Electric Room
			Devices	good condition given use	Throughout
			Wiring	good	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems		
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	good condtion	Throughout
			Emergency Lighting	Upgraded with 2017 Life safety upgrades	Throughout
			Smoke/Heat Detection	New per 2017 life Safety upgrade	Throughout
			Fire Alarm System	Upgraded with 2017 Life safety upgrades	Throughout

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Obolete - upgrade needed	Throughout
			Clock	na	
			Telephone	Aiphone - system changeout needed	Throughout
			Data	na	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	23,000
BUILDING ID:	B30_INDUSTRIES DINING	**NUMBER OF STORIES**	1 STORY w/ Basement
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1999
DATE:	6/3/2020	**BUILDING TYPE**	Group I-3 Jail Type VB

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Electronic Controls					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Controls: Non Detention		
			Locking Controls: Detention		
			Camera systems: Non Detention		
			Camera systems: Detention: Indoors		
			Camer systems: Detention Outdoors		

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention		
			Intercom: Detention Programs		
			Intercom: Detention Housing		
			Intercom: Detention: Common		

Electronic Security Systems (14)

PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Cameras		
			Detention Cameras		
			Locking Systems: Non Detention		
			Locking Systems: Detention: Low Security		
			Detention Locking Systems: Medium Security Level		
			Detention Locking Systems: High Security Level		
			Detention Locking Systems: Outdoor Recreation Areas		
			Detention Locking Systems: Common Areas		
			Intercom Systems		

While the FCI format documents detailed information by building system/element, summary information is needed for master planning purposes. This requires the field survey team architects and engineers to consider all the information they gathered and make some basic summary conclusions on the overall condition for each building element/system. Based on that effort, the results of that consideration will be entered into the database.

Sample data entry forms (and preliminary data for MSP Housing Unit F) are incorporated on the following pages.

DLR Group

Montana Correctional System Master Plan

Building Physical Data Entry Form

Montana State Prison

January 15, 2020

A

Project ID: MT | Facility ID: 1 | Facility Name: Montana State Prison

Building ID: 30 | Building Name: Housing Unit F

Graphics

Building Photo 1 Caption: Exterior View

Building Photo 1 ImagePath: C:\MT Images\exterior.bmp

Building Photo 2 Caption: Typical Grounds

Building Photo 2 ImagePath: C:\MT Images\site 1.bmp

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

FCI #1
FCI #2
FCI #3
FCI #4
FCI #5
FCI #6

Basic Site Information

Location/Address: 400 Coney Lake Road

Building Area: 22435

Deer Lodge MT 59722

General Building Information

Initial Construction Date: 1995 | Facility Age: 25 | No of Floors: 2 | ☐ Modular/ Temporary

General Facility Description:

Historically, this facility was the Treasure State Correctional Trainiing Center. It has been previously used as a boot camp facility for low security inmates. It was reconfigured to be Housing Unit F for minimum security treatment programs.
While part of the overall capacity of the Montana State Prison, it is located a couple miles away from the main facility complex.

Major Renovations/Expansion Projects

Facility Completely Renovated? ☑ | If yes, Date of Last Major Renovation: 2017

	Year	
1	2017	Upgrades to dorm, life safety improvements, energy/mechanical system improvements, and security perimeter improvements.
2		
3		

1: General Building Condition

General Condition of the Building: | Condition (0-5): 1

1995 construction - wood and steel framed.

Comments on Overall Buildling Condition:

Building is off the main prison complex area and has been reasonably well maintained given the various change out of utilization. The building has seen typical wear and tear over its 25 years of use

DLR Group

Montana Correctional System Master Plan

Building Physical Data Entry Form

Montana State Prison

January 15, 2020

B

2: Strucuture: Steel Frame/ Concrete Floors — Condition (0-5): 1

Building Frame Type:
- Wood Frame
- Steel Frame
- Concrete or CMU
- Concrete Moment Frame
- Unreinforced Masonry Wall
- Other/Indeterminate

Description of Structure: Floor system is steel frame with concrete. Primary strucutural elements are wood framing. The roof system is wood framed.

Structure Condition Comments:

3. Exterior Envelope: Exterior Material Type: B — Condition (0-5): 1

Level A= Tilt-Up,Dryvit, or Painted CMU
Level B= Precast, Brick, or Middle of the Road Curtain Wall
Level C= High End Curtain

Wood framed and steel exterior wall assembly finished with hardwood siding, EIFS systems and metal fascia trim panels.

Comments on Condition of Exterior Envelope:

Overall wall assemblies and trim in good condition. General maintenance items of sealant around windows and openings to be addressed.

Level A= Modular or Shingles
Level B= Built-Up/Single Ply
Level C= Ornamental Metal,Tile

4: Roof Type Material (Level A, B, C) A — Condition (0-5): 5

Roof Description and Comments: Original asphalt shingles that are weathering, tearing, and lifting in areas due to weather. The shingle roof needed to be replaced two years ago.

5: Interior Finishes: Condition (0-5): 1

Interior finishes in the dormiotory and programs areas upgraded in 2017, while subject only to low/minimum security use. Administrative area finishes are good.

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

Interior Finishes Comments: Current use will require renewal and refurbishment of finsihes 5 to 10 years out.

6: HVAC Systems Condition (0-5): 2

HVAC systems for Dormitory housing area of the building were upgraded to meet current ventilation requirements.

HVAC Evaluation Comments: No major issues.

C

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

7: Building Plumbing Systems: Condition (0-5): 1

Common toilet shower areas in inmate living areas plus staff toilet areas.

Plumbing System Evaluation Comments: No issues noted.

8: Building Fire Protection Systems: Condition (0-5): 1

New installation in 2017 to provide a fire sprinkler system throughout the building.

Fire Protection Evaluation Comments: No issues noted.

9: Building Electrical Systems: Condition (0-5): 1

Electrical systems are 1995 technology with minot upgrades over time.

Building Electric Evaluation Comments: No significant issues noted.

10: Vertical Transportation Condition (0-5): 2

Stairs only.

Vertical Transportation Comments: Some finishes need renewal.

# of Elevators: | # of Stairs: 2 | # of Floors: 2 | # of Escalators:

11: ADA Compliance Condition (0-5): 3

ADA compliance from Visitor parking to administrative areas provided in 2017 renovation. Inmate areas compliant. Some staff areas don't meet ADA compliance.

Life Safety Evaluation Comments: Door hardware upgrades required for staff area compliance.

12: Life Safety Systems: Condition (0-5): 1

Firm Alarm and Fire Sprinkler Systems were upgraded in 2017.

Life Safety Evaluation Comments: No problems noted.

DLR Group

Montana Correctional System Master Plan

Building Physical Data Entry Form | Montana State Prison | January 15, 2020

D

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

13: Comm/Tech Distribution Condition (0-5): 4

AIPHONE System technology of 25 years ago.

Comm/Tech Evaluation Comments: Outdated, antiquated system for voice communications needs to be upgraded.

14: Electronic Security Distribution Condition (0-5): 4

Security system/ CCTV cameras is an old AIPHONE system utilized for control of security gates and communications.

Security Electronics Evaluation Comments: Security system is outdated, needs majjor upgrade.

Expandability/Adaptability

If this element of the MSP were to be expanded, there is adequate site areaa to do so. The building is only amenable for minimum security offender use.

General Master Planning Comments

Any expansion will need to address Utilities, Eletric, Water, and Sewer services upgrades. The rated capacity is currently limited due to infrastructure considerations.

Cost Impact Factors

Constrained Site	☐
Historic Preservation	☐
Hazardous Materials	☐
Renovation Difficulty	☐
Sustainable Design	☐

BUILDING CONDITION EVALUATION

As part of the overall master planning effort, the existing physical condition of each facility/ building was assessed based upon prior studies and reports, combined with an on-site tour to validate current conditions of each building element. The physical condition of each major architectural, structural, and engineering system of the building was evaluated on a scale of 1 to 5, with a rating of "1" equating to "normal maintenance" condition; and a rating of "5" equating to a need for complete replacement of that element. A rating score of "0" was used to signify that the element was "not applicable" or "not required". These ratings in turn reflect a range of percentage upgrade required, which equates to the cost to upgrade each system rated.

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

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

It should be noted that there is no “excellent” rating. The objective here is to determine only what building systems are adequate (or better) for their intended purpose. Further, for system aspects rated 1 or 2, no comment on condition is required. For system aspects rated 3, 4, or 5 a condition comment is required to indicate the basis for that rating.

A sample two-page summary viability rating report is shown on the following pages.

NEXT STEPS

Phase 1 work will provide a general assessment of the major buildings at MSP, and MWP in terms of accommodating current use, and assessing the viability of each for continued use for the next 10-20 years. Information on the general physical condition assessments will also be used to consider what the highest and best use for each building in terms of the long range Master Plan. This information will also be compiled with respect to the functional/operational assessment of each building to determine their combined assessment.

A further objective in Phase 2 will be identification of detailed immediate actions that should be undertaken to maintain current secure facility operations, which only be estimated at this time.



Montana Women's Prison, Symphony at the prison

- SECTION 4.0 -

EXISTING OPERATIONAL CONDITIONS

INTRODUCTION

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

MASTER PLAN FOCUS: OPERATIONAL PLANNING AND DESIGN

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

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

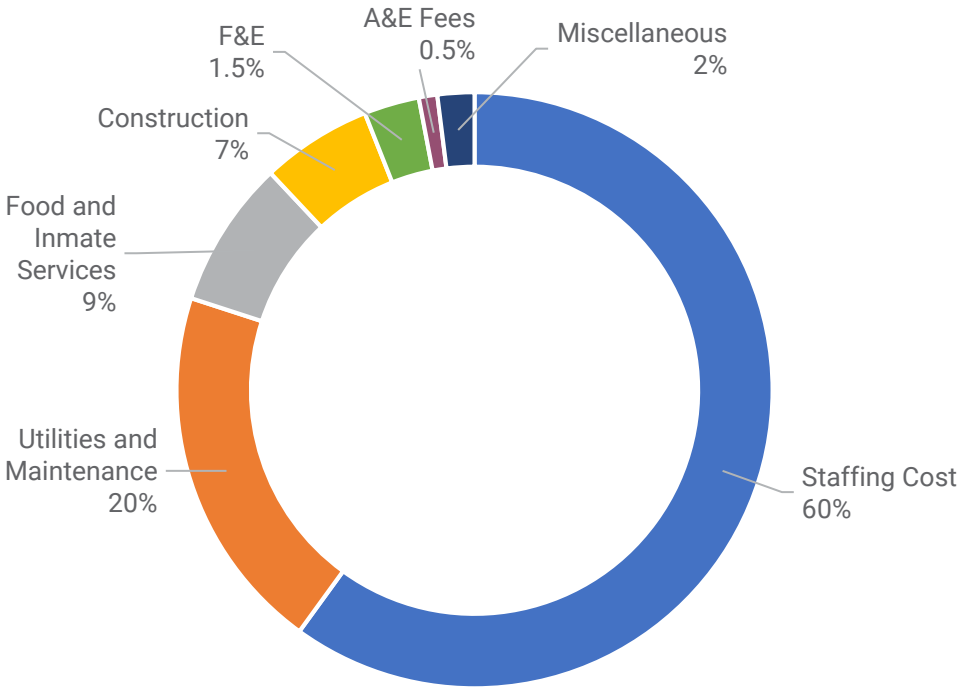
Note Bene: This Section is summary of the operational assessments performed in Phase 1.

ENHANCED OPERATIONS

- HOUSING UNIT CONFIGURATION
- INMATE MOVEMENT
- SITE LINES
- SECURITY
- SPECIAL NEEDS
- STAFFING EFFICIENCIES

ENHANCED INFRASTRUCTURE

- BUILDING SYSTEMS
- DAYLIGHTING
- MATERIALS



MONTANA STATE PRISON [MSP]

KEY ISSUES

Based on discussion with Central Office and Facility Stakeholders, overall operational issues were identified as follows:

1. Additional male capacity is needed; they are at full capacity and new intakes are backing up in the Martz Diagnostic Intake Unit (MDIU) awaiting beds to be available in the designated security level they need to go to.

   Similarly, state-ready inmates are backing up in the County Jails.

2. Infrastructure: Older buildings throughout hinder operation and require constant maintenance. There is significant deferred maintenance. Also, new statutes (locked housing, ADA, mental health) are not easily accommodated in outdated building designs.

3. The large Campus Plan configuration requires significant movement between security zones; with the required escorting staff intensive.

4. Staff recruitment and retention are hampered by the remote location of the facility and relatively low pay scale, particularly for skilled and craft positions.

5. Staffing is really lean; there is a need to increase the use of technology to improve efficacy; current technology needs major improvements.

6. MSP doesn't have the type of housing units designed for special needs inmates - namely acute and step-down mental health; therapeutic communities. They are using "standard" housing units for these purposes.

7. They don't have the physical space and staffing to achieve their target program assignments, which leaves inmates idle.

8. Recent changes in the law for restricted housing and non-compliance in all respects for ADA accessibility standards are recent actions that drive the need for physical and operational changes.

FUNCTIONAL COMPONENT ASSESSMENTS – NON-HOUSING AREAS

Component 00: Site Development
Rating: Marginal

MSP has a campus configuration within an overall perimeter security system that is internally subdivided into fenced security zones reflecting the security level of inmates housed there. Basically, there is a high side and a low side, with some support functions located between them. Outside the overall security perimeter are separate secure fenced compounds for the Martz Diagnostic Intake Unit (MDIU) and the Montana Correctional Enterprises/ Maintenance/ Motor Pool. A separate "free world" access compound is provided for the Food Factory, Laundry and Warehouse. F-Unit (treatment / programming unit) is located nearby outside the primary security perimeter.

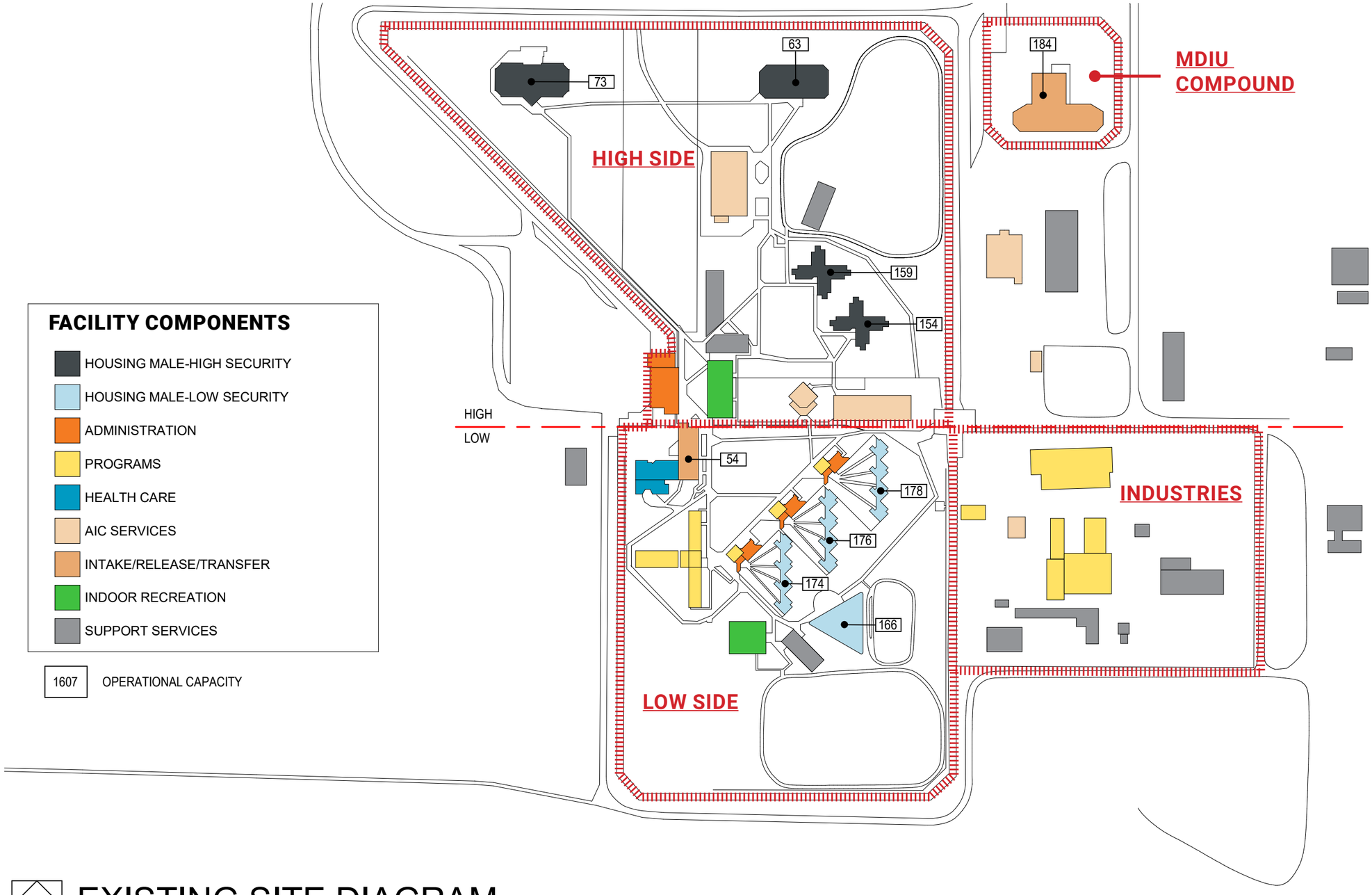
The overall site is approximately 38,000 acres. Vehicular traffic to the facility is varied and frequent. Staff, Visitors in cars; Inmate transportation to/from MDIU, Commercial traffic to/from the Warehouse, Laundry, and Food Factory areas; and farm equipment to/from the large farm areas. One issue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

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

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

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

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EXISTING SITE DIAGRAM

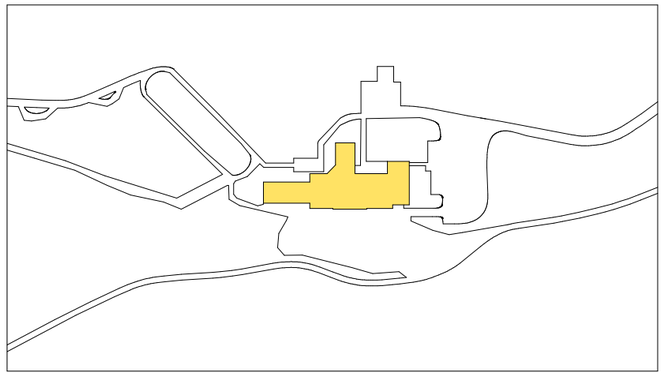
NORTH

SCALE: 1" = 300'-0"

DLR Group © DLR Group	**E01.1** 26-20101-00 Issue Date	**MONTANA STATE PRISON** MONTANA DOC STATEWIDE MASTER PLANNING

FACILITY COMPONENTS

PROGRAMS



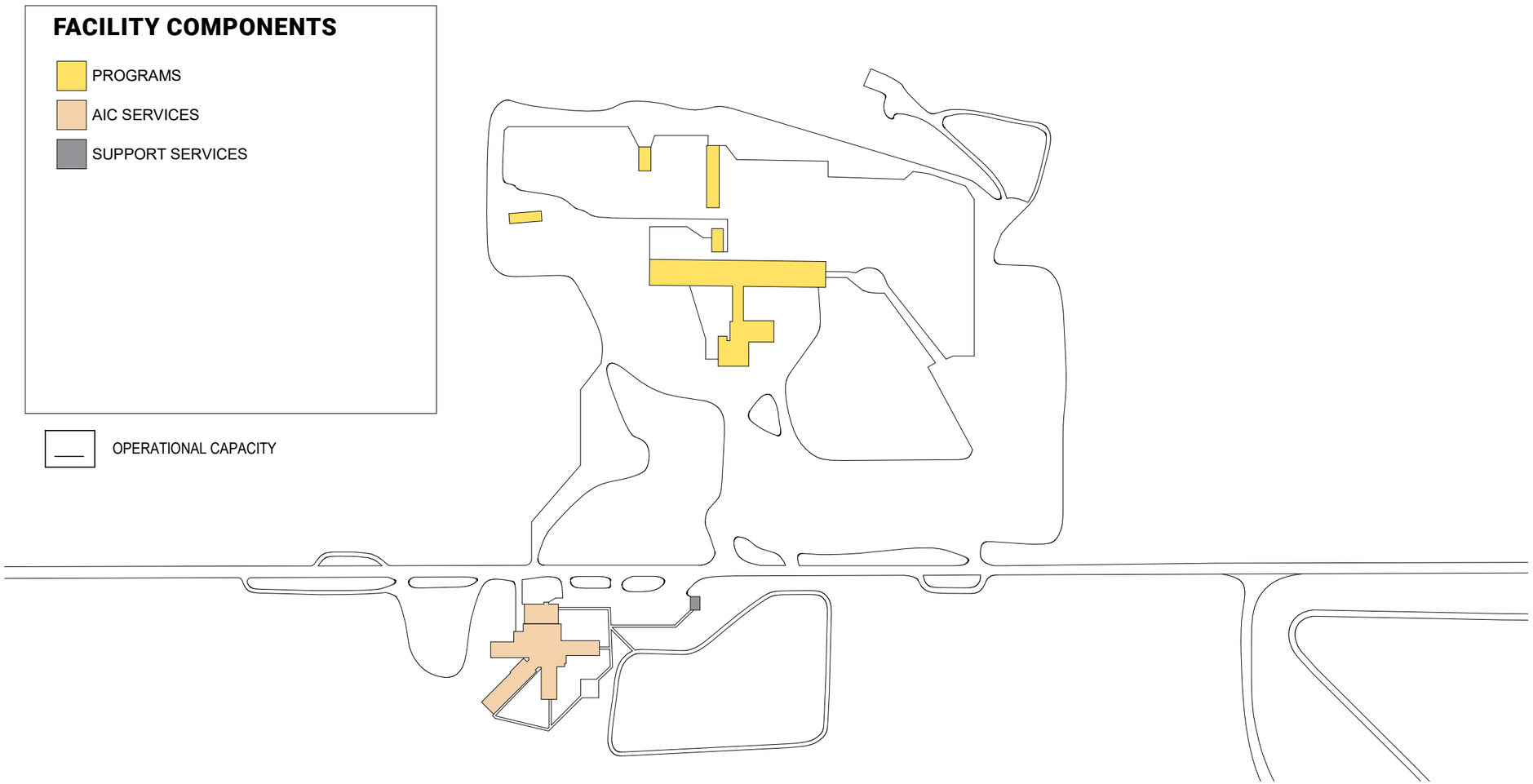
OPERATIONAL CAPACITY

EXISTING SITE DIAGRAM

NORTH

SCALE: 1" = 300'-0"

DLR Group © DLR Group	**E01.3** 26-20101-00 Issue Date	**F-UNIT (TREATMENT AND PROGRAMMING UNIT)** MONTANA DOC STATEWIDE MASTER PLANNING



EXISTING SITE DIAGRAM

NORTH

SCALE: 1" = 300'-0"

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E01.2

26-20101-00

Issue Date

MONTANA CORRECTIONAL ENTERPRISES

MONTANA DOC

STATEWIDE MASTER PLANNING

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Component 01: Facility Administration
Rating: Marginal

Facility Administration is located in the Wallace Building outside the overall facility security perimeter, which is also the point of access for inmate family/attorney visitors. The building is comparatively new in comparison to other building on site, but the limited entry area jams up when visitation and shift changes occur. This compromises security processing. There isn't sufficient office and support space for current utilization.

Component 02: Staff Services & Training
Rating: Deficient

Staff working inside the security perimeter enter the facility enter at the Wallace Building. MSP utilizes three shifts starting at 6:00am, 2:00pm, and 10:00pm. Current staffing is approximately 300 uniformed, 300 civilian personnel (70% male). Lockers are very limited; staff is encouraged to leave personal articles in their vehicles. Staff is permitted to bring food in, inside a clear plastic bag. There is no designated staff work out area; staff use inmate recreation facilities when not in use by inmates, which is another issue.

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

Component 03: Central Control
Rating: Deficient

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

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

Component 04: Custody Administration
Rating: Adequate

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

A Muster Area is located just outside the main entry sallyport to the secure part of the facility. Staff assignments are pre-assigned prior to staff coming to work their shifts. More space and equipment would be welcomed, but they get by on what they have.

Component 05: Reception/ Release
Rating: Adequate

Intakes are brought into the MDIU compound, screened and classified here. This is a relatively new building (15 years old) with its own security zone and sallyport access. Typical intake processing is 45 days; lately this is running up to 90 days, due to the lack of available beds in the designated type of classification requirements. Incoming inmates also wait (and sometimes back-up) here and in a separate temporary housing building until a bed is available at the facility they are to go to.

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

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

Component 06: Visitation
Rating: Adequate

Visitors make an appointment on line for in person visits, also for video visits. Inmate family visiting takes place Thursday through Sunday from 2:15pm to 7:30pm. Attorney and Volunteer visits can occur as needed.

Visiting locations at located in the various security zones within the security perimeter; this requires movement of visitors to those inside locations. MSP has in person contact visit and video visits, non-contact in RHU and SAU - visitors have to be taken by van to F-Unit. The amount of scattered physical visiting space is general adequate for the level of visiting they experience.

Component 07: Counseling/ Case Management
Rating: Marginal

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

Component 08: Education/ Library/ Law Library
Rating: Marginal

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

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

Additional teaching venues and staffing are required to meet target program assignment levels. Lack of adequate space represents an issue to be addressed.

Component 09: Vocational/ Technical Training
Rating: Marginal

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

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

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

Component 10: Program Services
Rating: Deficient

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

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

Component 11: Religious/ Cultural Services
Rating: Adequate

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

Component 12: Commissary
Rating: Adequate

The Montana Correctional Enterprises Commissary is located adjacent to the Facility Warehouse. The Commissary provides compilation of Commissary Orders for the entire Montana Prison system.

Weekly orders are received from all State and Contracted facilities through electronic orders made on tablets or kiosks or bubble sheets that are scanned to the Commissary. Once the orders are placed, the inmate's available funds are checked. Orders are processed on site. Completed orders are delivered to the MSP units and other facility orders are sent by MSP/MCE delivery trucks for distribution there. There is a $60 limit on weekly orders: however, clothing and electronics are not included in the limit. Those items must be in-line with the MSP Personal Property policy and fit into a four cubic square feet storage container, provided for personal storage. The items available on the Commissary order form are dependent on the Security Classification of the inmates. Approximately 18 staff work with four civilian supervisors in the Commissary operation.

Component 13: Recreation
Rating: Adequate

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

Component 14: Health Administration
Rating: Adequate

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

Component 15: Outpatient Clinic/ Pharmacy
Rating: Adequate

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

Component 16: Dental Services
Rating: Adequate

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

Component 17: Inpatient Infirmary
Rating: Marginal

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

Component 18: Mental Health Services
Rating: Marginal

The staffing and capabilities of the Mental Health component is robust. The major limitation is having the office and counseling (one-on-one and small group) space available to provide their services. This is especially an issue on the high side. Mental Health staff provide programs for Substance Abuse, Sex Offender, Psychiatry, and general mental health counseling.

Component 19: Food Service
Rating: Adequate

A central system Food Factory is located at MSP, utilizing a Cook-Chill process. Three hot meals a day are served at MSP. A separate dining hall is provided within the MCE compound to minimize the down time for inmates working in that area. Current production load is 13,500 meals a day. Higher security inmates eat in their cells; the next level down is in dayrooms. The F-Unit and Treatment Units typically use family style dining. Employees are entitled to one meal per shift. Staff Dining Areas are provided inside at the High and Low security zones. The Food Factory has a $3 million loan in for expansion.

Component 20: Laundry
Rating: Adequate

The Montana Correctional Enterprises Laundry is located inside the high security compound of Montana State Prison and services facilities in the western part of the state within 120 miles. Soiled laundry is brought in, weighed, sorted, cleaned and folded, bagged and returned to housing units or customers with paperwork. Inmate personal laundry is attached to a laundry loop and secured with a zip tie by security staff, sent to the laundry, cleaned and returned to the sending unit. The laundry was created by legislation to centralize the laundry functions at Montana State Hospital and Montana State Prison. The laundry opened in 1996 and the current tunnel washer and associated equipment has not been updated since that time. MCE is asking for a long-range building proposal to update approximately $1.3 million to upgrade this equipment.

Laundry being received from the Montana State Hospital is delivered outside the facility and brought in through the rear-guard station for processing. A laundry scanner purchased twenty years ago, used to scan the laundry for contraband to ensure that it did not have to be handled. The scanner is no longer operational but is important to the overall security of the laundry and the MSP facility. Laundry staff pick up and deliver inside the compound. These pick up and delivery services are impacted when inmate movement is restricted. In addition, security lock-downs in the high security compound severely restrict this operation and the overall function of the laundry. Approximately 25 inmate workers used in this component.

Component 21: Maintenance
Rating: Marginal

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

The aging physical buildings at MSP generate a lot of maintenance work; resulting in a lot of deferred maintenance. The level of maintenance required exceeds budget allocations, which requires the facility to find the money somewhere else in their budget. Craft positions are very difficult to hire and retain.

Component 22: Warehouse
Rating: Marginal

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

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

Component 23: Central Plant
Rating: Marginal

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

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

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

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

MCE products include:

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

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

FUNCTIONAL COMPONENT ASSESSMENTS – HOUSING AREAS

Component 25: Segregation/ Special Housing
Rating: Deficient

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

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

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

Component 26: Mental Health Housing
Rating: Deficient

Acute Mental Health inmates are housed in the same housing unit buildings as segregation and assaultive behavior inmates in HSU2 above. Additional purpose designed housing is needed for this population.

Component 27: High Security Housing
Rating: Marginal

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

Component 28: Medium Security Housing
Rating: Marginal

Housing Units A, B, C and D provide a total operational capacity of 386 beds. However, the design of these aging units provide poor safety and security supervisions.

Component 29: Low Security Housing
Rating: Adequate

F-Unit (treatment / programming unit) is located outside the primary security line, and provides a total operational capacity of 198 beds.

Housing Unit F, also outside the primary security line, is limited to 56 single occupancy beds due to infrastructure issues.

Component 30: Community-Based Housing
Rating: NA

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

Component 31: Guest Housing
Rating: Adequate

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

Component 41: Video Courtroom
Rating: Adequate

MSP uses this capability to reduce inmate travel off site for minor matters.

MONTANA STATE PRISON FINDINGS AND RECOMMENDATIONS

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

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

MONTANA WOMEN'S PRISON [MWP]

KEY ISSUES

Based on discussion with Central Office and Facility Stakeholders, overall operational issues were identified as follows:

1. The facility is located on a land locked site, surrounded by urban streets and traffic. There is limited area for expansion.
2. MWP is at full capacity now; they will need additional capacity over time.
3. MWP has an aging infrastructure and deferred maintenance items that require significant maintenance work and add to overall upgrade costs.
4. There is a lack of program space for education, vocational/technical, and Correctional Enterprises (compared to MSP).
5. There are limited purpose built specialized housing capability - Infirmary; Mental Health, Chemical Dependency Units.
6. Outdated, limited technology (internet, phone…); limited power outlets, bandwidth – all of which makes it more difficult for staff to perform their duties.

FUNCTIONAL COMPONENT ASSESSMENTS – NON-HOUSING AREAS

Component 00: Site Development
Rating: Marginal

The facility is located in downtown Billings, surrounded by local urban streets on all sides. The total site area is 3 acres. Adjacent uses include a Refinery, DMV, the Chamber of Commerce, and the Main Post Office. Local traffic, including semi-trucks and Postal carriers pass along front; Mail and UPS Deliveries are made at front entrance, which is a very limited area. There are daily deliveries of all types. The sallyport for receiving for food delivery is not large enough for full size semi-trucks (gate won't close}. Delivery for MCE canteen truck through a fence at the back of building. Trash is picked up daily (still limited in size of containers. One outside perimeter).

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

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

Basically, the exterior of the building delineates the primary security envelope, with controlled penetrations. For staff and public, there is a Sallyport at the front entry. For Intake, there is a fenced Sallyport at the front of the building adjacent to that component area. For food service, commissary there is a fenced Sallyport in the east side of the building on the front side. For MCE there is a manual gate at the rear of building by the Industries Building. For visitors; there is an access point at the rear of the building with a screening area during visiting hours. There is also manual gates to the garden area. Within the building, the Central Control Room (CCR) controls internal sliders to the housing pods in the new building area; manual pod door control in the old portion. In restricted housing, CCR can operate, with proxy card for staff as override.

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

ALLEY VACATION

MDOC has confirmed the alley along the main MWP building from the eastern garden land is vacated. The garden is built on land owned by MDOC, and may be assessed as constructible area for expansion of the existing MWP building. Existing easements through the alley shall be considered and protected for access. It is anticipated cost of relocation of utilities exceeds the allowable value and shall remain as-is.

ROW 3705192
05/13/2014 02:43 PM Pages: 1 of 3 Fees: 5.00
Jeff Martin Clerk & Recorder, Yellowstone MT

RESOLUTION NO. 12-19223

A RESOLUTION OF THE CITY OF BILLINGS, MONTANA, DISCONTINUING AND VACATING **alley within Block 228 of the Billings Second Addition.**

WHEREAS, a proper petition was filed with the City Council of the City of Billings, Montana, as per Section 22-601 BMCC, requesting discontinuance and vacation of **alley within Block 228 of the Billings Second Addition** as described hereinafter; and

WHEREAS, a public hearing was properly noticed and held as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, AS FOLLOWS:

1. DISCONTINUANCE AND VACATION. Pursuant to Sections 7-14-4114 and 7-14-4115, M.C.A., **alley within Block 228 of the Billings Second Addition** more particularly described as follows:

   A tract of land situated in the SE1/4 of Section 3, T. 1 S., R. 26 E., P.M.M., in the city of Billings, Yellowstone County, Montana; more particularly described as follows, to-wit:

   Beginning at a point which is the southeast corner of Lot 24 in Block 228 of the Billings Second Addition; thence, from said Point of Beginning, along the easterly line of Lots 13 through 24 in said Block 228, N 34°39'08" W a distance of 300.00 feet to the northeasterly corner of Lot 13 in said Block 228; thence, N 55°20'52" E a distance of 20.00 feet to the northwesterly corner of Lot 12 in said Block 228; thence, along the westerly line of Lots 1 through 12 in said Block 228, S 34°39'08" E a distance of 286.25 feet to the southerly most corner of Lot 1 in said Block 228; thence S 00°16'38" E a distance of 16.66 feet; thence S 55°20'52" W a distance of 10.60 feet to the Point of Beginning; said described tract having an area of 5,935 square feet.

   Is hereby discontinued, abandoned and vacated and shall revert to adjacent property owners within Block 228 of the Billings Second Addition.

2. PUBLIC INTEREST. The discontinuance, vacation and abandonment of the above described **alley within Block 228 of the Billings Second Addition** is in the best interest of the public and can be done without any public detriment.

PASSED by the City Council and APPROVED this 24th day of September 2012.

I certify that this is a true and correct copy of the original resolution on file in my office.
Cari Martin
City Clerk

1

ROW 3705192
05/13/2014 02:43 PM Pages: 2 of 3 Fees: 5.00
Jeff Martin Clerk & Recorder, Yellowstone MT

THE CITY OF BILLINGS:

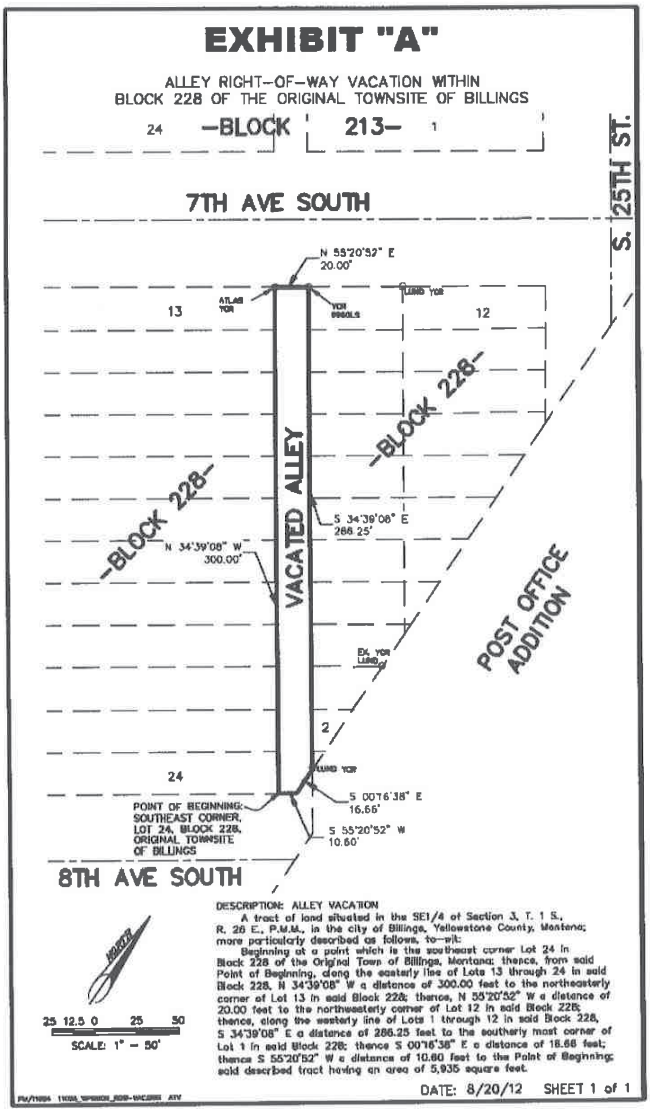
CITY OF BILLINGS SEAL YELLOWSTONE COUNTY, MONTANA

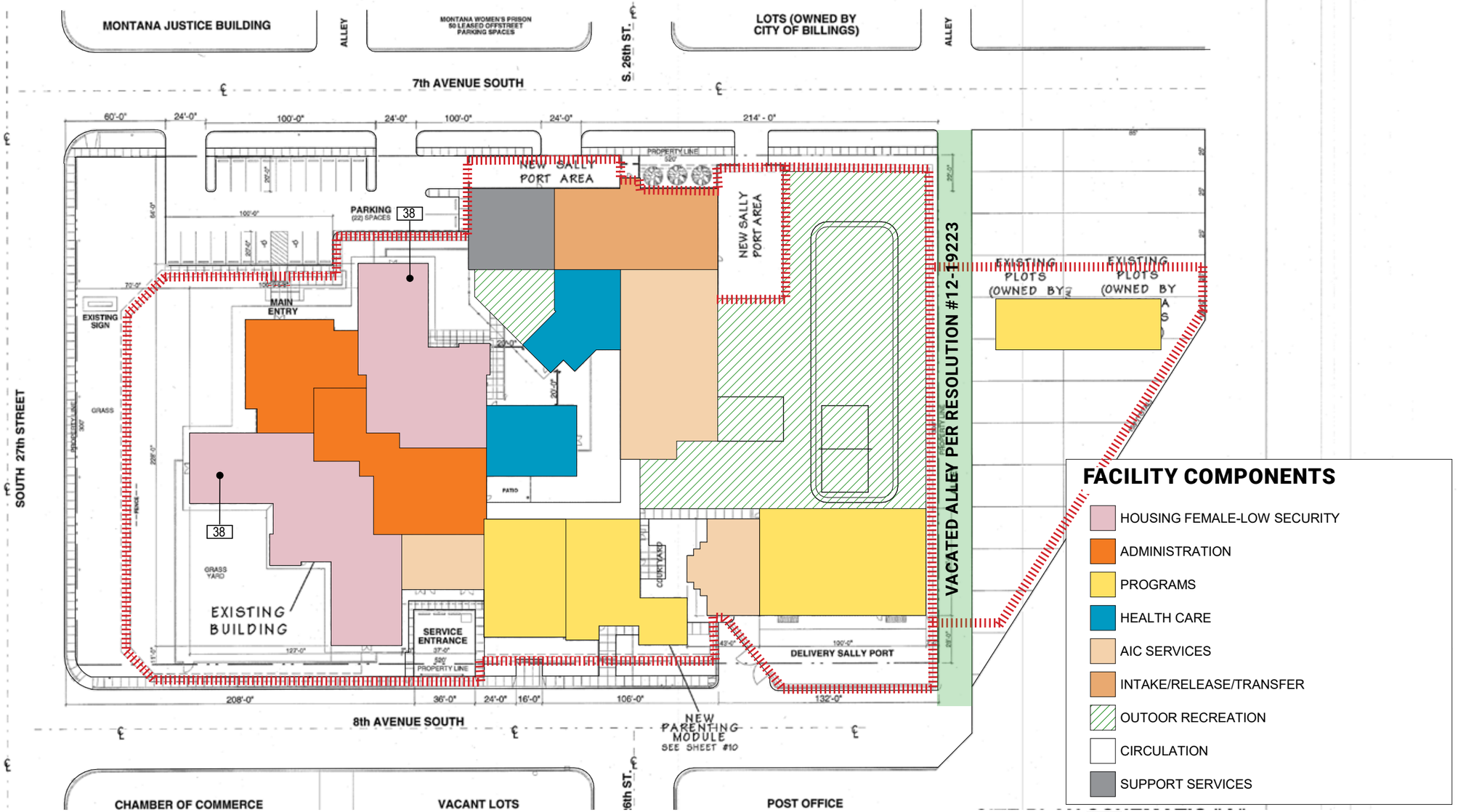
BY: Thomas W. Hanel
Thomas W. Hanel, MAYOR

ATTEST:

BY: Cari Martin
Cari Martin, CITY CLERK

ROW 3705192
05/13/2014 02:43 PM Pages: 3 of 3 Fees: 5.00
Jeff Martin Clerk & Recorder, Yellowstone MT





NORTH

EXISTING SITE DIAGRAM - LEVEL 1

SCALE: 1" = 60'-0"

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Component 01: Facility Administration
Rating: Marginal

Administration is in the original single story building; Warden, Assoc. Warden, HR, Records, Accounts, PIO, MH Office; Case Managers, Grievance. Some administrative areas are scattered around the facility (PIO), and the three MH offices should be closer to the inmate areas. From the public entry point, individuals have to go through the entire facility to get to the Warden's Office. The limited amount of space available and poor adjacencies are issues.

Component 02: Staff Services & Training
Rating: Deficient

MWP is viewed as a great place to work - fewer population concerns, less violence than MSP; 12 hour shifts (3-4-3-4); night shift OK, schedule is good balance; good support to Officers, who are provided meals on shift (with food truck options also available), activities with staff (events, holidays, recognition, etc.); Review of policies & work groups involve officers that will have to implement the procedures. Staff participation / buy in is sought. Only Officers are union at MWP - a different union than MSP; good working relationship with their Union. Associate Wardens are strong leaders and make the facility successful. Jail pay at the nearby County Jail is $3/hour higher than the prison, but it's a different environment. This a complaint at MWP, but doesn't seem to be a motivator to go work there. Recruitment is not an issue.

Staff enters the facility at the front entry/lobby, which is small and congested. There are very limited Staff Facilities; as well as very limited Training areas. MWP has 46 sworn officers, 6 lieutenants; Inmate capacity 253 rated beds; current headcount is 232. The existing program for On the Job Training (OJT) includes Officers get 7 weeks of training. Within a year, new employees will go to the Training Academy (4 weeks long). The goal is to provide an average of 40 hours of in-service training annually.

Staffing was developed for an in-house capacity of ~130 inmates; and staffing not been increased in spite of having a current in-custody population of about 230+.

Component 03: Central Control
Rating: Deficient

The Central Control Room (CCR) is located on the 2nd floor above shift Briefing Area; and only overlooks A and B pods. Within the building, the Central Control Room (CCR) controls internal sliders to the housing pods in the new building area; manual pod door control in the old portion. In restricted housing, CCR can operate, with proxy card for staff as override. Movement through the Entry area is controlled from the Reception Desk.

The original use of this facility was as a Youth Treatment Center - so there were limited security provisions; housing was typically open dormitories. Current overall security of the facility perimeter is not what would be desired; therefore, the building security capability must be relied on. The newer part (3 story) is more secure in physical building security capability than the older portions. The CCR was upgraded 11 years ago, not to speakers or doors, but a “modern” system.

What Armory space they have is a "glorified broom closet" off the Staff Break Room behind the Reception Desk (no lethal equipment), with a small adjacent "Ready Room".

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

Component 04: Custody Administration
Rating: Adequate

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

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

Component 05: Reception/ Release
Rating: Marginal

Intake - coming from County Sheriffs, transport from MSP, and CCCS. Entry is through a Sally Port, into a very small Intake area. This area handles all in and out movement of offenders. The small configuration has 1 shower, 3 cells (1 dry,2 regular) to hold people 3-4 hours then individuals are moved to F Pod for classification. Typically, new intakes are in restricted housing to begin with.

Transport - Release or transport goes through the same area. Intake is done here for all women coming into the system.

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

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

Component 06: Visitation
Rating: Adequate

Individuals that want to visit offenders go through a background check to go on an approved visitor list. Families can send checks, money to inmate accounts. Special visits in the parenting area for kids scheduled throughout the week, set up by parenting programs; work with child custody, CFS programs.

Inmate family visiting is scheduled for Tuesday, Thursday, Friday 7-8:30 pm; Saturday, Sunday 8:30-1030 am, 1:00-3:00 pm; holiday visiting matches weekends. 1 day a year is family day allowing up to 5 visitors, conducted in recreation yard. The Visiting Room can accommodate approximately 45 people, and is used for multiple other uses when not in use for visiting. Visitors go to the back of prison away from front entrance; the website gives directions to the visitor point of entrance.

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

Component 07: Counseling/ Case Management
Rating: Adequate

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

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

The facility has a central Library/Law Library, with 2 Lexus computers. Education services are provided through Billings School District #2. Two teachers utilize two classrooms and a computer lab., which are reasonably well equipped. There is no wait list for HighSet; a large May Graduation is held, with a ceremony, diplomas, and cake.

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

Component 09: Vocational/ Technical Training
Rating: Deficient

There is limited Vocational Education provided through Montana Correctional Enterprises due to not having adequate space for such programming. Currently, there is a dog program and an embroidery program.

Component 10: Program Services
Rating: Adequate

Case workers have early involvement in the Intake process (see Component 5 above); and follow-up with all inmates – particularly in terms of getting information together for release,

Component 11: Religious/ Cultural Services
Rating: Adequate

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

The facility has a Chapel next to Industries Building, which is also used for other activities.

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

Component 12: Commissary
Rating: Adequate

Commissary for MWP comes from MCE at MSP. Order from a bubble sheet submitted, financial checked, compiled, delivered once a week. MWP trying to go to tablets for this, but they don't have enough tablets. This approach is used at all facilities that have adequate tablets.

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

Component 13: Recreation
Rating: Marginal

There is a Gym and Recreation Yard for general population inmates, with regular daily access. Due to the limited site area, the Yard is not as large as it should be. There are security issues due to proximity to public sidewalks.

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

Component 14: Health Administration
Rating: Marginal

Medical services function from the health services area on the 1st Floor level of the 3 Story Building. Nursing staff is on duty 7 days / week, 12 hours; there is no coverage after 6PM. There is insufficient area for management staff – mixed in with Clinic area.

Component 15: Outpatient Clinic/ Pharmacy
Rating: Marginal

The MWP Clinic has two Exam Rooms. Basic services provided by staff, with outside contractors used for X-ray, Dentist, Optician as required.

Medications are contracted locally, stored in the Medication Room, these are distributed to inmates from a service window or from a Med Cart depending upon classification.

Component 16: Dental Services
Rating: Adequate

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

Component 17: Inpatient Infirmary
Rating: Deficient

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

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

Component 18: Mental Health Services
Rating: Marginal

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

Nursing staff conduct an initial PREA Assessment. The female offender is asked if they want to be seen by mental health during this assessment. If they say yes, the clinical therapist has 14-days to make contact with the female offender in regard to the PREA Assessment.

Based off the female offender's WRNA score and needs addressed in assessment, they are referred for mental health groups (Beyond Violence, DBT and Moving On), CD groups (Seeking Safety and Helping Women Recover), Psychiatric Evaluation with the Tele-Psych provider for mental health medication management and individual therapy.

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

Component 19: Food Service
Rating: Marginal

MWP uses cook serve 3 time a day; typically, 3 hot meals a day; sometimes 2 hots with a cold breakfast. Central dining accommodates 90-100 seats; with rolling use by housing unit; Restricted housing inmates eat in their cells.

Staff eat with the inmates and allowed to eat twice depending upon their shift [breakfast/lunch or dinner/breakfast]. The only deficiency is a lack of Warehouse/Storage space – thereby requiring daily deliveries from the urban area they are situated in.

MWP has a fire kitchen crew for Eastern Montana.

Component 20: Laundry
Rating: Deficient

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

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

Component 21: Maintenance
Rating: Deficient

Maintenance work is done by a small in-house staff, with limited inmate workers. Due to the age and condition of the buildings, extensive maintenance work is required. A modest area is available for the maintenance crew.

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

Component 22: Warehouse
Rating: Deficient

MWP doesn't have one. Things are ordered on a frequent schedule so things aren't stored. The area above Visitation has some extra storage (mattresses, large supplies) but it is not easily accessible because requires stairs. Emergency delivery can come from Billings.

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

Component 23: Central Plant
Rating: Marginal

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

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

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

MCE operates the dog training and grooming program in one of the living pods (G-Pod). Dogs live in rooms with women. There is insufficient space to accommodate appropriate dog training activities. MCE has training and work programs in embroidery, screen printing, graphics design, and hygiene kit assembly. They also have a Fire Kitchen Crew program for eastern Montana.

FUNCTIONAL COMPONENT ASSESSMENTS – HOUSING AREAS

Direct supervision is used in all housing units except high security Pods C and F, which are intermittent supervision. The main control room is on Level 1, and there is the LAC Control Room on Level 2.

Component 25: Segregation/ Special Housing
Rating: Marginal

Based on the limited number of single cell housing, Segregation is incorporated in the Intake cells with other restricted housing population.

Component 26: Mental Health Housing
Rating: Deficient

There is no purposed-designed housing unit for acute mental health. Mental health inmates are housed throughout the facility based on their particular needs.

Component 27: High Security Housing
Rating: Marginal

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

Component 28: Medium Security Housing
Rating: Marginal

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

Component 29: Low Security Housing
Rating: Adequate

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

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

Component 30: Community-Based Housing
Rating: NA

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

Component 31: Guest Housing
Rating: NA

Not provided at MWP.

Component 41: Video Courtroom
Rating: NA

MWP should use this capability to reduce inmate travel off site for minor matters.

MONTANA WOMEN'S PRISON [MWP] FINDINGS AND RECOMMENDATIONS

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

1. Additional bed capacity is required now and in the future, with a focus on purpose built special needs housing, especially for Acute Mental Health, Suicide Watch, and Substance Abuse programs.
2. A cost/benefit analysis needs to be done to compare having an in-house Infirmary vs. continuing the current hospital placement and the inherent security staffing required.
3. Major security electronics upgrades are required, especially in terms of the number of CCTV cameras.
4. Annual maintenance budgets need to be increased to gain on handling existing deferred maintenance work.
5. Warehouse and additional MCE space is required.

MASTER PLAN FINDINGS/ DIRECTION

FACILITY CHARACTER

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

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

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

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

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

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

FACILITY NEEDS

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

- Both facilities are at their capacity limits and need additional capacity over time for their respective populations (secure male, female), MSP has a design capacity of 1,040 beds and currently houses approximately 1,600 inmates; MWP is almost as bad – putting 5 inmates in multiple occupancy rooms designed for three.
- Staffing at both facilities is lean. For example the staffing at MWP was established for an in-custody population of approximately 130; the current headcount is 230+ with no collateral adjustment in staffing.
- Both facilities need to increase their acute mental health capability.
- Both facilities need to upgrade their security electronics and number of CCTV cameras.
- Both facilities need to increase the use of technology to improve communications
- Both facilities have to deal with older buildings requiring a lot of maintenance work to keep them on line.

The operational assessments above will be considered in conjunction with the building physical assessments to determine highest and best use of each existing area – and whether to maintain, renovate, add onto, and/or replace physical structures in order to improve operational intent for the two facilities and the rest of the Montana Department of Corrections system.



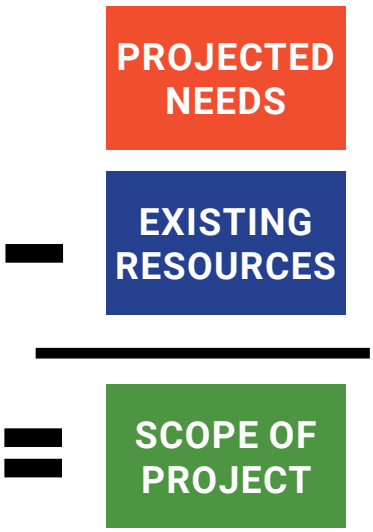
Montana Correctional Enterprises Ranch

- SECTION 5.0 -

STRATEGIC ALTERNATIVES

INTRODUCTION

This section takes the information generated in the prior sections to develop conceptual options for consideration. Overall, master planning is a relatively simple equation, as shown in the following graphic illustration.



While this is basically a simple equation, the fact is that there are many ways for Montana to address the shortfalls between projected needs and what the state has in existing resources to address those. From the outset it has been clear that additional system capacity would be required. The question in a progressive correctional system is what types of beds are needed and where.

In Phase 1 the DLR Group/Cushing Terrell team has been able to focus on the secure facility beds as part of existing resources at MSP and MWP.

FACTORS DRIVING MASTER PLANNING

Listening to central office and facility stakeholders, and discussing physical and operational issues has allowed compilation of the major factors we believe need to drive the DOC Master Plan.

1. Reducing Secure Facility Intake

   A large portion of intakes to the prison each year consist of technical violations and revocations of parole – at least 50% annually. A major focus of Phase 2 in the Master Plan effort will be to examine ways that appropriate sanctions can be imposed without resorting to use of secure beds at Montana State Prison (MSP) and the Montana Women's Prison (MWP). There is no action more important in terms of a adopting a cost-effective master plan than reducing the number of offenders coming into the secure facilities. One approach would be to develop new Parole Violator Processing and Holding Capacity around the state beyond what already exists.

2. Overall System Capacity

   MSP and MWP are currently operating close to absolute maximum capacity – significantly higher than their design capacities. Secure facilities should operate at their rated capacity, or at least no more than 90% of rated capacity. This alone generates the need for additional secure bed capacity for those classified for that security level if there is a significant increase in the number of secure male beds required. In the last decade, the physical secure bed capacity of MSP, MWP has changed little – but year after year additional in-house offender population has gradually increased.

3. Maintaining Programmatic Goals

   Montana has a progressive orientation for its prison system in terms of providing educational, vocational, and MCE opportunities as well as a focus on treatment and rehabilitation programs. As the number of individuals in the system's secure facilities has gone up, the physical space and staffing required for program opportunities has not kept pace with the higher service load.

4. Limited Expansion Capability at MWP

   MWP is literally land locked and has no area to expand to the degree required to accommodate administration, program, support, and housing space for any significant capacity increase. Some additional land is available across the vacated alley between 7th and 8th Avenues South, and this would likely suffice for expansion and addressing critical needs.

5. Balancing Geographical Distribution vs. Consolidated Operation

   Montana is a large state and current secure beds for males are concentrated in the western part of the state, and for females in the eastern part of the state. For many inmates this will mean they are a long way from home. A basic idea for the Master Plan is maintaining flow from secure beds to the community-based treatment and pre-release facilities around the state as individuals get closer to returning home. At the same time, the consolidation of secure beds remaining in limited locations improves operational efficiency.

6. Matching Offender Special Needs

   Across the country, a major issue is housing for offenders with mental health issues. MSP and MWP both need to have purpose-designed designated housing units for acute and step down mental health inmates.

   Similarly, recent Policy Directive revisions impact the physical requirements for segregation classified inmates. This drives capital needs to develop type of special housing, since there are no adequate housing units for this purpose at the existing secure facilities.

7. Improving Operational Efficiency

   Given the relatively lean staffing across the system, the master planning needs to focus on solutions for additional capacity that improve operational efficiency and efficacy. This suggests consolidation into fewer facilities, avoiding duplication and incorporating well designed areas that improve supervision capability.

8. Capability of Housing Units

   In Master Planning, one objective is to reuse/ continue use of existing housing units at what they are evaluated for their highest and best use. At MSP housing units on the high side are somewhat outdated, but the main deficiency is that these individuals need to be escorted to the various programs and services. Service delivery (e.g. one-on-one and small group counseling) would be enhanced with additional direct housing support space. On the low side of MSP, Housing Units A, B, C, and D are poorly designed and a serious challenge in terms of maintaining supervision. These units should be replaced.

   At MWP, Housing Units are relatively small, reflecting a smaller population with different classification needs.

9. Direct Supervision Model

   The positive operational environment at MWP reflects the improved facility efficacy in terms of rehabilitation and treatment that comes out of use of the direct supervision model. Consistent with the MDOC's overall objectives, direct supervision should be utilized throughout the secure facility system.

EVALUATION OF EXISTING MSP AND MWP HOUSING CAPACITIES

MDOC has approached their evolving housing pressures by modifying facilities and bed use to manage population increases and custody needs. These changes are typical of any correctional system, but cause housing to be stretched passed its original design intent. This evaluation of housing capacities takes a step back and examines what the housing usage should be when compared to national standards and best practices. Reducing capacities to national standards and best practices will improve the overall environment for users (residents and staff) as well as reduce the wear and tear on the buildings. For this exercise, the American Correctional Association (ACA) Adult Correctional Institution Standards, 5th Edition (2018) were used to analyze MSP and MWP housing components. Using floor plans to measure square footages and count restroom fixtures, we looked at the following standards:

American Correcitonal Association Standard for Adult Correctional Institutions 5th Edition (2018)

ACA Standard	Standard Summary
ACI 5-2C-4132	Cells/Rooms Square Footage - 25 SF of Unencumbered Space. At least one dimension is no less than seven feet (unencumbered).
ACI 5-2C-4133	Single Occupancy Cells/Rooms Occupied more than 10 hours a day have at least 80 square feet of total floor space of which 35 square feet is unencumbered
ACI 5-2C-4135	Dayrooms provide a minimum of 35 square feet per inmate for the maximum number of inmates who use the dayroom at one time.
ACI 5-2C-4137	Toilets are provied at a ratio of 1 for every 12 in male facilities and 1 for every 8 in female facilities. Urinals may be substituted for up to 1/2 of toilets in male facilities.
ACI 5-2C-4138	Minimum ratio of wash basins (sinks) of 1 for every 12 occupants.
ACI 5-2C-4139	Minimum ratio of shower of 1 for every 12 occupants.

Applying these standards to each housing unit at MSP and MWP found that there are inconsistencies between components with how many beds might be associated with each housing unit. For example, at MSP Reception Unit A has showers to serve 96 residents, dayroom space to serve over 100 residents and sleeping room sized to serve 50 residents. Based on the smallest limiting factor by ACA, this housing area would only accommodate up to 50 residents. However, since this is an existing facility and the sleeping rooms are only two square feet smaller than what is needed to house two residents each, it is DLR Group's recommendation that it would be appropriate for this facility to house 100 residents. Another example would be at MWP where East H pod has a mixture of multiple occupancy rooms and more secure rooms. The secure rooms currently house 1 resident, however the standards would support those four rooms each holding 2 residents due to their size.

Two things of note:

1. ACI 5-2C-4135 recommend 35 square feet allotted to the maximum number of residents at one time. This analysis calculates the number of residents that could use the space at one time, not the total number of residents the space might serve.
2. All calculations should be rounded down in terms of utilization. A calculation of 8.57 means the component can serve 8 residents. Even at 1.92, the standards round this calculation down to 1.

AMERICAN CORRECTIONAL ASSOCIATION STANDARDS ANALYSIS AND BED USE RECOMMENDATION

MONTANA STATE PRISON (MSP)

Unit	Dayroom size	ACA Population based on dayroom size	Showers	ACA population based on the number of showers	Toilets	Urinals	ACA Urinals	ACA Population based on the number of restrooms	Sinks	ACA population based on the number of sinks	# sleeping Rooms	Cell/ Sleeping SF	ACA population based on the size of a sleeping room*	ACA population based on room size and number of rooms	ACA population based on smallest limiting factor	DLR Group Population Recommendation	Notes
SW Work Dorm Expansion	0	0.00	4	48	6	8	4	120	8	96	36	168	4.72	144	0	96	showers are not PREA compliant
W Work Dorm Existing Wing	0	0.00	7	84	3	2	1	48	4	48	13	144	3.76	39	0	39	showers are not PREA compliant
S Work Dorm Existing Wing	0	0.00	7	84	3	2	1	48	4	48	14	144	3.76	42	0	42	showers are not PREA compliant
E Work Dorm Existing Wing	0	0.00	7	84	3	2	1	48	4	48	15	144	3.76	45	0	45	showers are not PREA compliant
Close I - Block A	729	20.83	2	24	12	0	0	144	12	144	12	60	1.20	12	12	12	
Close I - Block B	729	20.83	2	24	12	0	0	144	12	144	12	60	1.20	12	12	12	
Close I - Block C	729	20.83	2	24	12	0	0	144	12	144	12	60	1.20	12	12	12	
Close I - Block D	729	20.83	2	24	12	0	0	144	12	144	12	60	1.20	12	12	12	
Close II - Block A	729	20.83	2	24	12	0	0	144	12	144	12	60	1.20	12	12	12	
Close II - Block B	729	20.83	2	24	12	0	0	144	12	144	12	60	1.20	12	12	12	
Close II - Block C	729	20.83	2	24	12	0	0	144	12	144	12	60	1.20	12	12	12	
Close II - Block D	729	20.83	2	24	12	0	0	144	12	144	12	60	1.20	12	12	12	
Close III - Block A	800	22.86	2	24	16	0	0	192	16	192	16	73	1.72	16	16	16	
Close III - Block B	800	22.86	5	60	16	0	0	192	16	192	16	77	1.88	16	16	32	
Close III - Block C	800	22.86	2	24	16	0	0	192	16	192	16	73	1.72	16	16	16	
Close III - Block D	200	5.71	2	24	6	0	0	72	6	72	6	80	2.00	12	5	12	
Close III - Block E	800	22.86	2	24	16	0	0	192	16	192	16	73	1.72	16	16	16	
Close III - Block F	800	22.86	5	60	16	0	0	192	16	192	16	77	1.88	16	16	32	
Close III - Block G	800	22.86	2	24	16	0	0	192	16	192	16	73	1.72	16	16	16	
Close III - Block H	200	5.71	2	24	6	0	0	72	6	72	6	80	2.00	12	5	12	
Max - Block A	900	25.71	2	24	16	0	0	192	16	192	16	78	1.92	16	16	24	
Max - Block B	1125	32.14	4	48	16	0	0	192	16	192	16	100	2.80	32	32	32	
Max - Block C	900	25.71	2	24	16	0	0	192	16	192	16	78	1.92	16	16	24	
Max - Block D	900	25.71	2	24	16	0	0	192	16	192	16	78	1.92	16	16	24	
Max - Block E	1125	32.14	4	48	16	0	0	192	16	192	16	100	2.80	32	32	32	
Max - Block F	900	25.71	2	24	16	0	0	192	16	192	16	78	1.92	16	16	24	
Building A - A	300	8.57	3	36	3	3	1.5	54	3	36	24	63	1.32	24	8	24	
Building A - B	300	8.57	3	36	3	3	1.5	54	3	36	24	63	1.32	24	8	24	
Building A - C	300	8.57	3	36	3	3	1.5	54	3	36	24	63	1.32	24	8	24	
Building A - D	300	8.57	3	36	3	3	1.5	54	3	36	24	63	1.32	24	8	24	
Building B - A	300	8.57	3	36	3	3	1.5	54	3	36	24	63	1.32	24	8	24	
Building B - B	300	8.57	3	36	3	3	1.5	54	3	36	24	63	1.32	24	8	24	
Building B - C	300	8.57	3	36	3	3	1.5	54	3	36	24	63	1.32	24	8	24	
Building B - D	300	8.57	3	36	3	3	1.5	54	3	36	24	63	1.32	24	8	24	
Building C - A	300	8.57	3	36	3	3	1.5	54	3	36	24	63	1.32	24	8	24	
Building C - B	300	8.57	3	36	3	3	1.5	54	3	36	24	63	1.32	24	8	24	
Building C - C	300	8.57	3	36	3	3	1.5	54	3	36	24	63	1.32	24	8	24	
Building C - D	300	8.57	3	36	3	3	1.5	54	3	36	24	63	1.32	24	8	24	
Building D - Ground Level	2650	75.71	10	120	6	4	2	96	3	36	45	74	1.76	45	36	45	Showers do not meet PREA. Dry
Building D - Mezzanine Level	2650	75.71	10	120	6	4	2	96	3	36	45	74	1.76	45	36	45	sleeping rooms
Boot Camp (Unit F)		0.00	12	144	8	8	4	144	12	144	60	3100	44.29	44	0	44	dorm, showers not PREA compliant
Central Reception Unit - A	4000	114.29	8	96	50	0	0	600	50	600	50	78	1.92	50	50	100	
Central Reception Unit - B	3800	108.57	8	96	50	0	0	600	50	600	50	78	1.92	50	50	100	
*unencumbered space														1136	598	1252	

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AMERICAN CORRECTIONAL ASSOCIATION STANDARDS ANALYSIS AND BED USE RECOMMENDATION

MONTANA WOMEN'S PRISON (MWP)

Unit	Dayroom size	ACA Population based on dayroom size	Showers	ACA population based on the number of showers	Toilets	Urinals	ACA Urinals	ACA Population based on the number of restrooms	Sinks	ACA population based on the number of sinks	# sleeping Rooms	Cell/ Sleeping SF	ACA population based on the size of a sleeping room*	ACA population based on room size and number of rooms	ACA population based on smallest limiting factor	DLR Group Population Recommendation	Notes
North H	300	8.57	5	60	5	0	0	40	6	72	5	300	8.00	40	8	24	Average sleeping room size
East - H	300	8.57	4	48	4	0	0	32	4	48	2	550	18.00	36	8	8	total for the 2 large dorms
					4	0	0	32	6	72	4	136	3.44	12	12	8	4 secure cells
South - G	300	8.57	5	60	5	0	0	40	6	72	4	315	8.60	32	8	20	Average sleeping room size
West - G	300	8.57	4	48	5	0	0	40	6	72	4	315	8.60	32	8	20	Average sleeping room size
A Pod	1200	34.29	3	36	13	0	0	104	13	156	13	98	1.92	13	13	26	
B Pod	1670	47.71	4	48	18	0	0	144	18	216	18	98	2.72	36	36	36	
C Pod	101	2.89	1	12	11	0	0	88	11	132	11	80	2.00	22	2	22	
D Pod	1200	34.29	3	36	13	0	0	104	13	156	13	98	2.72	26	26	16	
E Pod	1670	47.71	4	48	18	0	0	144	18	216	18	98	2.72	36	36	36	
F Pod	101	2.89	1	12	11	0	0	88	11	132	11	80	2.00	22	2	22	
*unencumbered space														307	159	238	

PROJECTED NEEDS

In correctional facility master planning, the basic determinant defining overall needs are the number and type of beds required. For secure facilities, how they are operated and the associated service loads all flow from the total beds required over time. Typically, this is examined in 5 year increments to factor in potential phasing.

EXISTING RESOURCES

A key element in considering existing resources is examining what the current rated bed and operational capacities as they are today. In looking at the secure bed capacity at MWP and MSP, it also included the beds at MDIU (system reception), the Work Re-entry Center (WRC), and Riverside. In Phase 1 the significant buildings were assessed in terms of the condition of physical building system. Phase 1 also examined the functional/ operational capabilities of MSP and MWP for their adequacy by functional component. Physical and Functional/Operational assessments both need to be considered to determine relative viability as resources for meeting current and projected needs.

The information gathered in Phase 1 has been compiled to show the condition of both the physical and operational aspects of MSP and MWP. The summary of functional and physical conditions ratings indicates the buildings that should be considered suitable to be reused or continued to operate in the long term. The functional and physical conditions are intricately connected. A building in adequate physical condition that cannot functionally meet its intended use for the services MDOC strives to provide, the building may not be worth maintaining for that use. Similarly, a building that is functionally adequate, but is physically failing may or may not be worth the capital investment required to retain it.

In this first phase of evaluation, DLR Group/Cushing Terrell interpolated the information we were able to procure to create a baseline rating. These are identified on the summary of functional and physical conditions ratings tables.

THE RATINGS

As part of the overall master planning effort, the existing physical condition of each facility / building was assessed based upon prior studies and reports, combined with an on-site tour to validate current conditions of each building element. The physical condition of each major architectural, structural, and engineering system of the building was evaluated on a scale of 1 to 5, with a rating of "1" equating to "normal maintenance" condition; and a rating of "5" equating to a need for complete replacement of that element. A rating score of "0" was used to signify that the element was "not applicable" or "not required". These ratings in turn reflect a range of percentage upgrade required, which equates to the cost to upgrade each system rated.

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

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

Summary Evaluation Graphics are presented on the following pages:

Montana Depart of Corrections Master Plan
Summary of Functional and Physical Condition Ratings

MSP 1607 Beds		Functional Rating				Physical Condition Rating			
	Component	Adequate	Marginal	Deficient	Building (s)	Maintain	Renovate	Replace	Notes
0	Site Development								Water, Sanitary Waste at Limit of Capability
1	Facility Administration				Armory, B02: Wallace	69.0%			
2	Staff Services / Training				Armory				
3	Central Control				Armory, B02: Wallace	69.0%			
4	Custody Administration				B02: Wallace	69.0%			
5	Reception/ Release				B01: Martz Diagnostic Intake Unit	75.8%			
6	Visitation				B14: High Side Support		57.4%		
6	Visitation				B15: Low Security Support (Rothe)	66.5%			
7	Counseling / Case Management				B14: High Side Support		57.4%		
7	Counseling / Case Management				B15: Low Security Support	66.5%			
8	Education / Library / Law Library				B14: High Security Support/ Visiting		57.4%		
8	Education / Library / Law Library				B15: Low Security Support (Rothe)	66.5%			
9	Vocational / Technical Training				See MCE below.				
10	Program Services								High and Low Program Support
11	Religious / Cultural Services				B17: Religious Activity Center	78.5%			
12	Commissary				See MCE				
13	Recreation				B19: High Security Gym/ Staff Gym		45.4%		
13	Recreation				B20: Low Security Gym	64.4%			
14	Health Administration				B14: High Security Support/ Visiting		57.4%		
15	Outpatient Clinic / Pharmacy				Bo4: Infirmary Building	65.1%			Serves high and low sides
16	Dental Services				Bo4: Infirmary Building	65.1%			
17	Inpatient Infirmary				Bo4: Infirmary Building	65.1%			
18	Mental Health Services								Average of High and Low Support
19	Food Service				B29: Central Kitchen (Food Factory)	70.1%			Expansion funded.
19	Food Service				B05A: High Side Food Service Building		54.7%		
20	Laundry				B05B: High Side Laundry	60.6%			
20	Laundry				MCE operation, includes Vocational				
21	Maintenance				In MCE Compound		42.3%		
22	Warehouse				B16: Main Prison Warehouse	68.3%			
23	Central Plant				Various Locations				
24	Montana Correctional Enterprises				B21A: MCE - Motor Vehicle Facility		42.3%		
24	Montana Correctional Enterprises				B21B: MCE - Industries Furniture Shop			36.6%	
24	Montana Correctional Enterprises				B30: MCE - Tag/ Print/ Sign Shop	68.2%			
24	Montana Correctional Enterprises				B32: MCE - Tin Cup Building	97.5%			
25	Segregation / Special Housing				B06: High Side Locked Housing Unit 1		59.7%		
26	Mental Health Housing				B06: High Side Locked Housing Unit 1		59.7%		
27	Maximum Security Housing				B06: High Side Locked Housing Unit 1		59.7%		
27	Maximum Security Housing				B10: High Side Locked Housing Unit 2		59.6%		
27	Close Security Housing				B08: High Side Close Housing Unit 1	69.4%			
27	Close Security Housing				B09: High Side Close Housing Unit 2	69.4%			
28	Low Security Housing				B23, B25, B27: Housing Units A, B, C			36.2%	
28	Low Security Housing Commons				B24, B26, B28: Housing Units A, B, C Commons		47.9%		
29	Low Security Housing				B22: Low Side Housing Unit D		53.2%		
29	Low Security Housing				B07: Housing Unit F (Work Dorm)	84.2%			
30	Community-Based Housing				B31: Work Release Center (WRC)		55.7%		
31	Guest Housing								
41	Video Court Room								

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MWP 230 Beds	Functional Rating				Physical Condition Rating			
Component	Adequate	Marginal	Deficient	Building (s)	Maintain	Renovate	Replace	Notes
0 Site Development								
1 Facility Administration				B1A: Main Building		58.3%		Scattered Distribution; Includes Front Entry 1400 cgsf
2 Staff Services / Training				B1A: Main Building		58.3%		
3 Central Control				B1A: Main Building		58.3%		
4 Custody Administration				B1A: Main Building		58.3%		
5 Reception/ Release				B1A: Main Building		58.3%		
6 Visitation				B1B: Gym/ Visiting Building		47.5%		
7 Counseling / Case Management				B1A: Main Building		58.3%		
8 Education / Library / Law Library				B1A: Main Building		58.3%		Two areas
9 Vocational / Technical Training				B2: MCE/ Chapel/ Maintenance		48.3%		Deficient in terms of comparison to MSP
10 Program Services				B1A: Main Building		58.3%		
11 Religious / Cultural Services				B2: MCE/ Chapel/ Maintenance		48.3%		
12 Commissary				B1A: Main Building		58.3%		Assumes produced on site or elsewhere
13 Recreation				B1B: Gym/ Visiting Building		47.5%		
14 Health Administration				B3: New Housing/ Support Wing	62.4%			
15 Outpatient Clinic / Pharmacy				B3: New Housing/ Support Wing	62.4%			
16 Dental Services				B3: New Housing/ Support Wing	62.4%			
17 Inpatient Infirmary								No Existing Infirmary
18 Mental Health Services				B1A: Main Building		58.3%		
19 Food Service				B3: New Housing/ Support Wing	62.4%			Includes congregate Dining; only deficiency is storage space.
20 Laundry				B1A: Main Building		58.3%		Personal Laundry in each housing unit.
21 Maintenance				B2: MCE/ Chapel/ Maintenance		48.3%		
22 Warehouse				Minor scattered locations				No Existing Warehouse.
23 Central Plant				B1A: Main Building + B3: New Support Wing	60.4%			Averaged
24 Montana Correctional Enterprises				B2: MCE/ Chapel/ Maintenance		48.3%		

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STRATEGIC PLAN OPTIONS

Based on the conversations with all departments and the documentation of goals of the master plan, we have created four preliminary conceptual options were developed for consideration in the master plan. We are proposing that Phase 2 of the Master Plan work is required to ensure the support operations at the facilities outside MSP and MWP are sufficient to support the options in conjunction with the entire system. MDOC is a very comprehensive system where all the facilities rely on each other to be successful. The need to develop detailed implementation information in the context of the roles across the full system is important.

For an initial basis of planning, the target secure bed capacity in 2039 for males is 3,512 401 rated beds, and for females 345 rated beds, as shown in the following graphic:

Facility	Type	Current Rated Capacity	Rated Capacity as Evaluated
Montana State Prison			
Montana State Prison	Secure Facility	1,607	1,252
Missoula Assessment & Sanction Center (MASC)*	Assessment & Sanction Center	144	144
Riverside Special Needs Unit*	Secure Facility - Geriatiric	25	26
Subtotal - Montana State Priosn		1,776	1,422
Pine Hills Correctional Facility - Adult*	Secure Facility	64	64
Great Falls Regional Prison (Contract)*	Secure Facility	141	141
Crossroads Correctional Center (Contract)*	Secure Facility	550	550
Glendive Regional Prison (Contract*	Secure Facility	152	152
Other Contract Facilities		*Indeterminate*	
TOTAL CURRENT RATED CAPACITY - MALE		2,683	2,329
PROJECTED NEED RATED CAPACITY - MALE 2020		2,826	2,826
SHORTFALL - MALE BEDS 2020		143	497
Montana Women's Prison	Secure Facility	254	238
TOTAL CURRENT RATED CAPACITY - FEMALE		254	238
PROJECTED NEED RATED CAPACITY - FEMALE 2020		253	253
SHORTFALL - FEMALE BEDS 2020		(1)	15
TOTAL SYSTEM - CURRENT RATED CAPACITY		2,937	2,567
TOTAL SYSTEM PROJECTED NEED RATED CAPACITY - 2020		3,079	3,079
TOTAL SYSTEM SHORTFALL - RATED CAPACITY 2020		143	512

** These facilities were not included in the scope of the Phase I Master Plan*

The Phase 1 Report does not evaluate all MDOC system facilities, but rather focused on the secure beds related to the Montana State Prison (MSP) and Montana Women's Prison (MWP). Excluding secure beds contracted at Great Falls, Crossroads, and Glendive, the target rated bed capacity at MSP, Riverside, Pine Hills, and MASC would be 2,558 rated beds. [3401 – 843). The target capacity for female secure beds is 345 rated beds.

The four Conceptual Options for consideration range from maximum reuse to maximum replacement as indicated below

Option 1:
Maximum Reuse

Option 2:
New Female Facility + New Male Facility + Reuse

Option 3:
Multi-Facility Campus + Renovation of MSP

Option 4:
New Women's Prison + Expanding MSP

The Conceptual Options start with initial implementation actions to the system to create come additional capacity relatively quickly, to ensure safety and wellbeing of staff, officers, and inmates as the master plan is put into place. Subsequent phases of implementation actions are scaled over the following years to provide the capacity and operational capability required to meet future needs.

Priorities in the Conceptual Options are

1. Meet total bed capacity requirements over time;
2. Maintain system flow from security facility bed locations to community-based facilities;
3. Improve staff efficiency and efficacy.

The following summaries provide a synopsis of each option and its primary elements. Each Conceptual Option considered shows the configuration/capacities for projected 2039 needs; recognizing that a phased implementation would be required.

OPTION 1: MAXIMUM REUSE

This Option provides renovation/expansion of the Women's Prison in Billings and reuse / expansion of all other existing secure facilities for male capacity. This option is will reuse existing facilities and infrastructure as much as possible, but in some instances modifying the security level and use of the buildings. Some proposed capacity additions are at other existing male facilities/locations, including Pine Hills, Missoula, and Riverside.

RENOVATE/EXPAND WOMEN'S FACILITY

The existing Montana Women's Prison in Billings is confined by the construction and site boundary in an urban setting. Being undersized in terms of administration, program, and support space for the current rated bed capacity (254), the location is not very conducive to additions significant enough to increase the rated capacity for future needs (345 rated beds). The State does own contiguous additional property across the Alley to the east, which could be used as long as the utility easements within the Alley demarcation are maintained. Expansion of the existing facility would include additional gender specific program and MCE space, and address other current numerous shortfalls in terms of administration, program, and support space. While challenging, it is a feasible option.

MALE FACILITY CAPACITY

In this Option, male secure bed capacity to meet 2039 needs would require adding 630 new beds at MSP, 25 beds at Riverside for medically challenged, and 64 beds for acute and step down mental health beds at Pine Hills. MASC would remain unchanged

OPTION 1 IMPLEMENTATION ACTIONS:

1. Initial actions to alleviate current over-utilization.

   (Housing Unit Additions at Pine Hills, Riverside; or other location, potentially contracted.)

2. Expand Pine Hills.

   Two 32-bed Special Needs Housing Units would be developed at Pine Hills to consolidate male special needs offenders in one location. The new housing units would provide acute and step down mental health capacity.

3. Address urgent and code issues at MSP, MWP

4. Renovate / Expand MWP

   The reconfigured MWP would be expanded to 345 rated beds with some expansion capacity in the future as required. This would provide projected capacity needs through 2039, with that expansion in a single project. New areas would be constructed for Medical and Mental Health services, including an Infirmary; Visiting, including a Parole Hearing Room; Vocational and MCE program areas; and new Laundry, Warehouse, and Maintenance support areas. Vacated areas would be renovated to serve other needs. All existing rated beds would be reused.

5. Reconfigure/Renovate of MWP for Male Special Needs

   The MWP building will be repurposed as a Men's Special Needs Facility (240 rated beds). This would leave the offender population at the existing facility essentially the same as currently, which is somewhat higher than its real supportable capacity level. Some additional administration, program, and support space would be provided as part of overall renovation.

6. Renovate / Expand MSP

   Build new program and support improvements to MSP. The existing infrastructure at MSP requires escorted movement for high security inmates, especially in the High Security Side. Improvements would include a new entry/staff services area, adding direct housing support space to the high security housing, replacing/ renovating some MCE buildings, and site utility improvements as required to maintain their longer term viability. The addition of new capacity of 630 rated beds would bridge the shortfall between our assessment of existing rated capacity (1,250) and the current utilization level (1,607 beds).

Option 1 Capacity Distribution	rated	operational	actions
Montana State Prison (includes MDIU, WRC, Unit F)	2,240	2,016	630 new beds to take rated beds to 2,240.
Riverside	50	45	25 Bed Addition
Pine Hills	128	115	New 64 Bed Housing/Support Addition
Missoula	144	144	Maintain
males	2,562	2,320	
MWP Renovation/Expansion	345	311	Adds 107 beds, program, support.
females	345	311	

OPTION 2: NEW FEMALE & NEW MALE FACILITY + REUSE

This option takes the next step from Option 1. A new Women's Facility would be built with a rated capacity of 345 rated beds, meeting long term needs. From a construction perspective, it may be cost effective to build to the long term need as one construction project. In this Option, the existing MWP would be repurposed for Male Special Needs (254 rated beds) and another 380 rated male beds would be developed as a separate facility at the new female facility site.

The rated capacity at MSP would be increased to 1,800 rated beds, taking the utilization of 1,620 beds equal to current use population. This would allow the utilization rate at MSP to be the recommended level of 90% of rated capacity. Another change would be to discontinue use of Riverside and Pine Hills, moving those male populations to the vacated MWP facility and the new prison site near Billings. MASC would be retained.

OPTION 2 IMPLEMENTATION ACTIONS

1. Initial actions to alleviate current over-utilization

   (Housing Unit Additions at Pine Hills, Riverside; or other location (maybe contracted).

2. Address urgent and code issues at MSP, MWP

3. Build New Women's Facility + Male Facility

   The new female facility would be designed for 345 beds, with 90% utilization yielding 311 operational beds. Since there is little intervening difference between mid and long term needs, all system female capacity would be constructed as one project.

   In addition to the female capacity, Option 2 would also add a separate 380 rated male facility and an expandable central support area (Food Service, Laundry, Maintenance, and Warehouse) to service both facilities.

4. Reconfigure/Renovate MWP for Male Special Needs

   The existing MWP building will be repurposed as a Men's Special Needs Facility (254 rated beds). This would be in conjunction with aligning additional administration, program, and support space for the intended program.

5. Discontinue use at Riverside Special Needs Unit, Pine Hills; maintain use at MASC.

6. Upgrade MSP

   In a variation from Option 1, a total of 550 new rated beds to existing housing at MSP, along with renovation/ replacement of administration, program, and support space improvements for an operational capacity for 1,600 offenders. Without increasing the current number of offenders at MSP, there would be less likelihood of major replacement/ expansion of existing primary site utilities and infrastructure (water, sanitary waste, roads, and the like).

Option 2 Capacity Distribution	rated	operational	actions
Montana State Prison (includes MDIU, WRC, Unit F)	1,800	1,620	Adding 550 new beds to take rated beds to 1800 from 1250. Major Renovations.
Riverside			Discontinue Use; Move to New Male Prison.
Pine Hills			Discontinue Use; Move to New Male Prison.
Missoula	144	144	Maintain
MWP Building	254	238	Conversion to Male Special Needs
Male Capacity at New Prison	380	342	Separate Facility at same site; expandable
males	2,578	2,200	
New Women's Prison (NWP)	345	311	Location near/in Billings
females	345	311	

OPTION 3: NEW MULTI-FACILITY CAMPUS + RENOVATION OF MSP

The main difference in this Option is discontinuing use of the existing MWP facility for any secure bed capacity. The existing MWP facility could be converted to a community based facility for PV's or community based re-entry focus and would no longer be part of the system's secure bed capacity. This change is accommodated by increasing male rated beds at the new site location in/near Billings.

The concept here remains to develop a two facility site with shared support areas serving both facilities. The support core for the initial capacity build out would be expandable to accommodate future male capacity expansion at this site, if necessary. This would be a new female facility of 345 rated beds and a new facility of 480 male rated beds, including male special needs housing. Option 3 continues use of an expanded Pine Hills facility and MASC is maintained, while use of Riverside is discontinued.

MSP's bed capacity would be taken up to 1,800 rated beds as in Option 2 through construction of 550 new rated beds, resulting in a 90% operational capacity of 1,600 offenders. More extensive renovation work and additions would be undertaken as an extension of what was done in Option 2 to improve operational efficiency. A high priority in the new housing would be a new acute mental health housing unit there.

OPTION 3 IMPLEMENTATION ACTIONS:

1. Initial actions to alleviate current over-utilization

   (Temporary Housing Unit Additions at Pine Hills, Riverside or Other location, maybe contracted)

2. As an extension of the concept Option 2, this Option would build two new facilities (one male, one female) on a consolidated site location in/near Billings. The capacities would be 345 female rated beds and 480 male rated beds. Each facility would be standards compliant in all respects and have direct supervision flexible housing units aligned with the offender classification profiles. The proximity to Billings will maintain connections to the urban resources for diverse support and treatments needed by each gender of offender. An integral part of this concept is developing an expandable free side support core of Food Service, Laundry, Maintenance, Warehouse, and Central Plant to accommodate further capacity expansion at this site, if necessary.

3. The existing MWP facility would be converted to a community based parole violations return or Re-entry facility for males or other use and not considered part of the secure bed capacity.

4. Secure beds at Riverside Special Needs would be discontinued; expanded capacity at Pine Hills and MASC as it is today would be maintained.

5. Provide new housing, administration, program and support improvements at MSP for an capacity of 1,800 rated beds. Long term upgrades will be proposed to bring MSP closer to fully adequate functional and physically adequate conditions over time. The existing utility systems and infrastructure will require repair and/or upgrading for long term continued use.

Option 3 Capacity Distribution	rated	operational	actions
Montana State Prison (includes MDIU, WRC, Unit F)	1,800	1,620	Adding 550 new beds to take rated beds to 1800 from 1250. Major Renovations.
Riverside			Relocate to New Prison, MSP
Pine Hills	128	115	New 64 Bed Housing/Support Addition
Missoula	144	144	Maintain
MWP Building			Discontinue Use
Male Facility at New Prison Site	480	432	Separate Facility at same site; expandable
males	2,552	2,167	
New Women's Prison	345	311	Separate Facility at same site.
females	345	311	

OPTION 4: NEW MULTI-FUNCTIONAL CAMPUS + MSP RENOVATION

This option takes the approach of having two main facility locations – one for females in/near Billings, and the main location for male secure beds increasing capacity significantly at MSP. By keeping the secure bed capacity of 128 rated beds at Pine Hills, and 144 rated beds at MASC, and the expanded special needs capacity of 128 rated beds at Riverside – the total capacity at MSP to meet 2039 needs would be 2,250 rated beds. This requires developing 1,000 new rated beds and the associated administration, program, and support space to handle a larger offender population. The major concept in this approach is not adding male capacity anywhere it doesn't exist already. Importantly, male special needs inmates would be consolidated at Riverside.

Secure bed capacity at the existing MWP facility would be discontinued, , and there would be no male capacity developed at the new Women's Facility site. Retaining existing capacities at Pine Hills and MASC, and the expanded capacity at Riverside for special needs reduces the total number of male secure beds that will need to be added at MSP.

Critical long term upgrades incorporated in Option 3 would be expanded to provide adequate functional and operational conditions for the entire facility at a larger offender population.

OPTION 4 IMPLEMENTATION ACTIONS:

1. Initial actions to alleviate current overutilization

   (Temporary Housing Unit Additions at Pine Hills, Riverside or Other locations (contracted?)

2. Design and Construction of the new Women's Prison with 345 rated secure female beds as a freestanding facility in/near Billings. As in Option 3, the new female facility would be standards compliant in all respects and have direct supervision flexible housing units aligned with the gender offender classification profiles. Administration, program, and support space would be designed to accommodate the projected in-custody population.

3. Utilization of the existing MWP facility would be discontinued; Pine Hills and MASC would be continued.

4. Riverside would be expanded by building two 32-bed mental health housing units (acute and step down) and associated support space

5. Phased addition of 1,000 rated beds would be initiated at MSP. Renovation/ Replacement of critical buildings and functions at MSP would be addressed first (e.g. 60 acute mental health beds), then continue to replace everything necessary to get to adequate standards compliant functional space in place for an expanded MSP. Detailed planning and programming would be needed to determine specific scope and phasing requirements, including upgrading site utilities and infrastructure

Option 4 Capacity Distribution	rated	operational	actions
Montana State Prison (includes MDIU, WRC, Unit F)	2,250	2,025	Adding 1,000 new beds to take rated beds to 2250 from 1250. Replace Existing Facility in Place.
Riverside	89	80	64 Bed Addition
Pine Hills	64	64	Maintain
Missoula	144	144	Maintain
MWP Building			Discontinue Use
males	2,547	2,169	
New Women's Prison	345	311	New Facility in Billings
females	345	311	4 kjm

All options need to have provision for future expansion, due to potential discontinuation of County Secure Bed Contracts.

Target Rated capacity by 2029 is 3,200 male, 320 female beds.

Target rated capacity by 2039 is 3,400 male, 350 female beds.



Montana Women's Prison Aerial

- SECTION 6.0 -

RECOMMENDED MASTER PLAN

RECOMMENDED MASTER PLAN

Renovation & expansion of existing facilities to support current and evolving program and treatment initiatives with limited increases in capacity.

Options 1 through 4 provided a framework for discussions with the Department of Corrections ranging from Maximum Reuse to Replacement, providing consideration of a wide range of actions based on continued projected growth of the system based on long-term historic trends.

A key consideration in developing the final master plan framework was the potential for reducing bed needs through policy actions by the legislature, criminal justice system stakeholders and the Department of Corrections. An analysis of long-term population trends for both the male and female population in secure facility resulted in a base projected need for planning to increase secure capacity from current 2019 requirements for total population (male and female) of 2,779 offenders requiring a rated capacity of 3,087, beds to a projected population of 3,372 offenders requiring a rated capacity of 3,746 beds in 2039, or an increased capacity need of 679 rated beds.

Overall, this projection results in an average annual increase over the 20 year projection period of just over 1% per year (1.06%) – which would even be less if calculated on a compounded basis. While the Department agreed that the projections in fact reflected modest growth, they believe that if the general trend is more reflective of the last 10-year historic period of a stabilizing population, with some exceptions, both admissions and average length of stay (ALOS) have declined. For example, ALOS peaked in 2011 for the male population at just under 35 months, and even with recent increases, is now at 18 months (though showing a slight increase over the past two years). Similarly, over the past ten years admissions have declined with slight blips in this trend in 2014, 2015 & 2019.

As a result, rather than plan for growth or a return to trends of the previous decades, the Department determined that for planning, it should be assumed the population will stabilize at current levels through increased programs and treatment, policy actions at the legislative level, and across the criminal justice system.

One example, the analysis showed over 50% of admissions in the past 10 years have been for technical violations of parole – not for new crimes or sentences. Return-to-custody for probation and parole violations is a topic of both local concern to Montana as well as a major focus of criminal justice reform on a national basis because it potentially results in loss of employment, loss of housing, and significant familial impacts – all for what many times is minor non-compliant behavior. Translating this into an impact on bed needs is a simple equation. Currently over 1,000 annual admissions are for technical revocations. Assuming that the ALOS for this group is relatively short, say six months, a 30% reduction in admissions would result in a savings of 164 beds – or a quarter of projected future need[1]. Additional actions to increase programs and treatment for better outcomes both in the correctional system and at the local level could result in further reduced demand.

Relative to planning capacity, this discussion with the Department determined that any considerations for capacity should be based on the following:

- Stabilization of the general population and capacity needs at current levels;
- Any expanded capacity should address the special needs population only – acute and chronic mental health needs – with an emphasis on focused treatment to move this population through a continuum of care that would support their return to the general population and eventually release with continued treatment at the community level;

1 Additional analysis will be required to analyze this and other options for population management that is beyond the scope limitations of Phase 1 of the Master Plan Effort.

- Replacement of aged and inefficient housing that impacts both delivery of programs, safety and security for staff and offender's alike, and facilitates current management policy of direct supervision in lieu of intermittent supervision. This is required due to the relatively small size and configuration of housing units, which economically precludes effective direct supervision management;
- Planning should eliminate current overcrowding and allow the Department to function at an operational capacity of 90% of rated capacity to allow for classification, facility maintenance, and limited surge capacity;[2]
- Planning should consider continued use of contract secure capacity with additional capacity options should contract capacity be reduced in the future.

Based on the foregoing, the Planning Team re-evaluated the projections and shortfalls for planning. The 2020 projected need for rated capacity was utilized as the baseline for planning based on stabilizing the population. This was then compared to the current rated capacity of secure beds in the system as provided by DOC for existing facilities and as analyzed by the planning team for the main compound at MSP and MWP[3].

2 Rated capacity refers to total beds available; operational capacity refers to the actual number of inmates housed. It is recommended that planning allow for a 10% "vacancy rate" to accommodate classification, maintenance, and population surges.

3 Other facilities were not included in the initial assessment scope for Phase 1 of the Master Plan.

As illustrated in the following table, that analysis resulted in a projected shortfall in capacity of 143 beds relative to current adopted rated capacity which increased to 512 beds based on the functional assessment of existing housing compared to accepted standards. (See table at the beginning of this section.) To a large extent, the increased shortfall is attributable to including provisions for double-bunking smaller cells (+/- 60 NSF) where by classification, offenders are secured in their cells for a period in excess of 10 hours per day at MSP. Since one of the key recommendations for MSP arising from the overall evaluation was the replacement of Housing Units A, B, C &D, it was assumed that implementation planning could consider how appropriate housing for these classifications could be provided in the future and the existing housing re-purposed to provide for double-celling and increased rated capacity in accordance with standards.

As a result, the low range of shortfalls – 143 male beds as illustrated on the following table – was adopted as a basis for planning, with the intent of addressing this shortfall through the provision of additional special needs housing as outlined above and as part of replacing existing inadequate and inefficient housing.

Based on this decision, the Planning Team working with the Executive Team developed the Recommended Master Plan, which is essentially a blend of Option 1 – Maximum Reuse and Option 3 which included rebuilding MSP in place. In addition to the capacity issue discussed above, the following observations were discussed with the Executive Team in developing a framework for the Recommended Master Plan:

- Regionalization of secure capacity operated directly by DOC is not a priority for DOC. The current contracted secure, treatment and re-entry facilities provide for localization relative to housing offenders in proximity to family and community;

Facility	Type	Current Rated Capacity	Rated Capacity as Evaluated
Montana State Prison			
Montana State Prison	Secure Facility	1,607	1,252
Missoula Assessment & Sanction Center (MASC)*	Assessment & Sanction Center	144	144
Riverside Special Needs Unit*	Secure Facility - Geriatiric	25	26
Subtotal - Montana State Priosn		1,776	1,422
Pine Hills Correctional Facility - Adult*	Secure Facility	64	64
Great Falls Regional Prison (Contract)*	Secure Facility	141	141
Crossroads Correctional Center (Contract)*	Secure Facility	550	550
Glendive Regional Prison (Contract*	Secure Facility	152	152
Other Contract Facilities		*Indeterminate*	
TOTAL CURRENT RATED CAPACITY - MALE		2,683	2,329
PROJECTED NEED RATED CAPACITY - MALE 2020		2,826	2,826
SHORTFALL - MALE BEDS 2020		143	497
Montana Women's Prison	Secure Facility	254	238
TOTAL CURRENT RATED CAPACITY - FEMALE		254	238
PROJECTED NEED RATED CAPACITY - FEMALE 2020		253	253
SHORTFALL - FEMALE BEDS 2020		(1)	15
TOTAL SYSTEM - CURRENT RATED CAPACITY		2,937	2,567
TOTAL SYSTEM PROJECTED NEED RATED CAPACITY - 2020		3,079	3,079
TOTAL SYSTEM SHORTFALL - RATED CAPACITY 2020		143	512

** These facilities were not included in the scope of the Phase I Master Plan*

- While DOC recognizes that there may be benefits in co-locating facilities such as a new men's and a new women's facility for economy of scale to serve more inmates in one location, these populations are very distinct, and the DOC prefers to not co-locate these populations. The women's prison programs are more trauma-based and therapeutic community type programs. The staffing levels, programming, services, vocational training, and other operational requirements vary significantly for the male and female populations.

- Currently, the female population is well served in Billings, where the facility is close to gender-appropriate services, and renovation and expansion is preferred over replacement. Prior consideration of reuse of Unit F for females for geographic distribution was eliminated from Options. We recommend a building expansion and facility remodel at MWP given the identified deficiencies noted regarding vocational and programming as well as staff offices, infirmary space, and the ability to better serve the serious mentally ill inmates. The Alley belongs to the DOC, so we believe we have the capacity to expand into this area following the easement restrictions and land use requirements. The resolution for the rights to the Alley has been included in the physical descriptions of Section IV.

- Renovation / reconstruction of MSP in place is a higher priority vs. building new facilities. As noted in the report, the existing campus was not built with the goal of providing the level of programming and services the DOC is now providing. This campus needs to be drastically altered through a replacement in place to minimize disruption and allow DOC to deliver a higher level of service, hopefully, with a design that maximizes or even potentially reduces the mandatory security posts required. The plan should address the programmatic deficiencies identified in the analysis related to the current emphasis of the Department including inmate programs, education and treatment. Additionally, improved facilities for staff services are needed to support staff in their day-to-day mission. For example, staff services should include provisions for overnight bunk rooms due to the remote location of the facility and accessibility during inclement weather.

- The provision of specialized housing for special needs inmates and acute and chronic care for the mentally ill as part of a broader program for continuum of care throughout their stay and subsequently in the community is of paramount importance. The existing Riverside campus in Boulder, Montana, is ideally located near two population centers for improved staffing and treatment options. Consideration should be given to the expansion of the Riverside campus to provide 1 to 2 housing units planned in accordance with current research related to best practices in a secure environment. These units could be developed via new construction or renovation of existing vacant buildings if adaptable to meet best practices.

- While the intent of the Master Plan should be maximum reuse of existing facility assets, it is recognized that portions of the existing housing have exceeded their useful physical life and, more importantly, are operationally inefficient, limiting the ability of the Department to fully implement direct supervision. Based on unit size and configuration, housing Units A, B & C at MSP can only be operated on an intermittent supervision basis. This not only impacts safety and security, but also limits options for on-housing unit programming and treatment. Similarly, while larger in size, Unit D is inappropriate relative to the current management and operational philosophy of DOC. This replacement could be either a direct replacement of lower security housing or could be a variation which includes staff efficient units for housing restrictive housing, mental health and higher custody inmates etc. Existing higher security housing could then be re-purposed for lower custody classifications, negating the issues raised in the evaluation relative to cell size, standards and capacity.

- The Master Plan should prioritize physical and security improvements identified at MSP and MWP based on the evaluation of existing conditions including security related improvements, building replacement and general maintenance requirements.

- The Planning Team also recommended as part of this review that the Department request a continuing biennial appropriation for ongoing maintenance in order to limit the need for future

major capital projects or building replacement due to conditions. The Building Owners and Managers Association (BOMA) typically recommends budgeting 3% - 5% annually for the continued maintenance and upkeep of facilities. Given that correctional facilities are heavily utilized on a 24/7 basis, the Planning Team would recommend an appropriation at the upper end of this range to protect the investments made through this capital program.

- The Master Plan should include a "safety valve" should conditions change or should the effort to stabilize the population achieve only limited success in reaching this goal. In this case, several alternatives will remain available to the Department:
  - Re-purpose Juvenile Beds at the Pine Hills facility for adult use;
  - In-place expansion at the Pine Hills Site;
  - Construction of a new Men's prison in the Billings area that would also consolidate the population currently at Pine Hills.

MASTER PLAN IMPLEMENTATION STRATEGY

The following narrative summarizes the elements of the recommended Master Plan on a facility by facility basis:

MONTANA STATE PRISON – RIVERSIDE SPECIAL NEEDS UNIT

Note that the Riverside Unit was not included in the evaluation, but based on the overall review of the system and discussion above, it is recommended that it continue to act as an Annex to MSP focused on Special Needs Populations. Because it was not assessed during Phase I due to scope limitations, these recommendations do not address existing conditions, only recommended expansion.

- Construct two (2) Special Needs Housing Units of 32 beds each in single rooms; housing units should be subdivided into smaller treatment units consistent with best practices and include a wide range of program and treatment spaces including outdoor recreation, meditation/treatment and program areas such as gardening. In accordance with best practices, all areas should have abundant natural light and views to nature, including into individual rooms. Planning should allow for the subdivision of the housing unit during the day and potential to operate as a larger unit at night for staffing efficiency. Treatment staff and offices should be located on the unit, and policy and procedures should reinforce a collaborative approach to operation that balances care and custody with treatment programs. Overall campus should be planned to support a continuum of care that allows offender/patients to advance from acute to chronic care to general population. Each housing unit may include a mix of treatment levels to allow consistency in staff treatment and case management.
- As part of the initial Facility Program and Master Plan analysis, DOC will investigate the potential for adapting existing buildings to accommodate the proposed Special Needs Housing program for Acute Mental Health Treatment. This effort will include a comparative analysis of new construction vs. renovation costs, programmatic suitability relative to both correctional and mental health best practices, safety and security, operational implications and staffing and operational costs. Based on this analysis, DOC in conjunction with the Department of Administrative Services will make an informed decision as to the best approach – new construction or renovation – to accommodating the proposed specialized program.
-

This will reduce the shortfall in recommended operational capacity from 143 to 79 beds.

MONTANA STATE PRISON – MAIN COMPOUND

The following improvements are recommended for the Main Compound at MSP as part of an approach to reconstruction in-place:

Security Improvements: The following security improvements are recommended in support of continued operation and Master Plan implementation:

- Replace Security Cameras - Design, furnish, and install a campus wide high definition camera system on an isolated network capable of being monitored remotely from a central control location. This system will also be capable of being monitored from other points on the network such as local control stations, staff offices, or the MDOC. The camera system will be integrated with the facility locking control system to assist operators in the management of circulation throughout the facility. As events occur, the camera system will automatically display video of the event for control officers. This automation will improve response time and eliminate guess work from operations. The system will have an uninterruptable power supply (UPS) for back up to eliminate down time. The facility has already begun the installation of IP cameras in several buildings on campus. This project will be incorporating those cameras into the new facility wide system. The system will include IP network infrastructure, fiber optic cable, UPS power, an estimated 600 IP cameras, thirty viewing stations, and 90 days of video recording onsite.
- Locking Control Systems and Code Issues - Design, furnish, and install a code compliant campus wide locking control system. This system will be on an isolated network allowing remote control of door locks and intercoms from a central location at the facility. This system will have local control stations in the housing units, but central control can take over these stations when required. Central control will be able to release all of the doors on the campus in case of emergency, allowing the facility to meet section 408.4 of the International Building Code. The locking control system will be integrated with the video system as well as the duress (red light) system. As alarms occur, operators will be notified automatically, which will improve response time. This system will also include the addition of call buttons in every area where inmates are detained. These call buttons will allow inmates to call for help and allow the facility to meet Section 403.8 of the International Fire Code. The system will have UPS for back up to eliminate down time. The system will include an estimated thirty-seven stations that replace the existing control stations and hard graphic panels. The system will also include IP network infrastructure, fiber optic cable, UPS power, intercom amplifiers, some utility control, the addition of 450 call buttons, and the addition of monitoring exterior doors for all buildings on campus.
- Replace Perimeter Fence Detection System Design, furnish, and install a non-lethal electrified fence around the perimeter of the facility. This detection system provides both a visible/physical deterrent and a notification system for the facility. The system provides reliable perimeter security by limiting the amount of false alarms received in central control. It will be integrated with the camera system to provide visual notification when a zone is in alarm. This system will be similar to the perimeter system found in Shelby, Montana at the Crossroads Facility. Some of the components of the existing system will be re-purposed in the installation of this system. The system will include a notification station in Central Control, perimeter zone reset buttons, network infrastructure, fiber optic cable, a non-lethal electrified wire array mounted off the inner fence post, UPS power for back up to eliminate down time, and signage warning of electric shock. During design, alternative systems will also be considered including video/thermal detection as a supplementary system to monitor no-man's land.

Reconstruction-in-Place: The following items are recommended as part of the framework for reconstruction of MSP to better fulfill its current mission related to programs, operations and to increase operational effectiveness and staffing efficiency:

- Replace Housing Units A, B, C & D – As noted in the report, these units are inefficient to staff and preclude direct supervision and enhanced safety, supervision and treatment both due to unit size and configuration. A, B & C house 576 offenders in 36 small 8 cell/16 bed units, with limited program space. They can only be operated efficiently on an interim supervision basis – that is with only periodic supervision by custody staff making "rounds". Unit D is a larger unit housing 96 inmates but is also difficult to supervise due to its panopticon plan and overall size. All buildings have exceeded their life-expectancy and would require significant investment to upgrade to current standards. As a result it is recommended that these housing units be replaced with new construction based on 32 or 64 bed unit capacity.

  Based on housing configurations, 704 beds would be constructed for a net gain of 32 beds. This, in combination with planned expansion at Riverside, effectively resolves the projected shortfall in rated capacity.

  As noted below, it is recommended that the final scope be based on a more detailed analysis of MSP and the development of a facility specific program and master plan that can evaluate the cost benefits of simply replacing minimum/ medium security capacity in kind or developing an approach which provides for a mix of higher and lower security capacity. This would allow the existing high and close security housing to be re-purposed for a lower classification to maintain current rated capacity consistent with current standards. (See Facility Program and Master Plan below)

- Develop New Direct Housing Support Additions Develop new programs and support space to serve the current high security housing units. Development of improved program delivery both supports the Department's current emphasis on program services and enhances safety and security by reducing movement of offenders to other available facilities.

- Develop New Staff Services Facility – Staff recruitment and retention continues to be of concern to the Department. This option would provide improved facilities for the staff for training, briefing, physical conditioning and include bunk rooms for staff for use either when multiple shifts are required or when weather conditions affect access to the site.

- Develop New Correctional Industries Space The current Furniture Production Shop is in poor condition – structure, building enclosure, mechanical and electrical systems and perhaps most importantly relative to code and life safety requirements. It is recommended that it be replaced as part of a long-term plan for Correctional Industries Space. (See Appendix for Facility Program Space Requirements).

- Other associated project scopes (e.g. ADA Compliance through the facility would be identified in the detailed planning stage.

Physical Improvements: The following physical improvements are recommended as part of Master Planning based on the physical assessment completed for MSP Main Compound as part of the system-wide Master Plan.

- Roof Replacement – Roof replacement is recommended for the following buildings:
  - Restricted Housing Units (LHU1 & LHU2) - Removal of ballasted membrane, new single ply reinforced membrane system, insulation, flashings, and associated sealants.
  - Infirmary Unit(1) - New single ply reinforced membrane roofing system, direct to deck rigid insulation, flashings, and associated sealants.
  - Low Side Visiting (2)

- High Side Gym -Staff Gym (1) - Removal of foam over roof over metal building panel roof, new metal deck over metal building panel roof, vapor barrier, insulation, membrane, flashings, and sealants as applicable.
- Staff Gym - Removal of membrane and insulation system to deck, replace with new membrane, rigid insulation, vapor barrier, thermal barrier, flashings, and sealants.
- High Side Kitchen (1)
- Wallace Building (1) - Removal of single ply membrane assembly to metal deck, replacement with new single ply membrane , rigid insulation and flashings.
- B2 -Wallace
- Housing Unit F - Remove existing asphalt shingles. Replace with Asphalt shingles, slip sheet, ice and water shield, flashings and fascia trim.

- Unit F – Upgrade boiler controls & replace water well;

- Locked Housing units 1, 2, High Security Units 1,2 – Replace combination toilet units and related plumbing and controls;

- Low Security Kitchen and Support – Repair & upgrade building envelope;

- Auto Body Shop – Construct code compliant auto paint booth with ventilation, filtering and appropriate mechanical ventilation and heating;

- Furniture Factory Life Safety Upgrade – Life safety upgrades including fire suppression, alarm, HVAC, and ventilation. This upgrade is needed now due to code requirements, even if the building is to be replaced later.

- Work Release Center (WRC) - Envelope Repair The siding on the exterior walls is rotting out at juncture of concrete walls, openings and at soffit / exterior wall junctures. Snow build up at the juncture of the exterior berm perimeter walls and window sills causes water infiltration into the exterior wall assembly and thus deterioration of the materials / components of the assemblies.. Replacement of all siding, windows, flashings, soffit and fascia trim will be required.

- LHU1, LH2, Infirmary, Close 1 & 2, High Side Support - Resealing of all precast / tilt up panel joints, opening conditions. Removal, prep and reseal of panel joints, window openings, door openings, louvers, and other penetrations.

- Site Utilities - Site Infrastructure Improvements and upgrades are needed across the 140 acres of the main MT State Prison Compound for any expansion compacity. For masterplanning budgeting and long range building programming purposes, site underground infrastructure utilities improvements required include upgrading domestic potable water systems via wells, storage and treatment, fire suppression system water supply and service via a water loop, hydrants and potential fire pumps, sanitary sewer and storm systems lines, electrical power distribution and lighting, natural gas and communications and data infrastructure. Site infrastructure improvements above grade also will include roadway improvements and access improvements.

- Given the existing sewage lagoons are maximized on capacity for sewage treatment and being an antiquated system, infrastructure improvements masterplanning for the MSP campus also includes the provisions for a prepackaged on site sewage treatment plant to upgrade the sewage system and bring sewage system into DEQ compliance.

Develop Facility Specific Program & Master Plan: While the system-wide master plan is focused on establishing an overall framework for long-term needs and immediate improvements, further detailed study of MSP is recommended as part of implementing funded improvements. This analysis can look specifically at site organization, siting options for housing development and how to best phase the construction to maintain ongoing operations. Additionally, it will provide the opportunity to include the assessment and evaluation of the other facilities excluded from Phase I planning and validate Master Plan recommendations based on total cost of ownership including an objective assessment of impacts on staffing.

MONTANA WOMEN'S PRISON

The Recommended Master Plan is based on expanding and renovating the existing Montana Women's Prison in-situ. Expansion will occur on state owned land to the east of the existing site. There is a right-of-way along the east edge of the existing facility that has been vacated in favor of the state, but easements will be required for utility access. The following improvements at MWP are recommended as part of the Master Plan.

Security Improvements: The following security improvements are recommended in support of continued operation and Master Plan implementation:

- Replace Security Cameras/Communications Design, furnish, and install a campus wide high definition camera system. This camera system will be on an isolated network capable of being monitored remotely from a central control location. This system will also be capable of being monitored from other points on the network such as local control stations, staff offices, or MDOC. The camera system will be integrated with the facility locking control system to assist operators in the management of circulation throughout the facility. As events occur, the camera system will automatically display video of the event for control officers. This automation will improve response time and eliminate guess work from operations. The system will have a UPS for back up to eliminate down time. The facility has already begun the installation of IP cameras in several locations. This project will be incorporating the newer cameras into the system and replacing the older analog cameras. The system will include IP network infrastructure, fiber optic cable, UPS power, an estimated 120 IP cameras, three viewing stations, and 90 days of video recording onsite.

- Locking Control Systems and Code Issues Design, furnish, and install a code compliant campus wide locking control system. This system will be on an isolated network allowing remote control of door locks and intercoms from a central location at the facility. This system will have one central control station and one station at the front entry way. Central control will be able to release all of the doors on the campus in case of emergency, allowing the facility to meet section 408.4 of the International Building Code. The locking control system will be integrated with the video system as well as the duress system. As alarms occur, operators will be notified automatically. This automation will improve response time when emergencies occur. The system will have a UPS for back up to eliminate down time. This would include the addition of power supplies that will secure the magnetic locks at the facility. Currently these locks open when the facility loses power.

ANNEX EXPANSION & RENOVATIONS

- Construct New Annex – Plan, design and construct a new annex to provide program and treatment facilities consistent with the current mission of MDOC and improved housing for special needs populations. Addition to include:
  - New medical/mental health clinic & infirmary;
  - Expanded education and career technical education facilities;
  - Expanded Montana Correctional Industries ship area;
  - New visiting center;
  - Board of Probation/Parole hearing room;
  - Offender canteen/store with Honors Lounge;
  - Expanded counseling and treatment space;
  - Flexible special needs housing including (4) 8 bed single level housing units for acute mental health care, chronic mental health care, & high security housing;
    - Housing unit to include indoor and outdoor recreation space, program and treatment space and office space to co-locate custody and treatment staff on the unit;
  - Renovate and Re-purpose vacated space in the existing building for expanded program and treatment space.

Physical Improvements - The following physical improvements are recommended as part of Master Planning based on the physical assessment completed for Montana Women's Prison in the system-wide Master Plan.

- Main Building – Replace Roof - Replacement of existing low slope standing seam metal roof and insulation with new standing seam system, composite rigid insulation system, air barrier/protection sheet, ice water shield and appropriate flashings and drainage. Soffit and fascia panel replacement also to be completed with new ventilated prefinished metal soffit system and fascia system

- Chapel – Roof/Envelope Repairs - Removal of chapel EPDM membrane roof, insulation and flashings and EIFS systems 4' section from to below drain outlet points through wall of lower roof sections and removal of high wall EIFS system complete for repair of wall / roof junctures and parapet conditions. Replacement / repair of wall flashings/ wall envelope barrier, rework of drainage scuppers, rework of all high wall to roof junctures flashings and envelope sealing, replace with EPDM membrane, replace wet insulations, all flashings and sealants at junctures and openings.

- MCE Industries
  - Building B3 – complete Roof Replacement will be needed within 5 to 10 years. B2 industries roof section will need replacement.
  - HVAC equipment / controls will need complete replacement- We did not make these immediate- maybe they should have been.
  - Compressor failing in outdoor chiller, exhibiting fewer hours of operation
  - Kitchen MAU goes down for unknown reasons, often during high winds
  - Leaking heating water hydronic fitting in cafeteria ceiling
  - Medical Area has cold complaints and overly pressurized
  - Control Rm and adjacent Server Rm are too warm
  - Hydronic control valves have unstable operation, better with strainers and flushed
  - Return fan on HV&AC-5 not fully operational, running at low speed
  - Sanitary Piping leaks at fixtures inside.
  - Emergency lighting upgrades needed. All fluorescent light fixtures to be changed out as needed.

Develop Facility Specific Program & Master Plan – While the system-wide master plan is focused on establishing an overall framework for long-term needs and immediate improvements, as with MSP, further detailed study of MWP is recommended as part of implementing funded improvements. This analysis can look more specifically at site organization, siting opportunities options for housing development and how to best phase the construction program to maintain ongoing operations. Additionally, it will provide an opportunity to include the assessment and evaluation of the other facilities excluded from Phase I planning and validate Master Plan recommendations based on total cost of ownership including an objective assessment of impacts on staffing.

LONG TERM FUNDING

As noted in the discussion above, as part of Master Plan implementation it is recommended that the Department of Correction work with the Budget Office, Department of Administration and the Legislature to develop a plan to fund future maintenance requirements. As noted in the discussion above, BOMA typically recommends funding annual maintenance and upgrade for a typical office building at 3% - 5% of the value of the asset. Given the constant 24/7 utilization of correctional facilities we would recommend an allocation at the upper end of the range. Planning for maintenance funding on an annual (or biennial basis) will allow the state and Department to better protect the taxpayers investment in the assets and reduce the need for physical condition or age based major capital programs in the future.



Montana Correctional Enterprises

- SECTION 7.0 -

FUNDING

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RECOMMENDED MASTER PLAN PROPOSED ACTIONS

Included in this report is the funding request for the 2021-2023 biennium. This funding is broken into three components - MSP, MWP, and Riverside Special Needs Facilities. Each component includes the immediate actions and deferred maintenance that should be included. A factor for ongoing funding for deferred maintenance at approximately 5% is recommended in the final costing.

By completing the recommended master plan, MDOC will have the potential to meet their goal of no new housing capacity throughout the system. Should this not be achieved over the next twenty years, the provided options may be considered "safety valves" to release pressure on the overall system. These include increasing capacity at Pine Hills, providing an additional or expanding Men's facility, or increasing the contracted bed support throughout the state.

RECOMMENDATIONS

MDOC to confirm Range of Options to be defined and evaluated. Each Conceptual Option requires additional investigation for detailed analysis, particularly in terms of fit within the system for MDOC to determine the preferred approach and phasing.

Convene a Task Force to review and develop initiatives to deal with Parole Violators in the interest of reducing impact on secure bed capacity.

CURRENT STEPS

In this report, we performed the following actions:

1. Define immediate actions for funding.
2. Compile and submit supporting documentation for the Budget Request
3. Complete the Phase 1 Report in terms of projected needs, existing conditions, and shortfall analysis.
4. Support the Budget Request process as needed to fund the balance of the Master Plan Work and Immediate Priorities, Actions.

FUTURE STEPS

1. Perform due diligence and planning for immediate needs;
2. Adopt a long term Master Plan Strategy
3. Implement any approved actions from the master plan options.
4. Perform urgent/immediate physical improvements as funding allows.
5. Undertake phased implementation actions

2021-2023 BIENNIUM FUNDING REQUEST

The following tables outline the funding request for implementation of the recommended Master Plan. The frst step in implementation will be the development of a specifc facility Program and Master that will look more specifcally at site organization, siting opportunities options for housing development and how to best phase the construction program to maintain ongoing operations and the integration of various improvements planned. Additionally, it will provide an opportunity to include the assessment and evaluation of the other facilities excluded from Phase I planning and validate Master Plan recommendations based on total cost of ownership including an objective assessment of impacts on staffing.

Montana Department of Corrections Facility Assessment/Strategic Master Plan Supplement	Summary Scope	Construction Cost*	Project Costs at 30%
Complete Physical, Functional & Operational Assessment for other State Owned Facilities	Assessment & Planning - Pine Hills, Riverside, Missoula Intake; Integrate Contract Facilities; Identify Population Management Initiatives and Alternative Sanctions	$400,000	$400,000

Montana Department of Corrections Strategic Development Master Plan	Budget Summary	Construction Cost*	Project Costs at 30%
Montana State Prison Riverside Unit	**Special Needs Housing**	**$18,400,000**	**$23,920,000**
Montana State Prison Main Compound	**TOTAL BUDGET**	**$114,285,000**	**$148,473,000**
MSP Main Compound Security		$8,250,000	$10,725,000
MSP Main Compound Reconstruct In-Place/Functional Needs		$80,104,400	$104,135,720
MSP Main Compound Physical Improvements		$25,605,600	$33,287,280
Develop Facility Specific Program & Master Plan		$325,000	$325,000
Montana Women's Prison	**TOTAL BUDGET**	**$27,758,120**	**$36,036,056**
Security Related		$1,100,000	$1,430,000
Annex Expansion/Renovations/Functional Improvements		$25,788,520	$33,525,076
Physical Improvements		$704,600	$915,980
Develop Facility Specific Program & Master Plan		$165,000	$165,000
Complete Physical, Functional & Operational Assessment for other State Owned Facilities		**$400,000**	**$400,000**
Montana Department of Corrections Strategic Development Master Plan	**Total Estimated Budget**	**$160,843,120**	**$208,829,056**

Montana State Department of Corrections
Strategic Master Plan

Estimated Project Implementation Budget Requirements

Montana State Prison Riverside Unit	Summary Scope	Construction Cost*	Project Costs at 30%
1 **New Special Needs Housing**	**Plan, Design & Construct 2- 32 Bed Special Needs Housing Units**	**$18,400,000**	**$23,920,000**
This addresses a critical deficiency noted in the evaluation of the facility to provide appropriate treatment housing for individuals with acute mental health issues in a prison population with increasing mental health issues. Riverside was identified as the primary resource for this program as the existing Riverside campus in Boulder, Montana, is ideally located near two population centers for improved staffing and treatment options.	**Key Characteristics** Single Level, No Mezzanine; Single Cells Subdivided into smaller treatment units; Glazed Cell Fronts Includes Counseling Space on the Unit. Joint Management - Security & Treatment Staff **Cost Basis** 32,000 CGSF; 36,800 BGSF @ $500/sf *all costs current 2020 dollars, no escalation.		
Subtotal - MSP Riverside Unit	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$18,400,000**	**$23,920,000**

Montana State Prison Main Compound	Summary Scope	Construction Cost*	Project Costs at 30%
Security Related			
1 **Replace Security Cameras**	**Design, furnish, and install a campus wide high definition camera system.**	**$2,750,000**	**$3,575,000**
Critical Security & Operational Need	**Key Characteristics** The system will include IP network infrastructure, fiber optic cable, UPS power, incorporate existing IP cameras an provide an estimated 600 additional IP cameras, thirty viewing stations, and 90 days of video recording. **Cost Basis** Lump Sum Allowance *all costs current 2020 dollars, no escalation.		
2 **Locking Control Systems, Code Issues, Intercoms**	**Design, furnish, and install a code compliant campus wide locking control system.**	**$3,000,000**	**$3,900,000**
Critical Security & Operational Need	**Key Characteristics** This system will be on an isolated network allowing remote control of door locks and intercoms from a central location at the facility. This system will have local control stations in the housing units, but central control can take over these stations when required. The system will also include IP network infrastructure, fiber optic cable, UPS power, intercom amplifiers, some utility control, the addition of 450 call buttons, and the addition of monitoring exterior doors for all buildings on campus. **Cost Basis** Lump Sum Allowance *all costs current 2020 dollars, no escalation.		
3 **Replace Perimeter Fence Detection System**	**Design, furnish, and install a Non-Lethal Electrified Fence around the perimeter of the facility.**	**$2,500,000**	**$3,250,000**
Critical Security & Operational Need	**Key Characteristics** The system will include a notification station in Central Control, perimeter zone reset buttons, network infrastructure, fiber optic cable, a non-lethal electrified wire array mounted off the inner fence post, UPS power, and signage warning of electric shock. **Cost Basis** Lump Sum Allowance *all costs current 2020 dollars, no escalation.		
Subtotal - MSP Main Compound Security	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$8,250,000**	**$10,725,000**

	Montana State Prison Main Compound	Summary Scope	Construction Cost*	Project Costs at 30%
Reconstruction in-Place/Functional Needs				
4	**Replace Housing Units A, B, C & D**	**Plan, design & construct replacement Housing for Existing inefficient, outmoded housing units with new housing to accommodate direct supervision and enhanced safety, security and treatment.**	**$62,836,000**	**$81,686,800**
	A, B & C house 576 offenders in 36 small 8 cell/16 bed units, with limited program space and can only be operated efficiently on an interim supervision basis – that is with only periodic supervision by custody staff making "rounds". Unit D is a larger unit housing 96 inmates but is also difficult to supervise due to its panopticon plan and overall size. All buildings have exceeded their life-expectancy and would require significant investment to upgrade to current standards.	**Key Characteristics** Construct 704 beds in 64 bed Housing Units Net gain of 32 beds Two-tier configuration Security Glazed Cell Fronts Program & Treatment space on each housing unit **Cost Basis** 118,800 CGSF; 136,600 BGSF; @ $460/sf *all costs current 2020 dollars, no escalation.		
5	**New Multi-Purpose Programs Building**	**Develop new programs and support building to serve the current high security compound (or lower security if repurposed in the future) to include program, treatment, education and related support space.**	**$6,182,400**	**$8,037,120**
	Evaluation noted a significant shortfall in program space serving the current high Security compound. Development of improved program facilities both supports the Department's current emphasis on program services and enhances safety and security by reducing movement of offenders to other available facilities.	**Key Characteristics** 2 - Multi-purpose programs buildings **Cost Basis** Max Type Units (2) 5,600 cgsf; 6,440 bgsf; $480/sf Close Type Units (2) 5,600 cgsf; 6,440 bgsf; $480/sf *all costs current 2020 dollars, no escalation.		
6	**Entry/Staff Services Addition**	**Plan design & Construct new Staff Services Building**	**$8,740,000**	**$11,362,000**
	Evaluation indicated significant shortfalls in staff support facilities; Staff recruitment and retention continues to be of concern to the Department. This options would provide improved facilities for the staff for training, briefing, physical conditioning and include bunk rooms for staff for use either when multiple shifts are required or when weather conditions affect access to the site.	**Key Characteristics** Staff Lockers Training/Briefing Physical Fitness Overnight accommodations **Cost Basis** 20,000 CGSF; 23,000 BGSF @ $380/sf *all costs current 2020 dollars, no escalation.		
7	**New Correctional Industries Space**	**Plan design & Construct new Correctional Industries Building**	**$2,346,000**	**$3,049,800**
	The current Furniture Production Shop is in poor condition – structure, building enclosure, mechanical and electrical systems and perhaps most importantly relative to code and life safety requirements.	**Key Characteristics** New Pre-engineered Industrial building Ventilation, Dust Collection, Finishing spaces **Cost Basis** 6,900 BGSF @ $380/sf *all costs current 2020 dollars, no escalation.		
	Subtotal - MSP Main Compound Reconstruct In-Place/Functional Needs	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$80,104,400**	**$104,135,720**
Physical Improvements				
8	**Replace Roofs**	**Restricted Housing Units (LHU1_LHU2), Infirmary Unit(1), Low Side Visiting (2), High Side Gym -Staff Gym (1), High Side Kitchen (1), Wallace Building (1), (B2 -Wallace), Housing Unit F.**	**$3,810,000**	**$4,953,000**
9	**MCE Furniture Factory Life Safety Upgrades**	**Fire Suppression, Alarm, HVAC, Ventilation upgrades required and recommended on interim basis even if replacement building funded Fire Suppression, Alarm, HVAC, Ventilation**	**$875,600**	**$1,138,280**
10	**Unit F - Boiler System /Controls**		**$100,000**	**$130,000**
11	**Unit F - Water Well Replacement**		**$285,000**	**$370,500**
12	**Replace Fixture - cell combo units**	**Locked Housing units 1, 2, High Security Units 1,2**	**$675,000**	**$877,500**
13	**Envelope Repairs**	**Low Side Support / Low Side Kitchen**	**$150,000**	**$195,000**
14	**Motor Vehicle Auto Body Shop Paint Booth**	**No paint booth currently: Proposed Large vehicle side draft with Air units and heat.**	**$110,000**	**$143,000**
15	**Site Infrastructure**	**Upgrade site utilities - water, sewer, gas, power, emergency power & provide package sewage treatment plant; 140 acres +/- @ $115,000 + $3.5M for treatment plant**	**$19,600,000**	**$25,480,000**
	Subtotal - MSP Main Compound Physical Improvements	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$25,605,600**	**$33,287,280**
15	**Develop Facility Specific Program & Master Plan**	**Further detailed study of MSP is recommended as part of implementing funded improvements. This analysis can look more specifically at site organization, siting opportunities options for housing development and how to best phase the construction program to maintain ongoing operations and validate Master Plan recommendations based on total cost of ownership including an objective assessment of impacts on staffing**	**$325,000**	**$325,000**
	Subtotal - MSP Main Compound TOTAL SCOPE OF IMPROVEMENTS	*Refer to Recommended Master Plan and Appendix 3 for additional information*	**$114,285,000**	**$148,473,000**

Montana Women's Prison Main Compound	Summary Scope	Construction Cost*	Project Costs at 30%
Security Related			
1 Replace Security Cameras	**Design, furnish, and install a campus wide high definition camera system**	$700,000	$910,000
Critical Security & Operational Need	**Key Characteristics** The system will include IP network infrastructure, fiber optic cable, UPS power, an estimated 120 IP cameras, three viewing stations, and 90 days of video recording. **Cost Basis** Lump Sum Allowance *all costs current 2020 dollars, no escalation.		
2 New Door Control System	**Design, furnish, and install a code compliant campus wide locking control system.**	$400,000	$520,000
Critical Security & Operational Need	**Key Characteristics** This system will be on an isolated network allowing remote control of door locks and intercoms from a central location at the facility. This system will have one central control station and one station at the front entry way. Central control will be able to release all of the doors on the campus in case of emergency. The locking control system will be integrated with the video system as well as the duress system. As alarms occur, operators will be notified automatically. The system will have an uninterruptable power supply for back up to eliminate down time. This would include the addition of power supplies that will secure the magnetic locks at the facility. Currently these locks open when the facility loses power. **Cost Basis** Lump Sum Allowance *all costs current 2020 dollars, no escalation.		
Subtotal - MWP Main Compound Security	*Refer to Recommended Master Plan and Appendix 3 for additional information*	$1,100,000	$1,430,000
Annex Expansion/Renovations/Functional Improvements			
3 Annex Expansion & Renovation	**Plan, design and construct a new annex to provide program and treatment facilities to meet the needs of the population consistent with the current mission of the Department of Corrections and improved housing for special needs populations**	$25,788,520	$33,525,076
Currently the Montana Women's Prison is holding significantly more offenders than it was designed. This initiative would expand existing facility on site, addressing overall administration, program, and support needs in each case.	**Key Characteristics** New Medical/Mental Health Clinic & Infirmary Expanded Education and Career Technical Education Facilities Expanded Montana Correctional Industries Ship area New Visiting Center Board of Probation/Parole Hearing Room Offender Canteen/Store with Honors Lounge Expanded Counseling and Treatment Space Flexible Special Needs Housing including an 4 8 Bed single level Housing Units Renovate and Repurpose vacated space **Cost Basis** 104,410 CGSF; 120.017 BGSF @ Blended $215/BGSF *all costs current 2020 dollars, no escalation.		
Subtotal - MWP Reconstruct In-Place/Functional Needs	*Refer to Recommended Master Plan and Appendix 3 for additional information*	$25,788,520	$33,525,076
Physical Improvements			
4 Roof Replacement - Main Bldg.	**Building B1A. New roof would be required with building being considered for reuse**	$554,600	$720,980
5 Chapel Roof / Envelope Repairs	**B2 - Roof wall envelope junctures and terminations**	$75,000	$97,500
6 MCE Industries	**B2-Ventilation upgrades**	$75,000	$97,500
Subtotal - MWP Physical Improvements	*Refer to Recommended Master Plan and Appendix 3 for additional information*	$704,600	$915,980
7 Develop Facility Specific Program & Master Plan	**Further detailed study of MWP is recommended as part of implementing funded improvements. This analysis can look more specifically at site organization, siting opportunities options for housing development and how to best phase the construction program to maintain ongoing operations and validate Master Plan recommendations based on total cost of ownership including an objective assessment of impacts on staffing**	$165,000	$165,000
Subtotal - MWP TOTAL SCOPE OF IMPROVEMENTS	*Refer to Recommended Master Plan and Appendix 3 for additional information*	$27,758,120	$36,036,056



Montana Prison "Made in Montana" Program

- SECTION 8.0 -

APPENDICES

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- APPENDIX 01 -

FCI FORMS -

A. MONTANA STATE PRISON
B. MONTANA WOMEN'S PRISON
C. FLOOR PLANS OF ALL BUILDINGS

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	34,861
BUILDING ID:	B1-1MDC_,Martz Diagnostic and Intake (MDIU)	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	2005
DATE:	6/3/2020	**BUILDING TYPE**	Group B/I3 Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		70	HOUSING	Good to very good, normal maintenance items	
		15	INTAKE / PROCESSING	Good to very good, minor roof leaks	intake holding cells
		5	MEDICAL CHECKI N	Good to very good, normal maintenance items	
		5	REHEAT KITCHEN	Good to very good, normal maintenance items	
		10	ADMIN	Good to very good, normal maintenance items	
			NUMBER OF STORIES		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Noted Above	Very Good to Excellent	Complete facility

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
		100%	Foundation	Very Good to Excellent	Complete Building

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		0%	Detention:Concrete / Tilt Up	NA	NA
		90%	Detention: Masonry / Mortar	Very Good to Excellent	
			Detention: Masonry Unit / Glass Block		
		10%	Non Detention: Wood/Plaster/Metal	Metal stud framed / steel girt PEMB insulated walls system very good condition	Admin Area
			Paint/Sealer	Outdoor secure yard area - sealed masonry - good	Outdoor recreation
			Insulation		
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		20%	Non Detention: Glass Glazing / Frame	Heavy tempered Insulated glass	Admin Area
			Single Pane		
			Hardware	NA	
		80%	Detention: Glazing: Polycarbonate / Glass	Security Laminated poly / glass	Housing, intake, and support
			Detention: Window Frame	Securtiy Hollow metal	Housing, intake, and support
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		20%	Hardware: Admin	Institutional heavy duty grade ADA compliant - good conditions	Administrtaton
			Door/Admin	HM painted, good condtion	Admininstration
		20%	Frame/Admin	HM painted, good condtion	Administrtaton
		80%	Doors: Detention:	Security Hollow Metal -Swings and Sliders	Swings - Intake and support, sliders cell block
		80%	Hardware: Detention	Pneumatic Security Locking hardware	Housing , Support
			Misc: Overhead Door	OH Insulated	
			Hatches	Roof Hatches / escape hatch good	Housing Unit roof
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	
			Concrete/Steel	Concrete /Steel / CMU good condition	Conc / CMU - Housing, Steel - Admin / support

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		80%	Slab on Grade	Slab on Grade - good	Throughout
			Raised Floor Wood	NA	
		20%	Raised Floor Concrete/Steel	Raised Concrete slab - very good	2nd floor housing, upper floor of Control
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	Steel stair stringers, concrete pans, concrete	Housing, control
			Non Detention: Stair Rails	Steel hand rails -very good condition	Housing, control
			Detention: Stair Rails / Guard Rails	Steel hand rails - very good conditon	Housing, control
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	As above	

Roof System / Roof Condition (5)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
		100%	Concrete/Steel	Steel roof Structure - Joists/ metal deck - good condition -	
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Flashing	good	
		100%	Roof drainage	gutters, downspouts interanal roof drains / overflows	Administration - gutters / downspouts, roof drains,
			Skylights	Good condition	Housing
			Asphalt Shingle Tiles	NA	
		100%	Membrane/Metal	Membrane / metal good condition	Admin support - metal, housing membrane
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	good	**Housing / support ext wall systems**
			Batt	good	Admin exterior wall system

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		20%	Framed - GWB /Paint	Gyp Paint and rubber wall base	Administration
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
		80%	Detention: Masonry (CMU) Tiled Masonry CMU	CMU PAINT	Housing, intake, support, kitchen
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB		
		80%	Detention: Plaster / GWB	Gyp / Layin Good Condition	Housing Concrete at cells, layin at dayroom
		20%	Non Detention: Lay in	Good Condtion	Administration
			Detention: Security	Concrete / Layin	Housing Concrete at cells, layin at dayroom
			Specialty		
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		20%	Typical Hardware	Falcon Institutional ADA grade mortise locks, good to very good condition	Admin - Institutional
		20%	Non Detention: Door	Painted hollow metal doors - good condition	Administration
		20%	Non Detention: Frame	Painted hollow metal frames - good condition	Administration
		80%	Detention: Hardware	Pneumatic / manual SS security locks - good condition	Housing, support
		80%	Detentikon: Door	Security HM sliding and swing - good condition	Housing - sliding, swing support
		80%	Detention Frame:	Security HM - good condition	
		20%	Non Detention: Relites / Interior Windows	HM / glass	Admin
		80%	Detention: Relites / Interior Security Grade Windows	Secuity HM / Security Glass	Support, Housing
Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		10%	Non Detention: Resilient	VCT good condition and well maintained	Admin areas
		10%	Non Detention: Carpet	Cpt in good condition	Admin Offices
			Non Detention:Ceramic/Stone/Terrazzo	NA	
		65%	Detention: Sealed Concrete/Painted Concrete	Sealed concrete	Housing and day room
		15%	Detention: other Ceramic	Tile - wet areas, VCT Secure support areas	Shower, support
			Wood		

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		20%	Non Detention: Paint	Field paint and accent paint - good condition	Admin areas
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	Tile wall surfaces	Admin toilet room
		80%	Detention: Paiint	Paint in good condition	Housing / Secure Support areas
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (7)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**NA**	
			Detention: Metal/Other	NA	
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	SIGNAGE GOOD THROUGHOUT	Admin, Secure Support and Housing
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	Steel tables and stools fixed to concrete.	
			Detention: Cell furnishings: Bed / Table	Painted steel bed table and chairs - normal wear and tear	Housing
			Classroom / Lecture	Loose table / chairs	Admin office areas
			Cafeteria	NA	NA
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		10%	Non Detention: Markerboard	Good conditon	Admin areas and Secure Intake area
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls		
			Communication		
			Hoist Way		
			Lift		

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas		
			Non Detention: Elevator		
			Non Detention: Restrooms		
			Non Detention: Ramps		
			Non Detention: Stair & Ramp Rails		
			Non Detention: Door Hardware		
			Detention: Cells		
			Detention Day Rooms		
			Detention: Rec Areas		
			Detention Work Areas		

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	Good condition for both Admin egress and Secure impeded egress	Throughout
			Detention: Impeded Egress / Exit Systems	GOOD	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		40%	Exit Lights	good -	Admin
		40%	Emergency Lighting	good	Admin - Secure Support
			Smoke/Heat Detection	good	Admin, Secure Support and Housing
		100%	Fire Alarm System	Addressible - good	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA	
			Other Asbestos Containing Material (ACM)	NA	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	34,861
BUILDING ID:	B1-1MDC_,Martz Diagnostic and Intake (MDIU)	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	2004
DATE:	6/3/2020	**BUILDING TYPE**	Group B/I3 Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC SYSTEMS CONDITIONS (6)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
Heating (A)					
		100%	Controls	Delta electronic actuators and sensors, original to the building, good condition.	
			BMS	Web based, Electro Control service vender, original to the building, good condition.	
			Boiler/Furnace	None	
			Room Units	Electric cabinet and unit heaters in various locations, good condition.	
			Hydronic Piping	None	
		100%	Alternative Fuel	Natural gas to the building only, black steel, roof supports need to be reset, exterior piping is not painted .	
Ventilating (B)					
		30%	Air Handler	Office AHU, Trane MCC17, DX cooling coil, four zoned condensing gas duct heaters, original to the building, fair/good condition.	Mechanical room
		10%	Air Handler	Detention control room RTU, AAON RK033, 3 ton DX cooling coil, gas heating, original to the building, fair/good condition.	Roof
		60%	Air Handler	Detention Energy Recovery Ventilators, AAON RK103, 100% outside air and exhaust, 10 tons dx cooling, gas heating, original to the building, fair/good condition. Typical of four units serving 1st floor east, 2nd floor east, 1st floor west and 2nd floor west cell blocks.	Roof
			Specialized Exhaust	Roof mounted dome fans for toilet and general exhaust, fair/good condition.	Roof
			Room Ventilators	None.	Entries, mechanical rooms and storage rooms
Cooling (C)					
		30%	Non Detention Central AC / HVAC	Air cooled condensing unit added to the Office AHU, estimated 20 ton capacity, added some time after the original construction, , fair/good condition, unable to access the roof.	Roof
		70%	Detention: HVAC Ventilation / AC	DX cooling integral to the rooftop air handlers.	
			Hydronic Piping	None	

Plumbing Systems Condition (7)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		30%	Non Detention: Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair/good condition. Anti-scald valves were not observed on the public lavatories.	
		70%	Detention: Sinks / toilets Showers	Stainless steel combination units in cells with solenoid shut-off supplies, stainless steel showers, original to the building, fair/good condition.	
			Specialty Fixtures: Kitchens / Food Service.	Stainless steel 3-bay and dishwashing sinks, direct connected, no grease trap observed, original to the building, fair condition.	
			Plant Hot Water Generation	AO Smith HW520, gas fired hot water heater, 416 MBH output, separate Lockinvar THG600J storage tank, 600 gallons with central dual temperature mixing valve, original to the building, fair/good condition.	Mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, no water softening or filtration observed Piping is showing scaling and deterioration, poor/fair condition.	Separate 4" domestic water service with backflow protection and 4" copper main in water entrance room.
			Pumps	Transfer pump for the DWH to the storage tank, two cartridge type DHW recirculating pumps, original to the building, fair/good condition.	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building, good condition.	
			Pump	None	

Fire Protection Condition (8)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		30%	Non Detention: Sprinkler: Wet / Dry	One wet sprinkler zone for the office, standard two piece sprinkler heads, do not appear to be quick response type, good condition.	6" separate fire service with backflow and 4" zone mains in 1st floor water
		70%	Detention: Sprinkler: Wet / Dry	Two wet sprinkler zones for the cell blocks (east and west), detention type sprinkler heads, heads susceptible to damage, do not appear to be	
		30%	Non Detention: Hose Stations / Cabinet Systems	Yes, good condition.	Separate 4" Hose riser
		70%	Detention: Hose Stations / Cabinet Systems	Yes, good condition.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	34,861
BUILDING ID:	B1-1MDC_,Martz Diagnostic and Intake (MDIU)	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	2004
DATE:	6/5/2020	**BUILDING TYPE**	Group B/I3 Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	Asphalt Parking, driveway and assocaited road in poor condition. Portions of roadway missing.	Remove and replace all asphalt pavement.
			Non Detention: ADA Parking	N/A	Not warranted - no visitor or staff parking.
			Non Detention: Bldg Access	Good.	
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Good.	
			Facility Waste systems:	See MSP Campus Form	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	See MSP Campus Form	
			Facility Fire Protection Systems / Delivery / Storage	See MSP Campus Form	
			Facility Power Utilities	Power from local utility North Western Enegy. On site Distibution owned by MSP.	Full site
			Facility Site Lighting	Wall mounted building lighting, pole mounted parking lighting and pole mounted rec yard lighting -good condition	Full site
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full site

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	34,861
BUILDING ID:	B1-1MDC_,Martz Diagnostic and Intake (MDIU)	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	2005
DATE:	6/3/2020	**BUILDING TYPE**	Group I3, Type IA Concrete

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	
			Meter Base	Good condition.	
			Generator	Fair condition.	350 KW Generator, Diesel system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Energy	LED lamps have been installed.	
			Detention: Fixtures - Energy	LED lamps have been installed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good condition. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Good condition. SQ D switchboard.	
			Service Panels	Good condition. SQ D panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	Elect/Mech	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

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Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera Systems

PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	All cameras are detention.	
			Camera systems: Detention: Indoors	Poor. Vicon video system that is viewed locally. Central Control should be able to see these cameras.	Multiple local control stations
			Camera systems: Detention Outdoors	Poor. Vicon video system that is viewed locally. Only a few exterior cameras, can not view perimeter fence locally. Camera system npt integrated with Central Control	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	All intercoms are detention	
			Intercom: Detention Programs	Fair. Intercoms can only be controlled locally. Retrofit required to control from Central Control.	Throughout building
			Intercom: Detention: Common	Fair. Intercoms can only be controlled locally. These intercoms should be controlled from Central Control. Retrofit required to make this happen.	Should be controlled from Central Control

Electronic Security Systems (14)

Locking Control Systems

PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	All controlled doors are detention	
			Locking Systems: Detention	Fair. Most controlled doors are pneumatic and controlled from a local control station in the unit. Retrofit required to allow Central Control	Multiple local control stations

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	23,838
BUILDING ID:	B2-15P - Wallace Admin Bldg	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1985 original construction, remodel addition 2004
DATE:	6/5/2020	**BUILDING TYPE**	Group B Office, Type IB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	ADMINISTRATION / CENTRAL CONTROL / Visting Reception	Overall building is in good to very good condition	West side of campus - demark line of high and low side
		2	**NUMBER OF STORIES**		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Full Facility	Overall building is in good to very good condtion for useage application	see applicable subsections below

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
		100%	Foundation	Concrete foundation and structural support assembly is in good condition	Full perimeter of bldg

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
Exterior Walls (A)					
		50%	Concrete / Tilt Up	Precast faciing exterior panel connected to steel framework of structural steel and metal stud framing - good condition	2nd level perimeter walls
		50%	Masonry Mortar	CMU main backing wall with precast concrete facing panels - good condition. Upper condition has razor wire support structure fastened through precast and on top of parapet. Fasteners are rusting and potential moisture entering into wall system as the penetrations are causing a breach in the system. Maintenance to seal around fasteners required.	1st level perimeter walls
			Detention: Masonry Unit / Glass Block		
			Non Detention: Wood/Plaster/Metal		
			Paint/Sealer		
			Insulation	Batt and rigid	Envelope perimeter
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		75%	Non Detention: Glass Glazing / Frame	double pane insulated glass - various window seals leaking, glass replacement / upgrades will be required in next 10 to 15 years	Non secure side of facility
		75%	Single Pane	NA	
		75%	Hardware	Window hardware good on operable units	Office Admin secure side of facility
		25%	Detention: Glazing: Polycarbonate / Glass	Security laminated glass /	Secure side of Facility
		25%	Detention: Window Frame	Security Hollow Metal - frames are rusting / detrioriating where paint has failed. Repainting of frames	Secure side of Facility
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		90%	Hardware: Admin	Institutional grade Falcon Hardware- lever and knobs. Good overall condition. General maintenance	Admin function areas
		90%	Door/Admin	Wood and painted Hollow metal - good condition	Admin function areas
		90%	Frame/Admin		Admin function areas
		10%	Doors: Detention:	Security Hollow metal doors swing and sliding / bar gates. Operating and in fair to good condtion.	Admin function areas
		10%	Hardware: Detention	Electronic and manual Mogul Keyed hardware	Secure side of Facility
			Misc: Overhead Door	NA	
		1	Hatches	Roof Hatch from Stair - good Condition	Roof
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel		

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Slab on Grade	Slab on grade main level	Main level
			Raised Floor Wood		
			Raised Floor Concrete/Steel	Concrete on steel deck supported by structural steel framework of joists and beams - good condition	2nd level floor system
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	Concrete / rubber tile	Exit stairs
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	Painted Steel tubing - good condition, normal maintenance	Exit stairs, main stair
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	Steel	Exit stairs, main stair
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel		
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Parapet Flashing / cap flashings, equipment curb flashings in good shape.	Roof
		100%	Roof drainage	Internal roof drains / overflow scuppers	Roof
			Skylights	Main Entry Lobby vaulted sky/panel system in good condition	Roof at main entry lobby two story space
			Asphalt Shingle Tiles		
		100%	Membrane/Metal	EPDM black membrane, adhered, rigid insulation. Will be ready for a roof replacement in 5 to 10 years. Security razor wire support structure	Roofing
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		50%	Rigid	Wall insualtion at 1st floor perimeter wall assembly between CMU and Precast finish panels . Rigid insulation on roof.	
		50%	Batt	Wall insulation at metal stud framing and exteror concrete finish panel	

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	Metal stud framed with Gyp finish and paint	Throughout both levels
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
			Detention: Masonry (CMU) Tiled Masonry CMU	CMU and paint	Secure support area / control area
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	gyp paint	Admin toilet rooms
			Detention: Plaster / GWB	Gyp paint	Secure support area / control area
			Non Detention: Lay in	2X4 ACT	Admin offices / training / conference rooms
			Detention: Security	2X4 ACT	Secure support area / control area
			Specialty	NA	
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Institutional Grade Falcon Hardware - levers and knobs	Administration office functions throughout
			Non Detention: Door	Wood and painted hollow metal doors are in good conditions. Minor appearances on painted doors from use which is a maintenance item	
			Non Detention: Frame	Painted hollow metal exhibiting normal wear and useage over the years	
			Detention: Hardware	Security SS elecronic locking hardware at secure sallyports in good operational condition and manual locking systems	transition sallyports and control area from non secure to secure
			Detentikon: Door	Security Hollow metal swing door and sliding gates in good operational condition.	transition sallyports and control area from non secure to secure
			Detention Frame:	Security Hollow metal swing door exhibiting normal wear given usage over the years. Normal maintenance items	transition sallyports and control area from non secure to secure
			Non Detention: Relites / Interior Windows	paint hollow metal relite borrowed lite frames with wire and or tempered safety glass	Administration office functions throughout
			Detention: Relites / Interior Security Grade Windows	Security Glass	transition sallyports and control area from non secure to secure
Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient		
			Non Detention: Carpet		
			Non Detention:Ceramic/Stone/Terrazzo		
			Detention: Sealed Concrete/Painted Concrete		
			Detention: Ceramic		
			Wood		

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint - good condition throughout	Adminstration
			Non Detention: FRP Wall Coverings	FRP	Janitors closet
			Non Detention: Ceramic Tile, Stone Tile	Wall tile in toilet rooms	Adminstration
			Detention: Paiint	Paint over CMU -	Secure support side
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**Metal as applicable**	**Adminstration**
			Detention: Metal/Other	NA	
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Signage as applicable, Offices, conference rooms, restrooms, Exits, storage, Secure Support, Control -all in good condition	Admin - Non Secure and Secure sides
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	NA	
			Cafeteria	NA	
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	Markerboards as applicable in Support / training / conference rooms	Admin - Non Secure and Secure sides
			Non Detention: Tackboard		
			Non Detention: Cabinets	Casework as applicable for Support / training/ Confernce room, Equipment lockers	Admin - Non Secure and Secure sides

Accessiblity: Vertical Transportation (8)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls		
			Communication		
			Hoist Way		
			Lift		

ADA Compliance (10)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	ADA accessible	Admin - Non Secure side office, training / conference
			Non Detention: Elevator	Elevator at main lobby for access to 2nd level	Lobby
			Non Detention: Restrooms	ADA Accessible restrooms	Admin
			Non Detention: Ramps	NA	NA
			Non Detention: Stair & Ramp Rails	Exit Stairs - non ada	Admin
			Non Detention: Door Hardware	Lever hardware on accessible spaces - good condition	Admin area remodeled areas
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	Secure area hardware is electronically and manually controlled, non accessible	Admin Secure portion of building

Life/Safety Systems Conditions (9)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	Egress / Exits via stairs and doors as applicable in good condition	**Admin**
			Detention: Impeded Egress / Exit Systems	Into Secure yard	Admin Secure portion of building
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical	
			Emergency Lighting	See Electrical	
			Smoke/Heat Detection	See Electrical	
			Fire Alarm System	See Electrical and Fire protection	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA	
			Other Asbestos Containing Material (ACM)	NA	

FACILITY CONDITION INVENTORY

INSPECTOR

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BUILDING ID:	B2-15P - Wallace Admin Bldg	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1985 original construction, remodel addition 2004
DATE:	6/5/2020	**BUILDING TYPE**	Group B Office, Type IB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC SYSTEMS (6)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Controls	Delta electronic actuators and sensors, some updates since the original construction, fair/good condition.	
			BMS	Web based, Electro Control service vender, install since the original construction, fair/good condition.	
		100%	Boiler/Furnace	Three atomospheric Weil/Mclain VHE and three forced draft Weil/Mclain Gold GV boilers, each with an integral primary circulator, roof mounted ventilator for combustion air, poor/fair condition.	2nd floor mechanical room
			Room Units	Hot water cabinet and unit heaters in various locations, fair/good condition. Radiant floor heating in the building addition, good condition.	
			Hydronic Piping	Online/standby secondary distitribution pumps, Taco FE2007 base mounted, appears original to the building. Heating hot water piping systems contain glycol, black steel and copper, deteriorization was observed, fair condition.	
			Alternative Fuel	Natural Gas only to the builing, black steel, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Air Handler	Temtrol WF-DH66, Hot and Chilled water coils 3-way control valves, full econimiser with VSD volume control, servies zoned VAV rehaet	1st floor mechanical room
		100%	Ductwork	Galvanised steel distribution with exterior duct wrap, some insulation damage, fair/ good condition.	
			Specialized Exhaust	Roof mounted toilet and genral exhaust fans, fair/ good condition.	
			Room Ventilators	None.	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Non Detention Central AC / HVAC	A new ground mounted air cooled chiller was being installed at the time of a visit, new condition,	
			Detention: HVAC Ventilaton / AC	Not Applicable	
		100%	Hydronic Piping	A Taco FE2007 base mounted chilled water pump, appears original to the building. Chilled water piping systems contain glycol, black steel and	1st floor mechanical room

Plumbing Systems Condition (7)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Non Detention: Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair condition. Anti-scald valves were not	
			Detention: Sinks / toilets Showers	Not Applicable	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Plant Hot Water Generation	AO Smith BTC250, gas fired, gravity vented, 220 MBH, 100 gallon storage, cartitridge type recirculating pump, estimated 15 to 20 years old,	2nd floor mechanical room.
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	2" copper water service, no water softening or filtration observed. Piping is showing scaling and deterioration, poor/fair condition.	2" domestic water service and meter in 2nd floor mechanical room.
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building, poor condition in some locations.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Non Detention: Sprinkler: Wet / Dry	One wet sprinkler zone for the building, do not appear to be quick response type, good condition.	3" copper separate fire service with 3" zone main in 1st floor mechanical
			Detention: Sprinkler: Wet / Dry	Not Applicable	
		100%	Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	Not Applicable	

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DATE:	3/20/2020	**BUILDING TYPE**	Group B Office, Type IB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	N/A	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	Good condition.	West of bldg.
			Non Detention: ADA Parking	Good condition.	West of bldg.
			Non Detention: Bldg Access	ADA ramps. Good condition.	
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Stormwater collection system - good	West of bldg.
			Facility Waste systems:	See MSP Campus Form	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	See MSP Campus Form	
			Facility Fire Protection Systems / Delivery / Storage	See MSP Campus Form	
			Facility Power Utilities	Power from local utility North Western Enegy. On site Distibution owned by MSP.	Full site
			Facility Site Lighting	Wall mounted building lighting, pole mounted parking lighting and pole mounted rec yard lighting -good condition	Full site
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full site

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Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	Located in basement.
			Generator	Fair condition.	155 kW Genset, Diesel system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	
			Detention: Fixtures	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Fair condition. SQ D switchboard.	
			Service Panels	Fair condition. SQ D panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Fair condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	Elect/Mech locks	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Battery back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (15)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

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Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (13)

Camera System					
PIC	**P/A**	% of Whole Bldg.	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Camera systems: Non Detention	All cameras are detention.	Admin area
			Camera systems: Detention: Indoors	Poor. Two control rooms do not have access to all of the cameras in the facility. All of the cameras onsite should be integrated into one system.	Admin area
			Camera systems: Detention Outdoors	Poor. Most of the site can not be viewed from Central Control.	Admin area

Life/Safety Systems Conditions (14)

Communications / IT Systems

Voice/Data (A)					
PIC	**P/A**	% of Whole Bldg.	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention	All intercoms are detention	Admin area
			Intercom: Detention Programs	Poor. Central Control does not have access to intercoms in program buildings. Central Control should be able to take over all intercoms in	Admin area

Electronic Security Systems

Locking Control System					
PIC	**P/A**	% of Whole Bldg.	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Systems: Non Detention	Most non detention doors are controlled by keys.	Admin area
			Locking Systems: Detention: Low Security	Poor. Two control rooms. Only one has control of gates to low side. Cannot control housing units on low side. Retrofit required to allow Central Control to monitor and operate the facility.	Admin area
			Detention Locking Systems: High Security Level	Poor. Two control rooms. Only one has control of gates to low side. Cannot control housing units on high side. Retrofit required to allow Central Control to monitor and operate the facility.	Admin area
			Detention Locking Systems: Outdoor Recreation Areas	Poor. Gates can be controlled when guard towers not in use. Poor visual of area.	Admin area

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	12,473
BUILDING ID:	B4-19P - Infirmary	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1985, addition 2000
DATE:	6/5/2020	**BUILDING TYPE**	Group I2, I3, I4

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Infirmary	General Wear and Tear	Entire Facility
		1	**NUMBER OF STORIES**	Single Story, with Mechanical room basement	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Infirmary	Overall condition for applicable use - good condition	entire Facility

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
			Foundation	Concrete, Good Condition	entire Building

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	Precast concrete facing panel backed with CMU	Full perimeter exterior wall
			Detention: Masonry Mortar	CMU	
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention: Wood/Plaster/Metal	NA	
			Paint/Sealer	Sealed / painted	Exterior full perimeter
			Insulation	Rigid between precast and CMU	
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	NA	
			Single Pane		
			Hardware		
			Detention: Glazing: Polycarbonate / Glass	Security glass systems	All exterior windows
			Detention: Window Frame	Security Hollow Metal painted in good condition	All exterior windows
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware: Admin	NA	NA
			Door/Admin	NA	NA
			Frame/Admin	NA	NA
			Doors: Detention:	Secuity Hollow Metal Painted - doors and frames - good condtion	All exterior doors openings
			Hardware: Detention	Manual / keyed Institutional detention grade hardware -good condition	All exterior doors openings
			Misc: Overhead Door		NA
			Hatches		NA
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	NA
		100%	Concrete/Steel	concrete as applicable at basement mech room main floor support framing and roof framing. Good condition	Basement , roof

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		90%	Slab on Grade		Infirmary
			Raised Floor Wood	NA	
		10%	Raised Floor Concrete/Steel	Floor over basement	
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	Painted steel	NA
			Detention: Stair Construction: Finishes	NA	access to basement mechanical space
			Non Detention: Stair Rails	painted tube steel	access to basement mechanical space
			Detention: Stair Rails / Guard Rails	NA	NA
			Non Detention: Stair structure	Painted steel stringers with grate tread	access to basement mechanical space
			Detention: Stair Structure	NA	NA

Roof System / Roof Condition (5)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	Steel Structure / steel decking	Infirmary
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Flashing	Flashing at roof equipment, building junctures, parapets	Infirmary to LS support
		100%	Roof drainage	Drainage through scuppers	Infirmary roof
		5%	Skylights	Skylights - pyramid type over waiting areas high and low side - good condition	Infirmary roof
			Asphalt Shingle Tiles	NA	NA
		100%	Membrane/Metal	Membrane - adhered and ballasted roof deteriorating, replacement needed	Infirmary roof
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Rigid	Rigid roof insulation soft in areas. Replacement with roof	
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	NA	
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
		5%	Detention : GWB	Labs and exam spaces - good condition - painted finishes	Exam rooms lab low side
			Detention: Concrete Paint	NA	
		95%	Detention: Masonry (CMU) Tiled Masonry CMU	Painted CMU - good Condition	High side treatment spaces and all holding cells areas
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB		
		80%	Detention: Plaster / GWB	Suspended painted gypsum typical - painted good conditon	Infirmary
			Non Detention: Lay in		
		20%	Detention: Security	Security ceiling in holding / isolation cells - good condition	Infirmary Cells / wards
			Specialty		
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Institutional grade Falcon lever hardware	Exam rooms lab low side
			Non Detention: Door	Hollow metal painted	Exam rooms lab, nurses station
			Non Detention: Frame	Hollow metal painted	Exam rooms lab, nurses station
			Detention: Hardware	Manual Securtiy Grade - good condition, normal wear from applicable useage	Infirmary holding areas, corridors, sallyports
			Detention: Door	security Hollow metal painted - in good conditon	Infirmary holding areas, corridors, sallyports
			Detention Frame:	security Hollow metal painted - in good conditon	Infirmary holding areas, corridors, sallyports
			Non Detention: Relites / Interior Windows	NA	
			Detention: Relites / Interior Security Grade Windows	Security hollow metal painted - in good conditon, securtiy glass	Infirmary windows throughout
Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		20%	Non Detention: Resilient	VCT good	Infirmary nurse station / exam rooms
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	NA
		80%	Detention: Sealed Concrete/Painted Concrete	Sealed concrete - good	Throughout, less above
			Detention: Ceramic	NA	NA
			Wood		

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint - good condition	Nurses station, exam rooms consult rooms
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	Paint - good condition	Holding, waiting, corridors, sallyports
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	NA	
			Detention: Metal/Other	NA	

Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Plaque signage - good throughout	Infirmary

Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	Steel beds	holding cells
			Classroom / Lecture		
			Cafeteria		

Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	Markerboard	Nurse station
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	Compliant	Infirmary
			Non Detention: Elevator	NA	
			Non Detention: Restrooms		
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	Compliant	Infirmary
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems		
			Detention: Impeded Egress / Exit Systems	Compliant - paths defined for impeded egress	Infirmary high / low side
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See electrical	
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA	
			Other Asbestos Containing Material (ACM)	NA	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	12,473
BUILDING ID:	B4-19P - Infirmary	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1985, addition 2000
DATE:	6/5/2020	**BUILDING TYPE**	Group I2, I3, I4

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
Heating (A)					
		100%	Controls	Delta electronic actuators and sensors, installed since the original construction, fair/good condition.	Basement mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, fair/good condition.	
		100%	Boiler/Furnace	Two condensing gas Camus Dynamax DMHN-0391, each with an integral primary circulator, appear to be 15 to 20 years old, fair condition.	Basement mechanical room
			Room Units	Hot water cabinet and unit heaters in various locations, fair/good condition.	
			Hydronic Piping	Online/standby secondary distribution pumps, Bell & Gossett 1510 base mounted, fair condition. Heating hot water piping systems contain glycol, black steel and copper, deterioration was observed, fair condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, exterior piping is not painted, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Visitor Center, AAON RQ-05, 5 tons dx cooling, ventilation with barometric relief, original to the building, fair condition. Typical of two units.	Roof
			Air Handler	Office area, McQuay OHA010, HW heating coil, ventilation with return fan, fair/good condition.	Roof
			Air Handler	Infirmary nurse station, Rheem RJNL-A072, 6 tons dx cooling, 100% return air, 5 years old, good condition.	Roof
			Air Handler	Infirmary, AAON RK-06, 6 tons dx cooling, gas heating, ventilation with barometric relief, original to the building, fair condition.	Roof
			Air Handler	Infirmary, AAON RK-03, 3 tons dx cooling, gas heating, ventilation with barometric relief, original to the building, fair condition.	Roof
			Air Handler	Infirmary, AAON RK-02, 2 tons dx cooling, gas heating, ventilation with barometric relief, original to the building, fair condition.	Roof
			Air Handler	Infirmary, Hastings MB-114, gas heating, ventilation with barometric relief, original to the building, fair condition.	Roof
			Ductwork	Galvanized steel and duct sock in the visitor center, fair/good condition.	
			Specialized Exhaust	Roof mounted toilet and general exhaust fans, fair/ good condition.	
			Room Ventilators	None.	

Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	None cooling is integral to the rooftop units.	
			Detention Central AC	Not Applicable	
			Room AC	One Mitsubishi PUH24EK, 2 ton split heat pump, good condition. One TurboAir TAS-24N, 2 ton split heat pump, good condition.	
			Hydronic Piping	None.	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair/good condition. Anti-scald valves were not	
			Detention Sinks/Toilets/Showers	Stainless steel combination units in cells, tiled central showers, original to the building, fair/good condition.	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Hot Water Generation	Two AO Smith BTH150-100, condensing gas hot water heaters, 150 MBH input, 100 gallons of storage, cartridge type recirculating pump with	Basement mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	2" copper water service, no water softening or filtration observed. Piping is showing scaling and deterioration, poor/fair condition.	2" domestic water service and meter in the basement mechanical room.
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building, poor condition in some locations.	
			Pump	Sanitary sewer lift station, original to the building, fair condition.	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	Two wet sprinkler zone for the building, piping deterioration observed, do not appear to be quick response type, poor/fair condition.	4" separate fire service with 3" zone main with backflow preventer in 1st
			Detention Sprinkler: Wet/Dry	Integral with the non-detention system, standard heads.	
			Non Detention: Hose Stations / Cabinet Systems	None observed.	
			Detention: Hose Stations / Cabinet Systems	None observed.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	12,473
BUILDING ID:	B4-19P - Infirmary	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1985, addition 2000
DATE:	6/5/2020	**BUILDING TYPE**	Group I2, I3, I4

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	Good.	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Good.	
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Roof downspouts to ground. Ground 4" - 6" below finished floor. (Good).	
			Facility Waste systems:	Poor at builidng. See MSP Campus Form	Connects to gravity sewer piping.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	See MSP Campus Form	
			Facility Fire Protection Systems / Delivery / Storage	See MSP Campus Form	PIV and FH located in driveable areas should be protected with bollards
			Facility Power Utilities	Power from local utility North Western Enegy. On site Distibution owned by MSP.	Full site
			Facility Site Lighting	Wall mounted building lighting, pole mounted lighting -fair condition	Full site
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full site

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	12,473
BUILDING ID:	B4-19P - Infirmary	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1985, addition 2000
DATE:	3/20/2020	**BUILDING TYPE**	Group I2, I3, I4

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	Located in basement.
			Generator	Good condition.	200 kW Genset, Diesel system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	
			Detention: Fixtures	LED lamps have been installed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good. All wiring was observed in conduit,	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Poor condition. SQ D switchboard.	
			Service Panels	Poor condition. SQ D/GE panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Fair condition. All wiring was observed in conduit,	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	Fair condition.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Nurse Call	Poor condition.	Dukane system.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	12,473
BUILDING ID:	B4-19P - Infirmary	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1985, addition 2000
DATE:	3/20/2020	**BUILDING TYPE**	Group I2, I3, I4

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera Systems					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Camera systems: Non Detention	None. All camera are detention.	
			Camera systems: Detention: Indoors	Minimal camera in space that are viewed locally. Additional camera should be added and integrated with campus wide system so that they can be monitored from Central Control.	
			Camera systems: Detention Outdoors	Large area outside facility that can not be viewed. All exterior doors should be monitored with security cameras.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention	All intercoms are detention grade.	
			Intercom: Detention: Common	Detention grade intercoms that are monitored locally. These intercoms should be a part of a retrofit so that Central Control has takeover capabilities.	

Electronic Security Systems (14)

Locking Control Systems					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Systems: Non Detention	Mostly keys on non-detention doors.	
			Detention Locking Systems: Common Areas	Detention doors are controlled from hard graphic panels. System should be upgraded with touchscreen control stations that are a part of a campus wide locking control system. Central Control shall have takeover capabilities.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	16,118
BUILDING ID:	B5A-3P-High Side Food Service	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1976, 1984 Addition / Remodel
DATE:	6/4/2020	**BUILDING TYPE**	Group I3/F, Type IB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Kitchen / Dining	Food Prep, Food Storage and Bakery production in good condition.	Ktichen / Dining
		1	**NUMBER OF STORIES**	Single story with Basement Mechancial space	Below Kitchen

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		70%	Kitchen	Kitchen overall condition fair to good. Equipment is getting dated. Bakery will be moving to Food Factory upon completion of new addition FY2020. Dishwasher equipment being replaced. Roof to be replaced	Kitchen
		30%	Dining	Dining component serves high side in shifts. Space is adequate. Condition good	Dining

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
		33%	Foundation	Cast in place concrete foundation - good conditon. Basement walls good condition for mechanical room	

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	Precast insulated panels. Joint sealants have failed between panels and need to be replaced. Original panels have had a spray on cementition colored coating installed over the panels. Addition panels from a later date are similar in color only with a smooth finish	Entire facility
			Detention: Masonry Mortar	NA	
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention: Wood/Plaster/Metal	NA	
			Paint/Sealer	NA	
			Insulation	NA	
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	NA	
			Single Pane	NA	
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	Secuity grade glass	Dining side
			Detention: Window Frame	Security grade hollow metal	Dining side
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Hardware:	Institutional Grade Panic hardware, knobs and pull. Manual keyed locking, Fair to good condition given everyday use	All Exterior doors
		100%	Door	Painted heavy duty Hollow Metal - Swing	All Exterior doors
		100%	Frame	Painted heavy duty Hollow Metal - Swing	All Exterior doors
			Doors: Detention:	NA	
			Hardware: Detention	NA	
		1%	Misc: Overhead Door	OH Coilng doors	Food Delivery cart area
			Hatches	NA	
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	Concrete, CMU and Steel	Entire facility

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		75%	Slab on Grade	Slab on grade at mechanical basement floor is in marginal to fair condition. Use and change out of equipment over the years has left slab, cracked, broken in portions of the basement.	Kitchen, dining area, mechanical basement floor
			Raised Floor Wood		
		25%	Raised Floor Concrete/Steel	Concrete	Mechanical room roof structure, kitchen floor
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	Stair to basement, Shipping / receiving stair - Concrete. Good Condition	Mechanical room basement. Food receiving / shipping
			Detention: Stair Construction: Finishes	Concrete exterior stair	Mechanical room basement. Food receiving / shipping
			Non Detention: Stair Rails	Painted Tube Steel	Mechanical room basement. Food receiving / shipping
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	Steel Roof Structure / Deck	Entire Facility
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Flashing	Prefinished parapet flashings, Galvanized curb flashings and membrane flashings at equpment. Termination strips	Entire Roof
		40%/60%	Roof drainage	Combination roof and overflow drains and roof sidewall scuppers	40% Interior roof drains,/60% Scuppers
		0%	Skylights		
			Asphalt Shingle Tiles		
		100%	Membrane/Metal	Combinaton white Hypalon - 40%, 60% Epdm. Hypalon roof is failing as evident from interior spaces. EPDM roof has problems also. Entire roof recommended to be replaced	Roof - entire building
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	**Ridig and tapered for drainage. Soft throughout. Replace with Roof**	**Entire Roof**
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	Paint - gyp as applicable - good	Kitchen support
			Framed - Plaster / Paint		
			Detention: Plaster / Paint		
			Detention : GWB		
			Detention: Concrete Paint		
			Detention: Masonry (CMU) Tiled Masonry CMU	Painted CMU as applicable	Ktichen, Dining
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	Kitchen Storage Gypsum, damaged - repair needed when roof is repaired.	Cooler area, storage area
			Detention: Plaster / GWB		
			Non Detention: Lay in	2x4 ACT damaged in various areas due to roof leaks	Dining
			Detention: Security		
			Specialty	FRP 4x8 sheets typical with trim at kitchen prep area.	Kitchen prep area / cooking heating area, Bakery,
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Institutional grade knob manual keyed mogul FA hardware throughout. Push pull institutioal grade hardware	Kitchen / Dining
			Non Detention: Door	Heavy duty painted hollow metal - fair to good condition given use	Kitchen / Dining
			Non Detention: Frame	Heavy duty painted hollow metal fair to good condition given use	Kitchen / Dining
			Detention: Hardware	NA	
			Detentikon: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	Wire glass - good condition	Kitchen / Dining
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient		
			Non Detention: Carpet		
			Non Detention:Ceramic/Stone/Terrazzo	Kitchen prep/ dish area- quarry tile. Storage and common areas, broadcast epoxy floor.- good condition	
			Detention: Sealed Concrete/Painted Concrete		
			Detention: Ceramic		
			Wood		

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Painted cmu walls - fair to good condition	Kitchen / Dining
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**NA**	
				NA	
			Detention: Metal/Other		
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Building Sign and areas signage as applicable - Good Condition	Kitchen / Dining
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	NA	
			Cafeteria	Painted Steel stools and tables. Normal wear, paint finishes showing signs of wear, otherwise good condition	Dinng
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	NA	
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets	NA	

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	Kitchen / prep area not set up for any ADA.	Kitchen
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	NA	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	Kitchen / prep area not set up for any ADA.	Kitchen
			Detention: Cells		
			Detention Day Rooms	Dining area accessible seating set up	Kitchen
			Detention: Rec Areas	NA	
			Detention Work Areas	Kitchen / prep area not set up for any ADA.	Kitchen

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems		
			Detention: Impeded Egress / Exit Systems	Impeded egress systems met to High Side Secure yard	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical	
			Emergency Lighting	See Electrical	
			Smoke/Heat Detection	See Electrical	
			Fire Alarm System	See Electrical	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - OUTSIDE OF SCOPE OF ASSESSMENT	
			Other Asbestos Containing Material (ACM)	NA - OUTSIDE OF SCOPE OF ASSESSMENT	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 16,118

BUILDING ID: B5A-3P-High Side Food Service

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1976, 1984 Addition / Remodel

DATE: 6/4/2020

BUILDING TYPE Group I3/F, Type IB

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Controls	Delta electronic actuators and sensors, installed since the original construction, fair/good condition.	Basement mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, fair/good condition.	
		100%	Boiler/Furnace	Two pulse gas boilers, Fulton PHW-1000, 900 MBH output, each with a primary circulator, appear to be 10 to 15 years old, fair/good condition.	Basement mechanical room
			Room Units	Hot water cabinet and unit heaters in various locations, fair/good condition.	
			Hydronic Piping	Online/standby secondary distribution pumps, Bell & Gossett 28C base mounted, feeds plate and frame heat exchanger, fair/good condition. Online/standby heating hot water pumps Taco BB300, piping systems contain glycol, black steel and copper, some damaged insulation, appear to be original to the building, fair condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, exterior piping is not painted, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Kitchen Hood makeup, Ares 9-ADT, 100% outside air, gas heat, 10 to 15 years old, fair condition.	Roof
			Air Handler	Kitchen Hood makeup, Hastings SB-215, 100% outside air, gas heat, evaporative cooling, 10 to 15 years old, fair condition.	Roof
			Air Handler	Kitchen rooftop unit, McQuay OHA025, economizer ventilation, hot water heating coil, 10 to 15 years old, fair/good condition.	Roof
			Air Handler	Dining Room rooftop unit, McQuay OHA012, economizer ventilation, hot water heating coil, 10 to 15 years old, fair/good condition.	Roof
			Air Handler	Bakery rooftop unit, McQuay OHA012, economizer ventilation, hot water heating coil, 10 to 15 years old, fair/good condition.	Roof
			Ductwork	Galvanized steel, good condition.	
			Specialized Exhaust	Roof mounted toilet and kitchen hood fans, 10 to 15 years old, fair condition.	
			Room Ventilators	None	

Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	Not Applicable	
			Room AC	None	
			Hydronic Piping	None	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not Applicable	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
		100%	Hot Water Generation	Pulse gas boiler, Fulton PHW-1000, with a primary circulator, appear to be 10 to 15 years old, fair/good condition. Feeds two	Basement mechanical room
		100%	Hot Water Generation	Two gas fire steam boilers, Hurst V-61, 863 lbs./hr., appear to be 20 to 25 years old, fair/good condition. Feeds two hot water	Basement mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	2 1/2" copper water service with water softening, on filtration observed, some piping and insulation deterioration, fair/good condition.	2 1/2" domestic water service and meter in the basement mechanical room. No backflow preventer.
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron waste and vent piping, PVC where piping has been replaced, visible deterioration at kitchen floor sinks, point of use grease trap at the pot wash sink, dishwasher and sinks are direct piped, poor/fair condition.	
			Pump	Sanitary sewer lift pumps, appear to be original to the building, fair condition.	Basement mechanical room

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	One wet sprinkler zone for the building, do not appear to be quick response type, fair condition.	4" separate fire service with 4" zone main in basement mechanical room. No backflow preventer.
			Detention Sprinkler: Wet/Dry	Not Applicable	
			Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	Not Applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	16,118
BUILDING ID:	B5A-3P-High Side Food Service	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1976, 1984 Addition / Remodel
DATE:	6/5/2020	**BUILDING TYPE**	Group I3/F, Type IB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	Poor. Asphalt has numerous potholes and requires replacement.	Around building.
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Good.	
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Flow away from building. Good. Some slight ponding in NE corner of trask collection area.	Around building.
			Facility Waste systems:	See MSP Campus form	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	See MSP Campus form	
			Facility Fire Protection Systems / Delivery / Storage	See MSP Campus form	
			Facility Power Utilities	Power from local utility North Western Energy. On site distribution owned by MSP. Concrete utilidor with high voltage power - lid is breaking. Replace reinforced concrete lid.	South side of building.
			Facility Site Lighting	Wall mounted building lighting, pole mounted lighting -fair condition	Full site
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full site

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 16,118

BUILDING ID: B5A-3P-High Side Food Service

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1976, 1984 Addition / Remodel

DATE: 3/20/2020

BUILDING TYPE Group I3/F, Type IB

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	Located in basement.
			Generator	Fair condition.	100 kW Genset, Natural gas system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	
			Detention: Fixtures	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Poor condition. SQ D switchboard.	
			Service Panels	Poor condition. SQ D panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Fair condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	16,118
BUILDING ID:	B5A-3P-High Side Food Service	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1976, 1984 Addition / Remodel
DATE:	3/20/2020	**BUILDING TYPE**	Group I3/F, Type IB

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Poor. Some cameras inside the area. Cameras are viewed locally. Cameras need to be integrated into a facility wide camera	
			Camera systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems (14)

Locking Control System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. No detention doors present. All exterior doors should be monitored from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	25,692
BUILDING ID:	B5B-3P-High Side Laundry	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1994, remodel personal laundry 2012
DATE:	6/3/2020	**BUILDING TYPE**	GROUP F-S, TYPE B

Montana Department of Corrections- Facilities Condition Inventory:

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	MCE Laundry and Personal Laundry Services	2 story MSP campus and MCE Vocational Laundry service for MT State facilities accommodating up to 1.5 Million pounds of laundry per Day	MSP Campus - High Side
		2	**NUMBER OF STORIES**	Laundry services on main floor, 2nd floor training / vocational and storage	Main floor laundry, 2nd floor Vocational

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		75%	Laundry Services MCE, Personal Laundry Services	Building condition overall is in very good to execellent condition given use each day. Equipment change out needed as main laundry equipment is pushing 30 years old and difficult to repair and get parts for.	Main level - MCE laundry
		25%	Programs	Program spaces and vocational spaces - good Condition	2nd floor

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	Concrete - Good to very good condition	Entire Facility
			Foundation	Concrete - Good to very good condition	Entire Facility

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	NA	
		100%	Detention: Masonry Mortar	CMU - Split Face with with CMU back up wall - good to very good condition. No signs of cracking	Exterior wall assembly
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention: Wood/Plaster/Metal	NA	
			Paint/Sealer	NA	
		100%	Insulation	Rigid between the Split face and the CMU backup wall	Exterior wall assembly
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		20%	Non Detention: Glass Glazing / Frame	Aluminum frame with insulated glass clerestory and support area windows	Main level, 2nd floor and high windows
			Single Pane	NA	
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Hardware:	Institutional grade lever / panic devices as applicable	Throughout entire facility
		100%	Doors: Non Detention:	Heavy Duty painted hollow metal. Fair to good condition given use	Throughout entire facility
		100%	Frame/Admin	Heavy Duty painted hollow metal. Fair to good condition given use	Throughout entire facility
			Doors: Detention:	NA	
			Hardware: Detention	NA	
		10%	Misc: Overhead Door	Insulated overhead service doors, manually and electric operated. Good condition given use	Laundry Shipping, receiving areas
			Hatches	Roof Hatch	To Roof from mech area
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	Protected steel and CMU pilasters	Laundry Areas/ storage areas

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		75%	Slab on Grade	Concrete - Good to very good condition	Laundry - main level
			Raised Floor Wood		
		25%	Raised Floor Concrete/Steel	Steel structure / concrete	2nd level

Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	Steel structure / concrete pan filled tread	Stair access to second floor
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	Steel tube rails - painted - good to very good condition	Stair access to second floor
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	Steel concrete - good conditin	Stair access to second floor
			Detention: Stair Structure	NA	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	Unprotected steel beam and deck system	Roof
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		75%	Flashing	Prefinished parapet flashing. Equipment curb flashing / membrane roofing flashing. Prefinished flashing good conditions. Membrane flashing failing at euipment	Full parapet conditions
		25%	Roof drainage	Sloped structure to west side and by gutters / downspouts	west side of roof
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	Hypalon membrane failing as evident by the scrim coming through and fibering, the membrane shrinking at equipment curb flashing and the deterioration of the membrane from laundry stack effluent. Roof Replacement within the next 2 to 5 years	Entire roof
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	Rigid in exterior wall assemblies and rigid on roof. Replacement of insulation for roof replacement	Roof and wall assemblies
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	Gyp and paint in good conditions	2nd floor
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
			Non Detention: Masonry (CMU) Tiled Masonry CMU	CMU painted - good condition	Laundry production areas - main level

Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	Gyp and paint in good conditions	Main levels laundry, support spaces, corridors
			Detention: Plaster / GWB	NA	
			Non Detention: Lay in / other	12x12 ACT tile	Second floor programs classrooms
			Detention: Security		
			Specialty	Open structure	High ceiling in laundry areas, storage areas
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Institutional grade keyed knob, lever and panic devices	All areas
			Non Detention: Door	Painted hollow metal - good condtion	All areas
			Non Detention: Frame	Painted hollow metal - good condtion	All areas
			Detention: Hardware	NA	
			Detentikon: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	Tempered and wire glass in Painted Hollow metal frames. Good Condition	All areas
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient		
			Non Detention: Carpet	Carpet tiles, static dissaptive carpet- Good Condition	MCE Vocational classroom / Computer lab
			Non Detention:Ceramic/Stone/Terrazzo	Sealed concrete, epoxy over concrete - Good Condition	Laundry areas, corridors, restrooms
			Detention: Sealed Concrete/Painted Concrete	NA	
			Detention: Ceramic	NA	
			Wood	NA	
Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint thorughout	Full facility
			Non Detention: FRP Wall Coverings		
			Non Detention: Ceramic Tile, Stone Tile		
			Detention: Paiint		
			Detention: Tile / Glazed Block		
			Detention: Ceramic/Stone Tile		

Specialties (5)

Toilet Partitions (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	metal Urinal partition	Staff restroom / Inmate restroom
			Detention: Metal/Other	NA	
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Building and area signage - painted and plaque	Throughout building
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	Loose tables / chairs. Computer lab furniture	Vocational areas
			Cafeteria /Dining	Loose tables / chairs.	Work Dining area
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	Scheduling boards as applicable, markboards for lessons	Throughout building
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	Keyed controls - good	Elevator - Vocational
			Communication	Yes	Elevator
			Hoist Way	Yes	Elevator
			Lift		

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	Yes	
			Non Detention: Elevator	Yes	
			Non Detention: Restrooms	No	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
		50%	Non Detention: Door Hardware	Keyed lever hardware - Replacement needed	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	**Exit systems of door ways and applicable lighting in place to allow for existing to a High Side secure yard**	**Entire building**
			Detention: Impeded Egress / Exit Systems	Exit systems of door ways and applicable lighting in place to allow for existing to a High Side secure yard	Entire building
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	In place - see electrical for further info	Entire building
			Emergency Lighting	In place - see electrical for further info	Entire building
			Smoke/Heat Detection	In place - see electrical for further info	Entire building
			Fire Alarm System	In place - see electrical for further info	Entire building
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - OUTSIDE OF SCOPE OF ASSESSMENT	Entire building
			Other Asbestos Containing Material (ACM)	NA - OUTSIDE OF SCOPE OF ASSESSMENT	Entire building

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	25,692
BUILDING ID:	B5B-3P-High Side Laundry	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1994, remodel personal laundry 2012
DATE:	6/3/2020	**BUILDING TYPE**	GROUP F-S, TYPE B

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		1	Controls	Delta electronic actuators and sensors, installed since the original construction, fair/good condition.	Mezzanine mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, fair/good condition.	
		1	Boiler/Furnace	Two Lockinvar WHN399 condensing gas boilers with primary circulating pumps, 6 years old, system has glycol, good condition.	Mezzanine mechanical room
			Room Units	Hot water cabinet and unit heaters in various locations, fair/good condition.	
			Alternative Fuel	**Natural Gas only to the building, black steel, some exterior piping is not painted, good condition.**	

Ventilating (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Air Handler	Office air handling unit, McQuay LSL117CH, 12 zones of VAV reheat, DX cooling and hot water heating coils, full economizer with return fan, original to the building, fair/good condition.	Mezzanine mechanical room
			Air Handler	Personnel laundry makeup, Hastings SB-115,economisr with relief dampers , gas heat, evaporative cooling, original to the building, fair condition.	Roof
			Air Handler	Sorting air handling unit, Hastings SB-218, economizer with relief dampers , gas heat, evaporative cooling, original to the building, fair/good condition.	Roof
			Air Handler	Laundry room air handling unit, Hastings SB-215, 100% outside air with heat recovery, gas heat, evaporative cooling, original to the building, fair/good condition.	Roof
			Air Handler	Presser air handling unit, Hastings SB-227, economizer with relief dampers , gas heat, evaporative cooling, original to the building, fair/good condition.	Roof
			Air Handler	**Washer air handling unit, Hastings SB-222, 100% outside air with heat recovery, gas heat, evaporative cooling, original to the building, fair/good condition.**	**Roof**
			Ductwork	Galvanized steel, tape and mastic sealer, some deterioration, fair/good condition.	
			Specialized Exhaust	Roof mounted toilet and general exhaust fans, original to the building, fair/good condition.	
			Room Ventilators	None	

Cooling (C)

PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention Central AC / HVAC	**Not applicable**	
			Room AC	None	

Plumbing Systems Condition (9)

Fixtures (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair/good condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Alternative Fuel	**Natural gas to the building only.**	

Supply Piping (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	4" copper main, no visual piping deterioration observed, fair/good condition.	6" domestic water service to 4" copper main, with backflow preventer in 1st floor mechanical room. Lakos centrifugal sediment separator and water softening.
			Pumps	None.	

Waste Piping (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Piping	Cast iron, no visual piping deterioration observed, fair/good condition.	
			Pump	None.	

Fire Protection Condition (10)

Extinguishing System (A)

PIC					
			Non Detention Sprinkler: Wet/Dry	**None**	
			Detention Sprinkler: Wet/Dry	**Not applicable**	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	25,692
BUILDING ID:	B5B-3P-High Side Laundry	**NUMBER OF STORIES**	2
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Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	**Good.**	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	Good.	
			Non Detention: ADA Parking	N/A	
			Detention: Out door Recreation	**N/A**	
			ADA Sidewalks/Entries	**Door not ADA compliant. Construct a 5x5 landing at door.**	**East side of bldg.**
Site Utilities					
Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Good.	
			Facility Waste systems:	Poor.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Good.	
			Facility Power Utilities	**Good.**	
			Facility Site Lighting	See Electrical.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	25,692
BUILDING ID:	B5B-3P-High Side Laundry	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1994, remodel personal laundry 2012
DATE:	6/3/2020	**BUILDING TYPE**	GROUP F-S, TYPE B

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer		
			Meter Base		
			Generator		
			Alternative Source		
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures - PCB		
			Detention: Fixtures - PCB		
			Non Detention: Energy		
			Detention: Fixtures - Energy		
			Light Level Controls		
			Occupancy/Daylight Sensor		
			Wiring		
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear		
			Service Panels		
			Devices		
			Wiring		

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems		
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights		
			Emergency Lighting		
			Smoke/Heat Detection		
			Fire Alarm System		

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom		
			Clock		
			Telephone		
			Data		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	25,692
BUILDING ID:	B5B-3P-High Side Laundry	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1994, remodel personal laundry 2012
DATE:	6/3/2020	**BUILDING TYPE**	GROUP F-S, TYPE B

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Good. Some new Axis IP cameras inside the area. Cameras are viewed locally and in Central Control. Cameras need to be integrated into a facility wide camera system.	
			Camera systems: Detention Outdoors	Good. Some cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems (14)

Locking Control System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. No detention doors present. All exterior doors should be monitored from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	34,861
BUILDING ID:	B6-17P-Resticted Locked Housing Unit	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1986
DATE:	6/3/2020	**BUILDING TYPE**	Group I3, Type IA Concrete

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Restricted Housing	Secure Locked Housing	Complete unit
		1.5	**NUMBER OF STORIES**	Split level design	Housing Units

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Housing Unit	Normal Wear and Tear throughout given 40 plus years old	Complete Locked Retricted Housing Unit

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
			Foundation	Cast in place concrete	Full perimeter foundation and Mech basement

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
Exterior Walls (A)					
		90%	Detention:Concrete / Tilt Up	Precast concrete rigid insulated sandwich panel. Precast has striarated / scored face. Stress cracking in varios panels. All sealant joints failed at abutting panels and to be replaced with new backer rod and appropriate sealant.	Cell area perimeter exterior enclosure
		10%	Detention: Masonry Mortar	CMU with precast face panel	Non Cell areas, Entries
			Detention: Masonry Unit / Glass Block		
			Non Detention: Wood/Plaster/Metal		
			Paint/Sealer		
			Insulation	Rigid Insulation	Precast Panels and between cmu and facing panels
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	NA	
			Single Pane	NA	
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	Security Grade Laminated Glass	All windows
			Detention: Window Frame	Security Grade Hollow Metal painted. Painted frames area showing signs for finish failure. Maintenance repainting needed	All windows
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware: Admin	NA	
			Door/Admin	NA	
			Frame/Admin	NA	
		100%	Doors: Detention:	Security Grade Hollow Metal painted. Painted frames area showing signs for finish failure. Maintenance repainting needed	All areas - Cells, Sallyport Entries
		100%	Hardware: Detention	Secuity Grade electric mechanical and manual paracentric keyed locks - Lock control system upgrade needed. Institutional grade Faclon hardware in not Cell areas	Cell blocks / Cell - electric mechanical. Misc Mech/ Storage, Officer Spaces - Manual keyed locks
			Misc: Overhead Door		
		2	Hatches	Emergecny Escape hatches from Control Cages	Roof
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	
			Concrete/Steel	Concrete columns - structurally sound and in good shape. Steel Beam / concrete deck system good shape	supporting structure of entry level floor framework and roof

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		50%	Slab on Grade	Slab on grade at cell blocks	Lower level Cell blocks and part of entry level
			Raised Floor Wood		
		50%	Raised Floor Concrete/Steel	Composite Slab, concrete floor plate - good shape	Entry Slab system - composite slab systems over basement mech room ,
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	Cast in place concrete - good condition	Cell blocks / Cell day rooms
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	Painted tube steel - normal wear from useage. Repainting needed	Cell blocks / Cell day rooms
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	Concrete - good condition	Cell blocks / Cell day rooms

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	Combination of Cast in place Concrete and steel structure	Housing areas - CIP concrete, outdoor rec area Steel
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Prefinished / and galvanized flashings at parpets, equipment curbs	roof
			Roof drainage	Roof Drains - no overflows	
			Skylights		
			Asphalt Shingle Tiles		
			Membrane/Metal	Gravel ballasted membraned. Roof deterioriation experienced, roof replacement needed. Insulation is soft in areas and it is recommended to	Entire Roof covering / insulation system
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	Rigid at precast panels and between masonry and facing panels, rigid on roof. Roof insulation to be replaced with roofing as it is soft throughout indicative of wet insulation	Exterior wall system, Roof systems
			Batt	Na	

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	NA	
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	Paint - wear and tear - repaint needed - damaged finishes due to use	Cell Blocks
			Detention: Masonry (CMU) Tiled Masonry CMU	Paiint on CMU walls in Detention area - repaint needed, Paint on CMU in non housing areas -fair to good condition	Non Housing areas
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	NA	
			Detention: Plaster / GWB	Painted Gyp / plaster - ok condition	Non Housing areas
			Non Detention: Lay in	NA	
			Detention: Security	Concete painted	Housing
			Specialty	NA	
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		15%	Typical Hardware	Institutional heavy Grade Falcon knobs - fair to good condition given use	Non Housing areas
		15%	Non Detention: Door	Heavy Duty Hollow Metal - painted - good condition given use	Non Housing areas
		15%	Non Detention: Frame	Heavy Duty Hollow Metal - painted - good condition given use	Non Housing areas
		85%	Detention: Hardware	Electro Mechanical and Paracentric Keyed manual locks	Housing
		85%	Detentikon: Door	Security Grade Detention Painted Hollow Metal - Modified at food port	Housing
		85%	Detention Frame:	Security Grade Detention Painted Hollow Metal	Housing
		15%	Non Detention: Relites / Interior Windows	Tempered high Stength safety glass	Non Housing areas
		85%	Detention: Relites / Interior Security Grade Windows	Security glazing - good shape	Housing

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		15%	Non Detention: Resilient	VCT	Non housing areas
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
		85%	Detention: Sealed Concrete/Painted Concrete	sealed concrete	Housing / cooridors
			Detention: Ceramic	NA	
			Wood	NA	
Wall Finishes (E)					

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Paint	NA	
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	Paint - epoxy and latexes	Throughout
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Metal / Other	**NA**	
			Detention: Metal/Other	NA	

Signage/Directories (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Directory	NA	
			Room & Directional Signs	Signage - painted and plaque signs	Cell blocks - painted, non housing plaque and painted

Seating / Detention Furnishings

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention: Day Room Seating	Concrete platform seating bench - ok condition for use	Cell block Housing
			Detention: Cell furnishings: Bed / Table	Concrete stool, steel bed, condition ok	Cells
			Classroom / Lecture	NA	
			Cafeteria	NA	

Chalk/Tackboards/Cabinets (D)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Markerboard		
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (8)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	Unit is not ADA accessible - no further review done	Complete Unit
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	NA	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	NA	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	NA	
			Detention: Impeded Egress / Exit Systems	Set up for impeded egress	Entire unit
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	SEE ELECTRICAL	Entire unit
			Emergency Lighting	SEE ELECTRICAL	Entire unit
			Smoke/Heat Detection	SEE ELECTRICAL	Entire unit
			Fire Alarm System	SEE ELECTRICAL	Entire unit
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention		
			Other Asbestos Containing Material (ACM)		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	34,861
BUILDING ID:	B6-17P-Resticted Locked Housing Unit	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1986
DATE:	6/3/2020	**BUILDING TYPE**	Group I3, Type IA Concrete

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Controls	Delta electronic actuators and sensors, installed since the original construction, fair/good condition.	Basement mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, fair/good condition.	
		100%	Boiler/Furnace	Four condensing gas boilers, Lockinvar Knight, 599 MBH, each with a primary circulator, appear to be 10 to 15 years old,	Basement mechanical room
			Room Units	Hot water cabinet and unit heaters in various locations, fair/good condition.	
			Hydronic Piping	Online/standby secondary distribution pumps, Taco inline, piping systems contain glycol, black steel and copper, some visible deterioration and damaged insulation, appear to be original to the building, fair/good condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Two air handling units, Pace PF30-AFS1, return air fan with economizer ventilation, supply and return VSDs, hot water heating coil, appear to be original to the building, fair condition.	Basement mechanical room
			Ductwork	Galvanized steel, 5 zones of VAV reheat for each air handling unit, good condition.	
			Specialized Exhaust	Roof mounted toilet and smoke evacuation fans, fair condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	None	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Stainless steel combination units in cells with solenoid shut-off supplies, painted concrete block with terrazzo base showers, original to the building, poor/fair condition.	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Hot Water Generation	Two indirect storage hot water heaters, Lockivar GVGO200JR, 200 gallons each with central temperature mixing valve, appear 10 to 15 years old, fair/good condition.	Basement mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, no water softening or filtration observed Piping is showing scaling and deterioration, poor/fair condition.	Separate 6" domestic water service with backflow protection and 3" copper main in the basement mechanical room.
			Pumps	Transfer pump for the DWH to the storage tanks, two cartridge type DHW recirculating pumps, fair/good condition.	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building, some piping has been replaced, fair condition.	
			Pump	Sanitary sewer duplex lift station, fair condition.	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	One wet sprinkler zone for the building, standard two piece sprinkler heads, do not appear to be quick response type, fair/condition .	6" separate fire service with backflow and 4" zone main in the basement mechanical room.
			Detention Sprinkler: Wet/Dry	One wet sprinkler zone for the building, detention type sprinkler heads, heads susceptible to damage, do not appear to be quick	
			Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	None observed	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	34,861
BUILDING ID:	B6-17P-Resticted Locked Housing Unit	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1986
DATE:	6/3/2020	**BUILDING TYPE**	Group I3, Type IA Concrete

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Fair. Some badger holes under the fence. Fill hole with concrete	Fence south of bldg.
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Sidewalks (good).	
			Detention: Out door Recreation	Under construction.	West of bldg.

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Good.	
			Facility Waste systems:	See Site MSP.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Good.	
			Facility Fire Protection Systems / Delivery / Storage	Unable to find valve at a couple of fire hydrants. Locate or install water valve.	Around building
			Facility Power Utilities	Good.	
			Facility Site Lighting	See Electrical.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	34,861
BUILDING ID:	B6-17P-Resticted Locked Housing Unit	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1986
DATE:	3/20/2020	**BUILDING TYPE**	Group I3, Type IA Concrete

Montana Department of Corrections- Facilities Condition Inventory:
Electrical Systems Condition (9)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
Building Service/Controls (A)					
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	Located in basement.
			Generator	Good condition.	125 kW Genset, Diesel system
			Alternative Source	None Observed.	
Lighting (B)					
			Non Detention: Energy	LED lamps have been installed.	
			Detention: Fixtures - Energy	LED lamps have been installed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good condition. All wiring was observed in conduit.	
Distribution (C)					
			Switchgear	Fair condition. SQ D switchboard.	
			Service Panels	Fair condition. SQ D/GE panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	Elect/Mech	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	34,861
BUILDING ID:	B6-17P-Resticted Locked Housing Unit	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1986
DATE:	3/20/2020	**BUILDING TYPE**	Group I3, Type IA Concrete

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Average. Some Bosch cameras inside the area. Cameras are viewed locally. Cameras need to be integrated into a facility wide	Monitored locally from two control stations
			Camera systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances locally. All exits should be monitored from Central Control.	Monitored locally from two control stations

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	Poor. All analog intercoms are monitored locally. Inmates do not have a way to call for help. This is a code violation.	Monitored locally from two control stations

Electronic Security Systems (14)

Locking Control System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Outdoor Recreation Areas	New recreation area does not have electrically controlled locks.	
			Detention Locking Systems: Common Areas	Poor. Computer control stations for controlling doors. All control is local inside the building. Manual gang release for sliders if electric system is not operable. Central Control cannot monitor or takeover control in case of an emergency.	Two local control stations. One can takeover control from the other.

[redacted]

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	22,613
BUILDING ID:	B8-9P-1 Close Unit I	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Road, Deer Lodge MT	**YEAR BUILT**	1979
DATE:	6/3/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE IA

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Housing	Locked housing unit, precast concrete 2 story structure	Entire Facility
		200%	**NUMBER OF STORIES**	Housing levels	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		1	Housing	Overall condition is what would be expected for applicable use over the past 40 years. Fair to Good condition warranting	Entire building

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Stem Walls		
		1	Foundation	Cast in place concrete foundaton / basement walls for mechanical	Entire perimeter of facility housing unit, basement below
Exterior Steps/Retaining Walls (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		1	Detention:Concrete / Tilt Up	Cast in place concrete wall panels backed with CMU masonry and rigid insulaton system between. Wall panels show stress	All exterior wall systems
			Detention: Masonry Mortar		
		1	Detention: Masonry Unit / Glass Block	CMU backer to cast in place concrete	All exterior wall systems
			Non Detention: Wood/Plaster/Metal	NA	
		1	Paint/Sealer	Painted - / sealed	All exterior wall systems
		1	Insulation	Rigid between masonry and CIP concrete panels	All exterior wall systems

Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	NA	
		1	Single Pane	1/2" tempered security glass	
		1	Hardware	Push out for Awning style windows	all exterior windows
		1	Detention: Glazing: Polycarbonate / Glass	1/2" tempered security glass	all exterior windows
		1	Detention: Window Frame	Heavy duty Hollow Metal painted frame with operable awning section. Exterior steel / mech security screen installed over every	all exterior windows
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware: Admin		
			Door/Admin	NA	
			Frame/Admin	NA	
		1	Doors: Detention:	Security Hollow Metal Swing and Security Hollow Metal Sliding.	Non Housing - swing. Housing - Sliding
		1	Hardware: Detention	Heavy Duty institutional Folger Adam Electric Mechanical and Paracentric Keyed Mechanical lock systems. Door Control system to be replaced	Non Housing - Keyed Manual, Housing electro mechanical
			Misc: Overhead Door	NA	
			Hatches	Emergency Escape / Roof Hatch - good condtion	
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
		1	Concrete/Steel	Concrete - good condition	

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		0.6	Slab on Grade	Slab on grade - sealed concete	Main level floor - housing and non housing spaces
			Raised Floor Wood		
		0.4	Raised Floor Concrete/Steel	Cast in place concrete floor	2nd level housing
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes		
		0.1	Detention: Stair Construction: Finishes	Painted steel and painted concrete	All housing unit access and egress stairs
			Non Detention: Stair Rails	NA	
		0.1	Detention: Stair Rails / Guard Rails	Painted tube steel	All housing unit access and egress stairs
			Non Detention: Stair structure	NA	
		0.1	Detention: Stair Structure	Steel / Concrete	All housing unit access and egress stairs

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
		1	Concrete/Steel	Concrete roof system w/ tapered insulation and covering	Roof Structure
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Galvanized and prefinished	Roof Parapets and equipment curb flashing
			Roof drainage		
			Skylights		
			Asphalt Shingle Tiles		
			Membrane/Metal	White TPO / Hypalon over rigid insulation, marginal	Complete roof
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	Tapered rigid at roof, wall insulation between CIP and Masonry rigid, R values unknown - good condition	**Roof assemblies, exter ior wall assemblies**
			Batt		

Interior Finishes / InterioR Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	NA	
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	Concrete and paint	Housing and non housing areas
			Detention: Masonry (CMU) Tiled Masonry CMU	CMU painted	Housing and non housing areas
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	NA	
			Detention: Plaster / GWB	NA	
			Non Detention: Lay in	NA	
			Detention: Security	Concrete and paint	Housing unts and non housing areas
			Specialty		

Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	NA	
			Non Detention: Door	NA	
			Non Detention: Frame	NA	
			Detention: Hardware	Manual paracentric Keyed and Electro mechanical	Keyed non housing areaa, electro mechanical - housing,
			Detentikon: Door	Security painted Hollow metal swing and sliding	Non Housing / support areas - swing, cell housing sliding
			Detention Frame:	Security painted Hollow metal swing and sliding - normal wear and tear,Door locking control on Cell doors problematic - parts	Non Housing / support areas - swing, cell housing sliding
			Non Detention: Relites / Interior Windows	NA	
			Detention: Relites / Interior Security Grade Windows	3/4" and 1" plus minus laminated / ballistics resistant glass	Housing, non housing, control area
Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	NA	
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete	Sealed and painted concrete	Throughout
			Detention: Ceramic	NA	
			Wood		
Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	NA	
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	Paint - normal wear and tear for useage. Maintenance as required	Throughout
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**NA**	**NA**
			Detention: Metal/Other	NA	NA
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory	NA	
			Room & Directional Signs	CELL BLOCKS IDENTIFIED - GOOD CONDITION	

Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	Painted Steel and Concrete tables and stools	Cell block dayrooms
			Detention: Cell furnishings: Bed / Table	Steel table, concrete stool, Beds steel affixed to wall and mattresses	Cells
			Classroom / Lecture	NA	
			Cafeteria	NA	

Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	NA	
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets	NA	

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA - UNIT IS NON ACCESSIBLE	ENTIRE UNIT
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	NA - NO AREA IN FACILITY IS ACCESSIBLE	ENTIRE UNIT
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	NA	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	NA	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	NA	**NA**
			Detention: Impeded Egress / Exit Systems	Impeded egress sytems to High Side Yard	ENTIRE UNIT
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical Section	
			Emergency Lighting	See Electrical Section	
			Smoke/Heat Detection	See Electrical Section	
			Fire Alarm System	See Electrical Section	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - BEYOND THE SCOPE OF THIS ASSESSMENT	
			Other Asbestos Containing Material (ACM)	NA -BEYOND THE SCOPE OF THIS ASSESSMENT	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 22,613

BUILDING ID: B8-9P-1 Close Unit I

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Road, Deer Lodge MT

YEAR BUILT 1979

DATE: 6/3/2020

BUILDING TYPE Group I-3, Prison Occupancy, TYPE IA

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		1	Controls	Delta electronic actuators and sensors, installed since the original construction, fair/good condition.	Basement mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, fair/good condition.	
		1	Boiler/Furnace	Two condensing gas boilers, Harsko, 500 MBH, each with a primary circulator, appear to be less than 5 years old, good condition.	Basement mechanical room
			Room Units	Hot water cabinet and unit heaters in various locations, fair/good condition.	
			Hydronic Piping	One distribution pumps, Taco inline, piping systems contain glycol, black steel and copper, some piping original to the	
			Alternative Fuel	Natural Gas only to the building, black steel, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Cell block air handling unit, Trane Y7k258B/A, economizer ventilation with roof mounted heat recovery unit, supply and return VSDs, hot water heating coil, appear to be less than 5 years old, good condition. Roof mounted heat recovery unit, BKM EB-ZV-0-UH, appears to be less than 5 years old, good condition. Unable to access the roof, to be verified.	Basement mechanical room
			Air Handler	Control room rooftop unit, Trane WSC036, 3 tons with economizer ventilation, gas heating, appears to be less than 5	Roof
			Ductwork	Galvanized steel, 18 zones of VAV reheat, some ductwork original to the building, fair/good condition.	
			Specialized Exhaust	Sidewall and roof mounted toilet and smoke evacuation fans, fair condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	Integral with the rooftop unit.	
			Detention Central AC / HVAC	None	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair condition. Anti-scald valves	
			Detention Sinks/Toilets/Showers	Stainless steel combination units in cells with solenoid shut-off supplies, tile walls with terrazzo base showers, original to the	
			Specialty Fixtures: Kitchens /	Not Applicable	
			Hot Water Generation	Two condensing gas storage hot water heaters, Lockivar SNR151-100, 100 gallons each with central temperature mixing valve, appear to be less than 5 years old, good condition.	Basement mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, no water softening or filtration observed Piping is showing scaling and deterioration, poor/fair condition.	Separate 3" domestic water service, no backflow protection and 3" copper main in the basement mechanical room.
			Pumps	Transfer pump for the DWH to the storage tanks, two cartridge type DHW recirculating pumps, fair/good condition.	
Waste Piping (C)					
PIC	**P/A**	**% of**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building, some piping has been replaced, fair condition.	
			Pump	Sanitary sewer duplex lift station, fair condition.	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	One dry sprinkler zone for the building, standard two piece sprinkler heads, do not appear to be quick response type, fair condition .	3" separate fire service with backflow and 3" zone main in the basement mechanical room.
			Detention Sprinkler: Wet/Dry	One dry sprinkler zone for the building, detention type sprinkler heads, heads susceptible to damage, do not appear to be quick response type, fair condition.	
			Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	None observed	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 22,613

BUILDING ID: B8-9P-1 Close Unit I

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Road, Deer Lodge MT

YEAR BUILT 1979

DATE: 3/20/2020

BUILDING TYPE Group I-3, Prison Occupancy, TYPE IA

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	good	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Good.	
			Detention: Out door Recreation	Fair	

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Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Stormwater collection system - good	Around building
			Facility Waste systems:	See MSP Campus Form	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	See MSP Campus Form	
			Facility Fire Protection Systems / Delivery / Storage	See MSP Campus Form	
			Facility Power Utilities	Power from local utility North Western Enegy. On site Distibution owned by MSP.	Full site.
			Facility Site Lighting	Wall mounted building lighting, pole mounted parking lighting and pole mounted rec yard lighting -good condition	Full site.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full site.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 22,613

BUILDING ID: B8-9P-1 Close Unit I

NUMBER OF STORIES 2

ADDRESS: 400 Conley Lake Road, Deer Lodge MT

YEAR BUILT 1979

DATE: 3/20/2020

BUILDING TYPE Group I-3, Prison Occupancy, TYPE IA

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	
			Meter Base	Good condition.	
			Generator	Good condition.	Natural gas system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	
			Detention: Fixtures	LED lamps have been installed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good condition. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Fair condition. GE switchboard.	
			Service Panels	Fair condition. GE panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	Elect/Mech	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	22,613
BUILDING ID:	B8-9P-1 Close Unit I	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Road, Deer Lodge MT	**YEAR BUILT**	1979
DATE:	3/20/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE IA

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Poor. Minimal to non-existent camera coverage. Not monitored from control station. New cameras being installed.	
			Camera systems: Detention Outdoors	Poor. Minimal to non-existent camera coverage. Not monitored from control station. New cameras being installed.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention	None. All intercoms are detention grade.	
			Intercom: Detention: Common	Poor. Intercom system is ancient and barley functions. Equipment is in desperate need of a retrofit. Inmates do not have a way to call for help, which is a code violation.	

Electronic Security Systems (14)

Locking Control System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Systems: Non Detention	Non-detention doors operate by keys	
			Detention Locking Systems: Common Areas	Poor. Ancient hard relay panels in a housing control unit that barley function. Need to replace with a retrofit. System should be part of a campus wide locking control system that can be controlled from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	22,613
BUILDING ID:	B9-9P-2 Close Unit II	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Road, Deer Lodge MT	**YEAR BUILT**	1979
DATE:	6/3/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE IA

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Housing	Locked housing unit, precast concrete 2 story structure	Entire Facility
		2	**NUMBER OF STORIES**	Housing levels	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Housing	Overall condition is what would be expected for applicable use over the past 40 years. Fair to Good condition warranting typical maintenance of systems and components	Entire building

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
		100%	Foundation	Cast in place concrete foundaton / basement walls for mechanical	Entire perimeter of facility housing unit, basement below center core area

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Detention:Concrete / Tilt Up	Cast in place concrete wall panels backed with CMU masonry and rigid insulaton system between. Wall panels show stress cracks and paint deterioration. Masonry is in good condition. Joint sealants failed CIP panel joints. Replacement needed	All exterior wall systems
			Detention: Masonry Mortar		
		100%	Detention: Masonry Unit / Glass Block	CMU backer to cast in place concrete	All exterior wall systems
			Non Detention: Wood/Plaster/Metal	NA	
		100%	Paint/Sealer	Painted - / sealed	All exterior wall systems
		100%	Insulation	Rigid between masonry and CIP concrete panels	All exterior wall systems
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	NA	
		100%	Single Pane	1/2" tempered security glass	
		100%	Hardware	Push out for Awning style windows	all exterior windows
		100%	Detention: Glazing: Polycarbonate / Glass	1/2" tempered security glass	all exterior windows
		100%	Detention: Window Frame	Heavy duty Hollow Metal painted frame with operable awning section. Exterior steel / mech security screen installed over every window. Afterthought?	all exterior windows
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware: Admin		
			Door/Admin	NA	
			Frame/Admin	NA	
		100%	Doors: Detention:	Security Hollow Metal Swing and Security Hollow Metal Sliding.	Non Housing - swing. Housing - Sliding
		100%	Hardware: Detention	Heavy Duty institutional Folger Adam Electric Mechanical and Paracentric Keyed Mechanical lock systems. Door Control system to be replaced	Non Housing - Keyed Manual, Housing electro mechanical
			Misc: Overhead Door	NA	
			Hatches	Emergency Escape / Roof Hatch - good condtion	
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
		100%	Concrete/Steel	Concrete - good condition	

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		60%	Slab on Grade	Slab on grade - sealed concete	Main level floor - housing and non housing spaces
			Raised Floor Wood		
		40%	Raised Floor Concrete/Steel	Cast in place concrete floor	2nd level housing
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes		
		10%	Detention: Stair Construction: Finishes	Painted steel and painted concrete	All housing unit access and egress stairs
			Non Detention: Stair Rails	NA	
		10%	Detention: Stair Rails / Guard Rails	Painted tube steel	All housing unit access and egress stairs
			Non Detention: Stair structure	NA	
		10%	Detention: Stair Structure	Steel / Concrete	All housing unit access and egress stairs

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
		100%	Concrete/Steel	Concrete roof system w/ tapered insulation and covering	Roof Structure
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Galvanized and prefinished	Roof Parapets and equipment curb flashing
			Roof drainage		
			Skylights		
			Asphalt Shingle Tiles		
			Membrane/Metal	White TPO / Hypalon over rigid insulation, marginal	Complete roof
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	Tapered rigid at roof, wall insulation between CIP and Masonry rigid, R values unknown - good condition	**Roof assemblies, exter ior wall assemblies**
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	NA	
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	Concrete and paint	Housing and non housing areas
			Detention: Masonry (CMU) Tiled Masonry CMU	CMU painted	Housing and non housing areas
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	NA	
			Detention: Plaster / GWB	NA	
			Non Detention: Lay in	NA	
			Detention: Security	Concrete and paint	Housing unts and non housing areas
			Specialty		
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	NA	
			Non Detention: Door	NA	
			Non Detention: Frame	NA	
			Detention: Hardware	Manual paracentric Keyed and Electro mechanical	Keyed non housing areaa, electro mechanical - housing, sallyport
			Detentikon: Door	Security painted Hollow metal swing and sliding	Non Housing / support areas - swing, cell housing sliding
			Detention Frame:	Security painted Hollow metal swing and sliding - normal wear and tear,Door locking control on Cell doors problematic - parts hard to come by. Door control systems to be replaced	Non Housing / support areas - swing, cell housing sliding
			Non Detention: Relites / Interior Windows	NA	
			Detention: Relites / Interior Security Grade Windows	3/4" and 1" plus minus laminated / ballistics resistant glass	Housing, non housing, control area

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	NA	
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete	Sealed and painted concrete	Throughout
			Detention: Ceramic	NA	
			Wood		
Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	NA	
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	Paint - normal wear and tear for useage. Maintenance as required	Throughout
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	NA	**NA**
			Detention: Metal/Other	NA	NA
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory	NA	
			Room & Directional Signs	CELL BLOCKS IDENTIFIED - GOOD CONDITION	
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	Painted Steel and Concrete tables and stools	Cell block dayrooms
			Detention: Cell furnishings: Bed / Table	Steel table, concrete stool, Beds steel affixed to wall and mattresses	Cells
			Classroom / Lecture	NA	
			Cafeteria	NA	
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	NA	
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets	NA	

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA - UNIT IS NON ACCESSIBLE	ENTIRE UNIT
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	NA - NO AREA IN FACILITY IS ACCESSIBLE	ENTIRE UNIT
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	NA	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	NA	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	**NA**	**NA**
			Detention: Impeded Egress / Exit Systems	Impeded egress sytems to High Side Yard	ENTIRE UNIT
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical Section	
			Emergency Lighting	See Electrical Section	
			Smoke/Heat Detection	See Electrical Section	
			Fire Alarm System	See Electrical Section	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - BEYOND THE SCOPE OF THIS ASSESSMENT	
			Other Asbestos Containing Material (ACM)	NA -BEYOND THE SCOPE OF THIS ASSESSMENT	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	22,613
BUILDING ID:	B9-9P-2 Close Unit II	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Road, Deer Lodge MT	**YEAR BUILT**	1979
DATE:	6/3/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE IA

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Controls	Delta electronic actuators and sensors, installed since the original construction, fair/good condition.	Basement mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, fair/good condition.	
		100%	Boiler/Furnace	Two condensing gas boilers, Harsko, 500 MBH, each with a primary circulator, appear to be less than 5 years old, good	Basement mechanical room
			Room Units	Hot water cabinet and unit heaters in various locations, fair/good condition.	
			Hydronic Piping	One distribution pumps, Taco inline, piping systems contain glycol, black steel and copper, some piping original to the building, fair/good condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Cell block air handling unit, Trane Y7k258B/A, economizer ventilation with roof mounted heat recovery unit, supply and return VSDs, hot water heating coil, appear to be less than 5 years old, good condition. Roof mounted heat recovery unit, BKM EB-ZV-0-UH, appears to be less than 5 years old, good condition. Unable to access the roof, to be verified.	Basement mechanical room
			Air Handler	Control room rooftop unit, Trane WSC036, 3 tons with economizer ventilation, gas heating, appears to be less than 5 years old, good condition. Unable to access the roof, to be	Roof
			Ductwork	Galvanized steel, 18 zones of VAV reheat, some ductwork original to the building, fair/good condition.	
			Specialized Exhaust	Sidewall and roof mounted toilet and smoke evacuation fans, fair condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	Integral with the rooftop unit.	
			Detention Central AC / HVAC	None	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Stainless steel combination units in cells with solenoid shut-off supplies, tile walls with terrazzo base showers, original to the building, poor/fair condition.	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Hot Water Generation	Two condensing gas storage hot water heaters, Lockivar SNR151-100, 100 gallons each with central temperature mixing	Basement mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, no water softening or filtration observed Piping is showing scaling and deterioration, poor/fair condition.	Separate 3" domestic water service, no backflow protection and 3" copper main in the basement mechanical room.
			Pumps	Transfer pump for the DWH to the storage tanks, two cartridge type DHW recirculating pumps, fair/good condition.	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building, some piping has been replaced, fair condition.	
			Pump	Sanitary sewer duplex lift station, fair condition.	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	One dry sprinkler zone for the building, standard two piece sprinkler heads, do not appear to be quick response type, fair/condition .	3" separate fire service with backflow and 3" zone main in the basement mechanical room.
			Detention Sprinkler: Wet/Dry	One dry sprinkler zone for the building, detention type sprinkler heads, heads susceptible to damage, do not appear to be quick response type, fair condition.	
			Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	None observed	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 22,613

BUILDING ID: B9-9P-2 Close Unit II

NUMBER OF STORIES 2

ADDRESS: 400 Conley Lake Road, Deer Lodge MT

YEAR BUILT 1979

DATE: 6/3/2020

BUILDING TYPE Group I-3, Prison Occupancy, TYPE IA

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Sidewalk and access - good condition.	
			Detention: Out door Recreation	Good.	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Stormwater collection system - good	
			Facility Waste systems:	See MSP Campus Form	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	See MSP Campus Form	
			Facility Fire Protection Systems / Delivery / Storage	See MSP Campus Form	
			Facility Power Utilities	Power from local utility North Western Enegy. On site Distibution owned by MSP.	Full Site
			Facility Site Lighting	Wall mounted building lighting, pole mounted parking lighting and pole mounted rec yard lighting -good condition	Full Site
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full Site

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 22,613

BUILDING ID: B9-9P-2 Close Unit II

NUMBER OF STORIES 2

ADDRESS: 400 Conley Lake Road, Deer Lodge MT

YEAR BUILT 1979

DATE: 6/3/2020

BUILDING TYPE Group I-3, Prison Occupancy, TYPE IA

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	
			Meter Base	Good condition.	
			Generator	Good condition.	60 kW Genset, Diesel system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	
			Detention: Fixtures	LED lamps have been installed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good condition. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Fair condition. GE switchboard.	
			Service Panels	Fair condition. GE panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	Elect/Mech	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	22,613
BUILDING ID:	B9-9P-2 Close Unit II	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Road, Deer Lodge MT	**YEAR BUILT**	1979
DATE:	6/3/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE IA

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)					
Camera System					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Poor. Minimal to non-existent camera coverage. Not monitored from control station. New cameras being installed.	
			Camer systems: Detention Outdoors	Poor. Minimal to non-existent camera coverage. Not monitored from control station. New cameras being installed.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention	None. All intercoms are detention grade.	
			Intercom: Detention: Common	Poor. Intercom system is ancient and barley functions. Equipment is in desperate need of a retrofit. Inmates do not have a way to call for help, which is a code violation.	

Electronic Security Systems (14)

Locking Control System					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Systems: Non Detention	Non-detention doors operate by keys	
			Detention Locking Systems: Common Areas	Poor. Ancient hard relay panels in a housing control unit that barley function. Need to replace with a retrofit. System should be part of a campus wide locking control system that can be controlled from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	31,575
BUILDING ID:	10-16P-Resticted Locked Housin	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1986
DATE:	6/3/2020	**BUILDING TYPE**	Group I3, Type IA Concrete

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Restricted Housing	Secure Locked Housing	Complete unit
		1.5	**NUMBER OF STORIES**	Split level design	Housing Units

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Housing Unit	Normal Wear and Tear throughout given 40 plus years old	Complete Locked Retricted Housing Unit

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
			Foundation	Cast in place concrete	Full perimeter foundation and Mech basement

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		90%	Detention:Concrete / Tilt Up	Precast concrete rigid insulated sandwich panel. Precast has striarated / scored face. Stress cracking in varios panels. All sealant joints failed at abutting panels and to be replaced with new backer rod and appropriate sealant.	Cell area perimeter exterior enclosure
		10%	Detention: Masonry Mortar	CMU with precast face panel	Non Cell areas, Entries
			Detention: Masonry Unit / Glass Block		
			Non Detention: Wood/Plaster/Metal		
			Paint/Sealer		
			Insulation	Rigid Insulation	Precast Panels and between cmu and facing panels
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	NA	
			Single Pane	NA	
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	Security Grade Laminated Glass	All windows
			Detention: Window Frame	Security Grade Hollow Metal painted. Painted frames area showing signs for finish failure. Maintenance repainting needed	All windows
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware: Admin	NA	
			Door/Admin	NA	
			Frame/Admin	NA	
		100%	Doors: Detention:	Security Grade Hollow Metal painted. Painted frames area showing signs for finish failure. Maintenance repainting needed	All areas - Cells, Sallyport Entries
		100%	Hardware: Detention	Secuity Grade electric mechanical and manual paracentric keyed locks - Lock control system upgrade needed. Institutional grade Faclon hardware in not Cell areas	Cell blocks / Cell - electric mechanical. Misc Mech/ Storage, Officer Spaces - Manual keyed locks
			Misc: Overhead Door		
		2	Hatches	Emergecny Escape hatches from Control Cages	Roof
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	
			Concrete/Steel	Concrete columns - structurally sound and in good shape. Steel Beam / concrete deck system good shape	supporting structure of entry level floor framework and roof

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		50%	Slab on Grade	Slab on grade at cell blocks	Lower level Cell blocks and part of entry level
			Raised Floor Wood		
		50%	Raised Floor Concrete/Steel	Composite Slab, concrete floor plate - good shape	Entry Slab system - composite slab systems over basement mech room , concrete floor slab at cell block second floor
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	Cast in place concrete - good condition	Cell blocks / Cell day rooms
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	Painted tube steel - normal wear from useage. Repainting needed	Cell blocks / Cell day rooms
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	Concrete - good condition	Cell blocks / Cell day rooms

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	Combination of Cast in place Concrete and steel structure	Housing areas - CIP concrete, outdoor rec area Steel
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Prefinished / and galvanized flashings at parpets, equipment curbs	roof
			Roof drainage	Roof Drains - no overflows	
			Skylights		
			Asphalt Shingle Tiles		
			Membrane/Metal	Gravel ballasted membraned. Roof deterioriation experienced, roof replacement needed. Insulation is soft in areas and it is recommended to be replaced	Entire Roof covering / insulation system
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	Rigid at precast panels and between masonry and facing panels, rigid on roof. Roof insulation to be replaced with roofing as it is soft throughout indicative of wet insulation	Exterior wall system, Roof systems
			Batt	Na	

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	NA	
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	Paint - wear and tear - repaint needed - damaged finishes due to use	Cell Blocks
			Detention: Masonry (CMU) Tiled Masonry CMU	Paiint on CMU walls in Detention area - repaint needed, Paint on CMU in non housing areas -fair to good condition	Non Housing areas
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	NA	
			Detention: Plaster / GWB	Painted Gyp / plaster - ok condition	Non Housing areas
			Non Detention: Lay in	NA	
			Detention: Security	Concete painted	Housing
			Specialty	NA	
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		15%	Typical Hardware	Institutional heavy Grade Falcon knobs - fair to good condition given use	Non Housing areas
		15%	Non Detention: Door	Heavy Duty Hollow Metal - painted - good condition given use	Non Housing areas
		15%	Non Detention: Frame	Heavy Duty Hollow Metal - painted - good condition given use	Non Housing areas
		85%	Detention: Hardware	Electro Mechanical and Paracentric Keyed manual locks	Housing
		85%	Detentikon: Door	Security Grade Detention Painted Hollow Metal - Modified at food port	Housing
		85%	Detention Frame:	Security Grade Detention Painted Hollow Metal	Housing
		15%	Non Detention: Relites / Interior Windows	Tempered high Stength safety glass	Non Housing areas
		85%	Detention: Relites / Interior Security Grade Windows	Security glazing - good shape	Housing

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		15%	Non Detention: Resilient	VCT	Non housing areas
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
		85%	Detention: Sealed Concrete/Painted Concrete	sealed concrete	Housing / cooridors
			Detention: Ceramic	NA	
			Wood	NA	
Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	NA	
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	Paint - epoxy and latexes	Throughout
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**NA**	
			Detention: Metal/Other	NA	

Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory	NA	
			Room & Directional Signs	Signage - painted and plaque signs	Cell blocks - painted, non housing plaque and painted

Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	Concrete platform seating bench - ok condition for use	Cell block Housing
			Detention: Cell furnishings: Bed / Table	Concrete stool, steel bed, condition ok	Cells
			Classroom / Lecture	NA	
			Cafeteria	NA	

Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard		
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (8)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	Unit is not ADA accessible - no further review done	Complete Unit
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	NA	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	NA	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	NA	
			Detention: Impeded Egress / Exit Systems	Set up for impeded egress	Entire unit
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	SEE ELECTRICAL	Entire unit
			Emergency Lighting	SEE ELECTRICAL	Entire unit
			Smoke/Heat Detection	SEE ELECTRICAL	Entire unit
			Fire Alarm System	SEE ELECTRICAL	Entire unit
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention		
			Other Asbestos Containing Material (ACM)		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 31,575

BUILDING ID: 10-16P-Resticted Locked Housin

NUMBER OF STORIES 2

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1986

DATE: 6/3/2020

BUILDING TYPE Group I3, Type IA Concrete

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Controls	Delta electronic actuators and sensors, installed since the original construction, fair/good condition.	Basement mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, fair/good condition.	
		100%	Boiler/Furnace	Four condensing gas boilers, Lockinvar Knight, 599 MBH, each with a primary circulator, appear to be 10 to 15 years old, fair/good condition.	Basement mechanical room
			Room Units	Hot water cabinet and unit heaters in various locations, fair/good condition.	
			Hydronic Piping	Online/standby secondary distribution pumps, Taco inline, piping systems contain glycol, black steel and copper, some visible deterioration and damaged insulation, appear to be original to the building, fair/good condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Two air handling units, Pace PF30-AFS1, return air fan with economizer ventilation, supply and return VSDs, hot water heating coil, appear to be original to the building, fair condition.	Basement mechanical room
			Ductwork	Galvanized steel, 5 zones of VAV reheat for each air handling unit, good condition.	
			Specialized Exhaust	Roof mounted toilet and smoke evacuation fans, fair condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	None	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Stainless steel combination units in cells with solenoid shut-off supplies, painted concrete block with terrazzo base showers, original to the building, poor/fair condition.	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Hot Water Generation	Two indirect storage hot water heaters, Lockivar GVGO200JR, 200 gallons each with central temperature mixing valve, appear 10 to 15 years old, fair/good condition.	Basement mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, no water softening or filtration observed Piping is showing scaling and deterioration, poor/fair condition.	Separate 6" domestic water service with backflow protection and 3" copper main in the basement mechanical room.
			Pumps	Transfer pump for the DWH to the storage tanks, two cartridge type DHW recirculating pumps, fair/good condition.	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building, some piping has been replaced, fair condition.	
			Pump	Sanitary sewer duplex lift station, fair condition.	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	One wet sprinkler zone for the building, standard two piece sprinkler heads, do not appear to be quick response type, fair/condition .	6" separate fire service with backflow and 4" zone main in the basement mechanical room.
			Detention Sprinkler: Wet/Dry	One wet sprinkler zone for the building, detention type sprinkler heads, heads susceptible to damage, do not appear to be quick response type, fair condition.	
			Non Detention: Hose Stations / Cabinet Systems	One hose cabinet located in the basement mechanical room.	
			Detention: Hose Stations / Cabinet Systems	None observed	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 31,575

BUILDING ID: 10-16P-Resticted Locked Housin

NUMBER OF STORIES 2

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1986

DATE: 6/3/2020

BUILDING TYPE Group I3, Type IA Concrete

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Good.	
			Detention: Out door Recreation	Good.	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Good.	
			Facility Waste systems:	Lift station out side of building (fair).	Near SW corner of bldg.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Good.	
			Facility Fire Protection Systems / Delivery / Storage	Good.	
			Facility Power Utilities	Good.	
			Facility Site Lighting	See Electrical.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 31,575

BUILDING ID: 10-16P-Resticted Locked Housin

NUMBER OF STORIES 2

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1986

DATE: 3/20/2020

BUILDING TYPE Group I3, Type IA Concrete

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	Located in basement.
			Generator	Good condition.	125 kW Genset, Diesel system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Energy	LED lamps have been installed.	
			Detention: Fixtures - Energy	LED lamps have been installed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good condition. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Fair condition. SQ D switchboard.	
			Service Panels	Fair condition. SQ D/GE panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	Elect/Mech	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	31,575
BUILDING ID:	10-16P-Resticted Locked Housin	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1986
DATE:	3/20/2020	**BUILDING TYPE**	Group I3, Type IA Concrete

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Average. Some new IP Axis cameras are being installed inside the area. Cameras are viewed locally. Cameras need to be	Monitored locally from two control stations
			Camer systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances locally. All exits should be monitored from Central Control.	Monitored locally from two control stations

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	Poor. All analog intercoms are monitored locally. Inmates do not have a way to call for help. This is a code violation.	Monitored locally from two control stations

Electronic Security Systems (14)

Locking Control System					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. Computer control stations for controlling doors. All control is local inside the building. Manual gang release for sliders if electric system is not operable. Central Control cannot monitor or takeover control in case of an emergency.	Two local control stations. One can takeover control from the other.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	13,248
BUILDING ID:	B14-18P_High Sec Support Bldg	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1986
DATE:	3/30/2020	**BUILDING TYPE**	Goup I-3/ Type IB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%		High Security Support Component including individual Visiting and programs spaces - good condition	Visiting and Programs
			NUMBER OF STORIES	Single story with Mech basement	Basement at Mech

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		45%	Visiting	Overall good condition, general maintenance items	Visiting interior finishes
		55%	Programs / Support	Overall good condition, general maintenance items	Program / Support spaces

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
		100%	Foundation	Cast in place concrete foundation good condition throughout	Full perimeter of Visiting component and Support programs component

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	Exterior precast concrete striated and smooth facing panels and precast insultated panels	Visiting and support spaces exterior walls
			Detention: Masonry Mortar		
			Detention: Masonry Unit / Glass Block	CMU back up to precast facing panels	Visiting and support spaces exterior walls
			Non Detention: Wood/Plaster/Metal	NA	
			Paint/Sealer	NA	
			Insulation	Assumed rigid at precast panela and facing panels	
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	Insulated tempered glass	
			Single Pane	NA	
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	Aluminum and Security Holllow Metal	Aluminum at programs, HM at Visiting
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware:	Institutional Grade Manual Keyed / panic hardware. Condition Good	Visiting and programs support spaces
			Door/Admin	Painted Heavy Duty Grade Hollow Metal. Condition Good	Visiting and programs support spaces
			Frame/Admin	Painted Heavy Duty Grade Hollow Metal. Condition Good	Visiting and programs support spaces
			Doors: Detention:	NA	
			Hardware: Detention	NA	
			Misc: Overhead Door	NA	
			Hatches	NA	
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	
			Concrete/Steel	CMU / Steel	Program / Support spaces

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Slab on Grade	Concrete slab on grade - good conditon throughout	Visiting component, Programs component
			Raised Floor Wood	NA	
			Raised Floor Concrete/Steel	NA	
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	Steel stair to Mech Room	Visiting area basement mechanical space
			Detention: Stair Construction: Finishes	NA	Visiting area basement mechanical space
			Non Detention: Stair Rails	Painted Tube Steel - good Condition	Visiting area basement mechanical space
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	Steel stair to Mech Room	Visiting area basement mechanical space
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	
			Concrete/Steel	Hollow core concrete plank over sloped steel joists / beam system - good condition	Throughout
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Prefinished and galvanized iron flashings	Roof Terminations, equipment curbs
			Roof drainage	Internal roof drains, no overflows	
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	White TPO membrane over rigid insulation - fair condition	Entire roof of Visiting and Support components
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	stock rigid insulation, tapered for drainage. Most likely same as roof membrane, same age	**Visiting and Programs**
			Batt	NA	

Interior Finishes / Interio Specialty Systems (6)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		50%	Framed - GWB /Paint	Gyp and Paint - maintained well. Good to very good condition	Visiting Component
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
			Detention: Masonry (CMU) Tiled Masonry CMU	CMU - Paint -good conditon - maintained well.	Visiting secure side, Programs and support
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		50%	Non Detention: Plaster / GWB	Gypsum and Paint - good condition	Visiting Component
			Detention: Plaster / GWB	Gypsum and Paint - good condition	Support / progams Component
			Non Detention: Lay in	NA	
			Detention: Security	NA	
			Specialty	NA	
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Typical Hardware	Institutional Grade manual lever / knobs hardware and panic devices.	Visting Component and Programs component
			Non Detention: Door	Painted hollow metal - good condition	Visting Component and Programs component
			Non Detention: Frame	Painted hollow metal - good condition	Visting Component and Programs component
			Detention: Hardware	Entry hardware - Detention grade paracentric keyed manual hardware -	Visiting - Secure Side
			Detentiion: Door	Security Hollow Metal - painted - good condition	Visiting - Secure Side
			Detention Frame:	Security Hollow Metal - painted - good condition	Visiting - Secure Side
			Non Detention: Relites / Interior Windows	Wire Glass	Visting Component and Programs component
			Detention: Relites / Interior Security Grade Windows	1/2" and 3/4" Security Glass	Visiting - Secure Side

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	VCT - good condtiion	Visting Component and Programs component
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete	Sealed concrete - good condition	Visiting - Secure Side
			Detention: Ceramic		
			Wood		

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint - good Conditon	Visting Component and Programs component
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	Paint - good Conditon	Visting Component and Programs component
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (7)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	Metal partions and screens	**Visitor male and female restroom**
			Detention: Metal/Other	NA	
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
		100%	Room & Directional Signs	Visitor Plaque signage - restrooms, inmate signage - painted and plaque for program areas / support areas	Visting Component and Programs component
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	Inmate visiting non contact - steel stools and tables fixed to structure - in good conditon	Visting Component
			Detention: Cell furnishings: Bed / Table		
			Classroom / Lecture	Loose tables / chairs	Programs spaces
			Cafeteria		
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	NA	
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets		

Accessiblity: Vertical Transportation (8)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (8)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	Restrooms are not ADA accessible for visitors. Hardware for visiting component set up as required	Visiting and support program spaces
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	NA	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	Combination of Lever hardware and knob hardware. Knob hardware upgraded to Lever throughout visiting and program spaces	Visiting and Support program spaces
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (9)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	In place exit egress systems - lighting, door hardware	**Visting component**
			Detention: Impeded Egress / Exit Systems		Programs spaces to high side secure yard
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights		
			Emergency Lighting		
			Smoke/Heat Detection		
			Fire Alarm System		
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - outside of scope of assessment	
			Other Asbestos Containing Material (ACM)	NA - outside of scope of assessment	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	13,248
BUILDING ID:	B14-18P_High Sec Support Bldg	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1986
DATE:	3/30/2020	**BUILDING TYPE**	Goup I-3/ Type IB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Controls	Delta electronic actuators and sensors, installed since the original construction, fair/good condition.	Basement mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, fair/good condition.	
		100%	Boiler/Furnace	Two condensing gas boilers, Lockinvar FTX400N, 399 MBH, each with a primary circulator, appear to be 5 to 10 years old, good condition.	Basement mechanical room
			Room Units	Baseboard radiation in offices, hot water cabinet and unit heaters in entries and mechanical rooms, fair/good condition.	
			Hydronic Piping	Online/standby secondary distribution pumps, Taco 1935 inline, piping systems contain glycol, black steel and copper, some visible deterioration and damaged insulation, appear to be original to the building, fair condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Visitor air handling units, Aladdin 1HC, economizer ventilation, single zone, hot water heating coil, appear to be original to the	Basement mechanical room
			Air Handler	Classroom air handling units, Aladdin 1HC, economizer ventilation, two zones of reheat, hot water heating coil, appear to	Basement mechanical room
			Ductwork	Galvanized steel, 5 zones of VAV reheat for each air handling unit, good condition.	
			Specialized Exhaust	Roof mounted toilet and building relief fans, appear to be original to the building, fair condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	Not applicable	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Hot Water Generation	Three electric storage water heaters above the ceiling, unable to observe during the site visit, reported to be in fair condition.	Basement mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, no water softening or filtration observed, piping is showing scaling and deterioration, poor/fair condition.	Separate 3" domestic water service, no backflow protection and 3" copper main in the basement mechanical room.
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building, some piping has been replaced, fair condition.	
			Pump	Sanitary sewer duplex lift station, fair condition.	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	One wet sprinkler zone for the building, standard two piece sprinkler heads, do not appear to be quick response type, fair condition .	6" separate fire service, no backflow protection, 3" zone main in the basement mechanical room.
			Detention Sprinkler: Wet/Dry	Not applicable	
			Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	13,248
BUILDING ID:	B14-18P_High Sec Support Bldg	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1986
DATE:	3/20/2020	**BUILDING TYPE**	Goup I-3/ Type IB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Good. Some broken concrete sidewalks.	Around building.
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Good.	
			Facility Waste systems:	Poor. Sewer piping to be replaced outside of building.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Good.	
			Facility Fire Protection Systems / Delivery / Storage	Unable to locate gate valve at fire hydrant. Locate or install gate valve at fire hydrant.	Around building.
			Facility Power Utilities	Good.	
			Facility Site Lighting	See Electrical.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	13,248
BUILDING ID:	B14-18P_High Sec Support Bldg	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1986
DATE:	3/20/2020	**BUILDING TYPE**	Goup I-3/ Type IB

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (11)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	Located in basement.
			Generator	Good condition.	200 kW Genset, Diesel system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	
			Detention: Fixtures	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good condition. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Fair condition. SQ D switchboard.	
			Service Panels	Fair condition. SQ D panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (15)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	13,248
BUILDING ID:	B14-18P_High Sec Support Bldg	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1986
DATE:	3/20/2020	**BUILDING TYPE**	Goup I-3/ Type IB

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition

Camera System					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Poor. Some cameras inside the area. Cameras are viewed locally. Cameras need to be integrated into a facility wide camera system.	
			Camer systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (14)

Communications / IT Systems

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems

Locking Control System					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. No detention doors present. All exterior doors should be monitored from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	33,877
BUILDING ID:	B15-6P- Low Sec Support (ROTI	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1968, Major remodel 2011
DATE:	3/30/2020	**BUILDING TYPE**	Group I3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		35%	Low side Dining	Dining Overall condition in fair to good condition. Exterior envelope repair needed	Dining
		65%	Low side Support	Programs, Library, Admin offices in 2 story section	Support
		2	**NUMBER OF STORIES**	Support area - 2 story and basement. Dining area single story with partial basement for mechanical	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Low Side Dining	Good condition interior. Exterior envelope and roof issues present for repair and replacement	Exterior wall, Roof
			Low Side Support	Good condition interior. Exterior envelope and roof issues present for repair and replacement	Exterior wall, Roof

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	basement walls below low side dining - fair to good condition in Mech area. Water leaching through the years. Stem walls for basement below 2 story support area not observed	Mech basement area
			Foundation		

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	Concdrete steps	Enty steps
			Railing	painted Tube Steel rails	Enty steps
			Entry Steps / Structure	Concrete at entries where applicable	Enty steps
			Retaining Walls	Retaining wall to ramp -	Entry

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	NA	
		100%	Detention: Masonry Mortar	Masonry covered with EIFS - Differential movement issues cracking and EIFS damage	Exterior Walls
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention: Wood/Plaster/Metal	NA	
			Paint/Sealer	NA	
			Insulation	Rigid in EIFS system	Exterior Walls
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Typical: Glass Glazing / Frame	Alumiimum storefront and aluminum operable windows. Condition Good	All exterior windows
		100%	Single Pane	Double Pane insulated glass systems	All exterior windows
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Hardware: Typical	Institutional grade panic hardware with keyed locksets	All exterior access doors
		40%/60%	Doors:	Hollow metal and Aluminum Storefront	Hollow metal at secondary entries, Aluminum storefront at primary entries
		40%/60%	Frame	Hollow metal and Aluminum Storefront	Hollow metal at secondary entries, Aluminum storefront at primary entries
			Doors: Detention:	NA	
			Hardware: Detention	NA	
			Misc: Overhead Door	NA	
			Hatches	NA	
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
		100%	Concrete/Steel	Concrete and CMU - good condition	Throughout

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		70%	Slab on Grade	Slab on grade good throughoiut except mechanical area basement. Cracked, heaved and water damage	Basement, main level
			Raised Floor Wood		
		30%	Raised Floor Concrete/Steel	Concrete / steel	2nd floor framing
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	Concrete	Interior Stairs
			Detention: Stair Construction: Finishes	concrete- good condition	Interior Stairs
			Non Detention: Stair Rails	wood / steel - good condtion	Interior Stairs
			Detention: Stair Rails / Guard Rails		
			Non Detention: Stair structure		
			Detention: Stair Structure		

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	Did not observe - Assumed steel joists / steel deck	Roof
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Reglet flashing below concrete parapet cap	Parapet on high and low roof
		100%	Roof drainage	Sloped to drains and Overflow through wall scuppers	All drainage
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	TPO Membrane - fair to good condition	Roof
			Clay / Cement Tiles	NA	
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	Rigid - tapered and sloped	roof
			Batt		

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		70%	Framed - GWB /Paint	Framed GWB / Paint in good condition	Offices, Support classrooms, library
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
		30%	OTHER: Masonry (CMU) Tiled Masonry CMU	CMU painted assemblies in good condition	Dining, kitchen
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		10%	Non Detention: Plaster / GWB	GWB painted in restrooms	toilet rooms
			Detention: Plaster / GWB	NA	
		90%	Non Detention: Lay in	2x4 ACT - throughout. Kitchen 2x4 mylar faced	Support, Offices, library
			Detention: Security	NA	
			Specialty	NA	
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Falcon/CR keyed locksets, Von Duprin panic devices - good condition	throughout
			Non Detention: Door	WD and painted hollow metal	WD - oFfices, Library Classrooms. HM all others
			Non Detention: Frame	HM	
			Detention: Hardware	NA	
			Detentikon: Door	NA	
			Detention Frame:	Tempered 1/2" glass	Typical all borrowed lites
			Non Detention: Relites / Interior Windows	NA	
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	VCT - Good condition	Corridors, Dining
			Non Detention: Carpet	CPT tile and sheet - good conditon	Offices, Library
			Non Detention:Ceramic/Stone/Terrazzo	CT - good condition	Kitchen, Toilet room
			Detention: Sealed Concrete/Painted Concrete	NA	
			Detention: Ceramic	NA	
			Wood		

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint all areas - good condition	Throughout
			Non Detention: FRP Wall Coverings	FRP -wet areas and cooking areas	Kitchen galley, dishwashing area
			Non Detention: Ceramic Tile, Stone Tile	CT - full height and wainscot. Good Condtion	Kitchen, Toilet room
			Detention: Paiint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**NA**	
			Detention: Metal/Other	Did not observe	
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory	NA	
			Room & Directional Signs	Building signage complete and in good condition	Throughout
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	Loose tables chairs	Classrooms / Library
			Cafeteria	Fixed steel painted table / stool assemblies- good condition	Dining
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	As Applicable	Classrooms / Library
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets	Plam Casework	Library

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	Keyed	Elevator
			Communication		
			Hoist Way	Masonry at main entry	Elevator
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Non Detention: Work Areas	Yes	Throughout as applicable
		100%	Non Detention: Elevator	Yes	Throughout as applicable
		100%	Non Detention: Restrooms	Yes	Throughout as applicable
		100%	Non Detention: Ramps	Yes	Throughout as applicable
		100%	Non Detention: Stair & Ramp Rails	steel and concrete at exterior	Throughout as applicable
		100%	Non Detention: Door Hardware	Lever	Throughout as applicable
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions 12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	Free egress In place egress systems to secure yards / zones - good condition	Full building
			Detention: Impeded Egress / Exit Systems		
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	SEE ELECTRICAL	
			Emergency Lighting	SEE ELECTRICAL	
			Smoke/Heat Detection	SEE ELECTRICAL	
			Fire Alarm System	SEE ELECTRICAL	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - outside of scope of work of evaluation	
			Other Asbestos Containing Material (ACM)	NA - outside of scope of work of evaluation	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 33,877

BUILDING ID: B15-6P- Low Sec Support (ROTH

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1968, Major remodel 2011

DATE: 3/30/2020

BUILDING TYPE Group I3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Controls	Delta electronic actuators and sensors, installed since the original construction, fair/good condition.	Basement mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, fair/good condition.	
		100%	Boiler/Furnace	Three condensing gas boilers, Camus Dynamax 0701, 679 MBH, each with a primary circulator, appear to be 10 to 15 years old, fair/good condition.	Basement mechanical room
			Room Units	Baseboard radiation in offices, hot water cabinet and unit heaters in entries and mechanical rooms, appears to be original to the building, fair/good condition.	
			Hydronic Piping	Online/standby secondary distribution pumps, Bell & Gossett 1510 base mount, piping systems contain glycol, black steel and copper, some visible deterioration and damaged insulation, appear to be original to the building, fair condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	South wing heat recovery ventilation unit, Xetrex IAQ4000 , 100% outside air ventilation, two zones of hot water reheat, one per floor, appears to be 10 to 15 years old, good condition.	Roof
			Air Handler	North wing heat recovery ventilation unit, Xetrex IAQ1500 , 100% outside air ventilation, two zones of hot water reheat, one per floor, appears to be 10 to 15 years old, good condition.	Roof
			Air Handler	Dish room heat recovery ventilation unit, Xetrex IAQ2500B , 100% outside air ventilation, hot water reheat, appears to be 10 to 15 years old, good condition.	Roof
			Air Handler	Classroom heat recovery ventilation unit, Xetrex IAQ1500 , 100% outside air ventilation, two zones of hot water reheat, one per classroom, appears to be 10 to 15 years old, good condition.	Roof
			Ductwork	Galvanized steel, fair/good condition.	
			Specialized Exhaust	Roof mounted toilet and dish hood fans, some appear to be original to the building, fair condition.	
			Room Ventilators	None	

Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC		
			Detention Central AC / HVAC	Not Applicable	
			Room AC	None	
			Hydronic Piping	None	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, most appear to have been replaced 10 to 15 years ago, fair/good condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not Applicable	
			Specialty Fixtures: Kitchens / Food Service.	Stainless steel 3-bay and dishwashing sinks, indirect connected, floor mounted grease trap at pot sink, original to the building, fair condition.	
			Hot Water Generation	Two condensing gas storage water heaters, AO Smith BTH199-1200, 199 MBH, 100 gallons of storage, central mixing valve, recirculation pumps, appears to be 10 to 15 years old, fair/good condition.	Basement mechanical room
			Hot Water Generation	Separate atmospheric gas water heater and storage tank for the kitchen, Laars PW0714, 575 MBH, 80 gallons of storage, appears to be 15 to 20 years old, poor condition.	Basement mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, water softening at the service, filtration at the ice machine, piping is showing scaling and deterioration, poor/fair condition.	Separate 4" galvanized steel domestic water service, no backflow protection observed and 2" copper main in the basement mechanical room.
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building, visible deterioration at floor sinks, some piping has been replaced, poor/fair condition.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	One wet sprinkler zone for the building, standard two piece sprinkler heads, do not appear to be quick response type, fair condition .	Unable to access to sprinkler room, to be verified.
			Detention Sprinkler: Wet/Dry	Not Applicable	
			Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	Not Applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	33,877
BUILDING ID:	B15-6P- Low Sec Support (ROTI	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1968, Major remodel 2011
DATE:	3/20/2020	**BUILDING TYPE**	Group I3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Fair. Large number of gopher holes under fence.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Good.	
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Stormwater collection system - good	
			Facility Waste systems:	See MSP Campus Form	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	See MSP Campus Form	
			Facility Fire Protection Systems / Delivery / Storage	See MSP Campus Form	
			Facility Power Utilities	Power from local utility North Western Enegy. On site Distibution owned by MSP.	Full Site.
			Facility Site Lighting	Wall mounted building lighting, pole mounted parking lighting and pole mounted rec yard lighting -good condition	Full Site.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full Site.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 33,877

BUILDING ID: B15-6P- Low Sec Support (ROTI

NUMBER OF STORIES 2 stories, w/ basement

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1968

DATE: 3/20/2020

BUILDING TYPE Group B, A3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	Located in basement.
			Generator	Good condition.	200 kW Genset, Diesel system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Energy	LED lamps have been installed.	
			Detention: Fixtures - Energy	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	Observed lighting control panel in good condition.	
			Wiring	Good condition. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Poor condition. SQ D switchboard.	
			Service Panels	Poor condition. SQ D panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Fair condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	None Observed.	
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	33,877
BUILDING ID:	B15-6P- Low Sec Support (ROTE	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1968, Major remodel 2011
DATE:	3/20/2020	**BUILDING TYPE**	Group I3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Poor. Some cameras inside the area, only one camera displayed on monitor. Cameras are viewed locally. Cameras need to be	
			Camera systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems (14)

Locking Control System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. No detention doors present. All exterior doors should be monitored from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	22,600
BUILDING ID:	B16-Main Prison Warehouse	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	Original Construction 1988, Mezzanine Additon 1995,
DATE:	3/30/2020	**BUILDING TYPE**	Group S1, Type VB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Supply Warehouse, cooler storage for food factory	Supply warehouse /main warehouse can only store up to 3 months product/ Supply. Space is limited, expansion would be good	Warehouse Bldg
		1	**NUMBER OF STORIES**	Single story structure with mezzanince	Warehouse Bldg

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Warehouse envelope	PEMB with exteror cooler is in good physical condition overall. Capacity is maximized and expansion would be justified	Warehouse bldg
		30%	Mezzanine storage	Mezzanine storage is at capacity for SF allowed as mezzanine.	Warehouse bldg

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	NA	
		100%	Foundation	Good condion for PEMB structural frame work	Full perimeter

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	Concrete at dock receiving area	Loading dock
			Railing	Painted tube steel	Loading dock
			Entry Steps / Structure	NA	
			Retaining Walls	Concrete at dock receiving area	Loading dock

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	NA	
			Detention: Masonry Mortar	NA	
			Detention: Masonry Unit / Glass Block	NA	
		90%/10%	Non Detention: Wood/Plaster/Metal	PEMB girts insulation and siding in good conditon, cooler walls Metal insulated panel system	Exterior wall assemblies
			Paint/Sealer	Prefinished panels	Exterior wall assemblies
			Insulation	Blanker / batt	Exterior wall assemblies
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	Aluminim fixed windows with insulated glass. Condition fair to good with some seals failing in insulated glass systems	**Offices**
			Single Pane	NA	
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Hardware:	Panic Hardware and keyed lock assemblies	
		98%	Door/Admin	Painted Hollow metal - normal maintenance required	
		98%	Frame/Admin	Painted Hollow metal - normal maintenance required	
			Doors: Detention:	na	
			Hardware: Detention	NA	
		2%	Misc: Overhead Door	Insulated steel OH door assemblies	
			Hatches		
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	NA	

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Slab on Grade		
			Raised Floor Wood		
			Raised Floor Concrete/Steel	Mezzanine flor stucture	Mezzanine storage and offices

Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	Painted steel	Mezzanine storage and offices
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	Painted tube steel handrails and guardrails. Typical where for use	Mezzanine storage and offices
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	Steel structure	Mezzanine storage and offices
			Detention: Stair Structure	NA	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
		100%	Concrete/Steel	Pre-engineered metal buiiding structure	roof
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Flashings as applicable with PEMB - good Condition	Roof System
			Roof drainage	Drainage to gutters/ downspouts	Roof System
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	Ribbed Pre-engineered metal building roofing panel. Roof panels replacement recommended 5 years	Roof System
			Clay / Cement Tiles	NA	
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid		
			Batt	PEMB blanket Batt insulation system. Minor roof leaks have been experienced over the years with evidence of insulaton being wet	Roof system

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	Gyp / Painted	Offices
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
			Detention: Masonry (CMU) Tiled Masonry CMU	NA	
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	Gyp / Painted	Offices
			Detention: Plaster / GWB	NA	
			Non Detention: Lay in	NA	
			Detention: Security	NA	
			Specialty	Exposed structure / insulaton	Main warehouse
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Keyed locks - Knobs and levers	Offices / store rooms / support rooms
			Non Detention: Door	Painted hollow metal - good conditon	Offices / store rooms / support rooms
			Non Detention: Frame	Painted hollow metal - good conditon	Offices / store rooms / support rooms
			Detention: Hardware	NA	
			Detentikon: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	Wire Glass	Offices / store rooms / support rooms
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient / Sealed Concrete	Sealed concrete throughout	Warehouse, offices, Mezzanine floor '
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete	NA	
			Detention: Ceramic	NA	
			Wood	NA	

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint	Offices
			Non Detention: FRP Wall Coverings / wood sheating panel	Combination of wood sheathing panels painted, metal panels and FRP	Throughout warehouse and coolers
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**NA**	
			Detention: Metal/Other	NA	
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Building signage and area signage - good conditon	Throughout
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	NA	
			Cafeteria	NA	
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard		
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	NA	
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	NA	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	NA	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	Compliant Building egress systems in place to allow exiting within secure perimeter	Warehouse, offices, Mezzanine floor
			Detention: Impeded Egress / Exit Systems		
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical	
			Emergency Lighting	See Electrical	
			Smoke/Heat Detection	See Electrical	
			Fire Alarm System	See Electrical	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - Outside scope of assessments	
			Other Asbestos Containing Material (ACM)		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 22,600

BUILDING ID: B16-Main Prison Warehouse

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT Original Construction 1988, Mezzanine Additon 1995,

DATE: 3/30/2020

BUILDING TYPE Group S1, Type VB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	Stand alone electronic actuators and sensors, installed since the original construction, fair/good condition.	
			BMS	A web based central system was not observed.	
			Boiler/Furnace	None	
			Room Units	Condensing gas unit heaters in the warehouse, fair/good condition.	
			Hydronic Piping	None	
			Alternative Fuel	Natural Gas only to the building, black steel, exterior piping not painted, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Two condensing gas furnaces with split air cooled condensers for the offices, fair condition.	
			Ductwork	Galvanized steel, not sealed, fair condition.	
			Specialized Exhaust	Ceiling toilet exhaust fans, fair condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	Split condensers integral with the gas furnaces, units appear to be 15 to 20 years old, fair condition.	
			Detention Central AC / HVAC	Not Applicable	
			Room AC	None	
			Hydronic Piping	Not Applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, most appear to have been replaced 15 to 20 years ago, fair/good condition. Anti-scald valves were not observed on the public lavatories. Emergency eye wash/shower unit, water heater does not appear sufficient to provide required tepid water volume.	
			Detention Sinks/Toilets/Showers	Not Applicable	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Hot Water Generation	Electric storage domestic water heater, 4500 W, 30 gallons of storage, appears to be 10 years old, fair condition.	Utility closet
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, piping is showing scaling and deterioration, poor/fair condition.	Separate 2" domestic water service with backflow protection,
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron/PVC piping, most appears original to the building, fair condition.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	None	
			Detention Sprinkler: Wet/Dry	Not Applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not Applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 22,600

BUILDING ID: B16-Main Prison Warehouse

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT Original Construction 1988, Mezzanine Additon 1995,

DATE: 3/20/2020

BUILDING TYPE Group S1, Type VB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	Fair. Asphalt showing cracking. Crack seal and chip seal. Truck ramp (good).	Paved area south of bldg.
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Good.	
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Some stormwater collection on west side of buidling. Construct ditches to convey water toward east side of building. (Fair).	West side of building.
			Facility Waste systems:	Replace sewer service line to main.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Good.	
			Facility Fire Protection Systems / Delivery / Storage	Good.	
			Facility Power Utilities	Good.	
			Facility Site Lighting	See Electrical.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 22,600

BUILDING ID: B16-Main Prison Warehouse

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT Original Construction 1988, Mezzanine Additon 1995,

DATE: 3/20/2020

BUILDING TYPE Group S1, Type VB

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	Located inside.
			Generator	Fair condition.	100 kW Genset, Natural gas system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	
			Detention: Fixtures	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good. All wiring was observed in conduit,	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Poor condition. SQ D switchboard.	
			Service Panels	Poor condition. SQ D panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Fair condition. All wiring was observed in conduit,	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	None Observed.	
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	22,600
BUILDING ID:	B16-Main Prison Warehouse	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	Original Construction 1988, Mezzanine Additon 1995,
DATE:	3/20/2020	**BUILDING TYPE**	Group S1, Type VB

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera Sytem

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Poor. Some cameras inside the area. Cameras are viewed in Central Control. Cameras need to be integrated into a facility wide	
			Camera systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems (14)

Locking Control System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. No detention doors present. All exterior doors should be monitored from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	4,956
BUILDING ID:	B17-13P-Religous Activity Ctr	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	Mid 1980's, Reroof 2016
DATE:	3/30/2020	**BUILDING TYPE**	Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Chapel / Religious Activity	single Story Chapel for Religious activities / Services at the MSP	High / low side accessed facility at High Side / Low Side demarkation line
		1	**NUMBER OF STORIES**		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Religious Activity Chapel	Very Good to Ecellent Condition. This facility is well maintained and is one of the best in phyical condition at MSP	High / low side accessed facility at High Side / Low Side demarkation line

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
			Foundation	Excellent	Full foundation

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	NA	
			Detention: Masonry Mortar	na	
		100%	Detention: Masonry Unit / Glass Block	CMU smooth face masonry exterior - very good to excellent, painted	Full exterior
			Non Detention: Wood/Plaster/Metal	NA	
			Paint/Sealer	NA	
		100%	Insulation	Rigid in exterior wall system - very good to excellent	Full exterior
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	Alumimum framed, insulated glass - good to very good condtion	All exterior windows
			Single Pane	NA	
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Hardware:	Institutional grade keyed lever locksets and panic hardware - good to very good condition	All exterior doors
		50%/50%	Door	Heavy duty painted Hollow metal	All exterior doors
		100%	Frame	Heavy duty painted Hollow metal	All exterior doors
			Doors: Detention:	NA	
			Hardware: Detention	NA	
			Misc: Overhead Door	NA	
			Hatches		
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	
			Concrete/Steel	NA	

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Slab on Grade	Good condition	Complete chapel
			Raised Floor Wood	NA	
			Raised Floor Concrete/Steel	NA	
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Wood	Sloped wood truss girder and joists with Plywood sheating	Roof System
			Concrete/Steel		
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		25%	Flashing	Full parapet prefinished flashing, equipment curb flashing-	Roof System
			Roof drainage	Roof scuppers	
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	Membrane - will need replacement in 10 years	Roof System
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	Rigid between exterior masonry and interior split face masonry - good condition. Tapered/rigid at roof	Exterior wall system, roof system
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	Gypsum and paint - good condition	Chapel offices / support
			Framed - Plaster / Paint		
			Detention: Plaster / Paint		
			Detention : GWB		
			Detention: Concrete Paint		
			Detention: Masonry (CMU) Tiled Masonry CMU	Split face CMU at exterior walls of chapel - good to very good condition	Chapel worship space
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	textured gypsum board and paint	Throughout
			Detention: Plaster / GWB	NA	
			Non Detention: Lay in	NA	
			Detention: Security	NA	
			Specialty	NA	
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Institutional grade keyed lever locks and panic hardware devices	Chapel
			Non Detention: Door	Stained wood doors and hollow metal doors - good Condition	Chapel
			Non Detention: Frame	Hollow metal frames - painted - good Condition	Chapel
			Detention: Hardware	NA	
			Detentikon: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	Wire Glass	Chapel
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	Vinyl based tile. Good conditon. It is not clear if tile is Asbestos or non asbestos - Assessment would be required upon any change out	Chapel support spaces , restroom / storage
			Non Detention: Carpet	Carpet - good to very good condition	Chapel worship area
			Non Detention:Ceramic/Stone/Terrazzo	Ceramic Tile	Shower / restroom
			Detention: Sealed Concrete/Painted Concrete	NA	
			Detention: Ceramic	NA	
			Wood	NA	

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paiint	Chapel support spaces , restroom / storage
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	Sealed split Face CMU - Good to very Good Condition	Chapel worship area
			Detention: Paiint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**Painted metal - normal wear**	**Restrooms/ shower room**
			Detention: Metal/Other		
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Building Signage and interior signage - good condition	Facility Signage
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	Loose tables / chairs	chapel worship area
			Cafeteria	NA	
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	NA	
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets	Wood cabinets - stained - good condition in warming kitchen and throughout chapel	Chapel worship and support areas

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	NA	
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	Non Accessible	Restroom Wash rooms
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	Hardware has been upgraded as needed for accessibility	Chapel - throughout
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	**Door exit systems with applciable hardware in place and good condition**	**Chapel worship and support areas**
			Detention: Impeded Egress / Exit Systems	Egress systems in place for egress to high and low secure yards	Chapel
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	In place - see electrical	
			Emergency Lighting	In place - see electrical	
			Smoke/Heat Detection	In place - see electrical	
			Fire Alarm System	In place - see electrical	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - OUTSIDE OF SCOPE OF ASSESSMENT -Potential areas in flooring	Chapel Support areas
			Other Asbestos Containing Material (ACM)		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 4,956

BUILDING ID: B17-13P-Religous Activity Ctr

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT Mid 1980's, Reroof 2016

DATE: 3/30/2020

BUILDING TYPE Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	Stand alone electronic actuators and sensors, fair/good condition.	
			BMS	A web based central system was not observed.	
			Boiler/Furnace	None	
			Room Units	None	
			Hydronic Piping	None	
			Alternative Fuel	Natural Gas only to the building, black steel, exterior piping not painted, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Five condensing gas furnaces, Lennox EL180, appear to be 10 to 15 years old, fair/good condition.	
			Ductwork	Galvanized steel, tape sealer only, fair condition.	
			Specialized Exhaust	Roof mounted toilet exhaust fans, fair condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	Not Applicable	
			Room AC	None	
			Hydronic Piping	Not Applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, most appear to have been replaced 15 to 20 years ago, fair/good condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not Applicable	
			Specialty Fixtures: Kitchens /	Not Applicable	
			Hot Water Generation	Instantaneous gas fired domestic water heater, Rinnia, appears to be less than 5 years old, good condition.	Utility closet
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, some piping is showing scaling and deterioration, fair condition.	Separate 2" domestic water service, no backflow protection,
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron, appears original to the building, fair condition.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	None	
			Detention Sprinkler: Wet/Dry	Not Applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not Applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	4,956
BUILDING ID:	B17-13P-Religous Activity Ctr	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	Mid 1980's, Reroof 2016
DATE:	3/20/2020	**BUILDING TYPE**	Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Good.	
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Good.	
			Facility Waste systems:	Poor. Sewer piping to be replaced outside of building.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Good.	
			Facility Fire Protection Systems / Delivery / Storage	Unable to locate gate valve at fire hydrant. Locate or install gate valve at fire hydrant.	Around building.
			Facility Power Utilities	Good.	
			Facility Site Lighting	See Electrical.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 4,956

BUILDING ID: B17-13P-Religous Activity Ctr

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT Mid 1980's, Reroof 2016

DATE: 3/20/2020

BUILDING TYPE Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	None Observed.	
			Generator	None Observed.	
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	
			Detention: Fixtures	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	None Observed.	
			Service Panels	Fair condition. GE panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Fair condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Battery back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	4,956
BUILDING ID:	B17-13P-Religous Activity Ctr	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	Mid 1980's, Reroof 2016
DATE:	3/20/2020	**BUILDING TYPE**	Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Poor. Some cameras inside the area. Cameras are viewed locally. Cameras need to be integrated into a facility wide camera	
			Camer systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems (14)

Locking Control System

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. No detention doors present. All exterior doors should be monitored from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	11,900
BUILDING ID:	B19-8P_High Security Gym / Wellness	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Road, Deer Lodge MT	**YEAR BUILT**	1950, moved to site, 1979, Addition 1979
DATE:	6/3/2020	**BUILDING TYPE**	Goup I-3/A3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Gymnasium Fitness	Building wall panels and roof panels are a corrugated metal farm building system from 1950's era. Building has been added onto for Fitness	High Side Gym, Fitness additon
		1	**NUMBER OF STORIES**		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		70%	High Side Gym	Old metal building system of deep corrugted structural wall and roof panels housing a gymnasium. Roof system has had a spray on Foam Roof over corrugated panel system. Building roof is in rough shape and should be replaced	Gymnasium Component
		30%	Wellness / Fitness	Addition of masonry and steel construction added to house fitness equipment and high side restroom facility for inmate use. Roof system to be replaced	Fitness addition

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	Concrete stem walls for metal building - Cracking and failure around perimeter of metal building. Foundation repairs in the future.	Gymnasium Component
			Foundation	Concrete foundation for addition	Gymnasium Component and Addition

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish		
			Railing	Paint tube Steel hand rails - good condition	Entry to gym and fitness addition
			Entry Steps / Structure	Concrete steps and entry ramps. Good Condition	Entry to gym and fitness addition
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		30%	Detention:Concrete / Tilt Up	Cast in place concrete wall panels exterior walls - good condition	Fitness addition
			Detention: Masonry Mortar	NA	
		30%	Detention: Masonry Unit / Glass Block	4" and 6" CMU - Good condition	Fitness addition
		70%	Other: Wood/Plaster/Metal	Pre Engineered metal building system of the 1950's.	Gymnasium
			Paint/Sealer		
			Insulation	Rigid and spray on foam	Fitness addition / gymnasium
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	NA	
			Single Pane	1/2" tempered wire glass - cracked and damaged at all exterior entry locations: Replacement required	Fitness
			Hardware		
			Detention: Glazing: Polycarbonate / Glass	1/2" tempered glass,	
			Detention: Window Frame	Painted Hollow metal installed into metal building panel and into cast in place panels. Frames to be repainted and reglazed, and sealed. Gym side windows leak into the finish wall system	Entire facility
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware: Typical	Institutional grade manual keyed knobs and panic hardware	Gymnasium and Fitness
			Door/Typical	Heavy Duty painted hollow metal	Gymnasium and Fitness
			Frame/Typical	Heavy Duty painted hollow metal Door and borrowed lite assembllies. Normal wear and tear, general painting maintenance	Gymnasium and Fitness
			Doors: Detention:	NA	
			Hardware: Detention	NA	
			Misc: Overhead Door	NA	
			Hatches	ROOF HATCH - STANDARD ROOF HATCH	Fitness Addition.
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	NA	

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Slab on Grade	Concrete main substrate for gym wood floor, fitness addition slab on grade	Gymnasium and Fitness
			Raised Floor Wood	NA	
			Raised Floor Concrete/Steel	NA	

Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel		
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		25%	Flashing	Flashings only at addition to gym and not at any parapet	Fitness Addition
		100%	Roof drainage	Curved slope off of Gymnasium, internal roof drains at addition. No overflow.	Fitness addition / gymnasium
		0	Skylights	NA	
		0	Asphalt Shingle Tiles	NA	
		70%/30%	Membrane/Metal	Spray on foam insulaton roof system over sloped metal structure of gymnasium, white hypalon membrane over steel structure of fitness addition. Foam roof is failed, cracked and delaminating, thus allowing water intrusion. Membrane roof has failed due to shrinkage and exposure. Replace both systems	Fitness addition / gymnasium
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	**Rigid over low structure, foam over curved sloped roof panel**	**Fitness addition/ gymnasium**
			Batt	NA	

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	Gyp and paint, plywood paneling /paint. Fair to good condition. Finish repair needed at leaking windows	Fitness addition/ gymnasium
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Non Detention: Concrete Paint	Masonry / paint - OK for use	Fitness Additon
			Detention: Masonry (CMU) Tiled Masonry CMU	NA	

Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	Gyp Ceiling and paint at toilet room areas - repair upon roof replacement	Fitness addition
			Detention: Plaster / GWB	NA	
			Non Detention: Lay in	2x4 ACT - damaged thorughout due to roof leaks. Replace when roof is replaced	Fitness addition workout equipment room
			Detention: Security	NA	
			Specialty	Exposed metal Building roof panel system in good condition	Gymnasium
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Heavy duty institutional grade manual keyed knob hardware, throughout	Fitness addition/ gymnasium
			Non Detention: Door	Heavy duty grade painted hollow metal. Normal wear. Normal maintenance of painting required. Wood doors in fitness area - good condition	Fitness addition/ gymnasium
			Non Detention: Frame	Heavy duty grade painted hollow metal. Normal wear. Normal maintenance of painting required	Fitness addition/ gymnasium
			Detention: Hardware	NA	
			Detention: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	Wire Glass in Hollow Metal Frames - Good Condition	Fitness addition/ gymnasium
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		30%	Non Detention:	Sealed Concrete all floor surfaces	Fitness area
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete	NA	
			Detention: Ceramic	NA	
		70%	Wood	Wood gymasium floor with court striping - Good to very good condition. Well maintained	Gymnasium
Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint over gyp and CMU	Fitness area
			Non Detention: FRP Wall Coverings	Wood wall structural panels painted at inside of gymnasium exterior wall surface	Gymnasium
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	NA	
			Detention: Metal/Other	NA	
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Building plaque signage and area plaque signage as applicable	Gymnasium and Fitness addition
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	NA	
			Cafeteria	NA	
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	Markerboards for scheduling use of Gymnasium	Fitness area
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets	NA	

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	NA	
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	NA	
			Non Detention: Ramps	Concrete Exterior Ramp provided to access gymnasium. Gym can access fitness area	Gymnasium
			Non Detention: Stair & Ramp Rails	Painted tube steel railings in good condition	Gymnasium
			Non Detention: Door Hardware	No ADA compliant hardware. Access is escorted	Gymnasium
			Detention: Cells		
			Detention Day Rooms		
			Detention: Rec Areas	Gymnasium accessed via a ramp	Gymnasium and Fitness addition
			Detention Work Areas		

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	Established for egress to high side secure yard access yard	Gymnasium and Fitness addition
			Detention: Impeded Egress / Exit Systems	Established for impeded egress to high side secure yard	Gymnasium and Fitness addition
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical sections	
			Emergency Lighting	See Electrical sections	
			Smoke/Heat Detection	See Electrical sections	
			Fire Alarm System	See Electrical sections	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - Outside of scope of assessment	
			Other Asbestos Containing Material (ACM)		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	11,900
BUILDING ID:	B19-8P_High Security Gym / Wellness	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Road, Deer Lodge MT	**YEAR BUILT**	1950, moved to site, 1979, Addition 1979
DATE:	6/3/2020	**BUILDING TYPE**	Goup I-3/A3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
Heating (A)					
		100%	Controls	Delta electronic actuators and sensors, installed since the original construction, good condition.	Mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, good condition.	
		100%	Boiler/Furnace	Two condensing gas boilers, Lockinvar FKB400, 399 MBH, each with a primary circulator, appear to be 5 to 10 years old, good condition.	Mechanical room
			Room Units	Hot water unit heater in the mechanical room, good condition.	
			Hydronic Piping	Online/standby secondary distribution pumps, Taco 1915 inline, piping systems contain glycol, black steel and copper, appears to be installed with the boilers, good condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, exterior piping is not painted, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Gym air handling units, York, economizer ventilation with sidewall relief fan, hot water heating coil, appears to be 5 to 10 years old, good condition.	Roof
			Air Handler	Weight room air handling unit, York, economizer ventilation with roof mounted relief fan, hot water heating coil, appears to be 5 to 10 years old, good condition.	Roof
			Ductwork	Galvanized steel, good condition.	
			Specialized Exhaust	Roof mounted toilet fan, appears to be 5 to 10 years old, good condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	Not applicable	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, poor condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Hot Water Generation	Condensing gas storage water heater, Lockinvar SNR150-100, 150 MBH, 100 gallons of storage, central mixing valve, no recirculating pump, good condition.	Mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, no water softening or filtration observed, some piping is original to the building, poor/fair condition.	Separate 1 1/2" domestic water service, no backflow protection and 1 1/2" copper main in the mechanical room.
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building, poor/fair condition.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	None	
			Detention Sprinkler: Wet/Dry	Not applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	11,900
BUILDING ID:	B19-8P_High Security Gym / Wellness	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Road, Deer Lodge MT	**YEAR BUILT**	1950, moved to site, 1979, Addition 1979
DATE:	6/3/2020	**BUILDING TYPE**	Goup I-3/A3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A.	
			Non Detention: ADA Parking	N/A.	
			Non Detention: Bldg Access	ADA compliant ramp.	East side of bldg.
			Detention: Out door Recreation	N/A.	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Poor. Regrade to provide positive drainage along building.	East side of building, against building wall.
			Facility Waste systems:	Poor. Sewer piping to be replaced outside of building.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Good.	
			Facility Fire Protection Systems / Delivery / Storage	Good.	
			Facility Power Utilities	Good.	
			Facility Site Lighting	See Electrical.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 11,900

BUILDING ID: B19-8P_High Security Gym / Wellness

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Road, Deer Lodge MT

YEAR BUILT 1950, moved to site, 1979, Addition 1979

DATE: 6/3/2020

BUILDING TYPE Goup I-3/A3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Recently replaced per maintenance. Owned by MSP
			Meter Base	None Observed.	
			Generator	None Observed.	
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	
			Detention: Fixtures	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	Observed in good condition.	Fixture mounted occ sensors.
			Wiring	Good condition. All wiring was observed in conduit,	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	None Observed.	
			Service Panels	Fair condition. GE panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit,	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Battery back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	None Observed.	
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	11,900
BUILDING ID:	B19-8P_High Security Gym / Wellness	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Road, Deer Lodge MT	**YEAR BUILT**	1950, moved to site, 1979, Addition 1979
DATE:	6/3/2020	**BUILDING TYPE**	Goup I-3/A3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Poor. Some cameras inside the area. Cameras are viewed locally. Cameras need to be integrated into a facility wide camera	
			Camer systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems (14)

Locking Control System

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. No detention doors present. All exterior doors should be monitored from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,816
BUILDING ID:	B20-14P- Low Sec Gym	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1984 original construction, remodel work out equipment
DATE:	6/3/2020	**BUILDING TYPE**	Group I3, A3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Gymnaium / Work out area	Sunken level below grade with observation bleachers. Workout fitness at grade. Overall building appears as a single story structure. Building is in good condtion, given use by MSP staff and inmates	Low Side Gym
		2	**NUMBER OF STORIES / Level**	Ground level entry and workout space and sunken lower gymnasium	Low Side Gym

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		50%	Gymnasium w/ bleacherss	good condition	Low Side Gym
		50%	Workout area, office, support spaces	good condition	Low Side Gym

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		1	Stem Walls	Concrete Stem walls in good condtion	Full perimeter of Bldg
			Foundation		

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	Concrete retaining walls at exit / entry points to gym for earth berm around gym - good condition	Gym Entries

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	Precast / tilt up striated and smooth insulated concrete panel. Panels are in good condition. All panel joints to have sealants renewed	Exterior wall assemblies
			Detention: Masonry Mortar	NA	
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention: Wood/Plaster/Metal	NA	
			Paint/Sealer	NA	
			Insulation	Rigid	Exterior wall assemblies
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	1/2" tempered high strenght glass in painted hollow metal frame. Sealants around window frames to be renewed	Windows at exterior wall assemblies
			Single Pane	1/2" single pane	Windows at exterior wall assemblies
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware:	Panic hardware with locking nightlatch keyed operation. No ADA levers. Good condition	All exterior door assemblies
			Door	Painted hollow metal with Vision panel. Door condition good	All exterior door assemblies
			Frame	Painted Hollow metal with Borrowed lite panel. Frame condition good. Sealants around door frame assemblies to be renewed	All exterior door assemblies
			Doors: Detention:	NA	
			Hardware: Detention	NA	
			Misc: Overhead Door	NA	
			Hatches	NA	
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	
		10%	Concrete/Steel	Steel at platform over bleachers	Gym workout area

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		90%	Slab on Grade	Slab on grade at gymasium level and workout / support level	Gymnasium and support / workout area
			Raised Floor Wood	NA	
		10%	Raised Floor Concrete/Steel	Raised	Support / Work out area
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		5%	Non Detention: Stair Finishes	Sealed concrete	All stairs
			Detention: Stair Construction: Finishes	NA	
		5%	Non Detention: Stair Rails	Painted tube steel	Bleachers / stairs to Gym floor
			Detention: Stair Rails / Guard Rails	NA	
		5%	Non Detention: Stair structure	Cast in place concrete	Bleachers / stairs to Gym floor
			Detention: Stair Structure	NA	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
		100%	Concrete/Steel	Steel girder / joist / deck	roof System
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	As applicable	Roof Parapets
			Roof drainage	Interior roof drains and overflow scuppers through precast panels	roof System
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	Membrane - Fair to good	Roof
			Clay / Cement Tiles	NA	
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Rigid	**Rigid, tapered and non tapered**	**Roof**
			Batt	NA	

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		20%	Framed - GWB /Paint	Painted gypsum	Facility Support Spaces
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
		80%	Other : Concrete / CMU	Painted CMU, Good condition	Facility Support Spaces
			Detention: Concrete Paint	NA	
			Detention: Masonry (CMU) Tiled Masonry CMU	NA	
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	Gypsum / painted	Facility Support Spaces
			Detention: Plaster / GWB	NA	
			Non Detention: Lay in	NA	
			Detention: Security	NA	
			Specialty	Exposed structure	Main roof structure
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Institutional grade falcon hardware keyed locksets with knobs and panic hardare	Interior openinngs of facility
			Non Detention: Door	Heavy duty painted hollow metal. Good condition	Interior openinngs of facility
			Non Detention: Frame	Heavy duty painted hollow metal with borrowed lite assemblies. Good condition	Interior openinngs of facility
			Detention: Hardware	NA	
			Detentikon: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	Wire glass, good condition	Interior openinngs of facility
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		25%	Non Detention: Resilient	Rubber mat	Work out areas
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
		25%	Detention: Sealed Concrete/Painted Concrete	sealed concrete	Support Spaces
			Detention: Ceramic	NA	
		50%	Wood	Hardwood gymnasium floor with markings	Gym Floor

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	PAINT THROUGHOUT - restroom paint minor touch up	Entire Facility
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**plam over wood panels - marginal to fair condition.**	**Toilet room**
			Detention: Metal/Other		
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	building and areas (Support and fitness) are signed appropriately with plaque signs	Entire Low Side Gym
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Fitness Equipment	Full loose weights and stands, treadmill bench presses, basket ball hoops / backboard eguipment. Good condition. Gym equipped with complete electronic scoreboard	Entire Low Side Gym
			Cafeteria	NA	
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	NA	
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets	Storage cabinets as applciable for balls etc. eguipment.	Gym Support storage

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	Work out fitness area on an accessible level and can be accessed. No accessibility to gym floor	Main level of Low Side Gym
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	NA	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails		
			Non Detention: Door Hardware	Non ADA throughout. Knobs and thumbpieces	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	**Exit systems compliant to exit to secure yard**	**Entire Low Side Gym**
			Detention: Impeded Egress / Exit Systems		
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical	
			Emergency Lighting	See Electrical	
			Smoke/Heat Detection	See Electrical	
			Fire Alarm System	See Electrical	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - Outside of scope of work of Assessments	
			Other Asbestos Containing Material (ACM)	NA - Outside of scope of work of Assessments	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 9,816

BUILDING ID: B20-14P- Low Sec Gym

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1984 original construction, remodel work out equipment

DATE: 6/3/2020

BUILDING TYPE Group I3, A3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Controls	Delta electronic actuators and sensors, installed since the original construction, good condition.	Basement mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, good condition.	
		100%	Boiler/Furnace	Two condensing gas boilers, Lockinvar KBN399, 399 MBH, each with a primary circulator, appear to be approximately 10 years old, fair/good condition.	Basement mechanical room
			Room Units	Hot water cabinet unit heater in the entry, fair condition.	
			Hydronic Piping	Online/standby secondary distribution pumps, Taco FM1507 base mounted, piping systems is black steel and copper, some visible deterioration of piping, appears to be original to the building, fair condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, exterior piping is not painted, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Two horizontal air handling units, economizer ventilation with roof mounted relief fans, hot water heating coil, VSDs, units appear to be original to the building, fair condition.	
			Ductwork	Galvanized steel, fair/good condition.	
			Specialized Exhaust	Roof mounted toilet fan, appears to be original to the building, fair condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	Not applicable	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair/poor condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Hot Water Generation	Indirect storage water heater, Lockinvar SIT040, 40 gallons of storage, central mixing valve, with recirculating pump, appears to be approximately 10 years old, fair/good condition.	Basement mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, no water softening or filtration observed, most piping is original to the building, poor/fair condition.	Separate 2" domestic water service, no backflow protection and 2" copper main in the basement mechanical room.
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building, poor/fair condition.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	One wet sprinkler zone for the building, standard two piece sprinkler heads, do not appear to be quick response type, fair condition .	6" separate service to the building, 2" main in the basement mechanical room.
			Detention Sprinkler: Wet/Dry	Not applicable	
			Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,816
BUILDING ID:	B20-14P- Low Sec Gym	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1984 original construction, remodel work out equipment
DATE:	3/20/2020	**BUILDING TYPE**	Group I3, A3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A.	
			Non Detention: ADA Parking	N/A.	
			Non Detention: Bldg Access	No ADA accessibility. Stairs only.	South building entrances.
			Detention: Out door Recreation	N/A.	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Poor. Regrade to provide positive drainage along building.	East and south sides of building, against building wall.
			Facility Waste systems:	Poor. Sewer piping to be replaced outside of building.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Good.	
			Facility Fire Protection Systems / Delivery / Storage	Good.	
			Facility Power Utilities	Good.	
			Facility Site Lighting	See Electrical.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,816
BUILDING ID:	B20-14P- Low Sec Gym	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1984 original construction, remodel work out equipment
DATE:	3/20/2020	**BUILDING TYPE**	Group I3, A3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Fair condition.	
			Meter Base	Fair condition.	
			Generator	None Observed.	
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	
			Detention: Fixtures	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	Observed in good condition.	Fixture mounted occ sensors.
			Wiring	Good. All wiring was observed in conduit,	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	None Observed.	
			Service Panels	Fair. Existing Westinghouse panelboards.	
			Devices	Fair. Industrial Grade.	
			Wiring	Good. All wiring was observed in conduit,	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Battery back up.	
			Smoke/Heat Detection	Good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	None Observed.	
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,816
BUILDING ID:	B20-14P- Low Sec Gym	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1984 original construction, remodel work out equipment
DATE:	3/20/2020	**BUILDING TYPE**	Group I3, A3, Type IIB

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Poor. Some cameras inside the area. Cameras are viewed locally. Cameras need to be integrated into a facility wide camera	
			Camer systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems (14)

Locking Control System

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. No detention doors present. All exterior doors should be monitored from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	26120 w/ 2520 SF mezzanine
BUILDING ID:	B21A-MCE-Motor Vehicle Facility	**NUMBER OF STORIES**	1 with mezzanine
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	varies: addition 1999, addition 2008
DATE:	6/3/2020	**BUILDING TYPE**	Group S1, B Type VB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		80%	MCE - Auto Shop	Facility used for Automotive technolgies hands on training work program through MCE encompasing engine repair, autobody Repair and refinishing and basic automotive type maintenance.	MCE -Motor Vehicle repair shop
		20%	Vocational Classrooms / Computer lab	Classrooms and Computer lab for Vocational training for Auto Services and Cadd Drafting services. Vocational welding programs	MCE- Vocational training programs
		1	**NUMBER OF STORIES**	Single story with Mezzanine. Mezzanine structure is comprised of different systems	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		60%	Auto Shop / Repair / Body Shop	Main Building houses autoshop in a PEMB with multiple additions added accommodating expanded programs. Building is in fair to good shape overall given use. Auto Body needs separate paint booth / ventilation work if maintained inside of main structure. MSP has plans to provide a bead blasting booth.	Main Motor Vehicle maintenance shop
		40%	Welding / Vocational Programs	Additions to main building housing Welding and Vocational Cadd programs. Staff offices on main level and on mezzanine	Welding and programs classrooms

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
			Foundation	Concrete foundation and stem wall applicable for PEMB design.	Full perimeter

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	NA	
			Detention: Masonry Mortar	NA	
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention: Wood/Plaster/Metal	Metal building panels with PEMB blanket insulation system. Wood liner and or metal liner panel interior facing panel up to 10' plus minus high	All exterior walls
			Paint/Sealer		
			Insulation	Blanket / Batt	All exterior walls
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame		
			Single Pane		
			Hardware		
			Detention: Glazing: Polycarbonate / Glass		
			Detention: Window Frame		
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware:	Keyed institutional grade knobs, lever locksets and panic hardware	Exits, exterior storage access to storage room
			Door/	Painted heavy duty hollow metal - fair to good condition	Exits, exterior storage access to storage room
			Frame	Painted heavy duty hollow metal - fair to good condition	Exits, exterior storage access to storage room
			Doors: Detention:	NA	
			Hardware: Detention	NA	
			Misc: Overhead Door	Steel insulated OH door assemblies	Shop vehicle service entry doors
			Hatches	NA	
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	
			Concrete/Steel	Steel columsn for mezzanine support structure - exposed and in good conditon. PEMB bents for roof supprt frame	Mezzanine, Main building and additions

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Slab on Grade		Main Motor Vehicle maintenance shop and vocational additions
			Raised Floor Wood	Partial Mezzanine floor support system as completed by MCE	Mezzanine
			Raised Floor Concrete/Steel	Mezzanine floor support system	Mezzanine, Main building and additions
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	Painted steel. Condition fair to good given use and environment	Mezzanine
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	Painte pipe tube steel. Condition fair given use and environment	Mezzanine
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	Painted steel. Condition fair to good given use and environment	Mezzanine
			Detention: Stair Structure	NA	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	PEMB steel structre framework of clearspan bents and girts	Full faciltiy roof
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	PEMB typical flashings at edges. Roof curbs have had coatings installed over them to prevent leaking. Curb flashing to be redone upon roof repair / replacement	Roof , main building and additions
		100%	Roof drainage	Gutters / Downspouits	Main building and additions roofs
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
		100%	Membrane/Metal	PEMB ribbed panel roof system. Roof leaks and junctures at additons leak. Leaking around curb. Roof repair and replacement necessary as roof panels are original panels	Main building and additions roofs
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid		
			Batt	PEMB blanket vinyl faced insulation system	Main building and additions roofs

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Framed - GWB /Paint	GWB and Paint	Offices and Vocational training Rooms
			Framed - Plaster / Paint / Other	Wood panels / painted, metal liner panels	shop areas up to 8', tire bath area, Toyota Diagnostic area
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
			Other: Masonry (CMU) Tiled Masonry CMU	CMU and Paint in good condtion	Mezzanine support walls, corridors at Vocational programs areas

Ceilings (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Plaster / GWB	GWB and Paint	Offices and Vocational training Rooms
			Detention: Plaster / GWB	NA	
			Non Detention: Lay in	2x4 lay in	Cadd / Training Rooms
			Detention: Security	NA	
			Specialty	Exposed structure / insulation	Throughout

Interior Doors/Hardware/Windows (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Typical Hardware	Keyed institutional grade locksets with knobs and levers depending when installaton was done. Panic Hardware at exit egress situtations as applicable	Offices and Vocational training Rooms
			Non Detention: Door	Painted hollow metal. Condition good given use	Offices and Vocational training Rooms
			Non Detention: Frame	Painted hollow metal. Condition good given use	Offices and Vocational training Rooms
			Detention: Hardware	NA	
			Detentikon: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	NA	
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention:	Sealed and non sealed concrete	All shop type work areas, Automotive and vocational trades
			Non Detention:	VCT	Programs classrooms/ offices
			Non Detention:Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete	NA	
			Detention: Ceramic	NA	
			Wood	NA	

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint on wall surface of variying materials. Wood, CMU and GWB	Throughout
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**NA**	
				NA	
			Detention: Metal/Other		

Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Building Signage plaque and painted signage in good conditon throughout	Programs classrooms/ offices, Autoshop, Welding Shop

Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	Loose tables chairs/ computer lab desks	Vocational Programs labs / classrooms
			Cafeteria		

Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	As applicable in lab / classrooms / shop areas	Locations vary
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (8)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	able bodied people for shops NA. Lower level classroom / lab spaces yes	Shops and Vocational Labs / Classrooms
			Non Detention: Elevator	NA - No access to mezzanine. Accomodations on main level	
			Non Detention: Restrooms	NA - Restrooms in other facilities within distance	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	NA	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (11)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	Compliant	Throughout facility
			Detention: Impeded Egress / Exit Systems		
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See electrical	
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - Outside of scope of physical assessment	
			Other Asbestos Containing Material (ACM)		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 26120 w/ 2520 SF mezzanine

BUILDING ID: B21A-MCE-Motor Vehicle Facility

NUMBER OF STORIES 1 with mezzanine

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT varies: addition 1999, addition 2008

DATE: 6/3/2020

BUILDING TYPE Group S1, B Type VB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	Stand alone electronic actuators and sensors, fair/good condition.	
			BMS	A web based central system was not observed.	
			Boiler/Furnace	None	
			Room Units	Sealed combustion gas fired unit heaters and waste oil unit heaters, appear to be 15 to 25 years old , poor/fair condition.	
			Hydronic Piping	None	
			Alternative Fuel	Natural Gas only to the building, black steel, exterior piping not painted, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Office are gas furnace, Carrier, appear to be approximately 20 to 25 years old, poor condition.	Utility closet
			Air Handler	Maintenance shop with two horizontal ceiling mounted makeup air unit, 100% outside air, gas heat, galvanized steel duct distribution, appear to be approximately 20 to 25 years old, poor condition.	
			Air Handler	Painting shop with roof mounted heating unit, Hastings RHVA-210-G, 100% return air, gas heat, fiberglass duct board distribution, appear to be approximately 20 to 25 years old, poor	Roof
			Air Handler	Welding shop with roof mounted heating unit, Hastings RHVA-300-G, 100% return air, gas heat, fiberglass duct board distribution, appear to be approximately 20 to 25 years old, poor	Roof
			Ductwork	Galvanized steel and fiberglass duct board, poor condition.	
			Specialized Exhaust	Roof mounted toilet exhaust fans, fair condition. Sidewall general exhaust, fair condition. Paint booth system, fair condition. Tail pipe exhaust, fair condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	Not Applicable	
			Room AC	None	
			Hydronic Piping	Not Applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, tank type water closets, composite mop sinks, most appear to original to the building, fair condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not Applicable	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Hot Water Generation	Instantaneous gas domestic water heater, Rinnai, 199 MBH, appears to be approximately 5 years old, good condition.	Utility closet
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, most piping appears original to the building, poor/fair condition.	Separate 4" domestic water service, no backflow protection,
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron, appears original to the building, poor/fair condition. Trench drains are not equipped with a grit/oil separator.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	None	
			Detention Sprinkler: Wet/Dry	Not Applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not Applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	26120 w/ 2520 SF mezzanine
BUILDING ID:	B21A-MCE-Motor Vehicle Facility	**NUMBER OF STORIES**	1 with mezzanine
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	varies: addition 1999, addition 2008
DATE:	6/3/2020	**BUILDING TYPE**	Group S1, B Type VB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	N/A.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A.	
			Non Detention: ADA Parking	N/A.	
			Non Detention: Bldg Access	Good.	
			Detention: Out door Recreation	N/A.	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control		
			Facility Waste systems:		
			Facility Water Systems / Delivery - Wells / Municipal Utilities		
			Facility Fire Protection Systems / Delivery / Storage		
			Facility Power Utilities	Good.	
			Facility Site Lighting	See Electrical.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 26120 w/ 2520 SF mezzanine

BUILDING ID: B21A-MCE-Motor Vehicle Facility

NUMBER OF STORIES 1 with mezzanine

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT varies: addition 1999, addition 2008

DATE: 6/3/2020

BUILDING TYPE Group S1, B Type VB

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	Located in electrical room.
			Generator	None Observed.	
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	
			Detention: Fixtures	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Fair condition. SQ D switchboard.	
			Service Panels	Fair condition. SQ D panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit,	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Battery back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	26120 w/ 2520 SF mezzanine
BUILDING ID:	B21A-MCE-Motor Vehicle Facility	**NUMBER OF STORIES**	1 with mezzanine
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	varies: addition 1999, addition 2008
DATE:	6/3/2020	**BUILDING TYPE**	Group S1, B Type VB

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Fair. Some cameras inside the area. Cameras are integrated into a facility wide camera system.	
			Camera systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems (14)

Locking Control System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. No detention doors present. All exterior doors should be monitored from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	33,976
BUILDING ID:	B21B-MCE-FURNITURE SHOP	**NUMBER OF STORIES**	1 w/ Storage Mezzanine
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	Varies, 1967 building moved to site in 1979, to 1998 latest
DATE:	6/3/2020	**BUILDING TYPE**	Group S1, F Type VB - unprotected

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		75%	MCE Industries Wood Shop	MCE wood shop production used for State Government projects and Non Profits for furniture, cabinet and millwork items. Wood shop is broken into two components for manufacturing	Wood shop
		25%	MCE Industries Wood Shop Shipping / Materials Storage	MCE inentory, shipping receiving and handling of MCE manufactured products,. This area is central to the two components of the production area	Storage Inventory
		1	**NUMBER OF STORIES**	Single story for wood shop components. Single story plus mezzanine for Inventory / storage functions	Complete building

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		30%	MCE Millwork /Cabinetry	Original building housing wood shop / mill work functions. Poor Ventilation, No Fire Suppression, poor lighting and unprotected modified Pre Engineered metal building system in poor conditon. Furniture, cabinetry, and millwork staining operations are completed within an antiquated spray booth that performs poorly. Recommended that this component be replaced in its entirety and upgrades to other components as needed	West portion of bldg - original construction
		25%	MCE Furniture	Newer additon 1998 - housing wood furniture manufacturing. Finishing operations done on millwork cabinetry shop side	North east portion of building
		45%	MCE - Inventor / Storage	Material inventory and finished product housed in newer metal building addition	South east portion of building

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Stem Walls	Concrete - used for metal building	All metal building systems
			Foundation		
Exterior Steps/Retaining Walls (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Finish	Paint	
		1%	Railing	Painted Tube steel	Ramp into East Furniture shop
		1%	Entry Steps / Structure	ramp	Ramp into East Furniture shop
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	NA	
			Detention: Masonry Mortar	NA	
			Detention: Masonry Unit / Glass Block	NA	
		100%	Non Detention: Wood/Plaster/Metal	PEMB SYSTEM of varying ages with varying siding types. Grading is poor on south side and portions of additions are at grade and thus rusting through. Water has been experienced leaking in from sill. Smooth wall panels on original building in rough shape, ribbed panels on additions in rough shape. Panels recommended to be replaced	Full exterior at original and addtions
			Paint/Sealer	NA	
			Insulation	Blanket vinyl faced batt systems for exterior wall assemblies	Exterior wall assemblies
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	window frames on original - single pane steel framed fixed / awning units. Glass is cracked in numerous locatons. Additions have aluminum insulated glass units	MCE Woodshop, Strorage and inventory
			Single Pane	Single pane glazed into steel frames - orginal building	
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	

Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Hardware:	Varied knob keyed locksets and lever locksets throughout with panic devices at exits and separations	Exterior door openings
		100%	Doors:	Painted Hollow metal varies in conditions from Fair to good	Exterior door openings
		100%	Frames:	Painted Hollow metal varies in conditions from Fair to good	Exterior door openings
			Doors: Detention:	na	
			Hardware: Detention	na	
			Misc: Overhead Door	Insulatied OH Doors	
			Hatches		
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
		100%	Concrete/Steel	PEMB steel bent system. Steel columns at mezzanine	

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		1	Slab on Grade		Shops, inventory and storage
			Raised Floor Wood		
		0.2	Raised Floor Concrete/Steel	Mezzanine	Storage and offices
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	Painted Steel	Mezzanine access
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	Painted Tube steel	Mezzanine access
			Detention: Stair Rails / Guard Rails	na	
			Non Detention: Stair structure	Painted steel - good condition	Mezzanine access
			Detention: Stair Structure		

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	PEMB steel bent system and girt system	roof
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Flashing	PEMB systems flashings at metal building exterior assemblies and openings	Roof all portions
			Roof drainage	Sloped to gutters	Roof all portions
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	Ribbed surface fastened galvanized roof panels and standing lock seam roof panels - all roof panels system have leaks in various portions of facility and at abutting conditions. Roof panels should be replaced at the miniumum	Roof all portions
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	**NA**	
			Batt	Blanket Batt with Vinyl facing	Roof all portions

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Framed - GWB /Paint	Varies - painted GWB and painted wood panels	Throughout
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
			Detention: Masonry (CMU) Tiled Masonry CMU	NA	
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Wood / GWB	Painted plywood (wood base) panels	Wood shops
			Detention: Plaster / GWB	NA	
			Non Detention: Lay in	NA	
			Detention: Security	NA	
			Specialty	Exposed white vinyl blanket insulation, exposed structure. Insulation dirty over years causing reduction of light levels	Storage / Inventory

Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Panic Hardware, Institutional grade keyed knob locksets. Good operational condition	Wood Shops, offices various access doors
			Non Detention: Door	Painted hollow metal - good condition	
			Non Detention: Frame	Painted hollow metal - good condition	
			Detention: Hardware	NA	
			Detentikon: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	Wire glass in Painted Hollow metal frames, wood frames with tempered glass, wood cased windows. Varies throughout	Wood shop, Inventory/ storage
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention:	Sealed Concrete	Throughout
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete	NA	
			Detention: Ceramic	NA	
			Wood	NA	

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint - fair to good condtion. Finishes marred throughout given use and moving manufactured product and inventory around	Woodshop, inventory areas
			Non Detention: FRP Wall Coverings	FRP and FRP trim in Restrooms	Shop restrooms
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**Painted wood**	**Wood shops**
			Detention: Metal/Other	NA	

Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Building Signage, inventory area signage, shop signage, equipmenjt signage	Throughout all areaa

Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	NA	
			Cafeteria	NA	

Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	scheduling boards throughout	Throughout all areaa
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (8)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	Work area are not ADA compliant, this facility would be exempt as a private enterprise - LIMITED accessibility	Throughout all areaa
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	Non ADA compliant	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	NA	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (11)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	**Compliant in place egress exit systems**	**Wood shop and Inventory components**
			Detention: Impeded Egress / Exit Systems		

Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical	
			Emergency Lighting	See Electrical	
			Smoke/Heat Detection	See Electrical	
			Fire Alarm System	See Electrical	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - Outside of assessment scope	
			Other Asbestos Containing Material (ACM)		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 33,976

BUILDING ID: B21B-MCE-FURNITURE SHOP

NUMBER OF STORIES 1 w/ Storage Mezzanine

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT Varies, 1967 building moved to site in 1979, to 1998 latest

DATE: 6/3/2020

BUILDING TYPE Group S1, F Type VB - unprotected

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	Stand alone electronic actuators and sensors, fair/good condition.	
			BMS	A web based central system was not observed.	
			Boiler/Furnace	None	
			Room Units	Sealed combustion gas fired unit heaters throughout, appear to be 20 to 25 years old , fair condition.	
			Hydronic Piping	None	
			Alternative Fuel	Natural Gas only to the building, black steel, exterior piping not painted, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Three condensing gas furnaces, Heil G9MXE060, appear to be approximately 5 years old, good condition.	
			Air Handler	Horizontal ceiling mounted makeup air unit, 100% outside air, unheated, duct sock distribution, appear to be approximately 20 years old, fair condition.	
			Ductwork	Galvanized steel, good condition.	
			Specialized Exhaust	Wall mounted toilet exhaust fans, poor condition. Exterior dust collection system with spark arrestor, most collection duct	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	Not Applicable	
			Room AC	None	
			Hydronic Piping	Not Applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, most appear to original to the building, poor condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not Applicable	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Hot Water Generation	Electric domestic water heater, Rheem 82V40-2, 4500w, 40 gallon storage, appears to be 8 years old, fair/good condition. Electric domestic water heater, 4500w, 20 gallon storage, appears to be less than 5 years old, good condition.	Utility closets
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, most piping appears original to the building, fair condition.	Separate 4" domestic water service with backflow protection,
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron, appears original to the building, fair condition.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	None	
			Detention Sprinkler: Wet/Dry	Not Applicable	
			Non Detention: Hose Stations / Cabinet Systems	None	
			Detention: Hose Stations / Cabinet Systems	Not Applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	33,976
BUILDING ID:	B21B-MCE-FURNITURE SHOP	**NUMBER OF STORIES**	1 w/ Storage Mezzanine
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	Varies, 1967 building moved to site in 1979, to 1998 latest
DATE:	6/3/2020	**BUILDING TYPE**	Group S1, F Type VB - unprotected

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	N/A.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A.	
			Non Detention: ADA Parking	N/A.	
			Non Detention: Bldg Access	Good.	
			Detention: Out door Recreation	N/A.	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control		
			Facility Waste systems:		
			Facility Water Systems / Delivery - Wells / Municipal Utilities		
			Facility Fire Protection Systems / Delivery / Storage		
			Facility Power Utilities	Good.	
			Facility Site Lighting	See Electrical.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 33,976

BUILDING ID: B21B-MCE-FURNITURE SHOP

NUMBER OF STORIES 1 w/ Storage Mezzanine

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT Varies, 1967 building moved to site in 1979, to 1998 latest

DATE: 6/3/2020

BUILDING TYPE Group S1, F Type VB - unprotected

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	Located in basement.
			Generator	None Observed.	
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	Dust proof.
			Detention: Fixtures	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good condition. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Fair condition. SQ D switchboard.	
			Service Panels	Fair condition. SQ D panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit,	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Battery back up.	
			Smoke/Heat Detection	None Observed.	
			Fire Alarm System	None Observed.	

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	None Observed.	
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	33,976
BUILDING ID:	B21B-MCE-FURNITURE SHOP	**NUMBER OF STORIES**	1 w/ Storage Mezzanine
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	Varies, 1967 building moved to site in 1979, to 1998 latest
DATE:	6/3/2020	**BUILDING TYPE**	Group S1, F Type VB - unprotected

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Fair. Some cameras inside the area. Cameras are viewed in Central Control. Cameras need to be integrated into a facility	
			Camera systems: Detention Outdoors	Fair. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems (14)

Locking Control System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. No detention doors present. All exterior doors should be monitored from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,816
BUILDING ID:	B22-23P- Low Sec Housing Unit D	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1990
DATE:	6/3/2020	**BUILDING TYPE**	Group I3, Type IA

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	HOUSING / DAY ROOM	Overall appearance of building appears good. Functional operations of building is poor with poor sight	Low side unit D
		200%	**NUMBER OF STORIES**		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		50%	Housing	Housing units comprised of exterior concrete walls and interior facing dayroom support walls. Walls between housing cell units are framed drywall finished, designed for very low security inmates, yet pose constant	Low side Unit D
		50%	Day room	Open with raised center contol cage breaking open dayroom into areas. Access to control room is through dayroom which can pose operational hazards to correctional officers	Low side Unit D

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
			Foundation	Concrete in good condition with utility tunnels for plumbing to two corner points of building for washrooms and a tunnel to center control	Ground level below housing and below dayroom

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish		
			Railing		
			Entry Steps / Structure		
			Retaining Walls		

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	Tilt up scored ribbed concrete panels - painted. Joint sealants failed at many panel joints and around openings. Renewal of sealants required within 5 years	Complete perimeter
			Detention: Masonry Mortar		
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention: Wood/Plaster/Metal	NA	
			Paint/Sealer	NA	
			Insulation	Rigid within precast	Complete perimeter
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame		
			Single Pane		
			Hardware		
			Detention: Glazing: Polycarbonate / Glass	Poly glass and 1/2" tempered	Cells and other openings
			Detention: Window Frame	Detention Hollow metal - with operable insert and Detention grate mounted at exterior - windows in fair to good condition.	Cells and other openings
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware: Admin	NA	
			Door/Admin	NA	
			Frame/Admin	NA	
			Doors: Detention:	Heay Duty Painted Hollow metal / Vision panel doors with painted Hollow metal frames, Fully grouted. Doors and frames in fair to good condition	All exterior openings
			Hardware: Detention	Institutional Grade Falcon Keyed Locksets, Knobs	All exterior openings
			Misc: Overhead Door	NA	
			Hatches	ROOF / ESCAPE HATCH	ROOF
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel		

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Slab on Grade	100	Main level, Housing, Day room
			Raised Floor Wood	NA	
		60%	Raised Floor Concrete/Steel	Conrete floor /Ceiling roof Slab	Upper level housing
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	Painted Tube Steel - good condition	2nd floor walkway and stair
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	Painted Steel - good Condition	2nd floor walkway and stair

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	
			Concrete/Steel	STEEL	IN DAY ROOM
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Perimeter roof flashing at egdes and roof step transitions: Good Condition	Complete Roof System: Lower and upper
			Roof drainage	Sloped Roof structure	Complete Roof System: Lower and upper
			Skylights		
			Asphalt Shingle Tiles		
			Membrane/Metal	Ribbed profile metal roof	Complete Roof System: Lower and upper
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	**Rigid**	**roof**
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	Framed Gypsum painted walls, fair conditon given application	Cell demising walls
			Framed - Plaster / Paint		
			Detention: Plaster / Paint		
			Detention : GWB		
			Detention: Concrete Paint	Cast in place concrete painted walls, good condition	Cell fronts
			Detention: Masonry (CMU) Tiled Masonry CMU	Painted CMU	Support, Central Control
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	NA	
			Detention: Plaster / GWB	Gypsum painted	Toilet / shower rooms
			Non Detention: Lay in	2x4 layin	Day room
			Detention: Security	Cast in place concrete painted, good condition	Cells
			Specialty	NA	
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Institutional Grade knob and lever latching locksets, fair condition	Throughout
			Non Detention: Door	Painted Hollow metal - fair to good condition	Throughout
			Non Detention: Frame	Painted Hollow metal - fair to good condition	Throughout
			Detention: Hardware	NA	
			Detentikon: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	NA	
			Detention: Relites / Interior Security Grade Windows	1/2" TEMPERED GLASS	Throughout

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	VCT, good condition	Control
			OTHER: Carpet	CPT	dayroom
			Non Detention:Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete	Sealed and painted concrete	Dayroom / cells
			Detention: Ceramic	Tile	Toilet rooms / showers
			Wood	NA	

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical: Paint	NA	
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	Paint throughout	Throughout
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	Wall tile	Toilet rooms / showers

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**NA**	**NA**
			Detention: Metal/Other	Metal / curtains	Toilet rooms
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Building Signage, cell signage and support rooms signed well throughout	Throughout
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating		
			Detention: Cell furnishings: Bed / Table		
			Classroom / Lecture		
			Cafeteria		
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	NA	
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets	Plastic laminate	Control room

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	NA	
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	TOILET ROOMS / SHOWER ROOM	Main level
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	NA	
			Detention: Cells	yes	Main level %
			Detention Day Rooms	yes	100%
			Detention: Rec Areas	yes	main level
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	**in place**	
			Detention: Impeded Egress / Exit Systems	Impeded egress in place	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical	
			Emergency Lighting	See Electrical	
			Smoke/Heat Detection	See Electrical	
			Fire Alarm System	See Electrical	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - Outside scope of work	
			Other Asbestos Containing Material (ACM)	NA - Outside scope of work	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 9,816

BUILDING ID: B22-23P- Low Sec Housing Unit D

NUMBER OF STORIES 2

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1990

DATE: 6/3/2020

BUILDING TYPE Group I3, Type IA

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Controls	Delta electronic actuators and sensors, installed since the original construction, fair/good condition.	Basement mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, fair/good condition.	
		100%	Boiler/Furnace	Five condensing gas boilers, Lockinvar KBN399, 399 MBH, each with a primary circulator, three dedicated to heating, two dedicated to domestic water heating, appear to be approximately 10 years old, fair/good condition.	Basement mechanical room
			Room Units	Perimeter radiation in the cells. Hot water cabinet and unit heaters in various locations, fair condition.	
			Hydronic Piping	Three zoned secondary distribution pumps, Taco 1915 inline, piping systems consists of black steel and copper, some visible deterioration and damaged insulation, appears to be original to the building, fair/good condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Air handling units, McQuay LHD17DH, Twin City return air fan with economizer ventilation, supply and return VSDs, hot water	Mezzanine mechanical room
			Ductwork	Galvanized steel, fair/good condition.	
			Specialized Exhaust	Sidewall toilet exhaust fans, appear to be original to the building, fair condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	None	
			Detention Central AC / HVAC	None	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, fixture appear to have been replaced, fair/good condition.	
			Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, tiled showers, fixture appear to have been replaced, fair/good condition. Anti-	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Hot Water Generation	Two indirect storage hot water heaters, Lockivar RJA120, 120 gallons each with central temperature mixing valve, appear approximately 10 years old, fair/good condition.	Basement mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, no water softening or filtration observed Piping is showing scaling and deterioration, poor/fair condition.	Separate 3" domestic water service, no backflow protection and 3" copper main in the basement mechanical room.
			Pumps	Transfer pump for the DWH to the storage tanks, cartridge type DHW recirculating pump, fair/good condition.	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building, some piping has been replaced, fair condition.	
			Pump	Sanitary sewer duplex lift station, fair condition.	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	One wet sprinkler zone for the building, standard two piece sprinkler heads, do not appear to be quick response type, fair/condition .	6" separate fire service, no back-flow protection and 4" zone main in the basement mechanical
			Detention Sprinkler: Wet/Dry	One wet sprinkler zone for the building, detention type sprinkler heads, heads susceptible to damage, do not appear to be quick response type, fair condition.	
			Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	None observed	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,816
BUILDING ID:	B22-23P- Low Sec Housing Unit D	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1990
DATE:	6/3/2020	**BUILDING TYPE**	Group I3, Type IA

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A.	
			Non Detention: ADA Parking	N/A.	
			Non Detention: Bldg Access	Good. ADA compliant.	
			Detention: Out door Recreation	N/A.	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Good.	
			Facility Waste systems:	Fair.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Good.	
			Facility Fire Protection Systems / Delivery / Storage	Unable to locate water valve near fire hydrant. Locate or install gate valve.	Around building.
			Facility Power Utilities	Good.	
			Facility Site Lighting	See Electrical.	
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	22,497
BUILDING ID:	B22-23P- Low Sec Housing Unit D	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1992
DATE:	6/3/2020	**BUILDING TYPE**	Group I3, Type IA

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	Located in basement.
			Generator	Good condition.	155 kW Genset, Diesel system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Energy	LED lamps have been installed.	
			Detention: Fixtures - Energy	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good condition. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Fair condition. GE switchboard.	
			Service Panels	Fair condition. GE panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,816
BUILDING ID:	B22-23P- Low Sec Housing Unit	**NUMBER OF STORIES**	2
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1990
DATE:	6/3/2020	**BUILDING TYPE**	Group I3, Type IA

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Poor. Some cameras inside the area. Cameras are viewed locally. Cameras need to be integrated into a facility wide camera	
			Camer systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	Poor. No intercoms inside the cells. This is a code violation.	

Electronic Security Systems (14)

Locking Control System

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	All non-detention doors are controlled by key. This is a code violation. Cell doors can not be emergency released.	
			Detention Locking Systems: Common Areas	Poor. Cell doors should be detention grade. All exterior doors should be controlled from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	19415 EA
BUILDING ID:	B23-1P(A)- Unit A Housing, B25-Unit B Housing,	**NUMBER OF STORIES**	3
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1976
DATE:	6/3/2020	**BUILDING TYPE**	Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Low Security Housing	Buildings are 44 years old and do not function for a secure unit. Units are maintenance intensive because of layout	All 3 buildings
		3	**NUMBER OF STORIES**		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%		Buildings are maintenance intensive do to layout and materials utilized. Overall appearance appears to be in fair to good overall condition, misconstrued by maintenance required for upkeep	All 3 buildings

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Stem Walls		
		100%	Foundation	Concrete foundation - good shape	full perimieter
Exterior Steps/Retaining Walls (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Finish	Sealer / paint	All floor access stairs
			Railing	Steel railing	All floor access stairs
			Entry Steps / Structure	Steel /Concrete	All floor access stairs
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Detention:Concrete / Tilt Up	Precast concrete panels with gyp applied over rigid insulation on the inside - fair to good shape. Design of building shows stress and deterioration. Maintenance of interior assemblies is on the heavy side. Panels joints to be renewed	All exterior walls
			Detention: Masonry Mortar		
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention: Wood/Plaster/Metal	NA	
			Paint/Sealer	NA	
			Insulation	Rigid	All exterior walls
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame		
		100%	Single Pane	Heavy single pane glass assemblies	All window openings
			Hardware		
			Detention: Glazing: Polycarbonate / Glass		
		100%	Detention: Window Frame	Hollow metal frame, large openings, non secure assemblies with precast window grilles	all cell windows. No grilles at day rooms
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware: Admin	NA	
			Door/Admin	NA	
			Frame/Admin	NA	
		100%	Doors: Detention:	Hollow metal doors and frames at exterior openings. Fair to good condition	All exterior openings
		100%	Hardware: Detention	Institutional Grade Locks - Dorm level /grade. Marginal to fair	All exterior openings
			Misc: Overhead Door		
		100%	Hatches	Roof hatch at each 3rd floor mech space to roof	Roof
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
		20%	Concrete/Steel	Concrete - good condition	

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Slab on Grade	Concrete slab on grade at main level	Ground level
			Raised Floor Wood		
			Raised Floor Concrete/Steel	Concrete flat plate slab -	2nd and 3rd Level
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA - STAIRS ARE EXTERIOR	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
		1	Concrete/Steel	6" concrete roof slab	Roof
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Flashing	Prefinished flashings	roof perimeter
			Roof drainage	Internal roof drains and over the edge	roof
			Skylights		
			Asphalt Shingle Tiles		roof
			Membrane/Metal	EPDM Membrane - recently replaced	
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	**Rigid, tapered as needed**	**Roof**
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Framed - GWB /Paint	NA	
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	Solid gypsum panels between cells - painted. Maintenance intensive	Cells
			Detention: Concrete Paint	Concrete cell front walls and main interior walls	Housing
			Detention: Masonry (CMU) Tiled Masonry CMU	Tiled / painted toilet room wall.	Housing toilet/ showerrooms

Ceilings (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Plaster / GWB	NA	
			Detention: Plaster / GWB	NA	
			Non Detention: Lay in	NA	
			Detention: Security	Painted Concrete	Housing
			Specialty	NA	

Interior Doors/Hardware/Windows (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Typical Hardware	Institutional Grade keyed locksets. One building out of the three has one cell adapted for ADA	Housing
			Non Detention: Door	Wood interior doors	Housing
			Non Detention: Frame	Hollow metal frame cast into concrete	Housing
			Detention: Hardware	NA	
			Detentikon: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	NA	
			Detention: Relites / Interior Security Grade Windows	NA	

Floor Finishes (D)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Resilient	NA	
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete	SEALED AND PAINTED CONCRETE	Housing cells and dayroom
			Detention: Ceramic	NA	
			Wood	NA	

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	NA	
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	Paint over concrete and gypsum - marginal to fair given use	Housing units
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**NA**	
			Detention: Metal/Other	Metal / CMU	Toilets / showers
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Building signage and cell pod signage - good condition	
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	Loose furnture	Day room
			Detention: Cell furnishings: Bed / Table	loose beds	Cells
			Classroom / Lecture	NA	
			Cafeteria	NA	
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	NA	
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets	NA	

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	na	
			Communication	na	
			Hoist Way	na	
			Lift	na	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas		
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	NA	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	NA	
			Detention: Cells	one cell unit in the 3 housing units	
			Detention Day Rooms	lower level	Housing units
			Detention: Rec Areas	outdoor	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems		
			Detention: Impeded Egress / Exit Systems	Impeded egress systems in place out of housing units ground level and upper levels. Each upper level pod has access to exterior stair to controlled yard.	Housing units
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical	
			Emergency Lighting	See Electrical	
			Smoke/Heat Detection	See Electrical	
			Fire Alarm System	See Electrical	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - outside the scope of work	
			Other Asbestos Containing Material (ACM)	NA	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 19415 EA

BUILDING ID: B23-1P(A)- Unit A Housing, B25-Unit B Housing,

NUMBER OF STORIES 3

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1976

DATE: 6/3/2020

BUILDING TYPE Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	Stand alone electronic actuators and sensors, poor condition.	
			BMS	A web based central system was not observed.	
		100%	Boiler/Furnace	Gas fired atmospheric, Weil McLain PLG-6, 260 MBH output, appears to be original to the building, poor condition.	Level 3 mechanical room
			Room Units	Perimeter radiation, original to the building, poor condition.	
			Hydronic Piping	Single inline circulating pump, black steel piping, visible deterioration, damaged and missing insulation, 3-way valve control, single zone for the building poor condition. Second inline pump with 3-way control valve for the air handing unit, poor condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, exterior piping not painted, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Air Handler	Horizontal ventilation unit, 420 cfm, hot water coil, 100% outside air, appears original to the building, poor condition.	Level mechanical room
			Ductwork	Galvanized steel, uninsulated, fair/poor condition.	
			Specialized Exhaust	Roof mounted toilet exhaust fan, appears original to the building, poor condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	Not applicable	
			Detention Central AC / HVAC	None	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Not applicable	
			Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, appear to be original to the building, poor condition. Anti-scald valves were not	
			Specialty Fixtures: Kitchens / Food Service.	None	
			Hot Water Generation	Gas fired atmospheric, Rheen G65-360, 360 MBH output, 62 gallons of storage, appears to be 15 to 20 years old, poor condition.	Level 1 mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, visible deterioration, damaged and missing insulation, ppears original to the building, poor condition.	2" galvanized steel service, no back-flow protection, level 1
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron hub and spigot waste piping, copper vent piping, visible deterioration, appears to be original to the building, poor	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	Not applicable	
			Detention Sprinkler: Wet/Dry	None	
			Non Detention: Hose Stations / Cabinet Systems	Not applicable	
			Detention: Hose Stations / Cabinet Systems	None observed	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	19415 EA
BUILDING ID:	B23-1P(A)- Unit A Housing, B25-Unit B Housing,	**NUMBER OF STORIES**	3
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1976
DATE:	6/3/2020	**BUILDING TYPE**	Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	ADA compliant to recreational yard.	On site
			Detention: Out door Recreation	direct access from dorm	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Natural drainage away from building (fair) inside rec area.	
			Facility Waste systems:	Waste to lagoon. Sanitary sewer service line (poor if clay pipe).	See MSP Campus
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Well, storage and distribution (good).	See MSP Campus
			Facility Fire Protection Systems / Delivery / Storage	Well, storage and distribution (good).	See MSP Campus
			Facility Power Utilities	Power from local utility North Western Enegy. On site Distibution owned by MSP.	Full site
			Facility Site Lighting	Wall mounted building lighting, pole mounted lighting -fair condition	Full site
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full site

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 19415 EA

BUILDING ID: B23-1P(A)- Unit A Housing, B25 Unit B Housing, B27 Unit

NUMBER OF STORIES 3

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1976

DATE: 6/3/2020

BUILDING TYPE Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	
			Generator	None Observed.	
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Energy	LED lamps have been installed.	
			Detention: Fixtures - Energy	LED lamps have been installed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good condition. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Fair condition. SQ D switchboard.	
			Service Panels	Fair condition. SQ D panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	None Observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	None Observed.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	None Observed.	
			Data	None Observed.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	19415 EA
BUILDING ID:	B23-1P(A)- Unit A Housing, B25-Unit B Housing,	**NUMBER OF STORIES**	3
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1976
DATE:	6/3/2020	**BUILDING TYPE**	Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Poor. No cameras in housing unit areas. Cannot be monitored from Central Control.	
			Camera systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	Poor. Old Bogen analog intercom system. Needs to be retrofitted.	

Electronic Security Systems (13)

Locking Control System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Systems: Non Detention	Most sleeping room doors are operated with keys. This is a code violation.	
			Detention Locking Systems: Common Areas	Poor. The cell doors should be electronically controlled detention grade doors	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	4,096
BUILDING ID:	B24-2P(A)- Unit A Commons, B26, B28	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1974
DATE:	6/3/2020	**BUILDING TYPE**	Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Control and Programs	Control and programs in separate structure for each housing unit	Low Side Security
		100%	**NUMBER OF STORIES**		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		30%	Control room	Tight operations room with limited visibility to housing	
		70%	Programs spaces	Programs spaces - indoor lobby / day space for phone use and programs entry	

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
			Foundation	Concrete	

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	na	
			Railing	na	
			Entry Steps / Structure	na	
			Retaining Walls	na	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	Precast concrete panels with gyp applied over rigid insulation on the inside - fair to good shape. Design of building shows stress and deterioration. Maintenance of interior assemblies is on the heavy side. Panels joints to be renewed	Exterior wall assemblies
			Detention: Masonry Mortar		
			Detention: Masonry Unit / Glass Block		
			Non Detention: Wood/Plaster/Metal		
			Paint/Sealer		
			Insulation	Batt and rigid	Batt - furred walls, rigid between precast panels
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	NA	
			Single Pane	NA	
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	Hollow metal frame insulated tempered glass	Control room and support spaces
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware:	NA	
			Door/Admin	NA	
			Frame/Admin	NA	
		100%	Doors: Detention:	Hollow metal doors and frames at exterior openings. Fair to good condition	Control room and support spaces
		100%	Hardware: Detention	Institutional Grade Locks - Dorm level /grade. Marginal to fair	Control room and support spaces
			Misc: Overhead Door	NA	
			Hatches	ROOF HATCH	EA control room
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
			Concrete/Steel	Concrete	Control room and support spaces

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Slab on Grade	slab on grade	Control room and support spaces
			Raised Floor Wood	NA	
			Raised Floor Concrete/Steel	NA	
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	
		100	Concrete/Steel	Steel roof joists and deck bearing on concrete walls	All roof sections
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Flashing	Roof flashed accordingly, recently replaced	Entire roof
			Roof drainage	Internal roof drains	Entire roof
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	EPDM membrane over rigid insulaton - recently redone	Entire roof
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	**Rigid**	**Roof**
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		60%	Framed - GWB /Paint	Gyp / paint	Programs / support
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint		
		40%	Detention: Masonry (CMU) Tiled Masonry CMU	CMU PAINTED	Control / programs / commons

Ceilings (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		60%	Non Detention: Plaster / GWB	Gyp / paint -good condtion	Programs / support
			Detention: Plaster / GWB	NA	
		40%	Non Detention: Lay in	2x4 ACT good Condition	Control / programs / commons
			Detention: Security	NA	
			Specialty	NA	

Interior Doors/Hardware/Windows (C)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Typical Hardware	Institutional grade locksets - knobs. Good condition	Commons throughout
			Non Detention: Door	Heavy duty hollow metal painted. Good condition	Commons throughout
			Non Detention: Frame	Heavy duty hollow metal frames. Good Condition	
			Detention: Hardware	NA	
			Detentikon: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	Wire glass	
			Detention: Relites / Interior Security Grade Windows	1/2" plus tempered glass	

Floor Finishes (D)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Resilient	VCT	Programs spaces and control
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete	Sealed concrete	Common areas
			Detention: Ceramic	NA	
			Wood	NA	

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint	Programs spaces and control, common areas
			Non Detention: FRP Wall Coverings	NA	
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other		
			Detention: Metal/Other	Metal	inmate toilet
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Building signage and room spaces signage -	EA Commons Support Building
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	Loose tables / chairs	Programs spaces
			Cafeteria	NA	
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	markerboard	control room / program lecture spaces
			Non Detention: Tackboard		
			Non Detention: Cabinets	Plam casework	control room / program lecture spaces

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	Non Compliant	control room / program lecture spaces
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	Non Compliant	Inmate toilet / control toilet
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	NA	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	out door rec area - level of compliance varies	outdoor rec area within yard
			Detention Work Areas	NA	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	**Compliant for egress**	**control room / program lecture spaces**
			Detention: Impeded Egress / Exit Systems	compliant for impeded egress	**control room / program lecture spaces**
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical	
			Emergency Lighting	See Electrical	
			Smoke/Heat Detection	See Electrical	
			Fire Alarm System	See Electrical	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - Outside of scope of assessment	
			Other Asbestos Containing Material (ACM)	NA - Outside of scope of assessment	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	4,096
BUILDING ID:	B24-2P(A)- Unit A Commons, B26, B28	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1974
DATE:	6/3/2020	**BUILDING TYPE**	Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
Heating (A)					
			Controls	Stand alone electronic actuators and sensors, poor/fair condition.	
			BMS	A web based central system was not observed.	
		100%	Boiler/Furnace	Gas fired atmospheric, Burnham PL806, 264 MBH output, appears to be original to the building, poor condition.	Mechanical room
			Room Units	Perimeter radiation, original to the building, poor condition.	
			Hydronic Piping	Single inline circulating pump, black steel piping, visible deterioration, damaged and missing insulation, 3-way valve control, single zone for the building poor condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, exterior piping not painted, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Horizontal ventilation unit, 380 cfm, hot water coil, 100% return air, appears original to the building, poor condition.	Mechanical room
			Air Handler	Horizontal ventilation unit, 360 cfm, hot water coil, economser outside and return air, appears original to the building, poor condition.	Mechanical room
			Air Handler	Rooftop unit, 2 ton cooling only, 100% return air, appears appears to be 5 years old, good condition.	Mechanical room
			Ductwork	Galvanized steel, fair/poor condition.	
			Specialized Exhaust	Roof mounted toilet exhaust fan, appears to be 5 years old, good condition.	
			Room Ventilators	Two classroom type horizontal unit ventilators, hot water coils, economiser outside and return air, appear original to the building, poor condition.	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	Integral to the rooftop unit.	
			Detention Central AC / HVAC	Not applicable	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, appear to be original to the building, poor condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	None	
			Hot Water Generation	Gas fired atmospheric, AO Smith FCV-40, 40 MBH output, 40 gallons of storage, appears to be 15 to 20 years old, fair/poor condition.	Mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, visible deterioration, damaged and missing insulation, ppears original to the building, poor condition.	2" galvanized steel service, no back-flow protection, mechanical room.
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast waste piping, copper vent piping, visible deterioration, appears to be original to the building, poor condition.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	Not applicable	
			Detention Sprinkler: Wet/Dry	None	
			Non Detention: Hose Stations / Cabinet Systems	Not applicable	
			Detention: Hose Stations / Cabinet Systems	None observed	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	4,096
BUILDING ID:	B24-2P(A)- Unit A Commons, B26, B28	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1974
DATE:	6/3/2020	**BUILDING TYPE**	Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Good.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	ADA compliant to recreational yard.	On site.
			Detention: Out door Recreation	direct access from dorm	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Natural drainage away from building (good) inside rec area. Ground sloped toward building in outside area.	
			Facility Waste systems:	Waste to lagoon. Sanitary sewer service line (poor if clay pipe).	See MSP Campus
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Well, storage and distribution (good).	See MSP Campus
			Facility Fire Protection Systems / Delivery / Storage	Well, storage and distribution (good).	See MSP Campus
			Facility Power Utilities	Power from local utility North Western Enegy. On site Distibution owned by MSP.	Full site
			Facility Site Lighting	Wall mounted building lighting, pole mounted lighting -fair condition	Full site
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full site

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 4,096

BUILDING ID: B24-2P(A)- Unit A CommonS

NUMBER OF STORIES 1

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1974

DATE: 6/3/2020

BUILDING TYPE Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	Good condition.	
			Generator	Good condition.	100 kW Genset, Diesel system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED lamps have been installed.	
			Detention: Fixtures	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good condition. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Fair condition. SQ D switchboard.	
			Service Panels	Fair condition. SQ D panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	Elect/Mech	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	Local system.
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.

			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	4,096
BUILDING ID:	B24-2P(A)- Unit A Commons, B26, B28	**NUMBER OF STORIES**	1
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1974
DATE:	6/3/2020	**BUILDING TYPE**	Group I3/A3, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Electronic Controls

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Poor. Some cameras monitoring common areas that can be monitored from Central Control.	
			Camera systems: Detention Outdoors	Poor. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	Poor. Old Bogen analog intercom system. Needs to be retrofitted.	

Electronic Security Systems (14)

Locking Control System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	Most doors are operated with keys.	
			Detention Locking Systems: Common Areas	Poor. The main door to the housing unit is opened locally. This door should be controlled from Central Control. The locking control system should be integrated into a campus wide system.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	16,300
BUILDING ID:	B29 - FOOD FACTORY	**NUMBER OF STORIES**	1 W/ MECH PLATFORM
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1998
DATE:	6/4/2020	**BUILDING TYPE**	Group F, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		50%	Kitchen / prep / Cleanup	Cook Chill operations for MSP and MCE. Building is schedule for Upgrades and additon to accommodate bakery and upgrades to dispatch stock. 1.3 million upgrade	Food Factory
		50%	Storage /Dispatch	Storage of food products, dispatch / holding of food products for delivery	Food Factory
		1	**NUMBER OF STORIES**	Single Story with Mezzanine	Kitchen

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		50%	Kitchen / prep and cleanup	Good conditon - Operation scheduled 2020 for upgrade and bakery inclusion	Kitchen
		50%	Storage/ Dispatch	Good Conditon - Improvements scheduled	

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Stem Walls	Concrete Good	Full perimeter of Bldg
		100%	Foundation	Concrete Good	Full perimeter Bldg
Exterior Steps/Retaining Walls (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
			Retaining Walls	NA	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Detention:Concrete / Tilt Up	Tilt up insulated panels - good condition - panel joints to be resealed	Exteror wall assemblies
			Detention: Masonry Mortar	NA	
			Detention: Masonry Unit / Glass Block	NA	
			Non Detention: Wood/Plaster/Metal	NA	
			Paint/Sealer	NA	
			Insulation	Rigid	Exteror wall assemblies
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	NA	
			Single Pane	NA	
			Hardware	NA	
			Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Hardware:	Heavy Duty Panic fire Exit Hardware, Keyed locksets	Exit Doors, Storage Doors
		100%	Door	Painted Hollow metal - good conditon	Exit Doors, Storage Doors
		100%	FramE	Painted Hollow metal - good conditon	Exit Doors, Storage Doors
			Doors: Detention:	NA	
			Hardware: Detention	NA	
			Misc: Overhead Door	OH Coiling doors - service loading	Dispatch / deliveries
			Hatches	Roof Hatch - no guard onto sloped metal roof	Roof
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	
		100%	Concrete/Steel	Steel Suppor Columns and beams for roof system	Roof Structure

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Slab on Grade	Slab on Grade	Full Building
			Raised Floor Wood		
		10%	Raised Floor Concrete/Steel	Mechanical platform	Mechanical Mezzanine

Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood		
		1	Concrete/Steel	Steel roof joinsts / girders with metal deck system, pitched	Roof Structure
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Flashing	Prefinished metal flashing systems matching roof	Roof and Fascia
		100%	Roof drainage	Sloped roof to gutters / downspouts	Roof
			Skylights	NA	
			Asphalt Shingle Tiles	NA	
			Membrane/Metal	Prefinished red standing seam metal roof. No seamed in roof curbs. Future potential roof leaks at curbs	Roof
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	**Rigid insulation over metal deck**	**Roof**
			Batt	Batt insulaton	Lean to ice buider room roof

Interior Finishes / Interio Specialty Systems (6)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		15%	Framed - GWB /Paint	gyp / paint and FRP - Good condition	Offices
			Framed - Plaster / Paint	NA	
			Detention: Plaster / Paint	NA	
			Detention : GWB	NA	
			Detention: Concrete Paint	NA	
		85%	Work : Masonry (CMU) Tiled Masonry CMU	CMU / Paint - good condition	Kitchen production area

Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	gyp / paint and FRP - Good condition	Offices
			Detention: Plaster / GWB	NA	
			Non Detention: Lay in	Mylar faced ACT -	Production Areas
			Detention: Security	NA	
			Specialty	NA	
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Keyed lever / panic hardware	Throughout
			Non Detention: Door	Painted hollow metal	Throughout
			Non Detention: Frame	Painted hollow metal	Throughout
			Detention: Hardware	NA	
			Detentikon: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	Wire glass	Offices
			Detention: Relites / Interior Security Grade Windows	NA	NA

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	VCT 12x12	Offices
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
			Sealed Concrete/Painted Concrete	Sealed Conceter	Kitchen production / dispatch
			Detention: Ceramic	NA	
			Wood	NA	
Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint	Offices
			Non Detention: FRP Wall Coverings	FRP	Production Areas
			Non Detention: Ceramic Tile, Stone Tile	NA	
			Detention: Paiint	NA	
			Detention: Tile / Glazed Block	NA	
			Detention: Ceramic/Stone Tile	NA	

Specialties (7)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**NA**	
				NA	
			Detention: Metal/Other		

Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Painted and Building Area signage - good condition	Throughout

Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	NA	
			Break room	Loose tables / Chairs	Ktichen Break area

Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	Markerboard	Office area and Break area
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessiblity: Vertical Transportation (8)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (8)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		80%	Non Detention: Work Areas	Accessible - Accomodations for all areas	Ktichen production / offices / Dispatch
			Non Detention: Elevator		
		10%	Non Detention: Restrooms	Accessible -staff and inmate	Ktichen production / offices / Dispatch
			Non Detention: Ramps	To lower producton area	Ktichen production / offices / Dispatch
			Non Detention: Stair & Ramp Rails	Steel painted	Ktichen production / offices / Dispatch
			Non Detention: Door Hardware	Levers	
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	NA	

Life/Safety Systems Conditions (9)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	**Compliant exiting to secure perimeter**	
			Detention: Impeded Egress / Exit Systems	**Compliant exiting to secure perimeter**	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical	Complete Building
			Emergency Lighting	See Electrical	Complete Building
			Smoke/Heat Detection	See Electrical	Complete Building
			Fire Alarm System	See Electrical	Complete Building
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - outside scope of assessments	
			Other Asbestos Containing Material (ACM)	NA - outside scope of assessments	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 16,300

BUILDING ID: B29 - FOOD FACTORY

NUMBER OF STORIES 1 W/ MECH PLATFORM

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1998

DATE: 6/4/2020

BUILDING TYPE Group F, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

HVAC Systems Conditions (8)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Controls	Delta electronic actuators and sensors, installed since the original construction, good condition.	Mezzanine mechanical room
			BMS	Web based, Electro Control service vender, installed since the original construction, good condition.	
		100%	Boiler/Furnace	Steam boiler, 100 psi, Kewanee fire tube, moved to this building approximately 8 years ago, appears to be 25 years old, fair condition.	Mechanical room addition
		100%	Boiler/Furnace	Steam boiler, 100 psi, Hurst, vertical tube, appears to be 25years old, poor condition.	Mechanical room
			Room Units	Cabinet unit and unit heaters at entries and mechanical rooms, fair condition.	
			Hydronic Piping	Steam and condensate piping is black steel, there is visible deterioration and damaged insulation, poor condition. Steam to water heat exchanger for heating hot water, online and standby inline circulating pumps, system has glycol, black steel piping, visible deterioration, damaged and missing insulation, poor condition.	
			Alternative Fuel	Natural Gas only to the building, black steel, exterior piping not painted, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Horizontal ventilation unit servicing the mechanical room, hot water coil, economizer outside and return air, appears original to the building, poor condition.	Mechanical room
			Air Handler	Meat prep ventilation unit above the ceiling, hot water coil, economizer outside and return air, appears to be 25 years old, fair condition.	Above ceiling
			Air Handler	Dish wash ventilation unit above the ceiling, hot water coil, economizer outside and return air, appears to be 25 years old, fair condition.	Above ceiling
			Air Handler	Office area ventilation unit on the mezzanine, DX cooling, hot water coil, economsizer outside and return air, appears to be 25 years old, fair condition.	Mezzanine mechanical room
			Air Handler	Two cooking hood makeup air units on the mezzanine, Greenheck, evaporative cooling coil, gas heating coil, 100% outside air, appears to be 25 years old, fair condition.	Mezzanine mechanical room
			Ductwork	Galvanized steel, some damaged insulation, fair/good condition.	
			Specialized Exhaust	Roof mounted toilet exhaust fan, appears to be 20 years old, fair/good condition. Roof mounted kitchen hood exhaust fans,	
			Room Ventilators	Two classroom type horizontal unit ventilators, hot water coils, economizer outside and return air, appear original to the building, poor condition.	

Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	Ground mounted condenser associated with the office area unit, appears to be 20 years old, fair condition.	
			Detention Central AC / HVAC	Not applicable	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, appear to be original to the building, air condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	Stainless steel commercial kitchen fixtures, inslab grease trap, appear to be 20 years old, fair condition.	
			Hot Water Generation	Two instantaneous steam to water domestic water heaters, Aerco, appears to be 25 to 30 years old, fair/poor condition.	Mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, visible deterioration, damaged and missing insulation, appears original to the building, poor/fair condition. The building service has a softener.	3" galvanized steel service with back-flow protection, 3" copper main, mechanical room.
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast waste piping, appears to be original to the building, poor/fair condition.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	None	
			Detention Sprinkler: Wet/Dry	Not applicable	
			Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	16,300
BUILDING ID:	B29 - FOOD FACTORY	**NUMBER OF STORIES**	1 W/ MECH PLATFORM
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1998
DATE:	3/20/2020	**BUILDING TYPE**	Group F, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	N/A	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	Asphalt parking (fair condition with a lot of cracking).	South of buidling.
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Access if flat from sidewalk and loading area to bldg.	South side.
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Natural drainage away from building (good).	
			Facility Waste systems:	Waste to lagoon. Sanitary sewer service line (poor if clay pipe).	See MSP Campus
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Well, storage and distribution (good).	See MSP Campus
			Facility Fire Protection Systems / Delivery / Storage	Well, storage and distribution (good).	See MSP Campus
			Facility Power Utilities	Power from local utility North Western Enegy. On site Distibution owned by MSP.	Full site
			Facility Site Lighting	Wall mounted building lighting, pole mounted lighting -fair condition	Full site
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full site

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 16,300

BUILDING ID: B29 - FOOD FACTORY

NUMBER OF STORIES 1 W/ MECH PLATFORM

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1998

DATE: 3/20/2020

BUILDING TYPE Group F, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (11)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Good condition.	Owned by MSP
			Meter Base	None Observed.	
			Generator	Fair condition.	125 kW Genset, Diesel system
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	LED flat panels have been installed.	
			Detention: Fixtures	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Fair condition. GE panelboards.	
			Service Panels	Fair condition. GE panelboards.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Fair condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair condition, LED type observed.	
			Emergency Lighting	Fair condition. Generator back up.	
			Smoke/Heat Detection	None Observed.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (15)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	None Observed.	
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	16,300
BUILDING ID:	B29 - FOOD FACTORY	**NUMBER OF STORIES**	1 W/ MECH PLATFORM
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1998
DATE:	3/20/2020	**BUILDING TYPE**	Group F, TYPE IIB

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition

Camera System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Fair. Some cameras inside the area. Cameras are viewed in Central Control. Cameras need to be integrated into a facility	
			Camera systems: Detention Outdoors	Fair. Cameras monitoring entrances from Central Control.	

Life/Safety Systems Conditions (14)

Communications / IT Systems

Voice/Data (A)

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems

Locking Control System

PIC	P/A	% of Whole Bldg.	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. No detention doors present. All exterior doors should be monitored from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,233
BUILDING ID:	B30_MCE-TAG PRINT SHOP	**NUMBER OF STORIES**	1 STORY
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1984, Roof Replacement upgrade 2018
DATE:	6/3/2020	**BUILDING TYPE**	TYPE VB - Group S, F

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Stand alone MCE Industries housing print shop, engraving and storage of materials for such applications	Overall condition of Facility is good condition. Roof recently replaced	East of and near Maintenance complex, MCE wood shop and MCE MVM
		1	**NUMBER OF STORIES**		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Full facility	Overall condition of building is in good to very good condition	see as applicable below for subcomponent

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		90%	Stem Walls	NA	NA
		100%	Foundation	No issues, call concrete work in good shape	Complete at perimeter
Exterior Steps/Retaining Walls (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
		10%	Retaining Walls	Concrete walls and dock walls	Entry Locations - service entry

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	Partial Concrete exterior walls	Lower level walls, stem walls for metal building'
		0	Detention: Masonry Mortar	NA	
		0	Detention: Masonry Unit / Glass Block	NA	NA
		25%	Non Detention: Wood/Plaster/Metal	MCE area walls - furred and finished in various materials of wood panels, gyp	Work
		75%	Detention: Wood / Plaster / Gypsum	na	na
		100%	Paint/Sealer	Paints on walls in production areas in good condtion. Detention ares floors good	
			Insulation	PEMB Batt insulation system	
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Non Detention: Glass Glazing / Frame	Double Pane insulated glass in Aluminum frame, good condition	All exterior window
		100%	Single Pane / Double Pane	Double Pane insulated glass in Aluminum frame, fair to good condition	All exterior window
			Hardware	Operating hardware for operable windows - good condition	All exterior window
		75%	Detention: Glazing: Polycarbonate / Glass	NA	NA
			Detention: Window Frame	NA	Dorm housing, detention work areas, detention training areas
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		25%	Hardware: Admin	Falcon Institutional grade, good operating conditon - Panic hardware at exits	Entire building
		35%	Door/Admin	Doors Painted heavy duty Hollow Metal - good to very good condition	Entire building
		25%	Frame/Admin	Frames: Heavy duty Painted Hollow Metal - good to very good condtion	Entire Building
		25%	Door/Frames: Detention:	NA	Dorm, work areas, exterior access doors, Day room
		75%	Hardware: Detention	NA	Dorm, work areas, exterior access doors, Day Room, work support areas
		0%	Misc: Overhead Door	Shipping / receiving door - insulated OH	
			Hatches		
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	Non visible	NA
			Concrete/Steel	Non visible	NA

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		95%	Slab on Grade	slab on grade, main level and lower level (old license stamping locaton)	Throughout
		5%	Raised Floor Wood	Control / supervisor area	Center of Building
		0%	Raised Floor Concrete/Steel	NA	NA
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	NA	
			Concrete/Steel		
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Window openings / door openings as applicable, roof pentetrations as applicable. Good, normal wear and tear.	Full perimeter of Bldg
			Roof drainage	Gutters / Downspouts - good	Full perimeter of Bldg
			Skylights		
		100%	Asphalt Shingle Tiles	NA	NA
			Membrane/Metal	Steel ribbed roofing - PEMB Original roof with a TPO roof system recently applied over top of existing - 2018	Full roof
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	NA	NA
		100%	Batt	PEMB Batt insulation system. Damaged and repaired in areas given exposure to use. Damaged seen from previous roof leaks - overall good given exposure conditions over the years	Exterior wall assemblies and roof assembly

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		35%	Framed - GWB /Paint	Good Condtion	Support rooms
			Framed - Plaster / Paint	NA	NA
			Detention: Plaster / Paint	NA	NA
		60%	Detention : GWB	NA	NA
		5%	Detention: Concrete Paint	NA	NA
			Detention: Masonry (CMU) Tiled Masonry CMU		
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	Gyp painted	Support rooms
		60%	Detention: Plaster / GWB	NA	NA
			Non Detention: Lay in	NA	NA
		5%	Detention: Security		At detentiion Cells
			Specialty	Eposed PEMB structure and insulation system	PEMB roof
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100	Typical Hardware	Heavy duty institutional grade Falcon keyed hardware	Throughout
		100%	Non Detention: Door	Hollow metal painted	Throughout
		100%	Non Detention: Frame	Hollow metal painted	Throughout
		0%	Detention: Hardware	NA	
		0%	Detention: Door	NA	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	NA	
			Detention: Relites / Interior Security Grade Windows		
Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	VCT - GOOD	Central supervisory suppot area
			Non Detention: Carpet	NA	
			Non Detention:OTHER	Sealed concrete / painted concrete. Good condition	All areas less supervisory area
			Detention: Sealed Concrete/Painted Concrete	NA	NA
			Detention: Ceramic	NA	NA
			Wood		

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Painted wood and or gyp at interior finish of exterior walls upto 10' and then exposed PEMB batt insulation system. Painted gyp interior wall surfaces. Fair to good condition given applicable exposure	Interior of exterior walls and all interior walls
			Non Detention: FRP Wall Coverings	NA	NA
			Non Detention: Ceramic Tile, Stone Tile	NA	NA
			Detention: Paiint	NA	NA
			Detention: Tile / Glazed Block	NA	NA
			Detention: Ceramic/Stone Tile	NA	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	NA	NA
			Detention: Metal/Other	NA	NA
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Production / all areas signed -this sign shop, signage in good shape	
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	NA
			Detention: Cell furnishings: Bed / Table	NA	NA
			Classroom / Lecture	NA	NA
			Cafeteria	NA	NA
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	Markerboards located at various work areas for scheduling and deliverables	Throughout
			Non Detention: Tackboard		
			Non Detention: Cabinets	Fair condition where at, Used for supply storage, equipment storage, secured	Work production areas

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	NA	
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	NA	
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	Lever hardware to the greatest extent possible	Throughout
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	Lever hardware to the greatest extent possible	Throughout

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	**Exit systems visible and equiped with appropriate hardware**	**Exterior doors and Supervisory support doors**
			Detention: Impeded Egress / Exit Systems	NA	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See Electrical	
			Emergency Lighting	See Electrical	
			Smoke/Heat Detection	See Electrical	
			Fire Alarm System	See Electrical	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA	
			Other Asbestos Containing Material (ACM)	NA	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 9,233

BUILDING ID: B30_MCE-TAG PRINT SHOP

NUMBER OF STORIES 1 STORY

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1984, Roof Replacement upgrade 2018

DATE: 6/3/2020

BUILDING TYPE TYPE VB - Group S, F

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	Stand alone electronic actuators and sensors, fair/good condition.	
			BMS	A web based central system was not observed.	
			Boiler/Furnace	None	
			Room Units	Infrared gas radiant heater in the production areas, appear to be 10 years old, fair condition. Sealed combustion gas fired unit heaters in the mechanical room, appears to be 10 years old, fair condition.	
			Hydronic Piping	None	
			Alternative Fuel	Natural Gas only to the building, black steel, exterior piping not painted, good condition.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Wall mounted outside air unit, Thermotek IN-1-10L, approximately 1500 cfm, unheated, good condition.	
			Ductwork	None	
			Specialized Exhaust	Sidewall general exhaust, fair condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	Wall mounted Eubank unit for the electronics room, fair condition. LG ductless split for the office, good condition.	
			Detention Central AC / HVAC	Not Applicable	
			Room AC	Stand alone room AC unit in the office, good condition.	
			Hydronic Piping	Not Applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, tank type water closets, composite mop sinks, most appear to original to the building, fair condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not Applicable	
			Specialty Fixtures: Kitchens / Food Service.	Not Applicable	
			Hot Water Generation	Electric storage domestic water heater, Bradford White, 4500 watts, 80 gallons of storage, appears to be approximately 15 to 20 years old, fair condition.	Utility closet
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, most piping appears original to the building, fair condition. Emergency shower/eye wash, does not appear to be a	Separate 1 1/2"" domestic water service, no backflow protection,
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron, appears original to the building, fair condition.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	Wet system for the building and preaction system for the electronics room, good condition.	Separate 4" service, no back-flow protection.
			Detention Sprinkler: Wet/Dry	Not Applicable	
			Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	Not Applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,233
BUILDING ID:	B30_MCE-TAG PRINT SHOP	**NUMBER OF STORIES**	1 STORY
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1984, Roof Replacement upgrade 2018
DATE:	6/3/2020	**BUILDING TYPE**	TYPE VB - Group S, F

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	N/A	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	Fair. Gravel area	Around building
			Non Detention: ADA Parking	N/A. ADA concrete ramp present.	south side of bldg
			Non Detention: Bldg Access	Good. Concrete shows signs of spalling and exposed rebar at the curb.	south side of bldg
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Good. Positive drainage away from building.	Around building
			Facility Waste systems:	Poor. Sewer service pipe probably clay.	See MSP Campus form
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Good.	See MSP Campus form
			Facility Fire Protection Systems / Delivery / Storage	Good.	See MSP Campus form
			Facility Power Utilities	Power from local utility North Western Enegy. On site Distibution owned by MSP.	Full site
			Facility Site Lighting	Wall mounted building lighting, pole mounted lighting -fair condition	Full site
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full site

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 9,233

BUILDING ID: B30_MCE-TAG PRINT SHOP

NUMBER OF STORIES 1 STORY

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1984, Roof Replacement upgrade 2018

DATE: 6/3/2020

BUILDING TYPE TYPE VB - Group S, F

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Fair condition.	Owned by MSP
			Meter Base	Fair condition.	Located in outside.
			Generator	None Observed.	
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Energy	LED lamps have been installed.	
			Detention: Fixtures - Energy	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	Observed in good condition.	
			Wiring	Good. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Fair condition.	
			Service Panels	Fair condition.	
			Devices	Fair condition. Industrial Grade.	
			Wiring	Fair condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	None Observed.	
			Emergency Lighting	Fair condition. Battery back up.	
			Smoke/Heat Detection	Observed in good condition.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	None Observed.	
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,233
BUILDING ID:	B30_MCE-TAG PRINT SHOP	**NUMBER OF STORIES**	1 STORY
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1984, Roof Replacement upgrade 2018
DATE:	6/3/2020	**BUILDING TYPE**	TYPE VB - Group S, F

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Camera systems: Non Detention	None. All cameras are detention	
			Camera systems: Detention: Indoors	Fair. Some cameras inside the area. Cameras are viewed in Central Control. Cameras need to be integrated into a facility	
			Camera systems: Detention Outdoors	Fair. Minimal cameras monitoring entrances. All exits should be monitored from Central Control.	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems (14)

Locking Control System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Systems: Non Detention	All non-detention doors are controlled by key. All exterior doors should be monitored from Central Control.	
			Detention Locking Systems: Common Areas	Poor. No detention doors present. All exterior doors should be monitored from Central Control.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	31,315
BUILDING ID:	B31_WORK RELEASE CENTER (WRC)	**NUMBER OF STORIES**	2 STORY
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1997 Original construction. Addition 2008
DATE:	6/3/2020	**BUILDING TYPE**	TYPE V 1 HOUR - GROUP R-1, B

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		80%	Stand Alone Low Security 200 bed housing dormitory work reentry program facility accommodating inmates at 2 and 4 per room.	Overall condition of Facility is fair to good condition.	MSP - south west\ section of MSP property
		10%	Administraton / Programs	Overall condition of this portion of facility - good condition	
		10%	Kitchen / Dining	Overall condition of this portion of facility -fair to good condition	
			NUMBER OF STORIES 2		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Full facility	Overall condition of building is in fair to good conditon. Building has signs of exterior envelope issues	see as applicable below for subcomponent

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		90%	Stem Walls	Stem walls are reinforced concrete full height to to main level at 90% of perimeter. Framed construction on east end of building	Complete at perimeter
		100%	Foundation	No issues, call concrete work in good shape	Complete at perimeter

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	
			Railing	NA	
			Entry Steps / Structure	NA	
		90%	Retaining Walls	Retaining walls / stem walls concrete are in good conditon	Entry Locations - service entry

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	Partial Concrete exterior walls furred with wood framing.	Dorm Housing 1st story
		0	Other: Masonry Mortar	CMU masonry	Building Support areas, recreation area
		0	Detention: Masonry Unit / Glass Block	NA	NA
		25%	Non Detention: Wood/Plaster/Metal	Office areas wall assemblies	Administration Wing
		75%	Detention: Wood / Plaster / Gypsum	Dorm, training, work area	Dorm housing, detention work areas, detention training areas
		100%	Paint/Sealer	Paints on walls in non detention and detention areas in good condtion.	
			Insulation	Batt insulation system in framed and furred wall conditions. Fair to good depending on assembly	Exterior framed walls
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		25%	Non Detention: Glass Glazing / Frame	Double Pane insulated glass in Aluminum frame, fair condition, seals leaking, replacement recommended	Administration Wing
		25%	Single Pane / Double Pane	Double Pane insulated glass in Aluminum frame, good condition	Administration Wing
			Hardware	Operating hardware for operable windows - good condition	Administration Wing
		75%	Detention: Glazing: Polycarbonate / Glass	Double Pane insulated glass in Aluminum frame, good condition	Dorm housing, detention work areas, detention training areas, Detention Day room areas
			Detention: Window Frame	Glass in Aluminum frames, fair condition, seals leaking, replacement recommended	Dorm housing, detention work areas, detention program areas
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		25%	Hardware: Admin	Falcon Institutional grade, good operating conditon	Administration Wing
		35%	Door/Admin	Doors Painted Hollow Metal - good to very good condition	Administration Wing
		25%	Frame/Admin	Frames: Painted Hollow Metal - good to very good condtion	Administration Wing, fire Riser Room, Mechanical Room
		25%	Door/Frames: Detention:	Institutional Grade Extra Heavy Duty Doors /Frames Painted Hollow Metal - good condition. Detention Grade manual locks at cells	Dorm, work areas, exterior access doors, Day room
		75%	Hardware: Detention	Heavy duty Falcon MA lock systems for Exterior assemblies	Dorm, work areas, exterior access doors, Day Room, work support areas
		0%	Misc: Overhead Door	NA	
			Hatches		
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	Non visible	NA
			Concrete/Steel	Non visible	NA

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		80%	Slab on Grade	Slab on Grade conditon at lower level good. Slab on grade at main level admin wing and dormatory: Good condition no issues	Admin, Support Areas, Housing
		0%	Raised Floor Wood	Wood fllor framing with Wood Sheathing	2nd floor housing
		20%	Raised Floor Concrete/Steel		
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	Concrete - good addtion	Stair access to 2nd floor housing areas
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	Painted tube steel and heavy wire fabric	Stair access to 2nd floor housing areas
			Non Detention: Stair structure	NA	
			Detention: Stair Structure	Concrete deck, concrete stringers, concrete filled pan tread	Stair access to 2nd floor housing areas

Roof System / Roof Condition (5)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	Wood Truss Frames, plywood sheathing	
			Concrete/Steel		
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing		
			Roof drainage	Gutters / Downspouts - good	Full perimeter of Bldg
			Skylights		
		100%	Asphalt Shingle Tiles		
			Membrane/Metal	Metal standing seam roof. Fair to good condition given 23 years of age. Typical maintenance at roof curbs and penetrations	Full Roof
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid		
		100%	Batt	Good	Roof trusses - full roof

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		35%	Framed - GWB /Paint	Fair to Good Condition - Housing , Administraton - good	Administraton / housing / programs
			Framed - Plaster / Paint	NA	NA
			Detention: Plaster / Paint	NA	NA
		60%	Detention : GWB	Painted framed gypsum finished walls	Housing demising walls and corridor walls
		5%	Detention: Concrete Paint	Fair to Good Condition	2 detention cells
			Detention: Masonry (CMU) Tiled Masonry CMU	Painted CMU hardened restroom / toilet room areas / comm	Toilet rooms, cooridors
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB		
		60%	Detention: Plaster / GWB	Gyp painted	Housing, toilet rooms
		30%	Non Detention: Lay in	2x4 ACT, with Drop in Light fixtures. Good condtion throughout	Control Areas, Corridors, Administration
		0%	Detention: Security		
		10%	Specialty	Ceramic Tile	Shower spaces
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Typical Hardware	Institutional grade locksets hardware	All hardware throughout
		35%	Non Detention: Door	Wood - good condtions , Painted Hollow Metal	Offices / support areas
		35%	Non Detention: Frame	Painted Hollow Metal	
		65%	Detention: Hardware	As above	Housing doors, housing support doors
		65%	Detention: Door	Wood - maintenance intensive, fair to good	Housing doors, housing support doors
			Detention Frame:	Painted Hollow Metal	Housing doors, housing support doors
			Non Detention: Relites / Interior Windows	tempered glass	Throughout
			Detention: Relites / Interior Security Grade Windows	As above	
Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	VCT	Housing, offices, dining
			Non Detention: Carpet	NA	
			Non Detention:Ceramic/Stone/Terrazzo	NA	
			Detention: Sealed Concrete/Painted Concrete		
			Detention: Ceramic	Ceramic Tile	Restrooms / Shower rooms
			Wood		

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint	Administration
			Other : FRP Wall Coverings / Special Coatings		Kitchen
			Non Detention: Ceramic Tile, Stone Tile		
			Detention: Paiint	Paint overf CMU	Control, inmate lobby, Kitchen, Mech Room, Bldg Support Spaces
			Detention: Tile / Glazed Block		
			Detention: Ceramic/Stone Tile	Ceramic Tile over Gypsum substrates and CMU substrates	Toilet Rooms

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	NA	
			Detention: Metal/Other	Metal -fair to good condition	Toilet / shower rooms both levels
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Building, living unit pods, restrooms, day room/ inmate lobby, dinining/ kitchen administration, signed well and in good condition	Throughout
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating		
			Detention: Cell furnishings: Bed / Table	Loose furnishings	Living / cell pods
			Classroom / Lecture	Loose tables Chairs	Admin, programs
			Cafeteria	Loose tables Chairs	
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	NON OBSERVED	
			Non Detention: Tackboard	NA	
			Non Detention: Cabinets	Plam	Admin, programs

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	yes	1st level
			Non Detention: Elevator	NO	
			Restrooms	Yes	1st level
			Non Detention: Ramps	NO	
			Non Detention: Stair & Ramp Rails	NA	
			Non Detention: Door Hardware	Yes	1st level
			Detention: Cells	Can be accommodated as needed	1st level
			Detention Day Rooms	Can be accommodated as needed	1st level
			Detention: Rec Areas	Can be accommodated as needed	1st level
			Detention Work Areas	Can be accommodated as needed	1st level

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	**Yes, egress system is in place**	Entire facility
			Detention: Impeded Egress / Exit Systems	No level of impeded egress	Entire facility
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	See electrical	
			Emergency Lighting	See electrical	
			Smoke/Heat Detection	See electrical	
			Fire Alarm System	See electrical	
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	NA - outside of scope of assessment	
			Other Asbestos Containing Material (ACM)	NA - outside of scope of assessment	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 31,315

BUILDING ID: B31_WORK RELEASE CENTER (WRC)

NUMBER OF STORIES 2 STORY

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1997 Original construction. Addition 2008

DATE: 6/3/2020

BUILDING TYPE TYPE V 1 HOUR - GROUP R-1, B

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Controls	Delta electronic actuators and sensors, installed since the original construction, fair/good condition.	Both mechanical rooms
			BMS	Web based, Electro Control service vender, installed since the original construction, fair/good condition.	
			Boiler/Furnace	Two atmospheric gas boilers, Weil McLain LGB-6, 650 MBH, appear original to the building 25 years old, poor/fair condition.	Original building 1st floor mechanical room
			Boiler/Furnace	Two condensing gas boilers, Weil McLain Ultra230, 230 MBH, each with a primary boiler pump, boilers installed with the	Addition 2nd floor mechanical room
			Room Units	Hot water cabinet and unit heaters in various locations, fair/good condition. Radiant floor heat at the central toilet rooms in the	
			Hydronic Piping	Original building online/standby distribution pumps, Taco inline, piping systems contain glycol, black steel and copper, some visible deterioration and damaged insulation, piping original to	
			Alternative Fuel	Natural Gas only to the building, black steel, good condition.	

Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Original building air handling unit, Carrier 39 series, economizer ventilation with return fan, supply and return VSDs, hot water heating coil, 22 zones of VAV reheat, appear to be 25 years old, fair condition.	Original building 1st floor mechanical room
			Air Handler	Addition air handling unit, Trane M series, economizer ventilation, supply VSDs, hot water heating coil, 4 zones of VAV reheat, appear to be 15 years old, fair condition	Addition 2nd floor mechanical room
			Air Handler	Two condensing gas furnaces in the office addition, Trane XL90, DX cooling, gas heating, appears to be 15 years old, fair condition.	Addition utility closet
			Ductwork	Galvanized steel, VAV reheat, ductwork original to the building and building addition, fair/good condition.	
			Specialized Exhaust	Sidewall and roof mounted toilet and general exhaust fans, fair condition.	
			Room Ventilators	None	

Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	Split air cooled condensers matched with the two furnaces, 3 and 5 tons fair condition.	
			Detention Central AC / HVAC	None	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, fair condition. Anti-scald valves were not observed on the public lavatories.	
			Specialty Fixtures: Kitchens / Food Service.	Commercial kitchen stainless steel prep and pot sinks, fair condition. Sinks are direct piped, no grease trap observed.	
			Hot Water Generation	Atmospheric gas domestic hot water heaters, AO Smith HW520 with 200 gallon supplemental storage tank, two recirculating	Original building 1st floor mechanical room
			Hot Water Generation	Condensing gas domestic hot water heaters, Rheem HE119-199, 120 gallon storage, central mixing valve, recirculating pump,	Addition 2nd floor mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, no water softening or filtration observed, piping is showing scaling and deterioration, fair condition.	Separate 3" domestic water service, no backflow protection and 3" copper main in the original building 1st floor mechanical room.
			Piping	Copper piping, no water softening or filtration observed, piping is showing scaling and deterioration, fair condition.	Combination 4" sprinkler/domestic water service, no backflow protection and 2" copper main in the addition 2nd floor mechanical room.
			Pumps	Transfer pump for the DWH to the storage tank in the original building, fair condition.	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building and addition, fair condition.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	Wet sprinkler for the building, standard two piece sprinkler heads, do not appear to be quick response type, fair condition .	Combination 4" sprinkler/domestic water service, no backflow protection and 3" black steel main in the addition 2nd floor mechanical room.
			Detention Sprinkler: Wet/Dry	Wet sprinkler for the building, standard two piece sprinkler heads, do not appear to be quick response type, fair condition .	
			Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	None observed	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 31,315

BUILDING ID: B31_WORK RELEASE CENTER (WRC)

NUMBER OF STORIES 2 STORY

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1997 Original construction. Addition 2008

DATE: 6/3/2020

BUILDING TYPE TYPE V 1 HOUR - GROUP R-1, B

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries		
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking		
			Non Detention: ADA Parking		
			Non Detention: Bldg Access		
			Detention: Out door Recreation		

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control		
			Facility Waste systems:		
			Facility Water Systems / Delivery - Wells / Municipal Utilities		
			Facility Fire Protection Systems / Delivery / Storage		
			Facility Power Utilities		
			Facility Site Lighting		
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 23,000

BUILDING ID: B31- WRC -Work Re-entry Center

NUMBER OF STORIES 2

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 1996, initial construction,

DATE: 3/20/2020

BUILDING TYPE Group R-4 Group Home, type VA

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer		
			Meter Base		
			Generator		
			Alternative Source		
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures - PCB		
			Detention: Fixtures - PCB		
			Non Detention: Energy		
			Detention: Fixtures - Energy		
			Light Level Controls		
			Occupancy/Daylight Sensor		
			Wiring		
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear		
			Service Panels		
			Devices		
			Wiring		

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems		
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights		
			Emergency Lighting		
			Smoke/Heat Detection		
			Fire Alarm System		

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom		
			Clock		
			Telephone		
			Data		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	31,315
BUILDING ID:	B31_WORK RELEASE CENTER (WRC)	**NUMBER OF STORIES**	2 STORY
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	1997 Original construction. Addition 2008
DATE:	6/3/2020	**BUILDING TYPE**	TYPE V 1 HOUR - GROUP R-1, B

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Camera systems: Non Detention	None. All cameras are detention.	
			Camera systems: Detention: Indoors	Fair. IP camera system located throughout the facility. Adequate cameras for a work release area. Cameras can be monitored	
			Camera systems: Detention Outdoors	Fair. IP camera system monitoring exterior doors. Cameras can be monitored from Central Control	

Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention	Poor. Commercial Aiphone system that works as an intercom	
			Intercom: Detention: Common	None.	

Electronic Security Systems (14)

Locking Control System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Systems: Non Detention	Doors are commercial. Inmates can lock themselves in.	
			Detention Locking Systems: Common Areas	None.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,404
BUILDING ID:	B32 - Tin Cup Bldg	**NUMBER OF STORIES**	1 STORY with Mezzanine
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	2014
DATE:	6/3/2020	**BUILDING TYPE**	TYPE VB - Group B, S,F

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	MCE Headquarters Office	Overall condition of Facility is good to very good condition for applicable use	MSP Main Entry
			NUMBER OF STORIES 1	Single story with Mezzanine storage	Storage Area

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		100%	Full facility	Overall condition of building is in good to very good condition	see as applicable below for subcomponent

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		90%	Stem Walls	NA	
		100%	Foundation	No issues, concrete work in good shape	Complete at perimeter

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	NA	NA
			Railing	NA	NA
			Entry Steps / Structure	NA	NA
		90%	Retaining Walls	NA	NA

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	NA	NA
		0	Detention: Masonry Mortar	NA	NA
		0	Detention: Masonry Unit / Glass Block	NA	NA
		25%	Non Detention: Wood/Plaster/Metal	Office areas wall assemblies	Administration, storage and factory - License plate production
		65%	Detention: Wood / Plaster / Gypsum		NA
		100%	Paint/Sealer	Paints on walls in areas in good condtion.	
			Insulation	Batt insulation system	
Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		35%	Non Detention: Glass Glazing / Frame	Double Pane insulated glass in Aluminum frame, good condition, sealant to be reworked at office areas	Administration Wing
		35%	Single Pane / Double Pane	Double Pane insulated glass in Aluminum frame, good condition	Administration Wing
			Hardware	Operating hardware for operable windows - good condition	Administration Wing
		65%	Detention: Glazing: Polycarbonate / Glass	NA	
			Detention: Window Frame	NA	
Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		35%	Hardware: Admin	Falcon Institutional grade, good operating conditon	Administration Wing
		35%	Door/Admin	Doors Painted Hollow Metal - good to very good condition stained wood	Administration Wing
		35%	Frame/Admin	Frames: Painted Hollow Metal - good to very good condtion	Administration Wing
		65%	Door/Frames: Detention:	NA	
		65%	Hardware: Detention	NA	
		0%	Misc: Overhead Door	NA	
			Hatches		
Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	Non visible	NA
			Concrete/Steel	Non visible	NA

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Slab on Grade	Slab on grade in good to very good condtion.	throughout
		0%	Raised Floor Wood	NA	na
		0%	Raised Floor Concrete/Steel	NA	na
Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	NA	
			Detention: Stair Construction: Finishes	NA	
			Non Detention: Stair Rails	NA	
			Detention: Stair Rails / Guard Rails	NA	
			Non Detention: Stair structure	wood framed stair in good to very good condtion	Mezzanine
			Detention: Stair Structure	NA	

Roof System / Roof Condition (5)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
	100%		Wood	Wood Truss Frames pitched, wood truss flat	Housing, admin - pitched, Support areas flat roof trusses
			Concrete/Steel		
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Flashing conditons at roof curbs and fasica systems showing degradation / failure causing leaks	Full roof system
		90%	Roof drainage	Gutters / Downspouts - good	Full perimeter of Bldg
			Skylights		
		100%	Asphalt Shingle Tiles	Asphalt shinlges	Administration function
			Membrane/Metal	Metal roofing	Storage and License plate production / distribution area
			Clay / Cement Tiles	NA	
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		50%	Rigid	Good	Foundation locations
		50%	Batt	Good	Exterior framed wall assemblies, roof assemblies

Interior Finishes / Interior Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		35%	Framed - GWB /Paint	wood Framed Good Condtion	Throughout
			Framed - Plaster / Paint	NA	NA
			Detention: Plaster / Paint	NA	NA
		60%	Detention : GWB	NA	NA
		5%	Detention: Concrete Paint	NA	NA
			Detention: Masonry (CMU) Tiled Masonry CMU		
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	Painted gyp on wood trusses	Admin Area as applicable
		60%	Detention: Plaster / GWB	NA	NA
			Non Detention: Lay in	2x4 ACT, with Drop in Light fixtures. Good condtion throughout	Admin Area as appicable
		5%	Detention: Security	NA	NA
			Specialty	EXPOSED	Storage / support areas
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100	Typical Hardware	Institutional grade Falcon lock sets throughout	Admin - wood, storage HM, License production HM
		35%	Non Detention: Door	Combination wood and Hollow metal	Admin - wood, storage HM, License production HM
		35%	Non Detention: Frame	Combination wood and Hollow metal	Admin - wood, storage HM, License production HM
		65%	Detention: Hardware	na	
		65%	Detention: Door	na	
			Detention Frame:	NA	
			Non Detention: Relites / Interior Windows	Hollow metal / glass	Admin, license production
			Detention: Relites / Interior Security Grade Windows	NA	NA
Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	VCT in good condition	Admin area restrooms, work spaces
			Non Detention: Carpet	Carpet tiles in good condition	Admin area offices
			Non Detention:Ceramic/Stone/Terrazzo		NA
			Detention: Sealed Concrete/Painted Concrete	Sealed concrete	Storage and License plate production
			Detention: Ceramic	NA	NA
			Wood	NA	

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Painted walls in good condition	Admin area offices
			Non Detention: FRP Wall Coverings / OTHER	Exposed insulation facing	Storage and License plate production
			Non Detention: Ceramic Tile, Stone Tile	NA	NA
			Detention: Paiint	NA	NA
			Detention: Tile / Glazed Block	NA	NA
			Detention: Ceramic/Stone Tile	NA	NA

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**NA**	**NA**
			Detention: Metal/Other	NA	NA
Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Wall plaque signage as applicable	Admin offices, storage and license plate production
Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	NA	
			Detention: Cell furnishings: Bed / Table	NA	
			Classroom / Lecture	NA	
			Cafeteria	NA	
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	Markerboards in good condition for areas.	Admin offices, storage and license plate production
			Non Detention: Tackboard	Tackboards in good condition for areas	Admin offices, storage and license plate production
			Non Detention: Cabinets	Casework built in with tops as applicable for areas, good conditions	Admin offices, storage and license plate production

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	NA	
			Communication	NA	
			Hoist Way	NA	
			Lift	NA	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	All office areas accessible	admin offices
			Non Detention: Elevator	NA	
			Non Detention: Restrooms	Office Area restroom(s) accessible	Admin
			Non Detention: Ramps	NA	
			Non Detention: Stair & Ramp Rails	Storage mezzanine - not set up for ADA - not required to be	
			Non Detention: Door Hardware	All lever hardware	Admin and license production area
			Detention: Cells	NA	
			Detention Day Rooms	NA	
			Detention: Rec Areas	NA	
			Detention Work Areas	See above	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	Compliant	**All extis throughout**
			Detention: Impeded Egress / Exit Systems	NA	NA
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Compliant	Throughout Building
			Emergency Lighting	Compliant	Throughout Building
			Smoke/Heat Detection	Compliant	Throughout Building
			Fire Alarm System	Compliant	Throughout Building
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention		
			Other Asbestos Containing Material (ACM)		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 9,404

BUILDING ID: B32 - Tin Cup Bldg

NUMBER OF STORIES 1 STORY with Mezzanine

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 2014

DATE: 6/3/2020

BUILDING TYPE TYPE VB - Group B, S,F

Montana Department of Corrections- Facilities Condition Inventory:

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
		100%	Controls	Delta electronic actuators and sensors, installed as part of the original construction, good condition.	Mechanical rooms
			BMS	Web based, Electro Control service vender, installed as part of the original construction, good condition.	
		100%	Boiler/Furnace	Two condensing gas boilers, Weil McLain Ultra230, 230 MBH, each with a primary boiler pump, boilers original to the building 5	Mechanical room
		100%	Boiler/Furnace	Solid fuel wood boiler, Central E-3250, approximately 300 MBH, each with a primary boiler pump, water to water heat exchanger, 5 years old, good condition.	Outside, ground mounted.
			Room Units	Electric unit heaters in various locations, good condition. Radiant floor heat, good condition.	
			Hydronic Piping	Online/standby distribution pumps, Taco inline, black steel and copper, piping systems contain glycol, some visible deterioration and damaged insulation, fair/good condition. Wood boiler, Taco	
			Alternative Fuel	Natural Gas only to the building, black steel, good condition. Wood boiler system.	
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Production area heat recovery ventilation system, Aldes CH3000e1511001, 100% outside air, hot water heating coil, appears to be 5 years old, good condition.	Original building 1st floor mechanical room
			Air Handler	Office area heat recovery ventilation system, Venmar H65, 100% outside air, hot water heating coil, appears to be 5 years old, good condition.	Addition 2nd floor mechanical room
			Air Handler	Makeup air unit in the production area, Daikin LAH003A, 100% outside air, hot water heating coil, appears to be 5 years old, good condition.	Addition utility closet
			Ductwork	Galvanized steel, VAV reheat, ductwork original to the building and building addition, fair/good condition.	
			Specialized Exhaust	Ceiling toilet exhaust fans, good condition. Print shop ground mounted utility set, good condition.	
			Room Ventilators	None	
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	Ducted ductless split system for the print room, Dakin RXS36, 3 ton, good condition.	
			Detention Central AC / HVAC	Not applicable	
			Room AC	None	
			Hydronic Piping	Not applicable	

Plumbing Systems Condition (9)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sinks/Toilets/Showers	Vitreous china fixtures, flush valve water closets, composite mop sinks, original to the building, good condition. Anti-scald valves were not observed on the public lavatories.	
			Detention Sinks/Toilets/Showers	Not applicable	
			Specialty Fixtures: Kitchens / Food Service.	None	
			Hot Water Generation	Condensing gas domestic hot water heaters, AO Smith BLTX-100-141, 75 gallon storage, central mixing valve, recirculating pump, appear to be 5 years old, good condition.	Mechanical room
			Alternative Fuel	Natural gas to the building only.	
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Copper piping, no water softening or filtration observed, piping is original to the building, good condition.	Combination 6" sprinkler/domestic water service, no backflow protection and 4" black steel main in water entrance room.
			Pumps	None	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Cast iron no-hub, original to the building and addition, fair condition.	
			Pump	None	

Fire Protection Condition (10)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Sprinkler: Wet/Dry	Wet sprinkler for the building, standard two piece sprinkler heads, good condition .	Combination 6" sprinkler/domestic water service, no backflow protection and 4" black steel main in water entrance room.
			Detention Sprinkler: Wet/Dry	Not applicable	
			Non Detention: Hose Stations / Cabinet Systems	None observed	
			Detention: Hose Stations / Cabinet Systems	Not applicable	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,404
BUILDING ID:	B32 - Tin Cup Bldg	**NUMBER OF STORIES**	1 STORY with Mezzanine
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	2014
DATE:	6/3/2020	**BUILDING TYPE**	TYPE VB - Group B, S,F

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	N/A	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	Good.	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Good.	
			Detention: Out door Recreation	N/A	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Good.	
			Facility Waste systems:	Septic system - good condition	South of bldg.
			Facility Water Systems / Delivery - Wells / Municipal Utilities	See MSP Campus Form	
			Facility Fire Protection Systems / Delivery / Storage	See MSP Campus Form	
			Facility Power Utilities	Power from local utility North Western Enegy. On site Distibution owned by MSP.	Full site
			Facility Site Lighting	Wall mounted building lighting, pole mounted parking lighting and pole mounted rec yard lighting -good condition	Full site
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural Gas	Full site

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: Montana State Prison

GROSS SQUARE FOOTAGE 9,404

BUILDING ID: B32 - Tin Cup Bldg

NUMBER OF STORIES 1 STORY with Mezzanine

ADDRESS: 400 Conley Lake Rd, Deer Lodge, MT

YEAR BUILT 2014

DATE: 6/3/2020

BUILDING TYPE TYPE VB - Group B, S,F

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Fair condition.	Owned by MSP
			Meter Base	Fair condition.	Located in outside.
			Generator	None Observed.	
			Alternative Source	None Observed.	
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Energy	LED fixtures in good condition.	
			Detention: Fixtures - Energy	None Observed.	
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	Ceiling mounted occ sensors	
			Wiring	Good. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Good condition. Eaton switchboard.	
			Service Panels	Good condition. Eaton panelboards.	
			Devices	Good condition. Industrial Grade.	
			Wiring	Good condition. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None Observed.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Good condition, LED type observed.	
			Emergency Lighting	Good condition. Battery back up.	
			Smoke/Heat Detection	None Observed.	
			Fire Alarm System	Good condition.	Recently replaced to Gamewell system per maintenance.

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	None Observed.	
			Clock	None Observed.	
			Telephone	Good condition.	MSP was upgrading to a VOIP system, almost complete.
			Data	Good condition.	MSP was upgrading to a VOIP system, almost complete.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	Montana State Prison	**GROSS SQUARE FOOTAGE**	9,404
BUILDING ID:	B32 - Tin Cup Bldg	**NUMBER OF STORIES**	1 STORY with Mezzanine
ADDRESS:	400 Conley Lake Rd, Deer Lodge, MT	**YEAR BUILT**	2014
DATE:	6/3/2020	**BUILDING TYPE**	TYPE VB - Group B, S,F

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Camera System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Camera systems: Non Detention	None.	
			Camera systems: Detention: Indoors	None.	
			Camera systems: Detention Outdoors	None.	

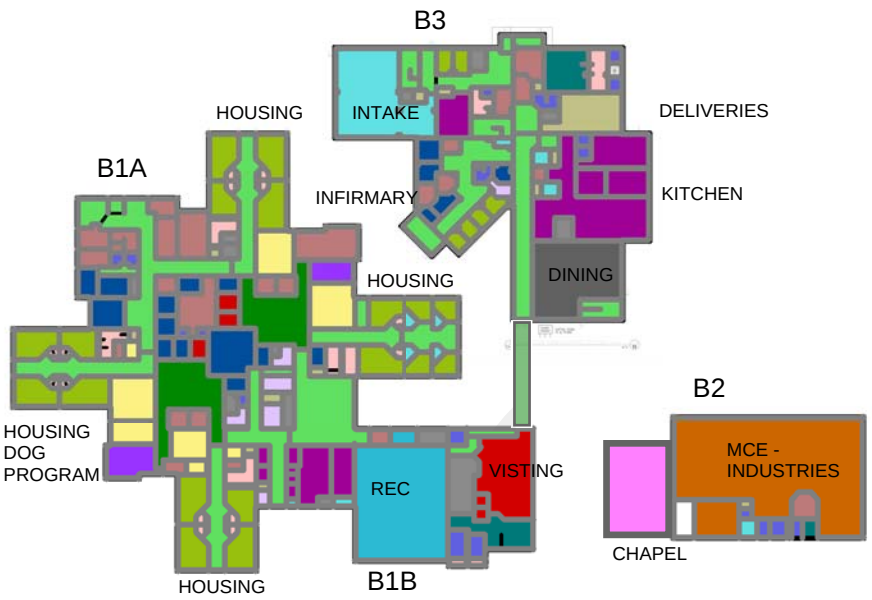
Life/Safety Systems Conditions (12)

Communications / IT Systems (13)

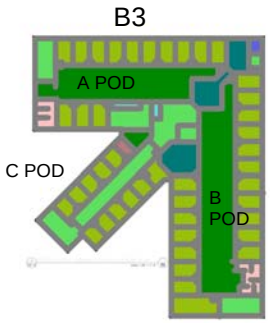
Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention	None.	
			Intercom: Detention: Common	None.	

Electronic Security Systems (14)

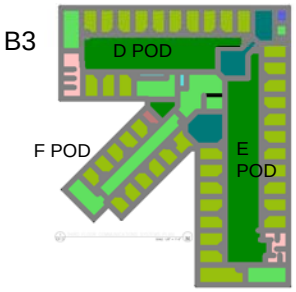
Locking Control System					
PIC	**P/A**	**% of Whole Bldg.**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Systems: Non Detention	Doors are controlled by key.	
			Detention Locking Systems: Common Areas	No detention doors.	



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

LEGEND

- ADMINISTRATION
- BATH/SHOWER AREA
- CELL AREA
- COMMON
- DAY AREA
- DINING
- EDUCATION AREA
- KITCHEN
- LAUNDRY
- MAINTENANCE
- MECHANICAL
- MEDICAL
- PRISON INDUSTRY
- PROGRAMS
- RECREATION
- RELIGIOUS
- RESTROOM
- SECURITY
- STORAGE
- VISITATION

AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	28	4302 SF
BATH/SHOWER AREA	27	2439 SF
CELL AREA	110	15739 SF
COMMON	39	15004 SF
DAY AREA	8	9552 SF
DINING	1	1679 SF
EDUCATION AREA	2	718 SF
KITCHEN	13	4257 SF
LAUNDRY	6	662 SF
MAINTENANCE	68	1735 SF
MECHANICAL	31	2752 SF
MEDICAL	18	2804 SF
PRISON INDUSTRY	2	5294 SF
PROGRAMS	8	2398 SF
RECREATION	2	3019 SF
RESTROOM	21	1346 SF
SECURITY	9	2768 SF
STORAGE	13	1311 SF
VISITATION	6	1638 SF

MWP :

Capacity: OTHER 190 INMATE 218
Shower Ratio: 1/9
Washbasin Ratio: 1/2
Toilet Ratio: 1/2

MONTANA WOMENS PRISON
PLAN / FUNCTION

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	27,054
BUILDING ID:	B1A-MWP- Admin_Housing	**NUMBER OF STORIES**	2
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	Built in 1982? remodel 1994
DATE:	5/27/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			NUMBER OF STORIES	1	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	Very good, no visiable signs of movement or deteriation	B1A
			Foundation	Very good, no visiable signs of movement or deteriation	B1A

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish	N/A	
			Railing	N/A	
			Entry Steps / Structure	N/A	
			Retaining Walls	N/A	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention:Concrete / Tilt Up	N/A	
			Detention: Masonry Mortar	CMU and brick is good to very good.	B1A
			Detention: Masonry Unit / Glass Block	Masonry walls in good shape	Admin
			Non Detention: Wood/Plaster/Metal		
			Paint/Sealer	Good condition on building.	B1A
			Insulation	N/A	

Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	HM frames, double glazed. Exterior frames starting to show rust on lower mounted units.	All offices
			Single Pane		
			Hardware	Non operable, little to no hardware	B1A
			Detention: Glazing: Polycarbonate / Glass	HM frames.	B1A
			Detention: Window Frame		

Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware: Admin	Corbin Russwin knob	Admin
			Door/Admin	HM, Good condition Exterior doors lacking door sweeps and seals.	
			Frame/Admin	HM, Good condition	
			Doors: Detention:	HM, Good condition	
			Hardware: Detention	HM institutional grade, good condition Exterior doors lacking door sweeps and seals.	Cell pods throughout
			Misc: Overhead Door	N/A	
			Hatches	Roof hatch is steel.	

Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	N/A	
			Concrete/Steel	Good condition.	B1A

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Slab on Grade	in very good condition. Only limited locations of very small cracks.	B1A
			Raised Floor Wood	N/A	
			Raised Floor Concrete/Steel	in very good condition. Only limited locations of very small cracks.	Mechanical level

Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	Concrete pan filled steel stairs, very good condition.	B1A
			Detention: Stair Construction: Finishes	N/A	
			Non Detention: Stair Rails	Steel pipe handrails, very good condition.	B1A
			Detention: Stair Rails / Guard Rails	N/A	
			Non Detention: Stair structure	N/A	
			Detention: Stair Structure	N/A	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	N/A	
			Concrete/Steel	Roof structure is steel deck with steel bar joist. In very good condition.	B1A
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Roof curbs and flashing in poor condition	B1A
			Roof drainage	Roof gutters are problamatic and in poor condition.	B1A
			Skylights	in OK condition.	B1A
			Asphalt Shingle Tiles	N/A	
			Membrane/Metal	Membrane: EPDM in fair condition. Hypalon (white) in poor condition. Metal: in poor condition.	B1A
			Clay / Cement Tiles	N/A	
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	N/A	
			Batt	N/A	

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	gypsum board and paint. In good condition, standard wear.	Admin
			Framed - Plaster / Paint	N/A	
			Detention: Plaster / Paint	Cementitious plaster and paint. In good condition, standard wear.	B1A
			Detention : GWB	gypsum board and paint. In good condition, standard wear.	B1A
			Detention: Concrete Paint	N/A	
			Detention: Masonry (CMU) Tiled Masonry CMU	CMU and paint. In good condition, standard wear.	B1A
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	GWB painted in good condition, standard wear.	non detention toilet rooms
			Detention: Plaster / GWB		
			Non Detention: Lay in	ACT 2x2. In good condition. A few (very few) tiles water spots.	Admin
			Detention: Security	Cementitious plaster and paint. In good condition, standard wear.	
			Specialty	N/A	

Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Corbin russwin.	
			Non Detention: Door	Corbin russwin detention hardware. In fair condition.	cell blocks
			Non Detention: Frame	HM painted. In good condition, paint showing wear.	
			Detention: Hardware	Corbin russwin detention hardware. In fair condition.	
			Detention: Door	Detention grade HM. In good condition, paint showing wear.	
			Detention Frame:	HM, in good condition, paint showing wear.	
			Non Detention: Relites / Interior Windows	Wire glass in HM frames. In good condition.	
			Detention: Relites / Interior Security Grade Windows	Tempered safety glass. In good condition.	

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	VCT and sheet vinyl, in fair condition. Rubber flooring, in fair condition.	In Program areas. In dog training areas.
			Non Detention: Carpet	Carpet in good condition	Admin area
			Non Detention:Ceramic/Stone/Terrazzo	N/A	
			Detention: Sealed Concrete/Painted Concrete	Bare concrete and painted concrete. In good condition.	Cell block areas
			Detention: Ceramic	N/A	
			Wood	N/A	

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint is in good to fair condition.	B1A
			Non Detention: FRP Wall Coverings	FRP in toilet rooms is in good condition. Missing FRP is toilet rooms in Admin area.	B1A
			Non Detention: Ceramic Tile, Stone Tile	Ceramic tile in toilet/shower rooms in good condition.	Cell block areas
			Detention: Paint	Paint is in good to fair condition.	B1A
			Detention: Tile / Glazed Block	Tile/Glazed block is in good condition.	B1A
			Detention: Ceramic/Stone Tile	N/A	

Specialties (7)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	N/A	
			Detention: Metal/Other	N/A	

Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	Cell Blocks Painted	

Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	loose tables, chairs, plastic. Good to fair shape	Dayrooms
			Detention: Cell furnishings: Bed / Table	Wood, in good shape	Cells
			Classroom / Lecture	loose tables, chairs, plastic. Good to fair shape	B1A
			Cafeteria	N/A	
Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard		
			Non Detention: Tackboard		
			Non Detention: Cabinets	Wood and PLAM. Good to fair shape	

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	N/A	
			Communication	N/A	
			Hoist Way	N/A	
			Lift	N/A	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	Main level is accessible.	B1A
			Non Detention: Elevator	N/A	
			Non Detention: Restrooms	No	
			Non Detention: Ramps	N/A	
			Non Detention: Stair & Ramp Rails	N/A	
			Non Detention: Door Hardware	Varies throughout facility. Knob lever hardware in Admin.	
			Detention: Cells		
			Detention Day Rooms	No	
			Detention: Rec Areas		
			Detention Work Areas		

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems		
			Detention: Impeded Egress / Exit Systems		

Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights		
			Emergency Lighting		
			Smoke/Heat Detection		
			Fire Alarm System		
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	None observed	B1A
			Other Asbestos Containing Material (ACM)	None observed	B1A

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: MT WOMENS PRISION

GROSS SQUARE FOOTAGE 27,054

BUILDING ID: B1A-MWP- Admin_Housing

NUMBER OF STORIES 2

ADDRESS: 701 27th Street South, Billings Montana

YEAR BUILT Built in 1982? remodel 1994

DATE: 5/27/2020

BUILDING TYPE Group I-3, Prison Occupancy, TYPE II FR

Used 1982 As-Built drawing set for room number references

Montana Department of Corrections- Facilities Condition Inventory:

HVAC SYSTEMS CONDITION (6)

PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
Heating (A)					
			Controls		Schneider wall sensors in Admin
			BMS		MTI BMS Controls located in Industries
			Boiler/Furnace		Boiler system (HW) fed from new housing B3 building
			Room Units		Radiant heat, VAV terminals
			Hydronic Piping		New heating water booster pumps in 2015
			Alternative Fuel		
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Four air handlers (AHU-1 thru -4) in reasonable condition.	Four AHUs replaced in 2015 project.
			Ductwork	Ductwork appears to be in reasonable condition. Being 37 years old, there are likely leaks. Insulation should be repaired and added per current Energy Codes.	Return duct left mostly original in 2015 project, only SA and EA replaced.
			Specialized Exhaust	Crawlspace/tunnel needs ventilation.	Exhaust fans added in 2015 project.
			Room Ventilators		VAV terminals added in 2015 project
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	A18 Storage/IT Room: No cooling in sever space. Add a dedicated split system cooling unit.	A18 Storage/IT Room: No dedicated cooling, only a small return air flex duct w no t'stat
			Detention: HVAC Ventilation / AC	Four air handlers (AHU-1 thru -4) in reasonable condition.	Four AHUs replaced in 2015 project.
			Hydronic Piping	Miscellaneous piping leaks in building; several stained ceiling tiles, as well as utility tunnel. Full review and repair should be performed.	Chiller, boiler and domestic water plant now fed from 2005 project in new building mech room

Plumbing Systems Condition (7)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Sinks/Toilets/Showers	Fair and operational. Some fixtures do not meet current ADA.	
			Detention: Sinks / toilets Showers	Need to confirm point of use mixing valves for anti-scalding at public fixtures.	Did not get access to living quarters in this building.
			Specialty Fixtures: Kitchens / Food Service (N/A). Laundry	Repair insulation behind commercial washers. Exposed belts on commercial dryers, noisy; possibly bad bearing or loose belts.	Laundry room, D3 Kitchen
			Plant Hot Water Generation		Now comes from Mech Room in new building. Problems with recirc
			Alternative Fuel		
Supply Piping (B)					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Misc leaks. Field review for repair and insulation replacement.	Tunnel, ceiling, fire riser room, mechanical rooms
			Pumps	Long recirc times. Review hot water recirc pump and piping connections for quicker HW tap recirc.	
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping		
			Pump		

Fire Protection Condition (8)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Sprinkler: Wet / Dry	Repair insulation around meter.	Fire riser room in D8 Meter Room.
			Detention: Sprinkler: Wet / Dry		
			Non Detention: Hose Stations / Cabinet Systems		
			Detention: Hose Stations / Cabinet Systems		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: MT WOMENS PRISION

GROSS SQUARE FOOTAGE 27,054

BUILDING ID: B1A-MWP- Admin_Housing

NUMBER OF STORIES 2

ADDRESS: 701 27th Street South, Billings Montana

YEAR BUILT Built in 1982? remodel 1994

DATE: 5/28/2020

BUILDING TYPE Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlled Entries	Fair. Main electronic gates at secure sallyport and delivery entrance are problematic due to snow/ice. No way to get vehicle out when gate fails.	North side of building.
			Detention: Security Fencing / Controlled Entries	Poor. Sallyport gate does not go up high enough to accommodate a passenger van.	North side of building.
			Detention: Security Fencing / Controlled Entries	Poor. Old delivery gate does not work, inoperable controls/locks.	South side of building.
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	Good. Extend life of parking area with asphalt seal coat.	Main parking lot.
			Non Detention: ADA Parking	Good.	Main parking lot.
			Non Detention: Bldg Access	Good.	Main entrance to building.
			Detention: Out door Recreation	Poor. Wrought iron fence around dog area in poor condition - not secured.	SW corner of the buidling.
			Non Detention: Fencing	Poor. Perimeter fencing is too short.	Perimeter of site.

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Good. Storm catch basins and dry wells around building - evidence of sedimentation. Clean all catch basins and dry wells.	Catch basins and dry wells located around building
			Facility Waste systems:	Good. Sewer service lines appear to be adequately sized.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Connected to Municipal water, water service line in good condition.	
			Facility Fire Protection Systems / Delivery / Storage	Good. Connected to Municipal water, new fire service line installed recently with new FDCs.	
			Facility Power Utilities	Good.	
			Facility Site Lighting	Fair. New LED lights but yard is not well lit.	West side of site and around building.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural gas connection. Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: MT WOMENS PRISION

GROSS SQUARE FOOTAGE 27,054

BUILDING ID: B1A-MWP- Admin_Housing

NUMBER OF STORIES 2

ADDRESS: 701 27th Street South, Billings Montana

YEAR BUILT Built in 1982? remodel 1994

DATE: 3/20/2020

BUILDING TYPE Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Fair condition.	Utility Owned south side of building.
			Meter Base	Fair condition.	Utility Owned south side of building.
			Generator	Poor. Existing Generac 52 KVA Genset needs to be replaced.	South side of building.
			Alternative Source	N/A	N/A
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	Fair. Fluorescent type.	Lighting should be replaced to LED type.
			Detention: Fixtures	Fair. Fluorescent type.	Lighting should be replaced to LED type.
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good. All wiring was observed in conduit,	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Poor. Existing GE panelboards.	Electrical gear is existing to the original construction.
			Service Panels	Poor. Existing GE panelboards.	Electrical gear is existing to the original construction.
			Devices	Fair. Industrial Grade.	
			Wiring	Good. All wiring was observed in conduit,	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	Fair condition.	Warden indicated with the loss of utility and no generator, inmate
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair. Should be replaced with a newer LED type exit sign.	
			Emergency Lighting	Poor. Fluorescent type which should be replaced with LED type.	

			Smoke/Heat Detection	Good condition.	Smoke detectors observed throughout the building. Duct
			Fire Alarm System	Good. Edwards Fire Alarm Control panel serves entire facility.	

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Poor condition	Valcom system located in IT room. Room temperature was
			Clock	Poor. Does not work per Warden.	
			Telephone	Fair condition.	TTB located in IT room. Room temperature was high.
			Data	Fair condition.	Rack located in IT Room with UPS located at the bottom of the

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	27,054
BUILDING ID:	B1A-MWP- Admin_Housing	**NUMBER OF STORIES**	2
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	Built in 1982? remodel 1994
DATE:	3/20/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Controls: Non Detention		
			Locking Controls: Detention		
			Camera systems: Non Detention		
			Camera systems: Detention: Indoors		
			Camer systems: Detention Outdoors		

Life/Safety Systems Conditions (14)

Communications / IT Systems

Voice/Data (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention		
			Intercom: Detention Programs		
			Intercom: Detention Housing		
			Intercom: Detention: Common		

Electronic Security Systems

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Cameras		
			Detention Cameras		
			Locking Systems: Non Detention		
			Locking Systems: Detention: Low Security		
			Detention Locking Systems: Medium Security Level		
			Detention Locking Systems: High Security Level		
			Detention Locking Systems: Outdoor Recreation Areas		
			Detention Locking Systems: Common Areas		
			Intercom Systems		

DLR Group

Montana Correctional System Master Plan

Building Physical Data Entry Form — Montana Women's Prison — January 15, 2020

A

Project ID: MT | Facility ID: 2 | Facility Name: Montana Women's Prison

Building ID: 03 | Building Name: New Housing Wing

Graphics

Building Photo 1 Caption: Exterior View

Building Photo 1 ImagePath: C:\MT Images\exterior.bmp

Building Photo 2 Caption: Typical Cell

Building Photo 2 ImagePath: C:\MT Images\cell.bmp

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

FCI #1
FCI #2
FCI #3
FCI #4
FCI #5
FCI #6

Basic Site Information

Location/Address: 701 South 27th Street

Building Area: 27,054 | Billings | MT | 59101

General Building Information

Initial Construction Date: 1982 | Facility Age: 38 | No of Floors: 1+Mezz | ☐ Modular/ Temporary

General Facility Description:

This is a multi level building structure that has been added onto several times with attached and separate functional building areas.

Building renovated in 1994.
Addition in 1999

Major Renovations/Expansion Projects

Facility Completely Renovated? ☐ | If yes, Date of Last Major Renovation: 1994

1 Year
2 Year
3 Year

1: General Building Condition

General Condition of the Building: | Condition (0-5): 1

Relatively new construction.

The core shell and structure of this building is in good condition although the roof and some large components are in need of moderate to major renovation.

Comments on Overall Building Condition:

Building being maintained in spite of hard use.

The building has been used for administrative, detention and other various uses. The building is in good condition although it is in need of a large amount of normal maintenance issues as well as several major renovations and replacement of equipment.

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Montana Correctional System Master Plan

Building Physical Data Entry Form

Montana Women's Prison

January 15, 2020

B

2: Strucuture: Steel Frame/ Concrete Floors — Condition (0-5): 1

Building Frame Type:
- Wood Frame
- Steel Frame
- Concrete or CMU
- Concrete Moment Frame
- Unreinforced Masonry Wall
- Other/Indeterminate

Description of Structure: Structure is steel frame with steel stud infill. Metal bar joist roof structure. Concrete slab on grade.

Structure Condition Comments: The primary structure of the building is in great shape.

3. Exterior Envelope: Exterior Material Type: B — Condition (0-5): 2

Level A= Tilt-Up,Dryvit, or Painted CMU
Level B= Precast, Brick, or Middle of the Road Curtain Wall
Level C= High End Curtain

Brick masonry

Brick masonry with HM doors and windows.

Comments on Condition of Exterior Envelope:

Exterior brick envelope is in great shape. Condition 1.
HM windows and doors are in good condition, with several (approximately 20% of exterior) need replaced due to rust and deterioration. Condition 3.
All exterior doors are in need of new seals. Most are worn or well past their useful life. Condition 3.
Soffit has water damage in multiple locations and in need of renovation. Condition 3.

Level A= Modular or Shingles
Level B= Built-Up/Single Ply
Level C= Ornamental Metal,Tile

4: Roof Type Material (Level A, B, C) B — Condition (0-5): 4

Roof Description and Comments: Metal slope roof is in fair condition and in need of renovation of replacement. Condition 4
Gutters are in poor condition and a potential cause of soffit damage. Condition 4.
Membrane roof is in good condition but will need normal maintenance in 5 to 10 years. Condition 2.

5: Interior Finishes: Condition (0-5): 2

Administrative and program spaces are mostly painted gypsum board walls and ACT or gypsum ceilings which are in good condition.
The cells are painted CMU and cementitious detention grade painted ceilings.
The majority of the building finishes are in realitively good condition. But will need normal maintenance.

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

Interior Finishes Comments: Hard use will necessitate reneweal of interior finishes in near futurre

Interior finishes are in good to fair condition. The majority of wear is on the paint. Just normal wear on the paint surfaces. Condition 1
The door hardware in the Administrative area is knob lever which is outdated. As well as door hardware through out the facility is at it life expectancy. Condition 2.

6: HVAC Systems Condition (0-5):

Four AHUs were replaced in 2015 are in fair/good condition.	0
No cooling in the IT Storage	5
Portions of return ductwork original to building, likely cleanliness and leak issues	3
Crawlspace needs a ventilation system	5
Leaks in hydronic piping in several locations, stained tiles	3
Pipe insulation missing or damaged in crawlspace	2
Loose belts and possible bearing failure on commercial dryers in Laundry Room	2

HVAC Evaluation Comments:

Four 1983 AHUs were replaced in 2015 project
Chiller, boilers and domestic water plant replaced in 2005 project
VAV, AHU, EF, and HW/CW pumps systems upgraded in 2015 project
Building has a DDC web based temperature control system

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Montana Correctional System Master Plan

Building Physical Data Entry Form

Montana Women's Prison

January 15, 2020

C

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

7: Building Plumbing Systems: Condition (0-5)

Poor domestic water recirculation, needs revise piping and pump	1
Pipe insulation missing or damaged in crawlspace and water entrance room	2
Portions of fixtures are not ADA compliant	4
Anti-scald fixtures and mixing valves required in restrooms and showers	4

Plumbing System Evaluation Comments: New domestic HW boilers installed in 2005 project
Plumbing fixture upgrades in 1994 project

8: Building Fire Protection Systems: Condition (0-5)

General Life Safety and Fire Suppression Review for updated compliance	3

Fire Protection Evaluation Comments: Fire suppression upgrades in 1994 project

9: Building Electrical Systems: Condition (0-5) 2

Existing generator is nearing end of life expectancy.	4
Electrical GE gear is showing signs of age and has mismatched circuit breakers.	4
Lighting was observed to be mostly fluorescent. Lighting controls were not observed.	4
Electrical wiring was observed in conduits and industrial grade devices.	1

Building Electric Evaluation Comments: Transformer and meter are utility owned.

10: Vertical Transportation Condition (0-5) 2

Concrete pan filled steel stairs.

Vertical Transportation Comments: Stairs are in great condition.

# of Elevators: 0 # of Stairs: 1 # of Floors: 1 + Mezz # of Escalators: 0

11: ADA Compliance Condition (0-5) 2

ADA parking and accessibility to building is good.	2

Life Safety Evaluation Comments:

12: Life Safety Systems: Condition (0-5) 2

Fire alarm system and smoke/duct detection in good condition.	1
Emergency lighting mainly fluorescent and should be replaced to LED type.	4
Exit signs were in fair condition. Should be replaced to newer LED type.	2

Life Safety Evaluation Comments: Warden indicated with the loss of utility and no generator, inmate doors are not fail secure.

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Montana Correctional System Master Plan

Building Physical Data Entry Form | Montana Women's Prison | January 15, 2020

D

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

13: Comm/Tech Distribution Condition (0-5): 2

Intercom is dated and should be upgraded.	3
Rack had UPS and space for future. Cabling should be reorganized.	2
Telephone termination board in good condition.	2
Clock system was not observed. Warden indicated that it no longer worked.	5

Comm/Tech Evaluation Comments: IT room temperature seemed high, should be cooled.

14: Electronic Security Distribution Condition (0-5): 4

Security Electronics Evaluation Comments: Security system is outdated, needs majjor upgrade.

Expandability/Adaptability

This building has a low level of adaptability and very little to no expandability.

15. Site Conditions

Wrought iron fencing around dog area falling over (Poor)	5
Sallyport intake gate fails to open high enough and fails in winter.	4
Sayllport for food deliveries not long enough for large delivery trucks.	3
Perimeter fence is too short to provide adequate security. (Fair)	4
Sidewalks, parking areas in good condition.	2
Storm drainage system in good condition. All catch basins requiring cleaning to prolong life of system.	2

Cost Impact Factors

Constrained Site	☑	Very limited site area available.
Historic Preservation	☐	
Hazardous Materials	☐	
Renovation Difficulty	☐	
Sustainable Design	☐	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	1,800
BUILDING ID:	B1B-MWP- Admin_Housing	**NUMBER OF STORIES**	1
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	1994 remodel, 1999 addition, RECREATION / PROGRAMS
DATE:	5/27/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		10%	Mechanical Mezzanine and Gym		Upper Mezzanine
		90%	**NUMBER OF STORIES**		Main floor

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls	OK - All perimeter	
			Foundation	Ok	

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish		
			Railing		
			Entry Steps / Structure	N/A	
			Retaining Walls	N/A	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention:Concrete / Tilt Up	N/A	
			Detention: Masonry Mortar	Good condition	
			Detention: Masonry Unit / Glass Block	Brick good condition N/A for Glass Block	
			Non Detention: Wood/Plaster/Metal	Metal siding/soffit in ok condition	
			Paint/Sealer	N/A	
			Insulation	N/A	

Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	HM/Aluminum storefront in good condition	Visiting / Check in
			Single Pane	double pane insulated	
			Hardware	N/A	
			Detention: Glazing: Polycarbonate / Glass	N/A	
			Detention: Window Frame	N/A	

Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware: Admin	Institional grade, good condition	Visiting / gym
			Door/Admin	HM, standard grade, good condition Exterior door seals need replaced.	
			Frame/Admin	HM, good condition	
			Doors: Detention:	Aluminum storefront doors, good condition	Visiting
			Hardware: Detention	Corbin Russwin, institional grade, good condition	
			Misc: Overhead Door	N/A	
			Hatches	N/A	

Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Masonry	Pilaster columns, good condition	visiting, gym
			Concrete/Steel	N/A	

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Slab on Grade	Concrete, good condition	Visiting, Gym
			Raised Floor Wood	N/A	
			Raised Floor Concrete/Steel	Mechanical mezzanine, concrete, in good condition	visiting, gym

Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	steel stringer, concrete pan filled, good condition	from Visiting up to Mech Mezz
			Detention: Stair Construction: Finishes	N/A	
			Non Detention: Stair Rails	Steel pipe, painted, good condition	from Visiting up to Mech Mezz
			Detention: Stair Rails / Guard Rails	N/A	
			Non Detention: Stair structure	Steel and concrete, good condition	
			Detention: Stair Structure	N/A	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Precast concrete Tee (flat)	Low slope roof, In good condition	Gym
			Steel deck	sloped metal deck, in good condition	Mech Mezzanine
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Ok condition	
			Roof drainage	Gutters filled with debris	
			Skylights	N/a	
			Asphalt Shingle Tiles	N/a	
			Membrane/Metal	EPDM membrane, in fair condition	
			Clay / Cement Tiles	N/A	
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	Visual inspections only, did not inspect inclosed systems.	
			Batt	Visual inspections only, did not inspect inclosed systems.	

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	Gypsum board wall/ceiling had water damage	In Visitation area
			Framed - Plaster / Paint		
			Detention: Plaster / Paint	N/A	
			Detention : GWB	N/A	
			Detention: Concrete Paint	N/A	
			Detention: Masonry (CMU) Tiled Masonry CMU	CMU and paint in good condition	Gym area
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	GWB ceilings have water damage, bad condition need repaired.	Visitation area
			Detention: Plaster / GWB	N/A	
			Non Detention: Lay in	ACT, in good condition	corridors
			Detention: Security	N/A	
			Specialty	N/A	

Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware	Corbin Russwin mortise lever, in good condition	visiting area
			Non Detention: Door	HM, in good condition	
			Non Detention: Frame	HM, in good condition	
			Detention: Hardware	Corbin Russwin mortise lever, in good condition	
			Detention: Door	HM, in good condition	
			Detention Frame:	HM, in good condition	
			Non Detention: Relites / Interior Windows	N/A	
			Detention: Relites / Interior Security Grade Windows	N/A	

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	N/A	
			Non Detention: Carpet	in good condition	visitation
			Non Detention:Ceramic/Stone/Terrazzo	Rubber mat and carpet tile, in good condition	Gym
			Detention: Sealed Concrete/Painted Concrete	N/A	
			Detention: Ceramic	N/A	
			Wood		

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Gyp bd and paint wall needs repair work	Visitation
			Non Detention: FRP Wall Coverings	N/A	
			Non Detention: Ceramic Tile, Stone Tile	in good condition	visitation toilet rooms
			Detention: Paiint	paint in good condition	
			Detention: Tile / Glazed Block	N/A	
			Detention: Ceramic/Stone Tile	N/A	

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	**N/A**	
			Detention: Metal/Other	N/A	

Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs	plastic in good condition	visitation, gym, mech

Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: gym equipment	good condition	Gym
			Detention: Cell furnishings: Bed / Table	N/A	
			Classroom / Lecture	N/A	
			Cafeteria	N/A	

Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard	N/A	
			Non Detention: Tackboard	good condition	gym
			Non Detention: Cabinets	good condition	gym property room

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	N/A	
			Communication	N/A	
			Hoist Way	N/A	
			Lift	N/A	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	No issues identified	
			Non Detention: Elevator	N/A	
			Non Detention: Restrooms	No issues identified	
			Non Detention: Ramps	N/A	
			Non Detention: Stair & Ramp Rails	N/A	
			Non Detention: Door Hardware	No issues identified	
			Detention: Cells	N/A	
			Detention Day Rooms	N/A	
			Detention: Rec Areas	No issues identified	
			Detention Work Areas	N/A	

Life/Safety Systems Conditions (9)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	No issues identified	
			Detention: Impeded Egress / Exit Systems	No issues identified	

Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights		
			Emergency Lighting		
			Smoke/Heat Detection		
			Fire Alarm System		
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	No asbestos or hazardous materials identified	
			Other Asbestos Containing Material (ACM)	None identified	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: MT WOMENS PRISION

GROSS SQUARE FOOTAGE 1,800

BUILDING ID: B1B-MWP- Admin_Housing

NUMBER OF STORIES 1

Assumed this was gym, visitors center, etc.

ADDRESS: 701 27th Street South, Billings Montana

YEAR BUILT 1994 remodel, 1999 addition, RECREATION / PROGRAMS

DATE: 5/27/2020

BUILDING TYPE Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

HVAC SYSTEMS CONDITION (6)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls		
			BMS		MTI BMS Controls located in Industries
			Boiler/Furnace		Boiler system (HW) fed from new housing B3 building
			Room Units		Dedicated AHU-5 for gym, AHU-6 with VAVs for Common and Vistor's
			Hydronic Piping		New heating water booster pumps in 2015
			Alternative Fuel		
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	AHU-6 beyond functional life. Not enough air in Visitors Entrance. Add min-split DX heat pump for additional heating and cooling.	Visitor's entrance on south
			Ductwork	Detached supply duct at AHU-5. All existing ductwork should be leak tested	AHU-5 north of gym on mezzanine. Gym duct original in
			Specialized Exhaust	Exhaust fans are past their functional life and should be replaced.	Visitor's Entrance
			Room Ventilators	Radiant panels (RP) and CUHs approaching their functional life and should be replaced.	Visitor's Entrance
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	HVAC unit AHU-6 does not enough air in Visitors Entrance and is beyond its useful life. Add min-split DX heat pump for additional heating and cooling.	Visitor's entrance on south
			Detention: HVAC Ventilation / AC		
			Hydronic Piping		Revised hydronic piping to existing coils in 1997

Plumbing Systems Condition (7)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Sinks/Toilets/Showers	Non ADA sink trap covers in public toilets.	Visitor's Entrance, public toilets
			Detention: Sinks / toilets Showers		
			Specialty Fixtures: Kitchens / Food Service.		
			Plant Hot Water Generation	No HW recirc piping to Visitors Center. Add recirc pipe and pump to Public bathrooms in Visitor's Entrance	Visitor's Entrance
			Alternative Fuel		

Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Electric water heater past its functional life	Mezzanine AHU RM
			Pumps		
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Roof drains should have overflow provisions such as overflow drain bowls and piping	Did not confirm on-site, but OFL not indicated on plumbing schedule
			Pump		

Fire Protection Condition (8)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Sprinkler: Wet / Dry		
			Detention: Sprinkler: Wet / Dry		Drawings show vandal resistant heads in new addition and dry pipe connection from the existing riser system in old building
			Non Detention: Hose Stations / Cabinet Systems		
			Detention: Hose Stations / Cabinet Systems		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	1,800
BUILDING ID:	B1B-MWP- Admin_Housing	**NUMBER OF STORIES**	1
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	1994 remodel, 1999 addition, RECREATION / PROGRAMS
DATE:	3/20/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlled Entries	Poor. Delivery entrance is too short to accommodate large semi-trucks. Gate is open during deliveries.	South side of building.
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	Good.	
			Non Detention: Bldg Access	Good.	
			Detention: Out door Recreation	Good.	

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Fair. Storm catch basins and dry wells around building - evidence of sedimentation. Clean all catch basins and dry wells.	Catch basins and dry wells located around building
			Facility Waste systems:	Good. Sewer service lines appear to be adequately sized.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Connected to Municipal water, water service line in good condition.	
			Facility Fire Protection Systems / Delivery / Storage	Good. Connected to Municipal water, fire service line with FDC.	
			Facility Power Utilities	Good.	
			Facility Site Lighting	Fair. New LED lights but yard is not well lit.	Around exterior of building and site.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural gas connection. Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: MT WOMENS PRISION

GROSS SQUARE FOOTAGE 1,800

BUILDING ID: B1B-MWP- Admin_Housing

NUMBER OF STORIES 1

ADDRESS: 701 27th Street South, Billings Montana

YEAR BUILT 1994 remodel, 1999 addition, RECREATION / PROGRAMS

DATE: 3/20/2020

BUILDING TYPE Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Fair condition.	Utility Owned.
			Meter Base	Fair condition.	Utility Owned.
			Generator	Poor. Existing Generac 52 KVA Genset needs to be replaced.	South side of building.
			Alternative Source	N/A	N/A
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	Fair. Fluorescent type except in gym where it is LED.	Lighting should be replaced to LED type.
			Detention: Fixtures	Fair. Fluorescent type.	Lighting should be replaced to LED type.
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good. All wiring was observed in conduit,	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Poor. Existing GE panelboards.	Electrical gear is existing to the original construction.
			Service Panels	Poor. Existing GE panelboards.	Electrical gear is existing to the original construction.
			Devices	Fair. Industrail Grade.	
			Wiring	Good. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	Fair condition.	Warden indicated with the loss of utility and no generator, inmate
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair. Should be replaced with a newer LED type exit sign.	
			Emergency Lighting	Poor. Fluorescent type which should be replaced with LED type.	
			Smoke/Heat Detection	Good condition.	Smoke detectors observed throughout the building. Duct
			Fire Alarm System	Good. Edwards Fire Alarm Control panel serves entire facility.	

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Poor condition.	Valcom system located in IT room. Room temperature was high.
			Clock	Poor condition.	Does not work per Warden.
			Telephone	Good condition.	TTB located in IT room. Room temperature was high.
			Data	Good condition.	Rack located in IT Room with UPS located at the bottom of the rack.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	1,800
BUILDING ID:	B1B-MWP- Admin_Housing	**NUMBER OF STORIES**	1
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	1994 remodel, 1999 addition, RECREATION / PROGRAMS
DATE:	3/20/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Electronic Controls					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Controls: Non Detention		
			Locking Controls: Detention		
			Camera systems: Non Detention		
			Camera systems: Detention: Indoors		
			Camer systems: Detention Outdoors		

Life/Safety Systems Conditions (14)

Communications / IT Systems

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention		
			Intercom: Detention Programs		
			Intercom: Detention Housing		
			Intercom: Detention: Common		

Electronic Security Systems

PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Cameras		
			Detention Cameras		
			Locking Systems: Non Detention		
			Locking Systems: Detention: Low Security		
			Detention Locking Systems: Medium Security Level		
			Detention Locking Systems: High Security Level		
			Detention Locking Systems: Outdoor Recreation Areas		
			Detention Locking Systems: Common Areas		
			Intercom Systems		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	6,400
BUILDING ID:	B2-MWP_IND - Chapel/Industry	**NUMBER OF STORIES**	1
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	1999
DATE:	5/27/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			NUMBER OF STORIES		

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
		40%	Chapel		
		60%	Industries		

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Stem Walls		
			Foundation	Concrete, good condition	

Exterior Steps/Retaining Walls (B)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Finish		
			Railing	N/A	
			Entry Steps / Structure	N/A	
			Retaining Walls	N/A	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Detention:Concrete / Tilt Up		
			Detention: Masonry Mortar	Good condition	
			Detention: Masonry Unit / Glass Block	Masonry in good condition Dryvit in questionable condition	
			Non Detention: Wood/Plaster/Metal	N/A	
			Paint/Sealer	N/A	
			Insulation	Visual inspection only, did not inspect inclosed systems.	

Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame		
			Single Pane	Double pane insulated	
			Hardware	None	
			Detention: Glazing: Polycarbonate / Glass	Wire/tempered Several panes of glass broken, need replaced Several of the double pane insulated panes are failing, need replaced	Chapel
			Detention: Window Frame	HM for lower windows Aluminum for higher windows	

Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware: Admin	Corbin Russwin, in fair condition	
			Door/Admin	HM, door is in poor shape	Chapel
			Frame/Admin	HM, frame is in poor shape Door and frame will need replaced, should look into continous hinge on other side.	
			Doors: Detention:	HM, in fair condition	
			Hardware: Detention	HM, in fair condition	
			Misc: Overhead Door	N/A	
			Hatches	Roof hatch, in good condition	

Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	N/A	
			Concrete/Steel	N/A	

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Slab on Grade	Concrete, good condition	
			Raised Floor Wood	N/A	
			Raised Floor Concrete/Steel	N/A	

Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	N/A	
			Detention: Stair Construction: Finishes	N/A	
			Non Detention: Stair Rails	N/A	
			Detention: Stair Rails / Guard Rails	N/A	
			Non Detention: Stair structure	N/A	
			Detention: Stair Structure	N/A	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	N/A	
			Concrete/Steel	Metal deck, steel support, in good condition	
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	Metal flashing is questionable, the roof has several bad leaks	Chapel
			Roof drainage	Roof drains and scupper overflow is questionable. The roof has many leaks, the overflow drians and scuppers are suspect.	Chapel
			Skylights	N/A	
			Asphalt Shingle Tiles	N/A	
			Membrane/Metal	Membrane, is questionable, the roof has several bad leaks	Chapel
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	Rigid sloped insulation in combination with membrane roofing.	
			Batt		

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint	GWB/Paint walls/ceilings water damage	Chapel
			Framed - Plaster / Paint	N/A	
			Detention: Plaster / Paint	N/A	
			Detention : GWB	N/A	
			Detention: Concrete Paint	CMU / Paint is in good condition	Industries
			Detention: Masonry (CMU) Tiled Masonry CMU		

Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB	GWB water damaged thorughout	Chapel
			Detention: Plaster / GWB	N/A	
			Non Detention: Lay in	N/A	
			Detention: Security	Exposed Structure	Industries / Maintenance
			Specialty		
Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware		
			Non Detention: Door	stained wood, good condition	Chapel
			Non Detention: Frame	HM, good condition	
			Detention: Hardware	HM, good condition	
			Detention: Door	HM, good condition	
			Detention Frame:	HM, good condition	
			Non Detention: Relites / Interior Windows		
			Detention: Relites / Interior Security Grade Windows		

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	N/A	
			Non Detention: Carpet	Carpet in good condition	Chapel
			Non Detention:Ceramic/Stone/Terrazzo	N/A	
			Detention: Sealed Concrete/Painted Concrete	Sealed concrete, good condition	Industries / maintenance
			Detention: Ceramic	N/A	
			Wood	N/A	
Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint on CMU in good condition	
			Non Detention: FRP Wall Coverings	FRP in toilet room in good condition	Chapel
			Non Detention: Ceramic Tile, Stone Tile		
			Detention: Paint	Paint in good condition	
			Detention: Tile / Glazed Block	N/A	
			Detention: Ceramic/Stone Tile	N/A	

Specialties (7)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other	In fair condition	Industries
			Detention: Metal/Other		

Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs		

Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating		
			Detention: Cell furnishings: Bed / Table		
			Classroom / Lecture		
			Cafeteria		

Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard		
			Non Detention: Tackboard		
			Non Detention: Cabinets	Cabinets delaminating	Chapel work room

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	N/A	
			Communication	N/A	
			Hoist Way	N/A	
			Lift	N/A	

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas	Accessible	Chapel / Industries
			Non Detention: Elevator		
			Non Detention: Restrooms	Accessible	Chapel / Industries
			Non Detention: Ramps		
			Non Detention: Stair & Ramp Rails		
			Non Detention: Door Hardware		
			Detention: Cells		
			Detention Day Rooms		
			Detention: Rec Areas		
			Detention Work Areas		

Life/Safety Systems Conditions (9)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems		
			Detention: Impeded Egress / Exit Systems		
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights		
			Emergency Lighting		
			Smoke/Heat Detection		
			Fire Alarm System		
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention	None identified	
			Other Asbestos Containing Material (ACM)	None identified	

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Montana Correctional System Master Plan

Building Physical Data Entry Form

Montana Women's Prison

January 15, 2020

A

Project ID: MT | Facility ID: 2 | Facility Name: Montana Women's Prison

Building ID: 03 | Building Name: New Housing Wing

Graphics

Building Photo 1 Caption: Exterior View

Building Photo 1 ImagePath: C:\MT Images\exterior.bmp

Building Photo 2 Caption: Typical Cell

Building Photo 2 ImagePath: C:\MT Images\cell.bmp

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

FCI #1
FCI #2
FCI #3
FCI #4
FCI #5
FCI #6

Basic Site Information

Location/Address: 701 South 27th Street

Building Area: 1,800

Billings | MT | 59101

General Building Information

Initial Construction Date: 1983 | Facility Age: 37 | No of Floors: 1 + Mezz | ☐ Modular/ Temporary

General Facility Description:

This is a gymnasium and visitation addition on to the MWP building.
One level plus a mechanical mezzanine and balcony level for the main gymnasium floor.

Major Renovations/Expansion Projects

Facility Completely Renovated? ☐ | If yes, Date of Last Major Renovation:

1 Year: 1997 — Visitation center added.

2 Year:

3 Year:

1: General Building Condition

General Condition of the Building: | Condition (0-5): 2

Relatively new construction.

The building addition constructed in 1999. Main components of the shell are concrete and CMU with brick facade. Concrete slab on grade foundation. Roof is sloped metal on visitation side and low slope membrane on the gymnasium side.

Comments on Overall Building Condition:

Building being maintained in spite of hard use.

Building is used for the gymnasium facility and visitation. Building is CMU and brick masonry construction. The condition of the building is in good condition with only several maintenance and renovations needed. The building has been maintained well with typical wear and tear.

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DLR Group

Montana Correctional System Master Plan

Building Physical Data Entry Form

Montana Women's Prison

January 15, 2020

B

Building Frame Type:
Wood Frame
Steel Frame
Concrete or CMU
Concrete Moment Frame
Unreinforced Masonry Wall
Other/Indeterminate

2: Strucuture: Steel Frame/ Concrete Floors — Condition (0-5): 1

Description of Structure:
Foundation is concrete slab on grade.
Walls are CMU with brick facade
Roof is 1/2 concrete tees for gymnasium side and 1/2 metal bar joist for visitation side.

Structure Condition Comments:
The structure is in great condition, no anticipated work other than general maintanance.

3. Exterior Envelope: Exterior Material Type: B — Condition (0-5): 2

Level A= Tilt-Up,Dryvit, or Painted CMU
Level B= Precast, Brick, or Middle of the Road Curtain Wall
Level C= High End Curtain

CMU with brick facade envelope.
HM doors. Aluminum doors and windows at visitation.

Comments on Condition of Exterior Envelope:

Brick facade in good condition. Condition 1
HM and Aluminum exterior doors need seal replaced. Condition 2

Level A= Modular or Shingles
Level B= Built-Up/Single Ply
Level C= Ornamental Metal,Tile

4: Roof Type Material (Level A, B, C) B — Condition (0-5): 4

Roof Description and Comments:
Roof is 1/2 sloped metal roof over visitation and 1/2 membrane roofing over gymnasium. The membrane roof is at its life expectancy and should be replaced, condition 3. The majority of the metal roof is still performing, but the soffits and gutters are causing water issues and should be renovated, condition 4.

5: Interior Finishes: Condition (0-5): 3

Gymnasium finishes are paint on CMU walls, rubber flooring and carpet tiles.
Visitation finishes are paint on gypsum board walls and carpet tiles.

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

Interior Finishes Comments:
In general the finishes in this building are in good condition but will need general maintenance, condition 1.
The ceiling in the visitation room has water damage. It is believed from a leak in a water heater. This will require moderate renovation, condition 3.

6: HVAC Systems Condition (0-5):

AHU-6 past functional life.	5
Radiant terminals including CUH and RH past useful life	4
Not enough conditioning air in Visitor's Entrance, complaints of hot and cold temps	4
Detached supply duct off AHU-5	5
Portions of ductwork original to building, likely cleanliness and leak issues	3

HVAC Evaluation Comments:
Gym part of 1983 project
Visitor's Entrance Addition HVAC added in 1997 project

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Montana Correctional System Master Plan

Building Physical Data Entry Form

Montana Women's Prison

January 15, 2020

C

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

7: Building Plumbing Systems: Condition (0-5)

Electric water heater in mezzanine past its functional life	5
Portions of fixtures are not ADA compliant, no trap protectors on public sinks	4
No DHW recirculation piping in Visitor's Addition	3
No overflow drains or OFL piping indicated on drawing schedule	2

Plumbing System Evaluation Comments:

Gym in 1983 project
New domestic HW boilers installed in 2005 project
Plumbing fixture upgrades in 1994 project

8: Building Fire Protection Systems: Condition (0-5)

General Life Safety and Fire Suppression Review for updated compliance	3

Fire Protection Evaluation Comments:

Visitor's Entrance Addition fire suppression added in 1997 project; tied into (ex) riser
Vandal resistant, dry type sprinkler heads in Common area

9: Building Electrical Systems: Condition (0-5) 2

Existing generator is nearing end of life expectancy.	4
Electrical GE gear is showing signs of age and has mismatched circuit breakers.	4
Lighting was observed to be mostly fluorescent. Lighting controls were not observed.	4
Electrical wiring was observed in conduits and industrial grade devices.	1

Building Electric Evaluation Comments:

Transformer and meter are utility owned.

10: Vertical Transportation Condition (0-5) 1

Steel stringer, concrete pan filled.

Vertical Transportation Comments:

Stairs in great condition no work needed. Condition 1.

# of Elevators 0 # of Stairs 1 # of Floors 1 + Mezz # of Escalators 0

11: ADA Compliance Condition (0-5) 0

No issues identified.

Life Safety Evaluation Comments:

12: Life Safety Systems: Condition (0-5) 2

Fire alarm system and smoke/duct detection in good condition.	1
Emergency lighting mainly fluorescent and should be replaced to LED type.	4
Exit signs were in fair condition. Should be replaced to newer LED type.	2

Life Safety Evaluation Comments:

Warden indicated with the loss of utility and no generator, inmate doors are not fail secure.

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Montana Correctional System Master Plan

Building Physical Data Entry Form | Montana Women's Prison | January 15, 2020

D

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

13: Comm/Tech Distribution Condition (0-5): 2

Intercom is dated and should be upgraded.	3
Rack had UPS and space for future. Cabling should be reorganized.	2
Telephone termination board in good condition.	2
Clock system was not observed. Warden indicated that it no longer worked.	5

Comm/Tech Evaluation Comments:

14: Electronic Security Distribution Condition (0-5): 4

Security Electronics Evaluation Comments: Security system is outdated, needs majjor upgrade.

Expandability/Adaptability

Gymnasium has a low to minimal level of adaptability, and very little to no room for expandability. Visitation has a moderate level of adaptability of low level detention use. And very little to no room for expandability.

15. Site Conditions

Old delivery gate does not work (Poor).	5
Perimeter fence is too short to provide adequate security. (Fair)	4
Sidewalks, parking areas in good condition.	2
Storm drainage system in good condition. All catch basins requiring cleaning to prolong life of system.	2

Cost Impact Factors

Constrained Site	☑	Very limited site area available.
Historic Preservation	☐	
Hazardous Materials	☐	
Renovation Difficulty	☐	
Sustainable Design	☐	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	6,400
BUILDING ID:	B2-MWP_IND - Chapel/Industry	**NUMBER OF STORIES**	1
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	1999
DATE:	5/27/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

HVAC SYSTEMS CONDITIONS (6)

Heating (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls		
			BMS		
			Boiler/Furnace		
			Room Units		
			Hydronic Piping		
			Alternative Fuel		
Ventilating (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Air Handler	Complaints of HVAC unit cold in summer but acceptable in winter. All HVAC equipment approaching end of functional life	Screening space
			Ductwork		
			Specialized Exhaust	Exhaust inadequate for screening, chemical work, odors Dryer vents into a pan inside building	
			Room Ventilators		Electric BB heating
Cooling (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention Central AC / HVAC	Complaints of HVAC unit cold in summer but acceptable in winter. All HVAC equipment approaching end of functional life	**Location & Note**
			Detention: HVAC Ventilation / AC		
			Hydronic Piping		

Plumbing Systems Condition (7)

Fixtures (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Sinks/Toilets/Showers	No ADA fixtures in Rm 110 or 108 of Industries Building	Main work room
			Detention: Sinks / toilets Showers		
			Specialty Fixtures: Kitchens / Food Service.	Screen rinse room drains to old shower floor drain. Need to collect drained fluids into closed sump for removal to safe,	
			Plant Hot Water Generation	New AO Smith NG HWH	
			Alternative Fuel		
Supply Piping (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping		
			Pumps		
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping		
			Pump		

Fire Protection Condition (8)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Sprinkler: Wet / Dry		
			Detention: Sprinkler: Wet / Dry	Fire alarm system includes SD beams and smoke and heat detectors	Fire entrance in back shop area
			Non Detention: Hose Stations / Cabinet Systems		
			Detention: Hose Stations / Cabinet Systems		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	6,400
BUILDING ID:	B2-MWP_IND - Chapel/Industry	**NUMBER OF STORIES**	1
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	1999
DATE:	3/20/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries		
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Sally port is too short for large trucks.	Industrial sally port
			Detention: Out door Recreation		

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Good. Some flooding in area due to infilling of stormwater detention area. Dry well at manhole functions but needs to be	Recreational area with running track.
			Facility Waste systems:	Good - sewer pipe appears to have capacity.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Fair. Irrigation well head in fair condition due to exposed wiring. Repair wiring.	Irrigation well in garden
			Facility Fire Protection Systems / Delivery / Storage	Connected to Municipal water, fire service line installed with FDC. Good.	South side of building.
			Facility Power Utilities	Good.	
			Facility Site Lighting	Fair. New LED lights but yard is not well lit.	Around building and site.
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural gas. Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: MT WOMENS PRISION

GROSS SQUARE FOOTAGE 6,400

BUILDING ID: B2-MWP_IND - Chapel/Industry

NUMBER OF STORIES 1

ADDRESS: 701 27th Street South, Billings Montana

YEAR BUILT 1999

DATE: 3/20/2020

BUILDING TYPE Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Fair.	Utility Owned. South side of Industries.
			Meter Base	Fair.	Utility Owned. South side of Industries.
			Generator	None.	
			Alternative Source	N/A	N/A
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	Fair. Mainly LED type with some fluorescent type throughout.	Lighting should be replaced to LED type.
			Detention: Fixtures	None.	
			Light Level Controls	Dimmer switches located in staff office.	
			Occupancy/Daylight Sensor	Observed in staff areas.	
			Wiring	Good. All wiring was observed in conduit,	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	None.	
			Service Panels	Fair. Existing Cutler Hammer & Siemens panelboards.	Electrical gear is existing to the original construction.
			Devices	Fair. Industrial Grade.	
			Wiring	Good. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	None electric.	
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair. Should be replaced with a newer LED type exit sign.	
			Emergency Lighting	Fair. Should be replaced with a newer LED type exit sign.	
			Smoke/Heat Detection	Good.	Smoke detectors observed throughout the building. Duct
			Fire Alarm System	Good. Edwards Fire Alarm Control panel serves entire facility.	

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	None observed.	
			Clock	Poor condition.	Does not work per Warden.
			Telephone	Good condition.	TTB located in IT room.
			Data	Good condition.	Rack located in IT Room with UPS located at the bottom of the rack.

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	6,400
BUILDING ID:	B2-MWP_IND - Chapel/Industry	**NUMBER OF STORIES**	1
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	1999
DATE:	3/20/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

Electronic Controls					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Locking Controls: Non Detention		
			Locking Controls: Detention		
			Camera systems: Non Detention		
			Camera systems: Detention: Indoors		
			Camer systems: Detention Outdoors		

Life/Safety Systems Conditions (12)

Communications / IT Systems

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom: Non Detention		
			Intercom: Detention Programs		
			Intercom: Detention Housing		
			Intercom: Detention: Common		

Electronic Security Systems

PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Cameras		
			Detention Cameras		
			Locking Systems: Non Detention		
			Locking Systems: Detention: Low Security		
			Detention Locking Systems: Medium Security Level		
			Detention Locking Systems: High Security Level		
			Detention Locking Systems: Outdoor Recreation Areas		
			Detention Locking Systems: Common Areas		
			Intercom Systems		

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Montana Correctional System Master Plan

Building Physical Data Entry Form — Montana Women's Prison — January 15, 2020

A

Project ID: MT | Facility ID: 2 | Facility Name: Montana Women's Prison

Building ID: 03 | Building Name: New Housing Wing

Graphics

Building Photo 1 Caption: Exterior View

Building Photo 1 ImagePath: C:\MT Images\exterior.bmp

Building Photo 2 Caption: Typical Cell

Building Photo 2 ImagePath: C:\MT Images\cell.bmp

Basic Site Information

Location/Address: 701 South 27th Street

Building Area: 6,400

Billings | MT | 59101

General Building Information

Initial Construction Date: 1999 | Facility Age: 21 | No of Floors: 1 | ☐ Modular/ Temporary

General Facility Description:

This building is three parts:
Industries, maintenance and chapel.
Industries and maintenance share a concrete slab on grade, CMU walls, with metal bar joist roof building.
The chapel is a concrete slab on grade metal stud walls, bar joist roof building.
The entire building has an exterior facade of brick masonry to approximately 10' and them EIFS above.
The roof system is low slope membrane.

Major Renovations/Expansion Projects

Facility Completely Renovated? ☐ | If yes, Date of Last Major Renovation:

1 Year:
2 Year:
3 Year:

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

FCI #1:
FCI #2:
FCI #3:
FCI #4:
FCI #5:
FCI #6:

1: General Building Condition

General Condition of the Building: | Condition (0-5): 4

The industries and maintenance portion of the building is in good condition.
The chapel portion is in fair shape and in need of a significant amount of work.

Comments on Overall Building Condition:

The industries and maintenance portions of this building are in good shape. Condition 1
The chapel is in need of roof work, EIFS repair, new front door, interior finish work due to water damage, replacement of glazing due to breakage and failed seals. Condition 4.

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Montana Correctional System Master Plan

Building Physical Data Entry Form

Montana Women's Prison

January 15, 2020

B

2: Strucuture: Steel Frame/ Concrete Floors — Condition (0-5): 1

Building Frame Type:
Wood Frame
Steel Frame
Concrete or CMU
Concrete Moment Frame
Unreinforced Masonry Wall
Other/Indeterminate

Description of Structure: Concrete slab on grade, CMU walls, metal bar roof joist.

Structure Condition Comments: No evidence of structure issues. Condition 1.

3. Exterior Envelope: Exterior Material Type: B — Condition (0-5): 2

Level A= Tilt-Up,Dryvit, or Painted CMU
Level B= Precast, Brick, or Middle of the Road Curtain Wall
Level C= High End Curtain

Brick masonry to approximately 10' then EIFS above.
HM doors and frames. HM windows.

Comments on Condition of Exterior Envelope:

EIFS is showing signs of cracking and degradation. Somewhat unusual but will need some minor renovation work. Condition 2.
HM door to the chapel needs replaced. Condition 4.
Multiple glazing units need replaced in the chapel due to breakage or seal failure. Condition 3.

Level A= Modular or Shingles
Level B= Built-Up/Single Ply
Level C= Ornamental Metal,Tile

4: Roof Type Material (Level A, B, C) B — Condition (0-5): 4

Roof Description and Comments: Roof membrane system is failing on the chapel and need significant work. A lot of water damage has occurred inside the chapel due to roof leaks. Condition 4.
Roof membrane over the industries and maintenance is still performing well, but is part its expected life and should be replaced soon. Condition 3.

5: Interior Finishes: Condition (0-5): 3

Industries and maintenance is concrete floors, painted CMU walls and ACT ceilings.
Chapel is carpet tile flooring, painted gypsum walls and act or gypsum ceilings.

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

Interior Finishes Comments: Chapel is in need of significant finish work due to water damage. Both to the ceilings and walls. Condition 4.

6: HVAC Systems Condition (0-5):

HVAC units (HV&AC, CUs, EFs, Furnace) operating past functional life.Temp control complaints.	5
Exhaust system inadequate for current screening operations using chemical and dyes	5
Portions of ductwork original to building, likely cleanliness and leak issues	3
Dryer vents into a pan inside the building	4
No exhaust air in transformed shower-to- screen rinse room	4

HVAC Evaluation Comments:
Industries Building 1998 project
Chapel 2000 project

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Montana Correctional System Master Plan

Building Physical Data Entry Form

Montana Women's Prison

January 15, 2020

C

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

7: Building Plumbing Systems: Condition (0-5)

Drain from screen rinse sink drains direct to sanitary. 5
No overflow provisions on roof of Chapel, severe roof leak repairs ongoing 4

Plumbing System Evaluation Comments:

Industries Building 1998 project
Chapel 2000 project
New AO Smith NG HWH

8: Building Fire Protection Systems: Condition (0-5)

General Life Safety and Fire Suppression Review for updated compliance 3

Fire Protection Evaluation Comments:

Fire alarm system includes SD beams, smoke and heat detectors
Fire entrance in back shop mech room

9: Building Electrical Systems: Condition (0-5) 2

Electrical CH/Siemens gear appears to be original. 4
Lighting was observed to be mostly LED type. Lighting controls were observed. 2
Electrical wiring was observed in conduits and industrial grade devices. 1

Building Electric Evaluation Comments:

Transformer and meter are utility owned.

10: Vertical Transportation Condition (0-5)

No stairs, no elevator.

Vertical Transportation Comments:

# of Elevators 0 # of Stairs 0 # of Floors 0 # of Escalators 0

11: ADA Compliance Condition (0-5)

No ADA issues identified.

Life Safety Evaluation Comments:

12: Life Safety Systems: Condition (0-5) 2

Fire alarm system and smoke/duct detection in good condition. 1
Emergency lighting mainly LED type. 2
Exit signs were in good condition. 2

Life Safety Evaluation Comments:

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Montana Correctional System Master Plan

Building Physical Data Entry Form | Montana Women's Prison | January 15, 2020

D

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

13: Comm/Tech Distribution Condition (0-5) 2

Rack had UPS and space for future. Cabling should be reorganized. 2
Telephone termination board in good condition. 2

Comm/Tech Evaluation Comments:

14: Electronic Security Distribution Condition (0-5) 4

Security Electronics Evaluation Comments:

Security system is outdated, needs majjor upgrade.
Fencing around garden is not secured into the ground. (poor). 1

Expandability/Adaptability

Expandability is limited, but a small amount of expansion would be possible to the southwest of the chapel. Adaptability has possibilities in this facility. The industries is a large open space allowing flexibility for many uses. The chapel and maintenance would have possibilities for office space or other low level detention uses.

15. Site Conditions

Storm drainage system in good condition but some flooding in recreation yard. All catch basins and dry wells requiring cleaning to prolong life of system. 2
Sewer and water services (Good). 2
Irrigation well. (Fair) Repair wiring at cap. 2

Cost Impact Factors

Constrained Site	☑	Very limited site area available.
Historic Preservation	☐	
Hazardous Materials	☐	
Renovation Difficulty	☐	
Sustainable Design	☐	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	40,191
BUILDING ID:	B3_INT_SECH	**NUMBER OF STORIES**	3
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	1997
DATE:	5/27/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

General Building Description (0)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			NUMBER OF STORIES	3	

General Building Condition (1)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note

Foundations /Building Super Structure (2)

Footings/Foundation Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Stem Walls		
			Foundation	Concrete, good condition	
Exterior Steps/Retaining Walls (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Finish	N/A	
			Railing	N/A	
			Entry Steps / Structure	N/A	
			Retaining Walls	N/A	

Envelope / Exterior Envelope Condition (3)

Exterior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention:Concrete / Tilt Up	N/A	
			Detention: Masonry Mortar	good condition	
			Detention: Masonry Unit / Glass Block	Concrete, good condition Dryvit fair condition	
			Non Detention: Wood/Plaster/Metal	N/A	
			Paint/Sealer	N/A	
			Insulation	Not inspected	

Exterior Windows (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Glass Glazing / Frame	Glazing and frame in good condition	
			Single Pane	N/A	
			Hardware	Non operable	
			Detention: Glazing: Polycarbonate / Glass		
			Detention: Window Frame	Detention glazing and frame in good condition	

Exterior Doors/Hatches (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Hardware: Admin		
			Door/Admin	HM in good condition	
			Frame/Admin	HM in good condition	
			Doors: Detention:	HM detention grade in good condition	
			Hardware: Detention	Corbin Russwin in good condition	
			Misc: Overhead Door	N/A	
			Hatches	Roof hatch in good condition	

Interior Columns/Beams (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	N/A	
			Concrete/Steel	good condition	

Floor System (4)

Floor Super Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Slab on Grade	Concrete in good condition	
			Raised Floor Wood	N/A	
			Raised Floor Concrete/Steel	Roof level concrete slab has some cracking, needs repair	

Stair Treads/Risers (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Stair Finishes	Concrete in good condition	
			Detention: Stair Construction: Finishes	Concrete sealed in good condition	
			Non Detention: Stair Rails		
			Detention: Stair Rails / Guard Rails	pipe steel in good condition	
			Non Detention: Stair structure	circular stair access in fair condition	
			Detention: Stair Structure	pipe steel in good condition	

Roof System / Roof Condition (4)

Structure (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Wood	N/A	
			Concrete/Steel	in good condition	
Covering (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flashing	metal flashing in fair condition	
			Roof drainage	Roof drains have no overflow.	
			Skylights	N/A	
			Asphalt Shingle Tiles	N/A	
			Membrane/Metal	Membrane is in fair condition and is at its anticipated life expectancy, should be replaced soon. Metal roof is in fair condition.	
			Clay / Cement Tiles		
Insulation (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Rigid	Visual inspection only, not inspected	
			Batt	Visual inspection only, not inspected	

Interior Finishes / Interio Specialty Systems (5)

Interior Walls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Framed - GWB /Paint		
			Framed - Plaster / Paint		
			Detention: Plaster / Paint		
			Detention : GWB		
			Detention: Concrete Paint	CMU walls in god shape. Paint is in fair shape.	A, B, C, D, E, F Pods
			Detention: Masonry (CMU) Tiled Masonry CMU		
Ceilings (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Plaster / GWB		
			Detention: Plaster / GWB		
			Non Detention: Lay in		
			Detention: Security	Detention grade concrete ceilings painted, in good shape.	
			Specialty		

Interior Doors/Hardware/Windows (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Typical Hardware		
			Non Detention: Door		
			Non Detention: Frame		
			Detention: Hardware	Pneumatic operators (4) has problems.	Cell blocks
			Detention: Door	Sliders, 12 gauge in good shape.	Cell blocks
			Detention Frame:	12 gauge painted, in good shape	Cell blocks
			Non Detention: Relites / Interior Windows		
			Detention: Relites / Interior Security Grade Windows	Laminate glazing, on good shape	

Floor Finishes (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Resilient	VCT in fair shape general wear and tear	Dayrooms
			Non Detention: Carpet	Carpet in poor shape general wear and tear	Dayrooms
			Non Detention:Ceramic/Stone/Terrazzo		
			Detention: Sealed Concrete/Painted Concrete	Sealed concrete in good shape	Cells
			Detention: Ceramic		
			Wood		

Wall Finishes (E)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Paint	Paint in fair condition general wear.	
			Non Detention: FRP Wall Coverings		
			Non Detention: Ceramic Tile, Stone Tile	CMU painted in good shape	
			Detention: Paiint	Paint in fair condition general wear.	
			Detention: Tile / Glazed Block		
			Detention: Ceramic/Stone Tile		

Specialties (5)

Toilet Partitions (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Metal / Other		
			Detention: Metal/Other		

Signage/Directories (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Directory		
			Room & Directional Signs		

Seating / Detention Furnishings					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Detention: Day Room Seating	Loose table and chairs in fair shape	Dayroom
			Detention: Cell furnishings: Bed / Table	Steel beds in good condition	Cell blocks
			Classroom / Lecture	Loose table and chairs in fair shape	
			Cafeteria	Plastic chairs	

Chalk/Tackboards/Cabinets (D)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Markerboard		
			Non Detention: Tackboard		
			Non Detention: Cabinets		

Accessiblity: Vertical Transportation (10)

Elevator/Lift (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Controls	Elevator is keyed control and has no reported issues. No issues seen with the visual inspection.	
			Communication		
			Hoist Way		
			Lift		

ADA Compliance (11)

ADA Accessibility (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Work Areas		
			Non Detention: Elevator		
			Non Detention: Restrooms		
			Non Detention: Ramps		
			Non Detention: Stair & Ramp Rails		
			Non Detention: Door Hardware		
			Detention: Cells		
			Detention Day Rooms		
			Detention: Rec Areas		
			Detention Work Areas		

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Exit Systems	in place	
			Detention: Impeded Egress / Exit Systems	keyed locking system	Cells to yards
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights		
			Emergency Lighting		
			Smoke/Heat Detection		
			Fire Alarm System		
Asbestos/Hazardous Material (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Flooring (All Areas) Non Detention/Detention		
			Other Asbestos Containing Material (ACM)		

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	40,191
BUILDING ID:	B3_INT_SECH	**NUMBER OF STORIES**	3
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	1997
DATE:	5/27/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:
HVAC SYSTEMS CONDITIONS (6)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
Heating (A)					
			Controls		Sensor plates
			BMS		MTI BMS Controls located in Industries
			Boiler/Furnace		New in 2000 orig project. Added boier in 2017
			Room Units		MZ RTU, VAV in non-detention, radiant heating in perimeter rooms
			Hydronic Piping	Glycol leaks in chiller and heating water systems	
			Alternative Fuel		Boiler fed with diesel fuel back-up
Ventilating (B)					
			Air Handler	Air handler controls/dampers/valves were updated in 2015 project. Return fan not fully functional on HV&AC-5	Roof HV&AC-5
			Ductwork	Duct and GRD cleaning due based on age of building	
			Specialized Exhaust	Kitchen MAU does not function correctly when wind blows. Halton kitchen hoods certified by Fire Master POD dryer vents clog	Kitchen Roof POD
			Room Ventilators	Excessive supply air going into electrical closet 105 near east garage	Closet 105
Cooling (C)					
			Non Detention Central AC / HVAC	Chiller compressor failing, big difference betwn run time on each compressor. Replace both compressors.	Outdoor chiller
				Not enough cooling in Control Room and adjacent landing room where IT rack is located. IT Room should be in a dust free, enclosed secure space to contain dedicated cooling.	Control Rm and adjacent landing room
			Detention: HVAC Ventilation / AC	Cold complaints in Medical Area, also space is over pressurized. Review what/where control SA set point on unit is set. Review RAF-1 and HV&AC-1 fan offsets.	Medical Area
			Hydronic Piping	Leaks in hydronic piping fitting over cafeteria. Control valves have unstable operation, provide and clean all strainers	Cafeteria General

Plumbing Systems Condition (7)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
Fixtures (A)					

			Non Detention: Sinks/Toilets/Showers		
			Detention: Sinks / toilets Showers	Plumbing risers in acceptable condition	
			Specialty Fixtures: Kitchens / Food Service.	Kitchen equipment tested and cleaned	
			Plant Hot Water Generation		
			Alternative Fuel		
Supply Piping (B)					
PIC	**P/A**	**% of Whole**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping		
			Pumps		
Waste Piping (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Piping	Sanitaary piping leaks over DeBrief Rm Grease interceptor cleaned quarterly	DeBrief Rm
			Pump		

Fire Protection Condition (8)

Extinguishing System (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Sprinkler: Wet / Dry		MT-WY does annual FSD testing
			Detention: Sprinkler: Wet / Dry	Zone valves in landing closet	
			Non Detention: Hose Stations / Cabinet Systems		
			Detention: Hose Stations / Cabinet Systems		

FACILITY CONDITION INVENTORY

INSPECTOR			
SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	40,191
BUILDING ID:	B3_INT_SECH	**NUMBER OF STORIES**	3
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	1997
DATE:	5/28/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

			Detention: Security Fencing / Controlle Entries	Poor. Sally port is too short, gate must remain open when truck is present.	
Outdoor Access					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Parking	N/A	
			Non Detention: ADA Parking	N/A	
			Non Detention: Bldg Access	Fair. Some concrete heaving by door. Ground concrete to allow door to open into rec yard.	East side of building
			Detention: Out door Recreation	Poor. Need additional areas for detention recreation. Cannot access gate lock from inside fence - must be unlocked from the outside only.	On the west side of the building at detention yards.

Site Utilities

Building / Facility Services					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Storm Collection / rain water control	Fair. Storm catch basins and dry wells around building - evidence of sedimentation. Clean all catch basins and dry wells.	Catch basins and dry wells located around building
			Facility Waste systems:	Good. Sewer service lines appear to be adequately sized. Service lines are PVC piping.	
			Facility Water Systems / Delivery - Wells / Municipal Utilities	Connected to Municipal water, water service line in good condition.	
			Facility Fire Protection Systems / Delivery / Storage	Good. Connected to Municipal water, fire service line installed with FDC.	
			Facility Power Utilities	Good.	
			Facility Site Lighting	Fair. New LED lights but yard is not well lit.	East side of building
			Gas Delivery Service: Natural Gas/ Propane / Fuel oil / Alternative Fuel	Natural gas connection. Good.	

FACILITY CONDITION INVENTORY

INSPECTOR

SITE: MT WOMENS PRISION

GROSS SQUARE FOOTAGE 40,191

BUILDING ID: B3_INT_SECH

NUMBER OF STORIES 3

ADDRESS: 701 27th Street South, Billings Montana

YEAR BUILT 1997

DATE: 3/20/2020

BUILDING TYPE Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

Electrical Systems Condition (9)

Building Service/Controls (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Transformer	Fair condition.	Utility Owned. North side of building.
			Meter Base	Fair condition.	Utility Owned. North side of building.
			Generator	Existing Generac 250 KW in fair condition.	Exterior on north side of building.
			Alternative Source	N/A	N/A
Lighting (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Non Detention: Fixtures	Fair. Fluorescent type.	Lighting should be replaced to LED type.
			Detention: Fixtures	Fair. Fluorescent type.	Lighting should be replaced to LED type.
			Light Level Controls	None Observed.	
			Occupancy/Daylight Sensor	None Observed.	
			Wiring	Good. All wiring was observed in conduit.	
Distribution (C)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Switchgear	Cutler Hammer gear was in good condition.	
			Service Panels	Cutler Hammer gear was in good condition.	
			Devices	Fair. Industrial Grade.	
			Wiring	Good. All wiring was observed in conduit.	

Life/Safety Systems Conditions (12)

Egress (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Systems	Fair condition.	Warden indicated with the loss of utility and no generator, inmate
Exit/Emergency Lighting/Alarms (B)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Exit Lights	Fair. Should be replaced with a newer LED type exit sign.	
			Emergency Lighting	Poor. Fluorescent type which should be replaced with LED type.	

			Smoke/Heat Detection	Good condition.	Smoke detectors observed throughout the building. Duct
			Fire Alarm System	Good. Edwards Fire Alarm Control panel serves entire facility.	

Communications / IT Systems (13)

Voice/Data (A)					
PIC	**P/A**	**% of Whole Bldg**	**Sub-Component**	**Condition Observed and Action to Fix**	**Location & Note**
			Intercom	Fair condition.	
			Clock	Poor condition.	Does not work per Warden.
			Telephone	Good condition.	TTB located in IT room.
			Data	Good condition.	Rack located in IT Room with UPS located at the bottom of the

FACILITY CONDITION INVENTORY

INSPECTOR

SITE:	MT WOMENS PRISION	**GROSS SQUARE FOOTAGE**	40,191
BUILDING ID:	B3_INT_SECH	**NUMBER OF STORIES**	3
ADDRESS:	701 27th Street South, Billings Montana	**YEAR BUILT**	1997
DATE:	3/20/2020	**BUILDING TYPE**	Group I-3, Prison Occupancy, TYPE II FR

Montana Department of Corrections- Facilities Condition Inventory:

Security Systems Condition (14)

PIC	P/A	% of Whole	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Locking Controls: Non Detention		
			Locking Controls: Detention		
			Camera systems: Non Detention		
			Camera systems: Detention: Indoors		
			Camer systems: Detention Outdoors		

Life/Safety Systems Conditions (14)

Communications / IT Systems

Voice/Data (A)

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Intercom: Non Detention		
			Intercom: Detention Programs		
			Intercom: Detention Housing		
			Intercom: Detention: Common		

Electronic Security Systems

PIC	P/A	% of Whole Bldg	Sub-Component	Condition Observed and Action to Fix	Location & Note
			Non Detention: Cameras		
			Detention Cameras		
			Locking Systems: Non Detention		
			Locking Systems: Detention: Low Security		
			Detention Locking Systems: Medium Security Level		
			Detention Locking Systems: High Security Level		
			Detention Locking Systems: Outdoor Recreation Areas		
			Detention Locking Systems: Common Areas		
			Intercom Systems		

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DLR Group

Montana Correctional System Master Plan

Building Physical Data Entry Form

Montana Women's Prison

January 15, 2020

A

Project ID: MT | Facility ID: 2 | Facility Name: Montana Women's Prison

Building ID: 03 | Building Name: New Housing Wing

Graphics

Building Photo 1 Caption: Exterior View

Building Photo 1 ImagePath: C:\MT Images\exterior.bmp

Building Photo 2 Caption: Typical Cell

Building Photo 2 ImagePath: C:\MT Images\cell.bmp

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

FCI #1
FCI #2
FCI #3
FCI #4
FCI #5
FCI #6

Basic Site Information

Location/Address: 701 South 27th Street

Building Area: 40,191

Billings | MT | 59101

General Building Information

Initial Construction Date: 1997 | Facility Age: 23 | No of Floors: 3 | ☐ Modular/ Temporary

General Facility Description:

This is a multi level building structure that has been added onto several times with attached and separate functional building areas.

Major Renovations/Expansion Projects

Facility Completely Renovated? ☐ | If yes, Date of Last Major Renovation

1 Year

2 Year

3 Year

1: General Building Condition

General Condition of the Building: | Condition (0-5)

The structure and core of this building are in great condition. No evidence of movement or deterioration of the major structural or core elements.
The roof membrane is at its life expectancy and should be replaced.
The interior finishes of this building are seeing typical wear and tear and need normal maintenance.

Comments on Overall Buildling Condition:

Building being maintained in spite of hard use.

Need to review MEP + Civil and then make stmt.

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DLR Group

Montana Correctional System Master Plan

Building Physical Data Entry Form

Montana Women's Prison

January 15, 2020

B

Building Frame Type:
Wood Frame
Steel Frame
Concrete or CMU
Concrete Moment Frame
Unreinforced Masonry Wall
Other/Indeterminate

2: Strucuture: Steel Frame/ Concrete Floors — Condition (0-5): 1

Description of Structure: Concrete slab, CMU walls, steel support structure, metal deck.

Structure Condition Comments: All structure was in great condition with one exception. The concrete roof deck on 3rd floor north west wing had substantial cracking. Moderate renovation work is required. Condition 3.

3. Exterior Envelope: Exterior Material Type: B — Condition (0-5): 2

Level A= Tilt-Up,Dryvit, or Painted CMU
Level B= Precast, Brick, or Middle of the Road Curtain Wall
Level C= High End Curtain

Brick masonry on the exterior facade for 1st level.
EIFS for the exterior facade on the 2nd and 3rd level.
HM doors and frames.

Comments on Condition of Exterior Envelope:

Brick masonry is in good condition. Condition 1.
EIFS is in good shape with several small areas of cracking. Condition 2.
HM doors are in good condition but need new seals. Condition 1.

Level A= Modular or Shingles
Level B= Built-Up/Single Ply
Level C= Ornamental Metal,Tile

4: Roof Type Material (Level A, B, C) B — Condition (0-5): 4

Roof Description and Comments: No evidence of roof leaks, but membrane is at the end of its life. Condition 4.
Roof drains do not have overflow drains. Condition 4.

5: Interior Finishes: Condition (0-5):

Carpet or concrete floors.
Paint on gypsum board or CMU for walls.
Paint on gypsum or cementitious detention grade ceilings.
Pneumatic controls for cells are problomatic and in need of replacement.

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

Interior Finishes Comments:

Hard use will necessitate reneweal of interior finishes in near futurre

Carpet in the day room areas is worn and in need of replacement. Condition 1.
Paint on HM doors and walls has seen normal wear. Condition 1.
Pneumatic controls for cell doors are in poor condition and need major renovation, condition 4.

6: HVAC Systems Condition (0-5):

Compressor failing in outdoor chiller, exhibiting fewer hours of operation	5
Kitchen MAU goes down for unknown reasons, often during high winds	5
Leaking heating water hydronic fitting in cafeteria ceiling	4
Medical Area has cold complaints and overly pressurized	4
Control Rm and adjacent Server Rm are too warm	4
Hydronic control valves have unstable operation, better with strainers and flushed	3
Return fan on HV&AC-5 not fully operational, running at low speed	5

HVAC Evaluation Comments:

Montana Womens' Prison Expansion 2000 project
Upgrade Heating System, MWP 2005 project
Upgrade Secure Housing Control MWP 2017 project

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DLR Group

Montana Correctional System Master Plan

Building Physical Data Entry Form

Montana Women's Prison

January 15, 2020

C

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

7: Building Plumbing Systems: Condition (0-5)

Sanitary pipe leaks over De-Brief Room, stained tiles	5
No roof overflow provisions (pipe or OFL drain bowls)	4

Plumbing System Evaluation Comments:

Montana Womens' Prison Expansion 2000 project
Upgrade Heating System, MWP 2005 project
Upgrade Secure Housing Control MWP 2017 project

8: Building Fire Protection Systems: Condition (0-5)

General Life Safety and Fire Suppression Review for updated compliance	3

Fire Protection Evaluation Comments:

Montana Womens' Prison Expansion 2000 project
6" fire riser in Boiler Room

9: Building Electrical Systems: Condition (0-5) 2

Existing generator is in good condition.	2
Electrical Cutler Hammer gear is in fair condition.	2
Lighting was observed to be mostly fluorescent. Lighting controls were not observed.	4
Electrical wiring was observed in conduits and industrial grade devices.	1

Building Electric Evaluation Comments:

Transformer and meter are utility owned.

10: Vertical Transportation Condition (0-5) 1

Metal stairs with concrete pan infill, steel pipe handrails painted.
Key operated elevator.

Vertical Transportation Comments:

Stairs and elevator are in good shape. No issues identified or indicated. Condition 1.

# of Elevators 1 # of Stairs 5 # of Floors 3 # of Escalators 0

11: ADA Compliance Condition (0-5) 0

No issues identified.

Life Safety Evaluation Comments:

12: Life Safety Systems: Condition (0-5) 2

Fire alarm system and smoke/duct detection in good condition.	1
Emergency lighting mainly fluorescent and should be replaced to LED type.	4
Exit signs were in fair condition. Should be replaced to newer LED type.	2

Life Safety Evaluation Comments:

Warden indicated with the loss of utility and no generator, inmate doors are not fail secure.

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DLR Group

Montana Correctional System Master Plan

Building Physical Data Entry Form | Montana Women's Prison | January 15, 2020

D

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

13: Comm/Tech Distribution Condition (0-5): 2

Intercom is in fair condition.	2
Rack had UPS and space for future. Cabling should be reorganized.	2
Telephone termination board in good condition.	2
Clock system was not observed. Warden indicated that it no longer worked.	5

Comm/Tech Evaluation Comments:

14: Electronic Security Distribution Condition (0-5): 4

Security Electronics Evaluation Comments: Security system is outdated, needs majjor upgrade.

Expandability/Adaptability

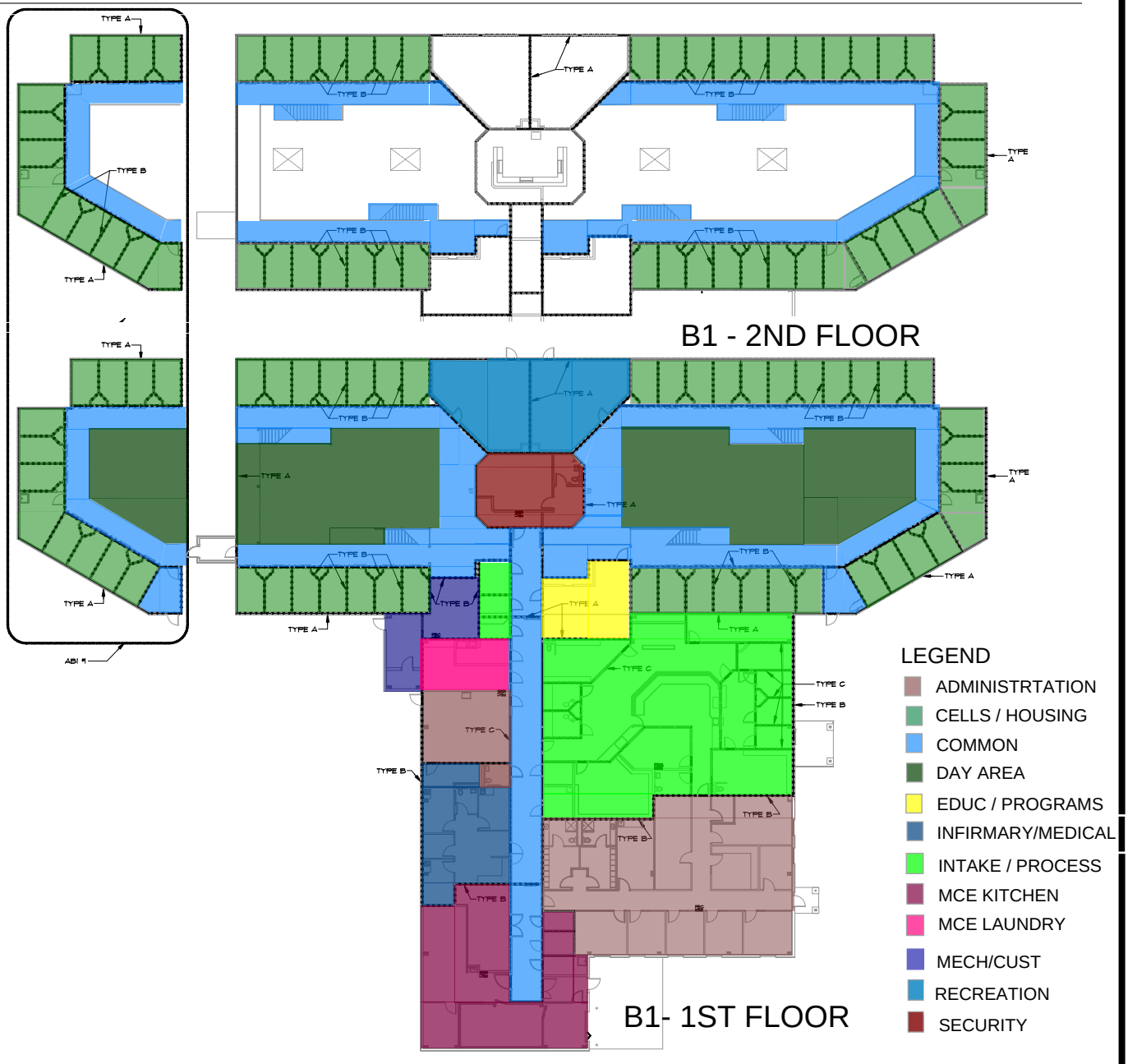
Very limited to no room for expandability.
Very little ability for adaptability.

15. Site Conditions

Storm drainage system in good condition. All catch basins and dry wells requiring cleaning to prolong life of system.	2
Sewer and water services (Good).	2
Need additional detention areas for building.	2
Cannot open lock from inside detention area walkways. Requires personnel to open lock from outside only.	2

Cost Impact Factors

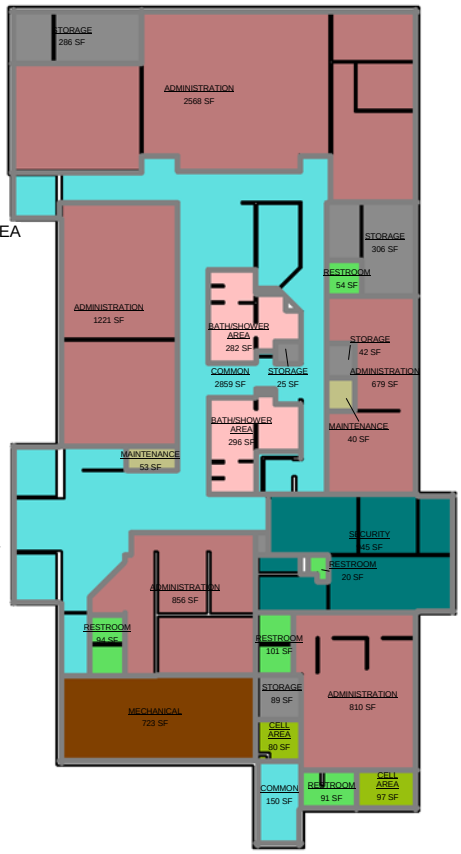
Constrained Site	☑	Very limited site area available.
Historic Preservation	☐	
Hazardous Materials	☐	
Renovation Difficulty	☐	
Sustainable Design	☐	



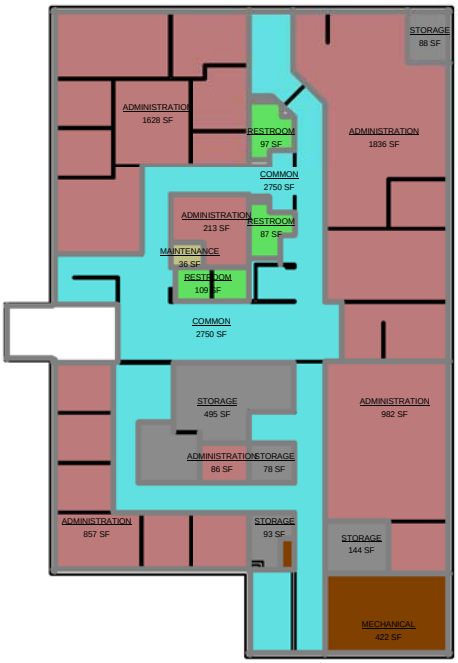
B1 - MARTZ INTAKE RECEPTION UNIT

LEGEND

- ADMINISTRATION
- BATH/SHOWER AREA
- CELL AREA
- COMMON
- DAY AREA
- EDUCATION AREA
- KITCHEN
- LAUNDRY
- MAINTENANCE
- MECHANICAL
- MEDICAL
- PRISON INDUSTRY
- PROGRAMS
- RECREATION
- RELIGIOUS
- RESTROOM
- SECURITY
- STORAGE
- VISITATION



B2 - FIRST FLOOR



B2 SECOND FLOOR

AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	11	11737 SF
BATH/SHOWER AREA	2	578 SF
CELL AREA	2	177 SF
COMMON	3	5758 SF
MAINTENANCE	3	128 SF
MECHANICAL	3	1164 SF
RESTROOM	8	652 SF
SECURITY	1	945 SF
STORAGE	11	1658 SF
		22797 SF

B2 - WALLACE BUILDING

LEGEND

- ADMINISTRATION
- BATH/SHOWER AREA
- COMMON
- KITCHEN
- MAINTENANCE
- MECHANICAL
- MEDICAL
- RESTROOM
- SECURITY
- STORAGE



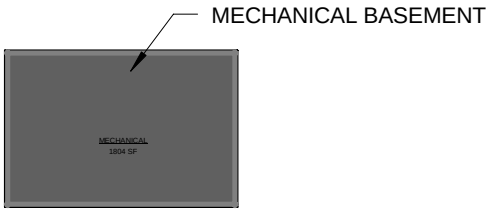
AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	7	1048 SF
BATH/SHOWER AREA	1	97 SF
COMMON	8	3304 SF
KITCHEN	1	137 SF
MAINTENANCE	3	102 SF
MECHANICAL	13	333 SF
MEDICAL	31	5144 SF
RESTROOM	6	355 SF
SECURITY	4	599 SF
STORAGE	5	592 SF
		11712 SF

B4 - INFIRMARY

LEGEND

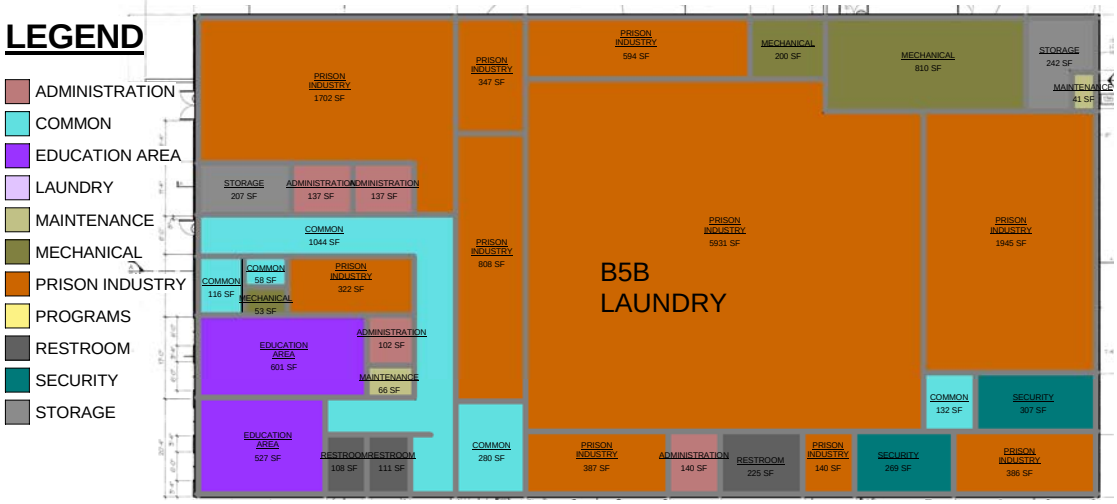
- ADMINISTRATION
- COMMON
- DINING
- KITCHEN
- MAINTENANCE
- MECHANICAL
- RESTROOM
- STORAGE





AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	3	459 SF
COMMON	3	1129 SF
DINING	2	4131 SF
KITCHEN	10	8181 SF
MAINTENANCE	1	27 SF
MECHANICAL	2	1909 SF
RESTROOM	2	162 SF
STORAGE	1	119 SF
		16118 SF

B5A- HIGH SIDE KITCHEN



LAUNDRY VO-ED MAIN FLOOR



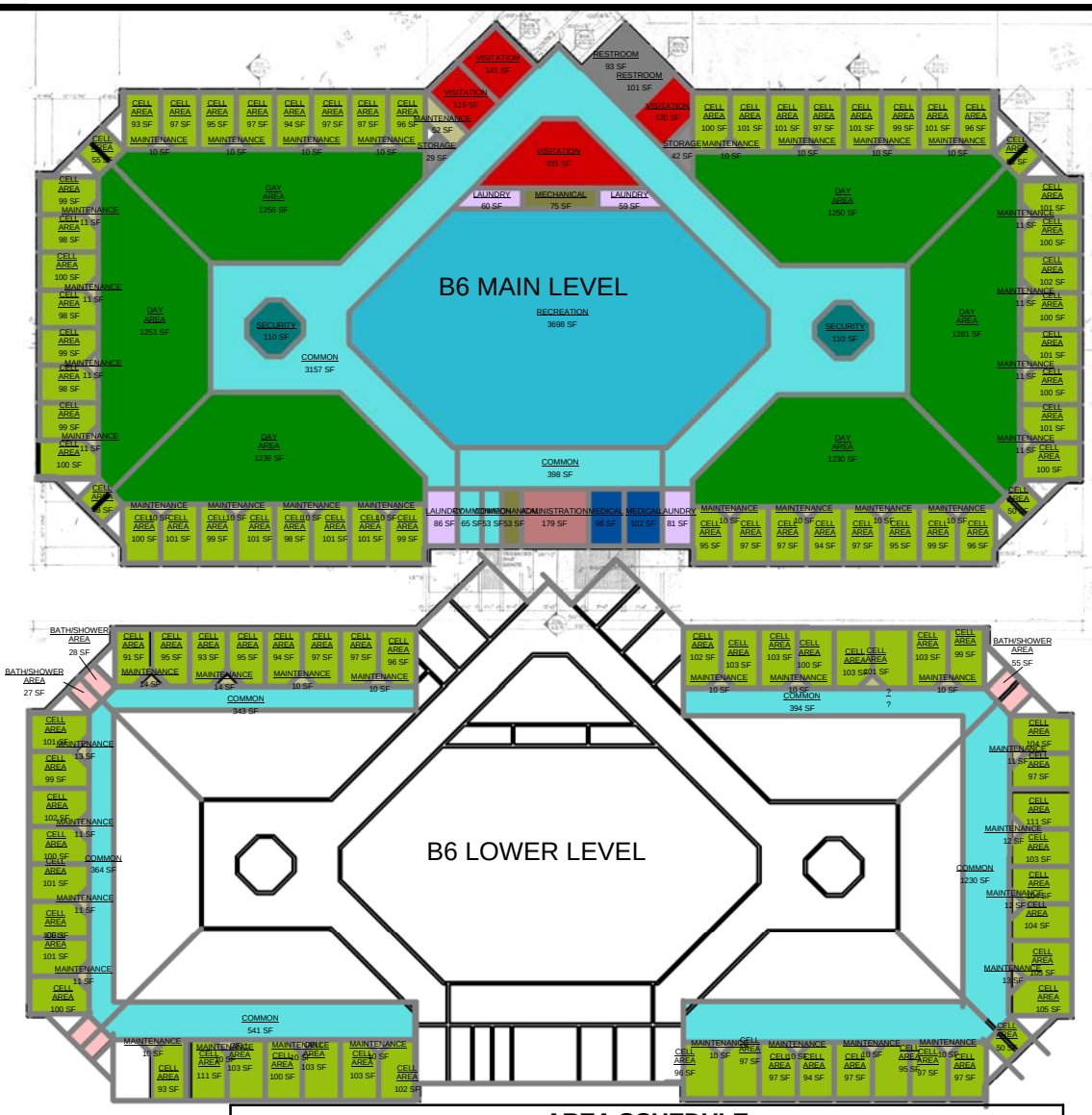
LAUNDRY VO-ED 2ND FLOOR

AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	4	516 SF
COMMON	8	2169 SF
EDUCATION AREA	3	3608 SF
MAINTENANCE	2	107 SF
MECHANICAL	6	2314 SF
PRISON INDUSTRY	10	12562 SF
RESTROOM	5	661 SF
SECURITY	2	576 SF
STORAGE	7	3178 SF
		25692 SF

B5B - MCE LAUNDRY VO-ED

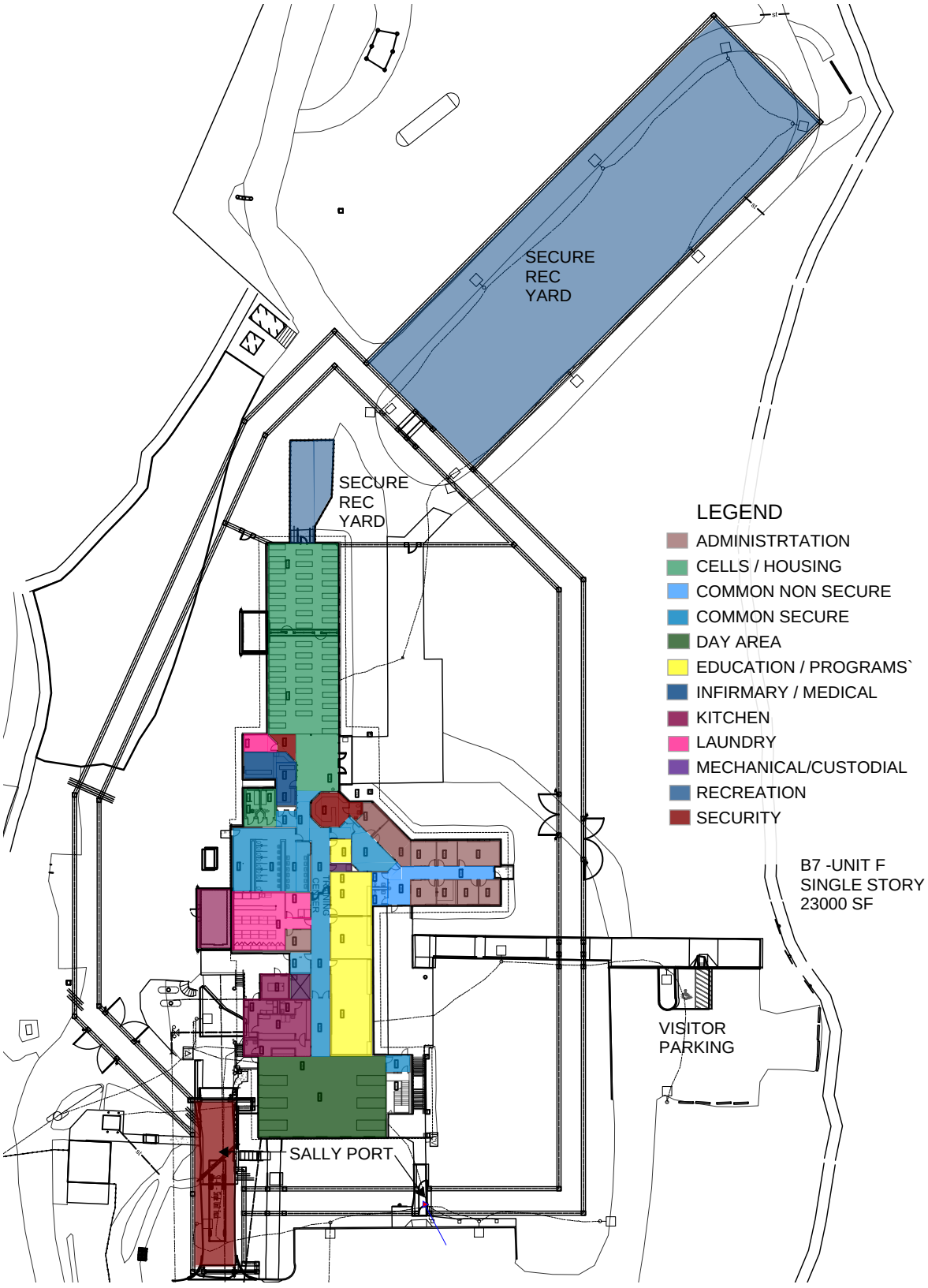
LEGEND

- ADMINISTRATION
- BATH/SHOWER AREA
- CELL AREA
- COMMON
- DAY AREA
- LAUNDRY
- MAINTENANCE
- MECHANICAL
- MEDICAL
- RECREATION
- RESTROOM
- SECURITY
- STORAGE
- VISITATION



AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	1	179 SF
BATH/SHOWER AREA	5	159 SF
CELL AREA	100	9668 SF
COMMON	9	6544 SF
DAY AREA	6	7485 SF
LAUNDRY	4	285 SF
MAINTENANCE	49	548 SF
MECHANICAL	6	2720 SF
MEDICAL	2	198 SF
RECREATION	1	3698 SF
RESTROOM	2	194 SF
SECURITY	2	221 SF
STORAGE	2	71 SF
VISITATION	4	716 SF
		32686 SF

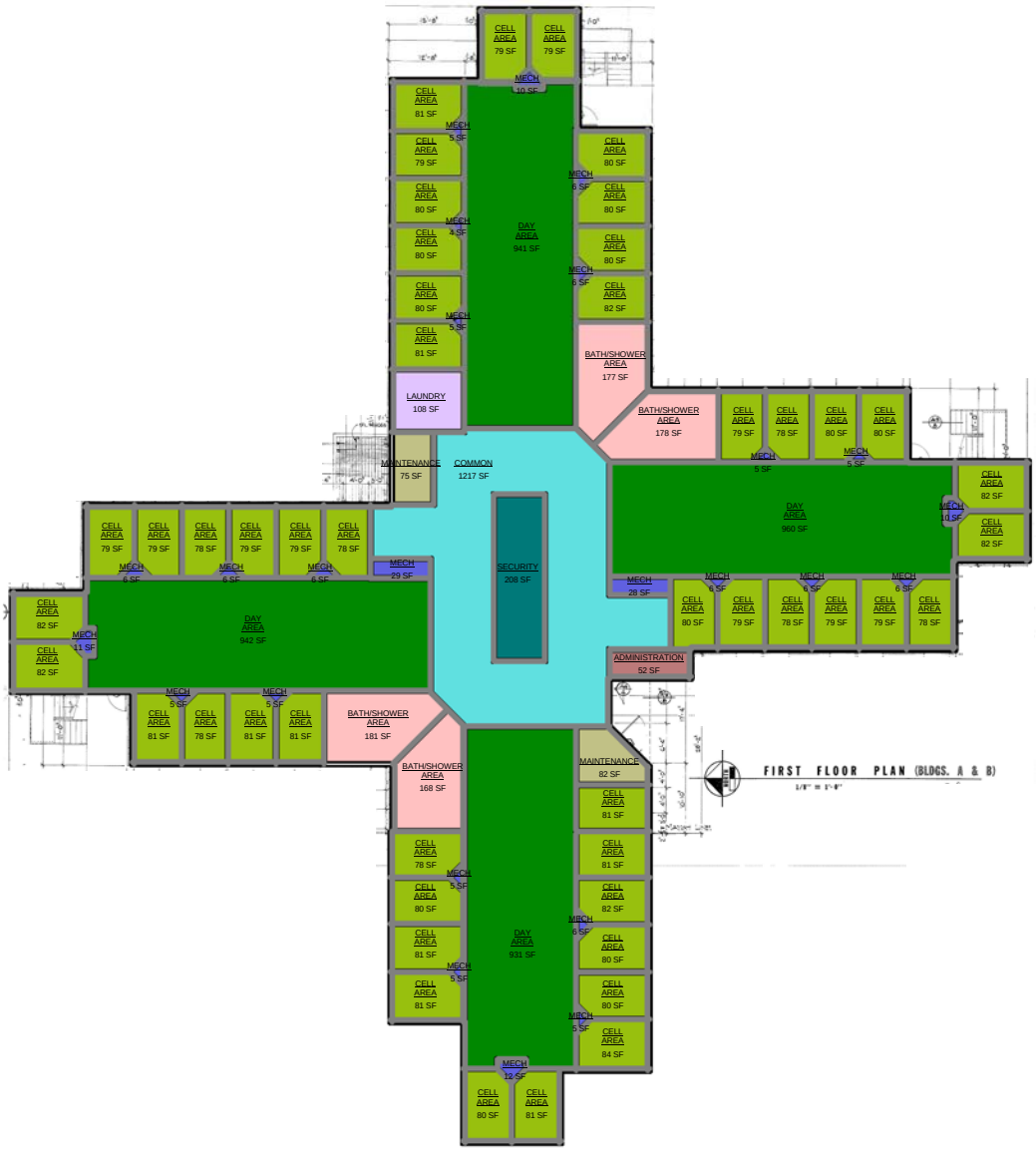
B6 - RESTRICTED LOCKED HOUSING



B7 - UNIT F WORK RELEASE DORM

LEGEND

- ADMINISTRATION
- BATH/SHOWER AREA
- CELL AREA
- COMMON
- DAY AREA
- LAUNDRY
- MAINTENANCE
- MECH
- SECURITY



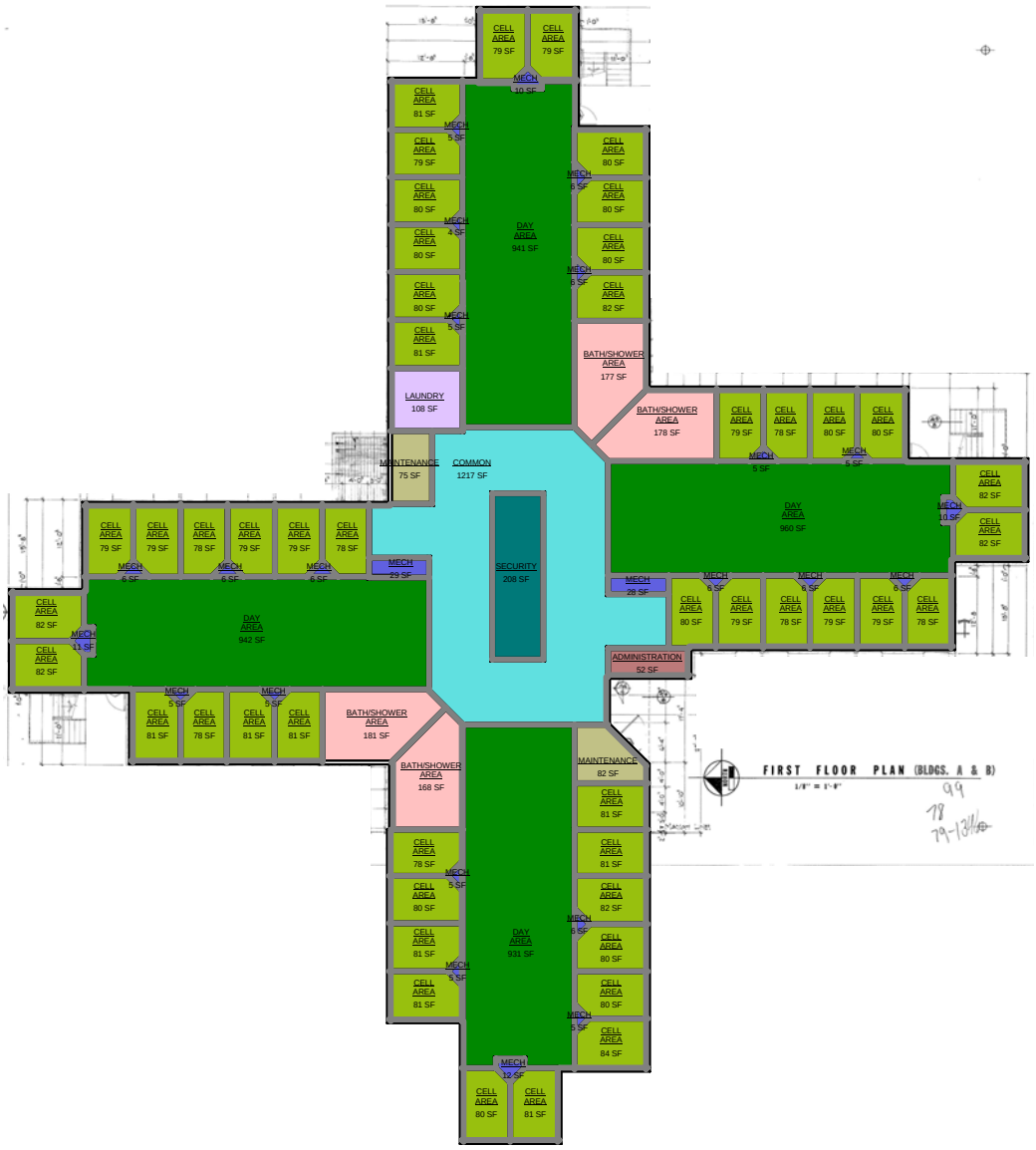
AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	2	157 SF
BATH/SHOWER AREA	8	1408 SF
CELL AREA	96	7691 SF
COMMON	2	1983 SF
DAY AREA	8	7557 SF
LAUNDRY	2	217 SF
MAINTENANCE	3	233 SF
MECH	52	2105 SF
SECURITY	2	396 SF
STORAGE	1	74 SF
		21821 SF

NOTE: ONLY FIRST FLOOR PLAN SHOWN. FIGURES REFLECT ALL THREE FLOORS

B8 - CLOSE I

LEGEND

- ADMINISTRATION
- BATH/SHOWER AREA
- CELL AREA
- COMMON
- DAY AREA
- LAUNDRY
- MAINTENANCE
- MECH
- SECURITY



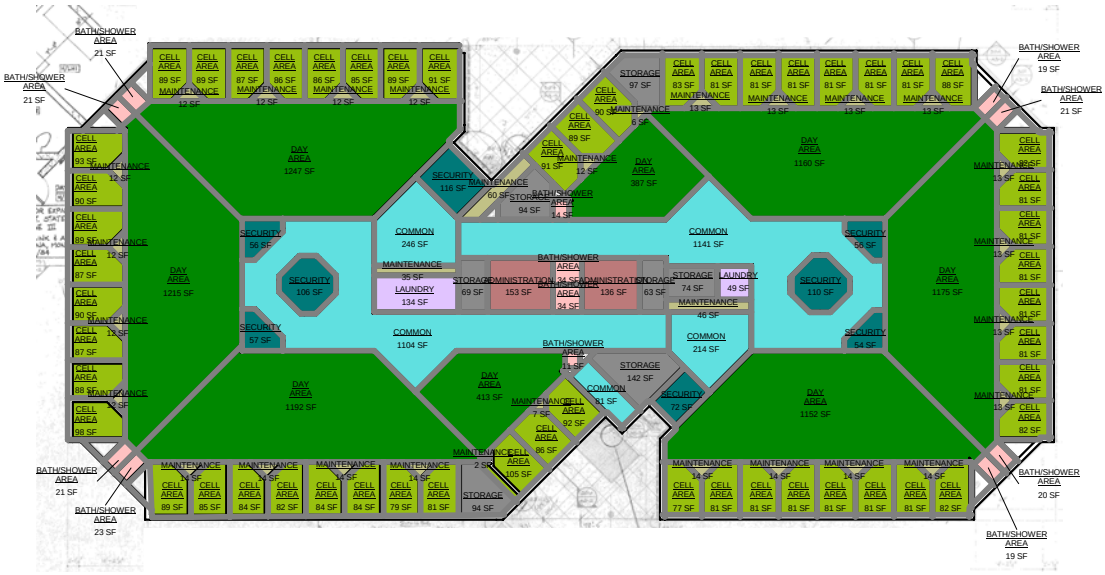
AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	2	157 SF
BATH/SHOWER AREA	8	1408 SF
CELL AREA	96	7691 SF
COMMON	2	1983 SF
DAY AREA	8	7557 SF
LAUNDRY	2	217 SF
MAINTENANCE	3	233 SF
MECH	52	2105 SF
SECURITY	2	396 SF
STORAGE	1	74 SF
		21821 SF

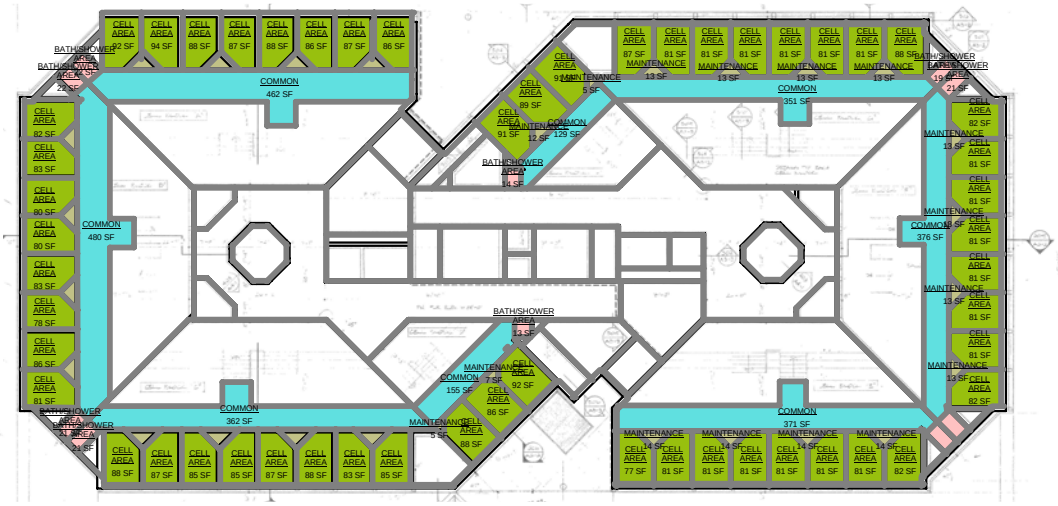
NOTE: ONLY FIRST FLOOR PLAN SHOWN. FIGURES REFLECT ALL THREE FLOORS

B9 - CLOSE II

LEGEND

- ADMINISTRATION
- BATH/SHOWER AREA
- CELL AREA
- COMMON
- DAY AREA
- LAUNDRY
- MAINTENANCE
- MECHANICAL
- SECURITY
- STORAGE



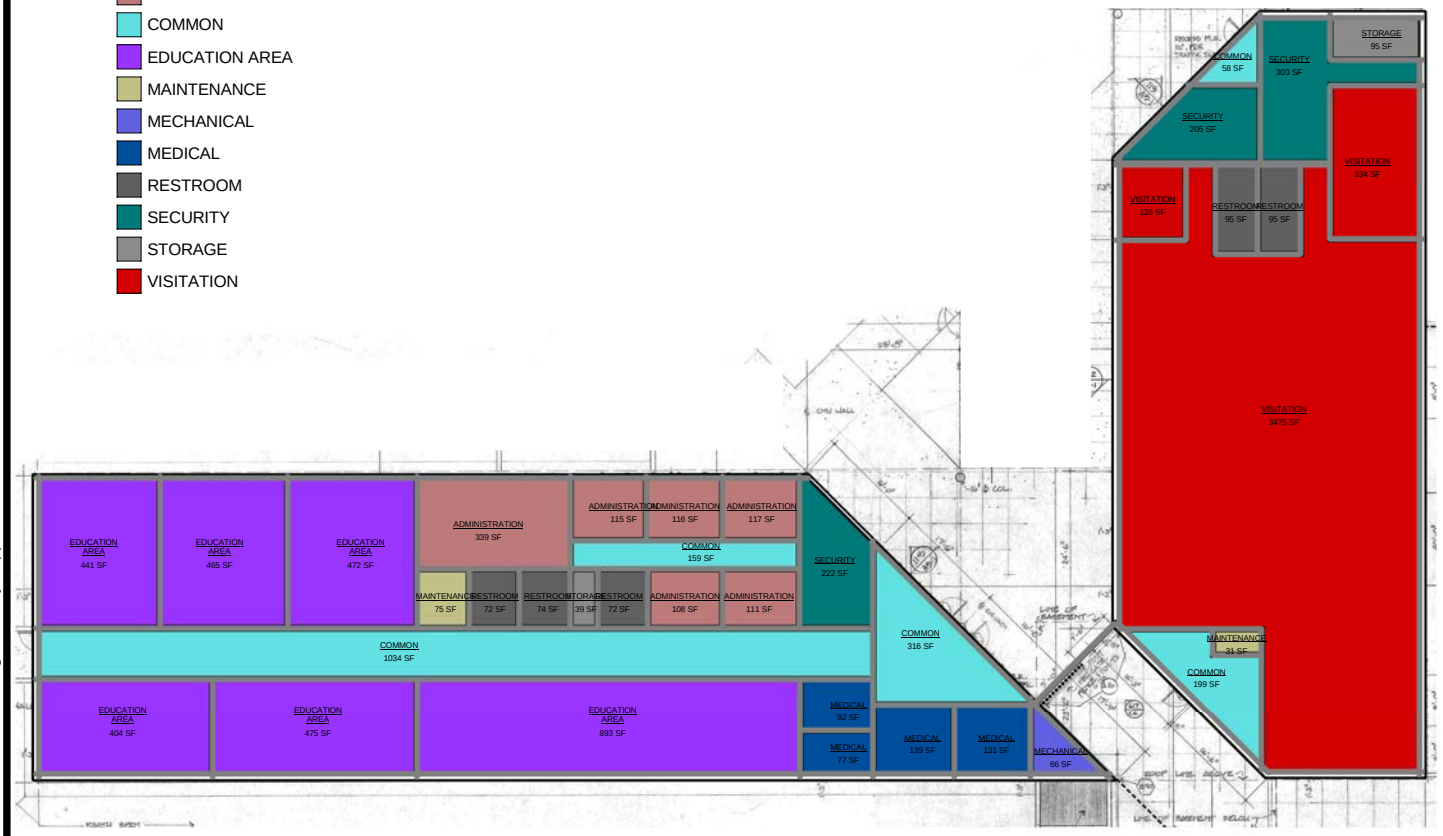


AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	2	289 SF
BATH/SHOWER AREA	22	451 SF
CELL AREA	108	9144 SF
COMMON	13	5472 SF
DAY AREA	8	7942 SF
LAUNDRY	2	183 SF
MAINTENANCE	59	841 SF
MECHANICAL	3	5991 SF
SECURITY	8	628 SF
STORAGE	7	633 SF
Grand total: 232		31575 SF

B10 - RESTRICTED LOCKED HOUSING CLOSE III

LEGEND

- ADMINISTRATION
- COMMON
- EDUCATION AREA
- MAINTENANCE
- MECHANICAL
- MEDICAL
- RESTROOM
- SECURITY
- STORAGE
- VISITATION

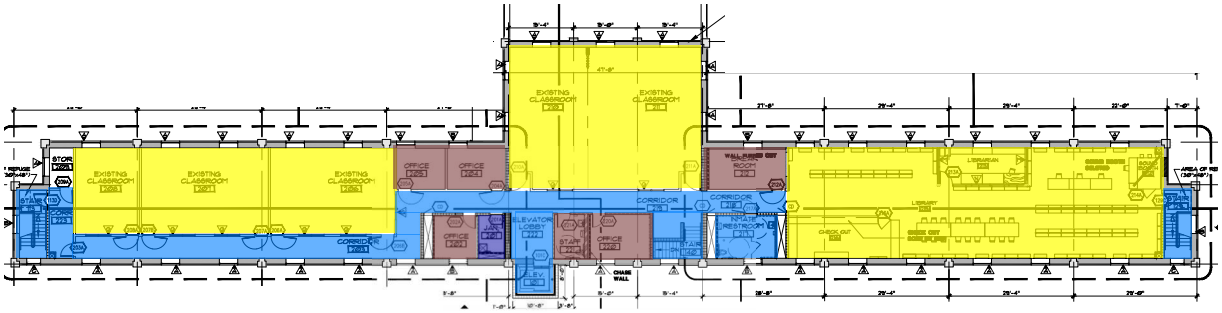


B14 - HIGH SIDE SUPPORT / PROGRAMS

B14 - HIGH SIDE VISITING

AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	6	905 SF
COMMON	7	1766 SF
EDUCATION AREA	6	3150 SF
MAINTENANCE	3	106 SF
MECHANICAL	2	788 SF
MEDICAL	6	439 SF
RESTROOM	5	409 SF
SECURITY	3	729 SF
STORAGE	4	134 SF
VISITATION	3	3935 SF
		12361 SF

B14-HIGH SIDE SUPPORT

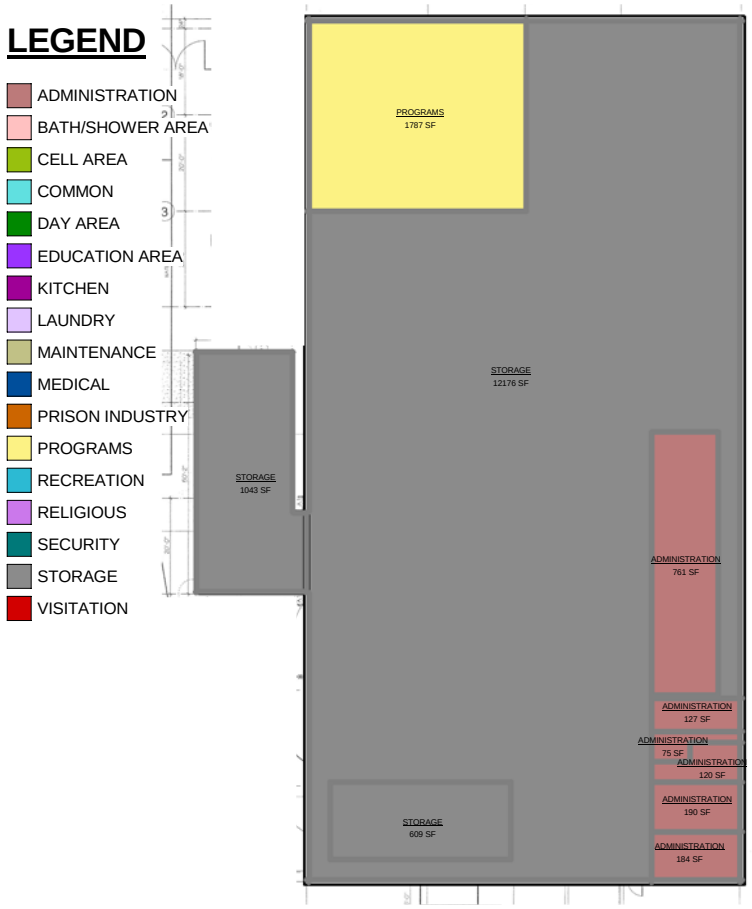


ROTHE LEVEL TWO

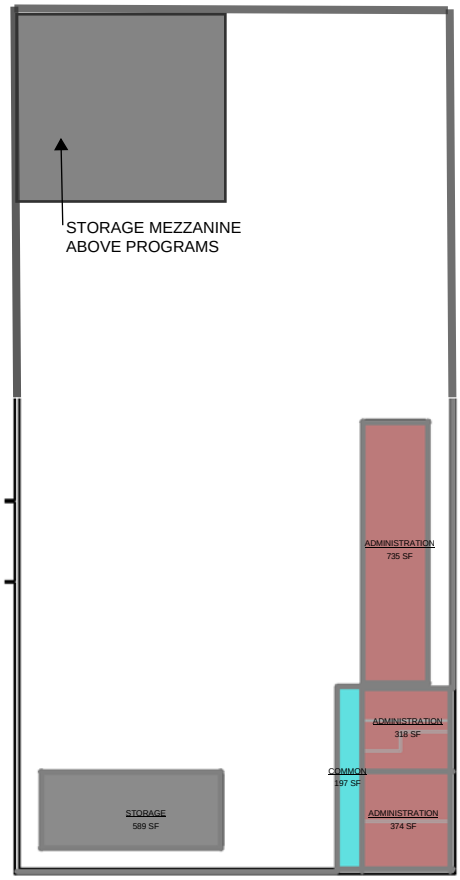


ROTHE MAIN LEVEL

B15 LOW SIDE SUPPORT (ROTHE)



FIRST FLOOR



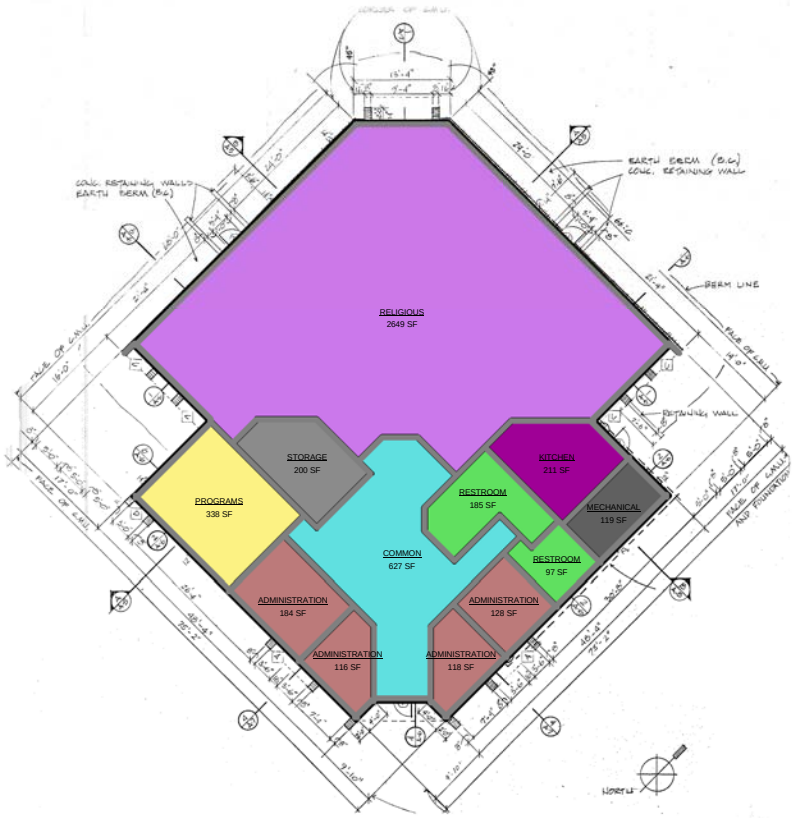
SECOND FLOOR
(ADMIN MEZZANINE
STORAGE MEZZANINE)

AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	9	2885 SF
COMMON	1	197 SF
PROGRAMS	1	1787 SF
STORAGE	4	14416 SF
		19286 SF

B16 - MAIN WAREHOUSE

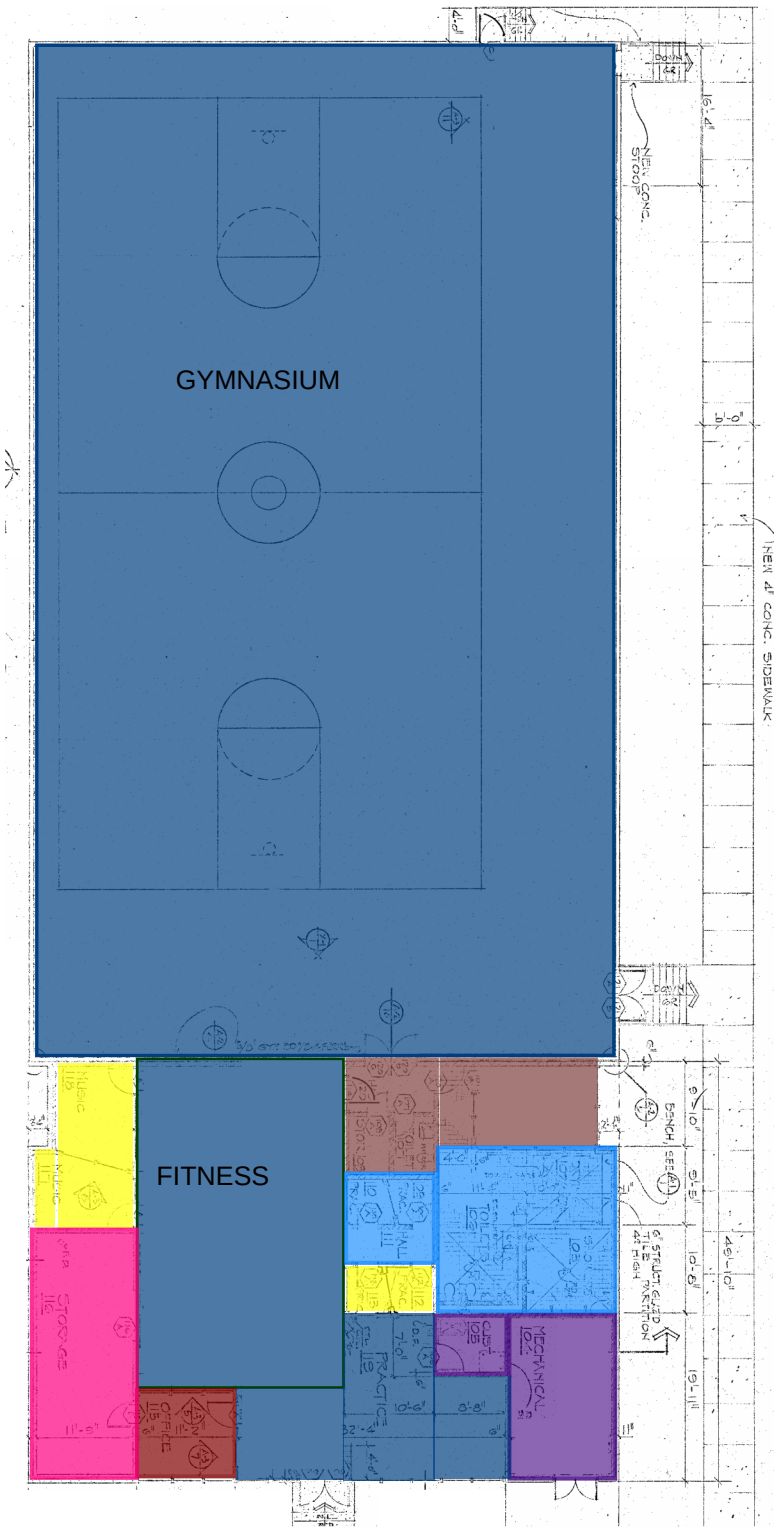
LEGEND

- ADMINISTRATION
- COMMON
- KITCHEN
- MECHANICAL
- PROGRAMS
- RELIGIOUS
- RESTROOM
- STORAGE



AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	4	547 SF
COMMON	1	627 SF
KITCHEN	1	211 SF
MECHANICAL	1	119 SF
PROGRAMS	1	338 SF
RELIGIOUS	1	2649 SF
RESTROOM	2	281 SF
STORAGE	1	200 SF
		4972 SF

B17 - CHAPEL



LEGEND

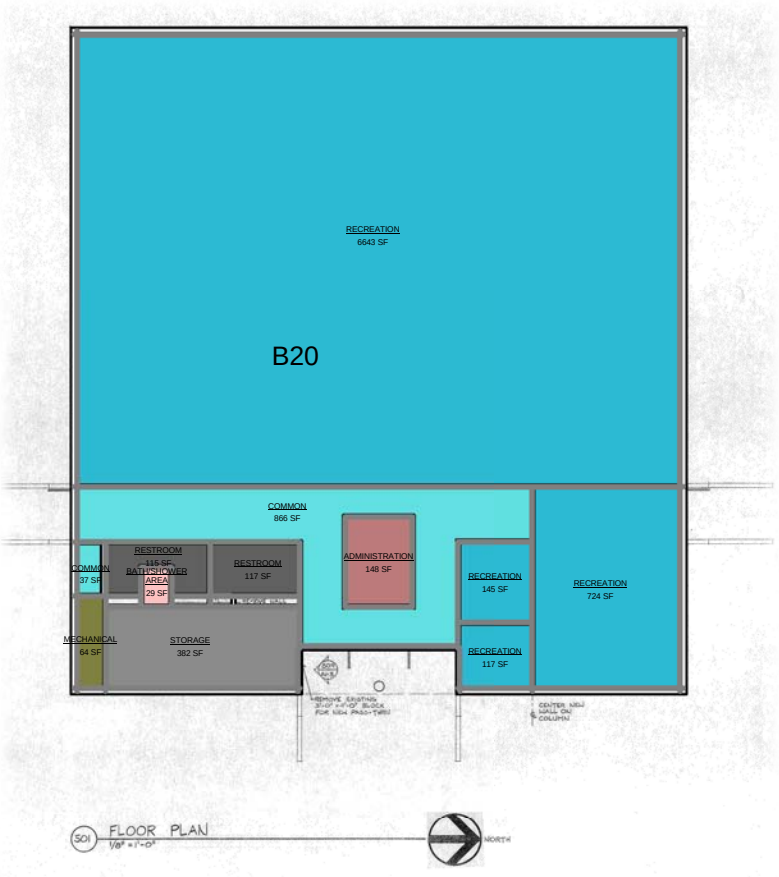
- ADMINISTRTATION
- COMMON
- EDUCATION / PROGRAMS`
- MECHANICAL/CUSTODIAL
- RECREATION
- SECURITY
- STORAGE

HIGH SIDE GYM / FITNESS
SINGLE STORY
11,900 SF

B19 - HIGH SIDE GYM

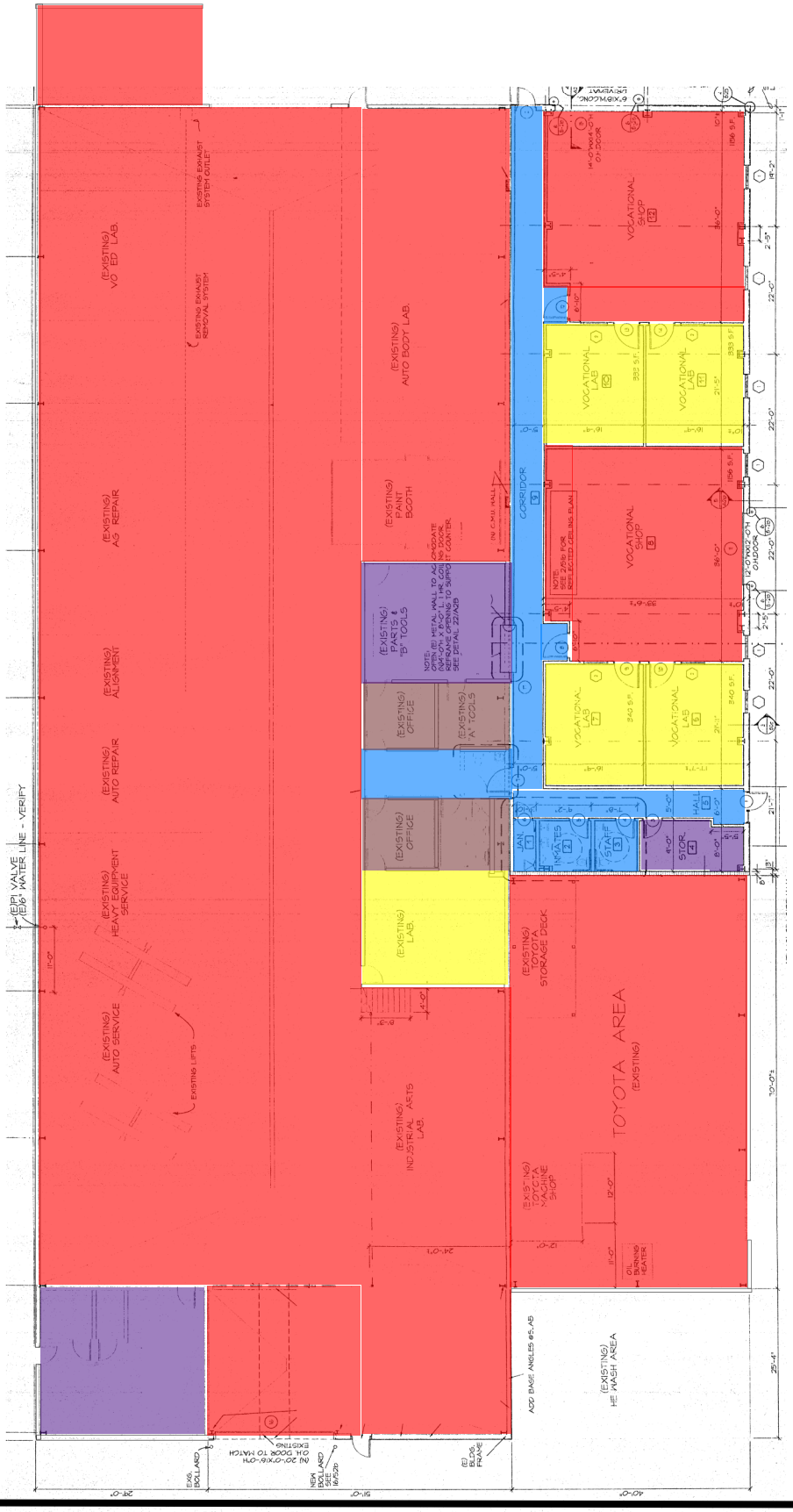
LEGEND

- ADMINISTRATION
- BATH/SHOWER AREA
- COMMON
- MAINTENANCE
- MECHANICAL
- RECREATION
- RESTROOM
- STORAGE



AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	1	148 SF
BATH/SHOWER AREA	6	29 SF
COMMON	4	903 SF
MECHANICAL	1	64 SF
RECREATION	4	7630 SF
RESTROOM	2	231 SF
STORAGE	3	382 SF
		9387 SF

B20 - LOW SIDE GYM



LEGEND

- ADMINISTRTATION
- COMMON
- EDUCATION / CLASSROOM
- MCE INDUSTRIES / VOCATION
- MECHANICAL/CUSTODIAL /STORAGE

MCE INDUSTRIES

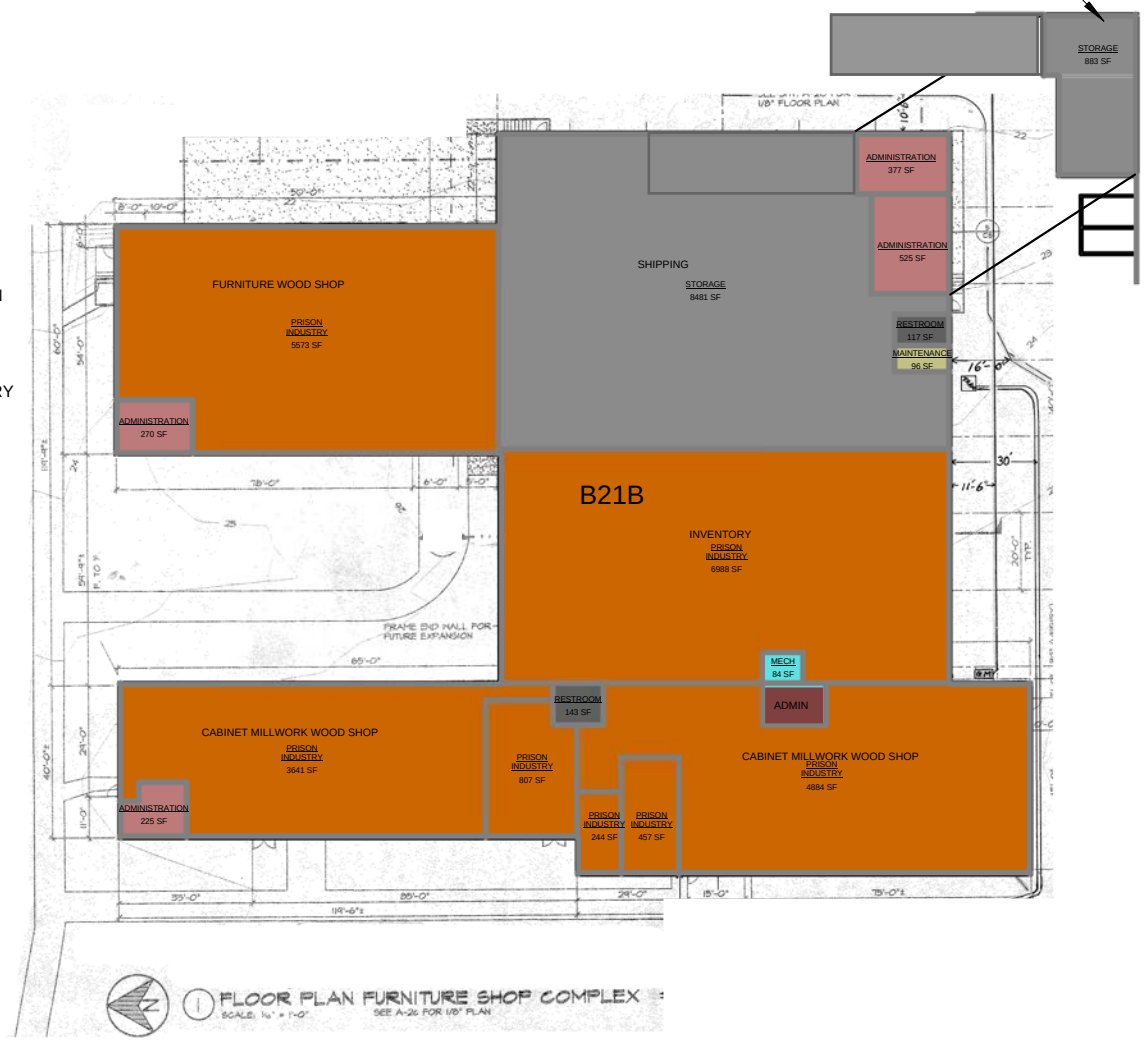
SINGLE STORY W/MEZZANINE
26,120 SF
AUTO REPAIR
AUTO BODY
TIRE SHOP
WELDING
VOCATIONS

B21A-MCE - MOTOR VEHICLE MAINTENANCE

SECOND FLOOR STORAGE

LEGEND

- ADMINISTRATION
- MAINTENANCE
- MECH
- PRISON INDUSTRY
- RESTROOM
- STORAGE

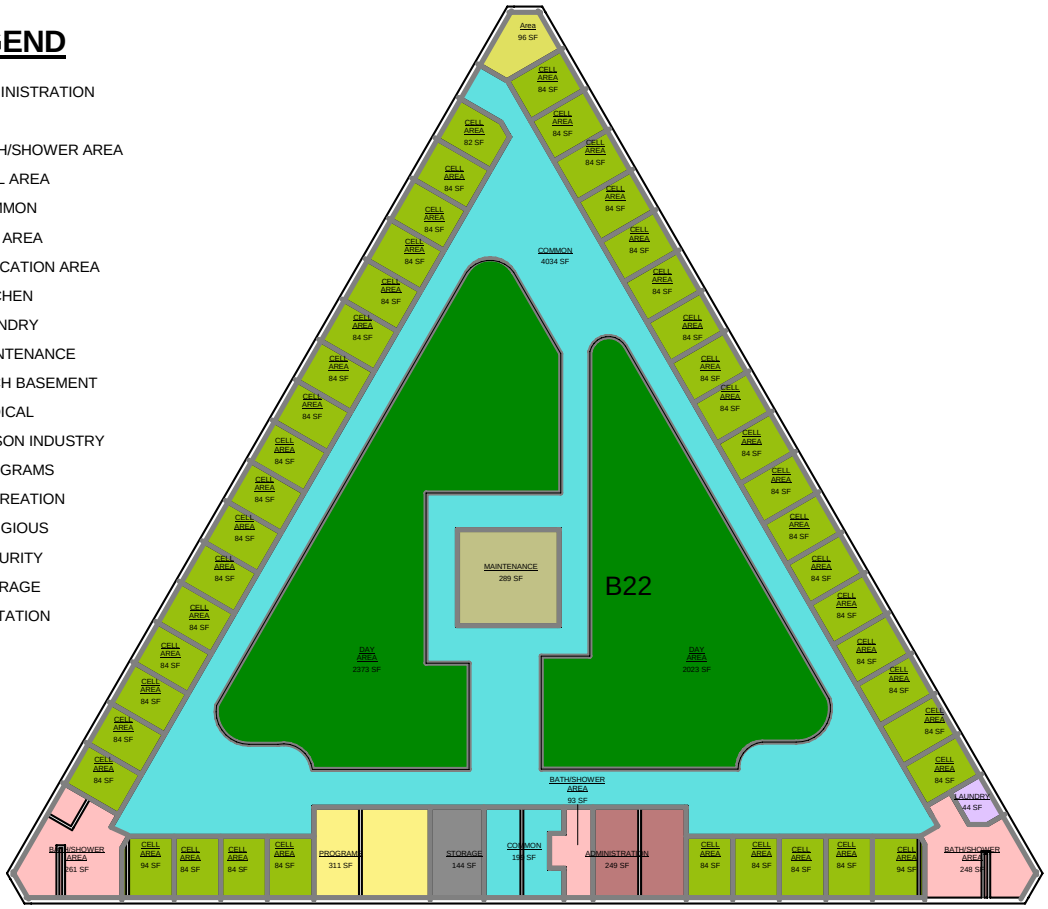


AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	4	1397 SF
MAINTENANCE	1	96 SF
MECH	2	266 SF
PRISON INDUSTRY	7	22593 SF
RESTROOM	2	260 SF
STORAGE	2	9364 SF
		33976 SF

B21B - MCE FURNITURE SHOP

LEGEND

- ADMINISTRATION
- Area
- BATH/SHOWER AREA
- CELL AREA
- COMMON
- DAY AREA
- EDUCATION AREA
- KITCHEN
- LAUNDRY
- MAINTENANCE
- MECH BASEMENT
- MEDICAL
- PRISON INDUSTRY
- PROGRAMS
- RECREATION
- RELIGIOUS
- SECURITY
- STORAGE
- VISITATION

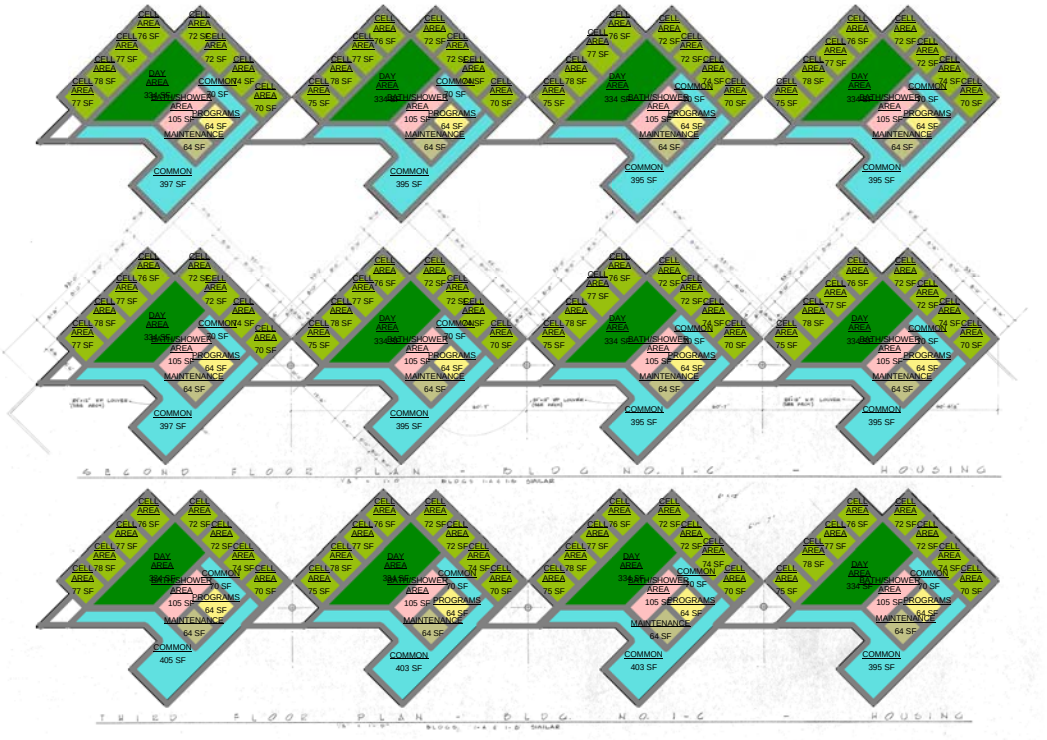


AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	1	249 SF
Area	2	192 SF
BATH/SHOWER AREA	5	1103 SF
CELL AREA	96	8131 SF
COMMON	4	6648 SF
DAY AREA	2	4396 SF
LAUNDRY	2	88 SF
MAINTENANCE	2	561 SF
MECH BASEMENT	1	674 SF
PROGRAMS	1	311 SF
STORAGE	1	144 SF
		22497 SF

B22 - UNIT D

LEGEND

- BATH/SHOWER AREA
- CELL AREA
- COMMON
- DAY AREA
- MAINTENANCE
- PROGRAMS



AREA SCHEDULE		
Name	**Count**	**Area**
BATH/SHOWER AREA	12	1256 SF
CELL AREA	96	7135 SF
COMMON	24	5609 SF
DAY AREA	12	4010 SF
MAINTENANCE	12	767 SF
PROGRAMS	12	767 SF
		19545 SF

AREA NOTED ABOVE IS FOR EACH HOUSING UNIT

B23, B25, B27 HOUSING UNITS
UNIT A, UNIT B, UNIT C

LEGEND

- PROGRAMS / ADMINISTRATION
- Area
- BATH/SHOWER AREA
- CELL AREA
- COMMON
- DAY AREA
- EDUCATION AREA
- KITCHEN
- LAUNDRY
- MAINTENANCE
- MECHANICAL
- MECHANICAL ROOM
- MEDICAL
- PRISON INDUSTRY
- PROGRAMS
- RECREATION
- RELIGIOUS
- RESTROOM
- SECURITY
- STORAGE
- VISITATION



AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	7	2019 SF
BATH/SHOWER AREA	2	224 SF
COMMON	1	910 SF
LAUNDRY	1	56 SF
MECHANICAL	2	188 SF
RESTROOM	1	57 SF
SECURITY	2	261 SF
STORAGE	2	388 SF
		4103 SF

B24, B26, B28 A,B,C COMMONS

LEGEND

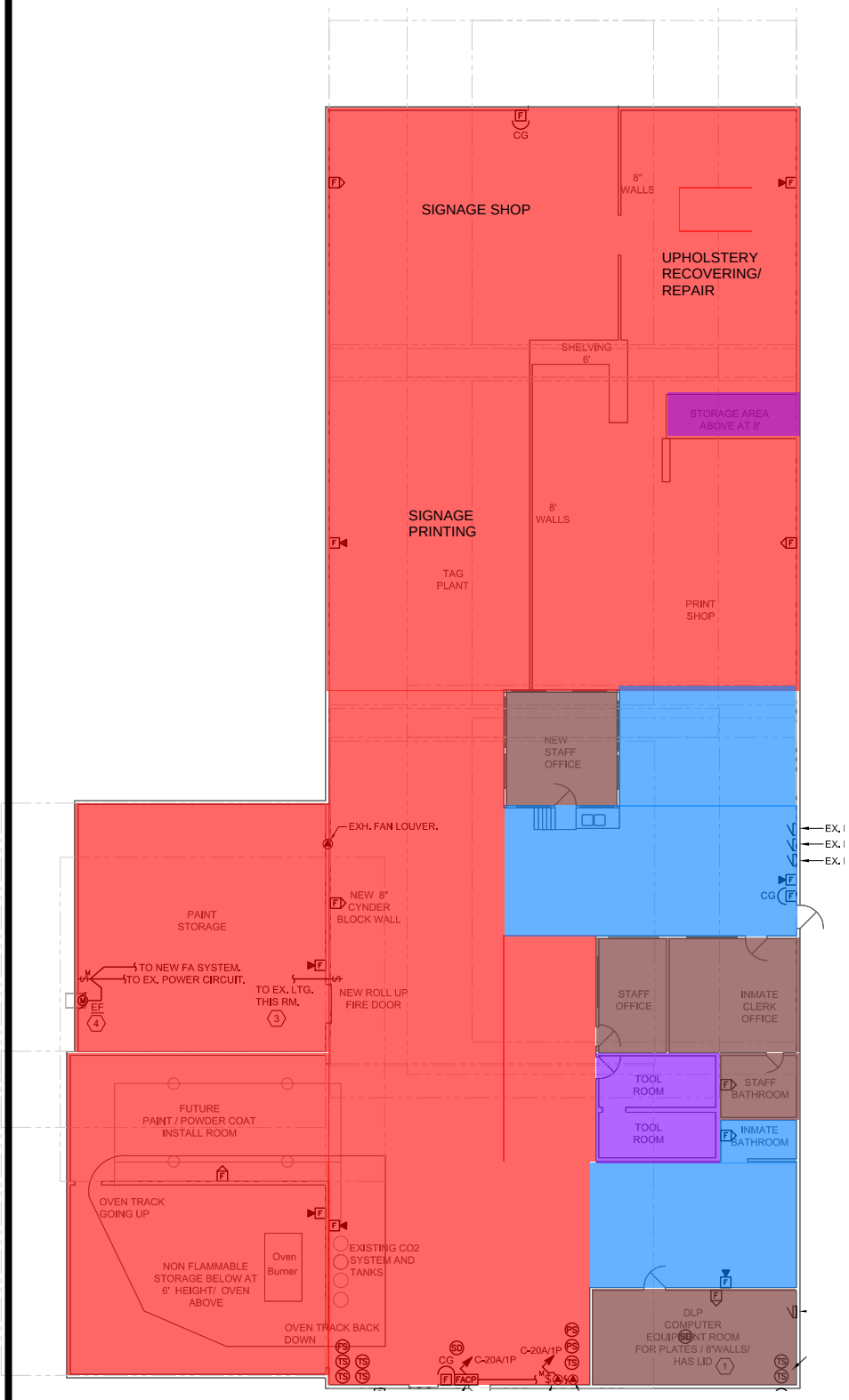
- ADMINISTRATION
- COMMON
- KITCHEN
- MAINTENANCE
- MECHANICAL
- RESTROOM
- STORAGE



AREA SCHEDULE		
Name	**Count**	**Area**
ADMINISTRATION	4	1023 SF
COMMON	2	420 SF
KITCHEN	15	9499 SF
MAINTENANCE	1	39 SF
MECHANICAL	4	1542 SF
RESTROOM	4	243 SF
STORAGE	4	1231 SF
		13997 SF

B29 - MCE FOOD FACTORY

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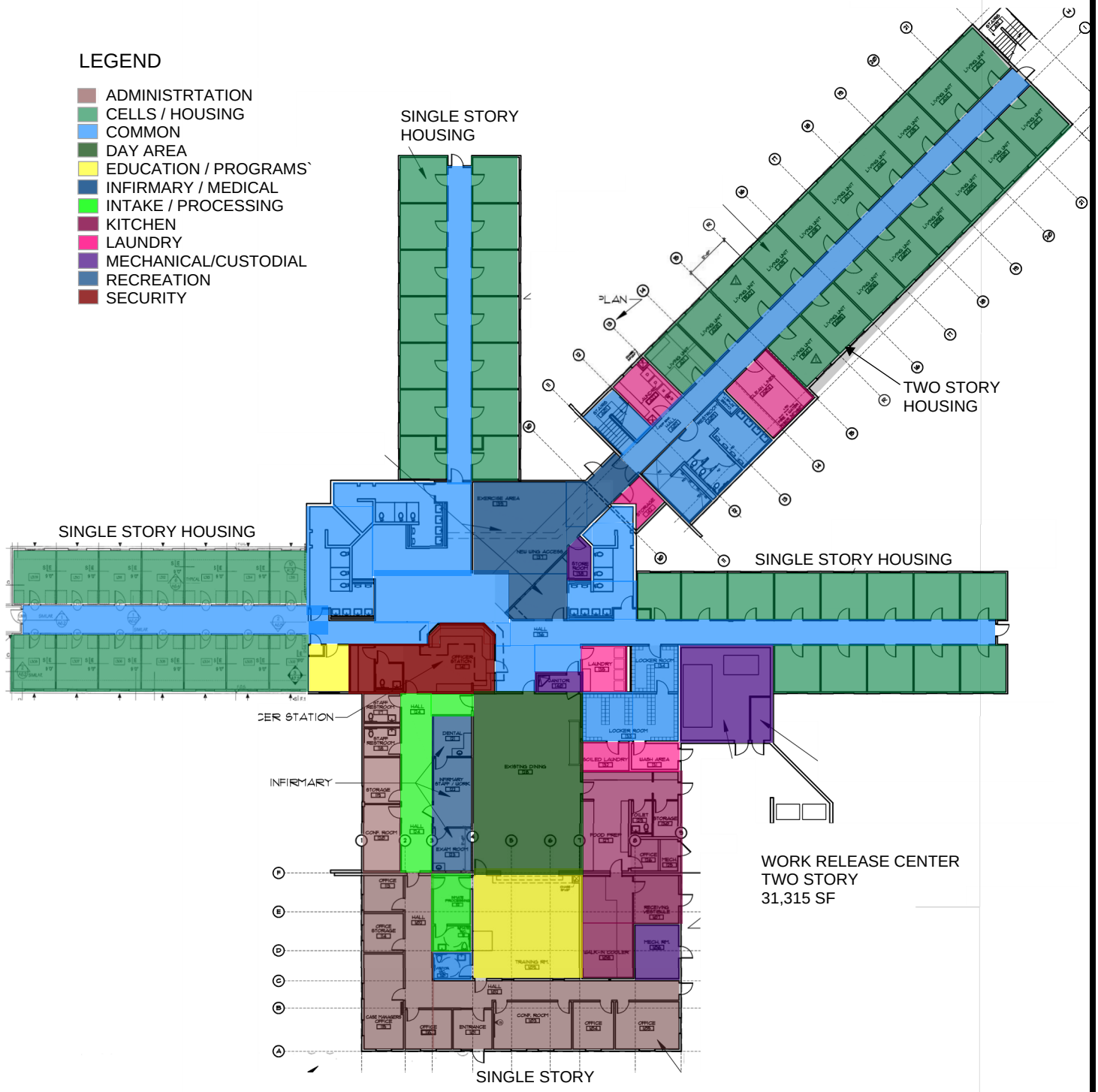


LEGEND

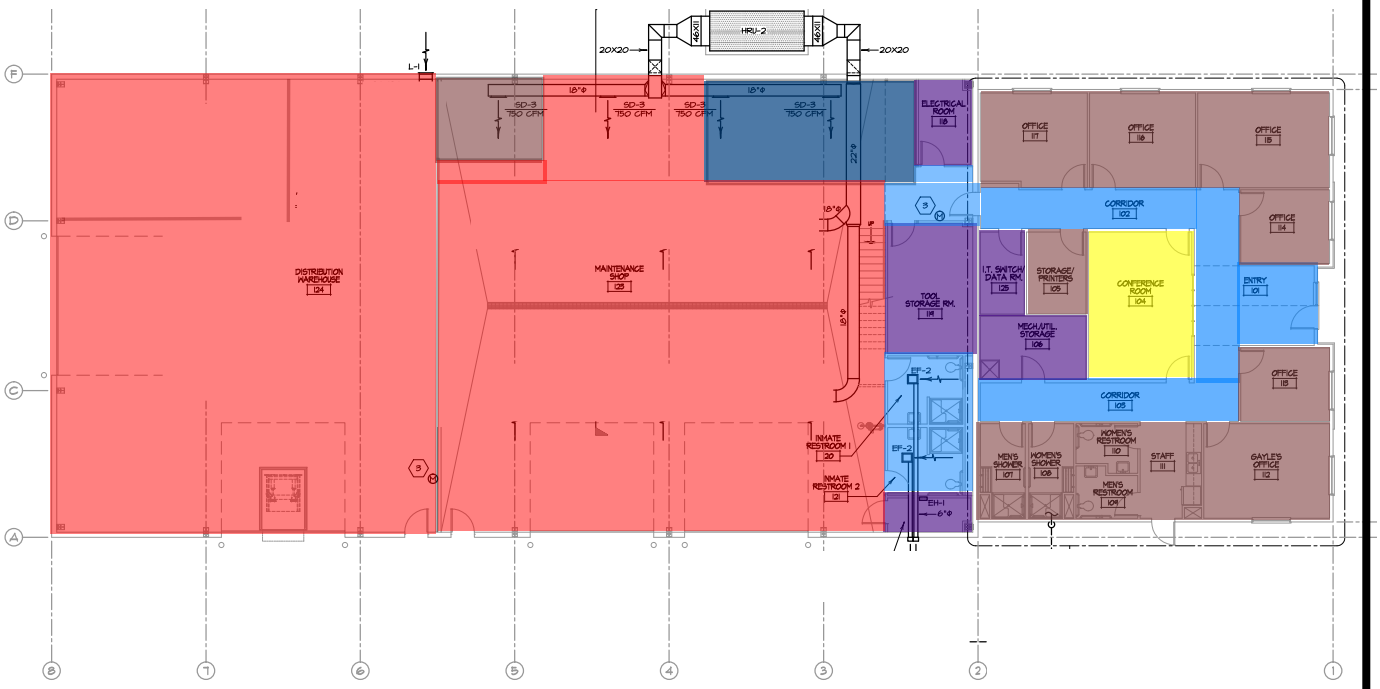
- ADMINISTRTATION
- COMMON
- EDUCATION / CLASSROOM
- MCE INDUSTRIES / VOCATION
- MECHANICAL/CUSTODIAL /STORAGE

SINGLE STORY METAL FRAME CONSTRUCTION
9533 SF

B30 - TAG PLANT / SIGN / PRINT SHOP



B31 - WORK RELEASE CENTER (WRC)



LEGEND

- ADMINISTRTATION
- COMMON
- EDUCATION / CLASSROOM
- MCE INDUSTRIES / VOCATION
- MECHANICAL/CUSTODIAL /STORAGE

MCE TAG PLANT
SINGLE STORY WITH MEZZANINE
9,404 SF

B32 - TIN CUP TAG PLANT BUILDING

- APPENDIX 02 -

BUILDING PHYSICAL CONDITION ASSESSMENT

Montana State Prison

B01 Martz Diagnostic Intake Unit

Building Area: 34,861 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

2 Minor Renovation

Construction is steel and masonry Type IIB. General condition of the building is in Very Good Condition given its use 24 hours/day. Exterior envelope systems are maintained and interior components are in very good condition.

General Building Condition Comments:

All systems are basically original installation systems and have been kept up well with a Preventative Maintenance plan. However, elements are starting to show their age and use. No major issues other than general maintenance for up keep. Typical maintenance items addressed as they arise, although there is deferred maintenance to deal with.

2: Structure:

Building Frame: Steel Frame/Concrete Floors

1 Normal Maintenance

Steel roof frame supported by CMU walls. Concrete cell floors, slab on grade elsewhere. Type IIB construction.

Structure Condition Comments:

Structure is in excellent condition.

3: Exterior Envelope:

1 Normal Maintenance

CMU exterior bearing walls with rigid insulation, furring and metal siding typical. Aluminum and HM assemblies for openings. Aluminum window assemblies with insulated glass. Hollow Metal window assemblies have Tempered single pane security glass.

Exterior Envelope Condition Comments:

Very good to excellent.

4: Roof Condition:

2 Minor Renovation

Roof Material: B/C

TPO Membrane over Housing. [1] - normal maintenance; Metal standing seam roof system over intake [1] - normal maintenance Medical, Reheat Kitchen and Administration areas. Maintenance required to keep drains clear at curbs on the standing seam roof system.

5: Interior Finishes:

1 Normal Maintenance

All finishes in good condition currently throughout facility in Housing, Intake, Medical, Reheat Kitchen and Administration areas.

Interior Finishes Condition Comments:

Some maintenance is needed at standing seam roof vents (2), over intake holding; minor ceiling repair work required.

6: HVAC Systems Condition:

3 Moderate Renovation

Air handling equipment is approximately 15 years old and in fair/good condition. The building has no central boiler or heating hot water distribution. There are electric cabinet and unit heaters in the entries, mechanical rooms and storage rooms. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Office AHU, DX cooling, 4 zones gas duct coil reheats, original to the building. [3]; Detention Control room RTU, DX cooling, gas heat, original to the building. [3]; Cell block ERV, 100% outside air, DX cooling, gas heat, original to the building. [3]; Duct distribution is galvanized steel with mastic sealed, good condition. [2].

7: Plumbing Systems Condition:

3 Moderate Renovation

Separate 4" domestic water service with back-flow protection and 4" copper distribution main. Plumbing fixtures are approximately 15 years old and in fair/good condition. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration. [4]; Gas fired domestic water heater and separate storage tank, original to the building. [3]; Cast iron waste and vent. [3]; Vitreous china fixture in non-detention and stainless steel fixture in detention areas, original to the building. [3].

8: Fire Protection Systems:

3 Moderate Renovation

Separate 6" fire service with back-flow protection. Sprinkler heads do not appear to be quick response type, replacement is recommended. Security heads have been susceptible to damage, replacement is recommended. [5].

Fire Protection System Condition Comments:

One wet sprinkler zone for the office area with standard two piece sprinkler heads. [2]; Two wet sprinkler zones for the cell blocks with security type

sprinkler heads. [3]; Hose riser with hose cabinets in detention and non-detention areas. [1]

9: Electrical Systems Condition:

2 Minor Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in fair condition. [2]; Electrical SQ D gear is in good condition. [2]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1]

10: Vertical Transportation Condition:

0 Not Applicable

Not Applicable

Verical Transportation Condition Comments:

11: ADA Compliance:

1 Normal Maintenance

ADA Compliance Condition Comments:

No issues noted.

12: Life Safety Systems Condition:

2 Minor Renovation

Fire Alarm and Smoke Detection Systems

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2].

13: Communications/IT Systems:

3 Moderate Renovation

Telephone, Intercom. MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 Major Renovation

Door control system; CCTV camera surveillance.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

75.8 % Maintain

Montana State Prison

B02 Wallace Building (Administration)

Building Area: 22,797 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

2 Minor Renovation

Group B Office, Type 1B Construction. Updated and renewed condition.

General Building Condition Comments:

Building being maintained given administration use and visitor reception.

2: Structure:

Building Frame: Steel Frame

1 Normal Maintenance

CMU / precast walls supporting steel frame floor system and steel roof system

Structure Condition Comments:

Good.

3: Exterior Envelope:

1 Normal Maintenance

CMU backer with Precast exterior walls.

Exterior Envelope Condition Comments:

Exterior wall components and assemblies in good shape. Typical maintenance of sealants replacements at precast facing panel joints and window / door joints where abutting wall materials to be completed within 1 to 3 years to be put on a maintenance schedule.

4: Roof Condition:

3 Moderate Renovation

Roof Material: B

Roof membrane will necessitate roof replacement in 5 to 10 years. Membrane
is starting to show age at 16 years.

5: Interior Finishes:

1 Normal Maintenance

All interior finishes in good condition. Floor Finishes, Ceiling Finishes, wall finishes and doors and hardware.

Interior Finishes Condition Comments:

Everyday use will necessitate renewal and updating after 10 years.

6: HVAC Systems Condition:

4 Major Renovation

Boilers are estimated to be 25 years old and in poor condition. Heating piping system is deteriorating, Air handling equipment is appears original to the building and in fair condition. Chilled water piping system is deteriorating, Zone control is VAV reheat. There are hot water cabinet and unit heaters in the entries, mechanical rooms and storage rooms. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Boilers hot water boilers and distribution pumping, are at the end of their life. [4]; Hot water distribution piping is deteriorating. [4]; Air handling and VAV reheat terminal units, original to the building. [3]; Air cooled chiller was being replaced at the time of our visit. [1]; Chilled water distribution piping is deteriorating. [4]; Duct distribution is galvanized steel with mastic sealed, duct wrap insulation is failing. [3]; Roof mounted toilet and general exhaust fans, original to the building. [3].

7: Plumbing Systems Condition:

4 Major Renovation

Separate 2" domestic water service without back-flow protection and 2" copper distribution main. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration. [4]; Gas fired domestic water heater and separate storage tank, estimated 15 to 20 years old. [4]; Cast iron waste and vent, visible deterioration. [4]; Vitreous china fixtures, original to the building. [3].

8: Fire Protection Systems:

3 Moderate Renovation

One wet sprinkler zone for the building with standard two piece sprinkler heads.

Fire Protection System Condition Comments:

Separate 3" copper fire service with back-flow protection.
Sprinkler heads do not appear to be quick response type, replacement is recommended.

9: Electrical Systems Condition:

2 Minor Renovation

Transformer and meter are MSP owned.
Light fixtures should be replaced with a complete LED fixture.
Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in fair condition. 2
Electrical SQ D gear is in good condition. [2]; Light fixture lamps were replacement LED. Lighting

controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

1 Normal Maintenance

One elevator and three stairways.

Verical Transportation Condition Comments:

Elevator in good operating Condition. Stairs are compliant for exit systems.

11: ADA Compliance:

1 Normal Maintenance

Building is in compliance for access to spaces and Accessible spaces. Accommodation can be made throughout building for ADA.

ADA Compliance Condition Comments:

Exit systems in place.

12: Life Safety Systems Condition:

Not Applicable

Fire alarm and smoke detection system.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2].
Life Safety egress systems in place for impeded egress.

13: Communications/IT Systems:

3 Moderate Renovation

Telephone, Intercom. MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 Major Renovation

Door control system; CCTV camera surveillance.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

69.0 % Maintain

Montana State Prison

B04 Infirmary Building

Building Area: 12,473 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

2 Minor Renovation

General condition of building for applicable use is in good condition for interior components. Exterior component wall assemblies and roof need conditions addressed.

General Building Condition Comments:

Physical interior in good shape with normal maintenance for use being accommodated. The Roof system needs replacement and all exterior precast / tilt up panels need joint sealants renewed. Opening joint sealant renewal needed at all openings.

2: Structure:

Building Frame: Steel Frame/ Concrete Floors

1 Normal Maintenance

Precast concrete smooth and striated facing panel backed with reinforced CMU, providing bearing wall support for steel structure roof frame work.

Structure Condition Comments:

Structure in good condition.

3: Exterior Envelope:

2 Minor Renovation

Precast facing panel, rigid insulation and CMU backer support - complete building exterior walls
Security window frames and glass at windows, security level doors.

Exterior Envelope Condition Comments:

Joints sealants between precast panels to be renewed. Joints at openings to be renewed.

4: Roof Condition:

4 Major Renovation

Roof Material: B

Roof comprised of ballasted and adhered system over rigid insulation. System to be replaced. Membrane has experienced shrinkage and tears from shrinkage. Insulation is soft, membrane flashings failing at curb points.

5: Interior Finishes:

1 Normal Maintenance

Interior finishes include paint on CMU/ Gyp wall systems, sealed concrete floors, VCT at nurse station, Gypsum painted ceilings , ACT Ceilings.

Interior Finishes Condition Comments:

Interior finishes have been maintained. Continued hard use will necessitate renewal of finishes in the future.

6: HVAC Systems Condition:

4 Major Renovation

Boilers are estimated to be 15 to 20 years old and in fair condition. Heating piping system is deteriorating, Most air handling equipment is appears original to the building and in fair condition. There are hot water cabinet and unit heaters in the entries, mechanical rooms and storage rooms. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Boilers hot water boilers and distribution pumping, are nearing the end of their useful life. [4]; Hot water distribution piping shows viable deteriorating. [4]; Most rooftop air handing is original to the building, [4]; Duct distribution is galvanized steel with duck socks where exposed. [3]; Roof mounted toilet and general exhaust fans, original to the building. [3].

7: Plumbing Systems Condition:

3 Moderate Renovation

Separate 2" domestic water service without back-flow protection and 2" copper distribution main. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration. [4]; Condensing gas fired domestic water heaters, estimated 10years old. [3]; Cast iron waste and vent, visible deterioration. [4]; Vitreous china and stainless steel fixtures, original to the building. [3] Gravity sewer service line in poor condition. [5].

8: Fire Protection Systems:

4 Major Renovation

Separate 4" fire service with back-flow protection.

Fire Protection System Condition Comments:

Two wet sprinkler zones for the building with standard two piece sprinkler heads, visible piping deterioration. [4]; Sprinkler heads do not appear to be quick response type, replacement is recommended. [5].

9: Electrical Systems Condition:

3 Moderate Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in fair condition. [2]; Electrical SQ D gear is in poor condition and should be replaced. [5]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

0 Not Applicable

Not Applicable

Verical Transportation Condition Comments:

11: ADA Compliance:

1 Normal Maintenance

ADA accommodations are in place including access and exam rooms on both High and Low Sides. Accessibility is escorted and controlled. Impeded egress system in place.

ADA Compliance Condition Comments:

12: Life Safety Systems Condition:

1 Normal Maintenance

Fire alarm and smoke detection system.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2].

13: Communications/IT Systems:

3 Moderate Renovation

Telephone, Intercom, Medical Call. MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5]; Dukane nurse call system is outdated and should be updated. [5].

14: Electronic Security Systems:

4 Major Renovation

Door control system; CCTV camera surveillance.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

65.1 % Maintain

Montana State Prison

B05A High Side Food Service Building

Building Area: 16,118 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

3 Moderate Renovation

Overall kitchen condition good. Equipment is getting dated and is heavy on maintenance to keep it operational. Dining area functions in shifts and is in good condition.

General Building Condition Comments:

Building envelope precast / titup panel sealant joints to be renewed. All openings at precast panels to be renewed as sealants have failed over time and are no longer providing the protection they should. The roof needs to be replaced. Currently there are two different types of membranes are in place, each exhibiting water intrusion into the system evident by damaged interior finishes throughout. Insulation is soft and membrane around grease hoods is deteriorating.

2: Structure:

Building Frame: Tilt up Concrete/CMU, Steel Frame Roof

1 Normal Maintenance

Tilt up concrete and CMU bearing walls. Steel beam/joist and deck low slope roof
Structure. Concrete floor slab for kitchen and dining areas.

Structure Condition Comments:

Structural framework condition is good. Kitchen/Dining slab on grade floor system is good. Mechanical slab on grade system in basement rough condition -cracked and heaved at old equipment areas.

3: Exterior Envelope:

3 Moderate Renovation

Precast insulated panels are from two different periods. Color and texture are different. Openings are security grade hollow metal with security grade glass assemblies as applicable.

Exterior Envelope Condition Comments:

Exterior panels are in good condition. Sealant joints between panels need to be renewed as failure is evident by all the broken sealant joint applications. Window opening sealants at exterior opening assemblies to be renewed.

4: Roof Condition:

5 Replacement Required

Roof Material: B

Two different applications of single ply systems - EPDM (newest) and Hypalon (original) failing and deteriorating. Insulation system is soft.

5: Interior Finishes:

3 Moderate Renovation

Painted CMU, FRP over Gyp assemblies - fair to good condition given use.

Interior Finishes Condition Comments:

Hard use day after day will necessitate renewal of interior finishes in the near future.

6: HVAC Systems Condition:

3 Moderate Renovation

Boilers are fair/good condition. Heating piping system and insulation is deteriorating, Makeup air units are in fair condition; rooftop air handling units are in fair/good condition. There are hot water cabinet and unit heaters in the entries, mechanical rooms and storage rooms. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Boilers hot water boilers and distribution pumping, 10 to 15 years old. [3]; Hot water distribution piping shows visible deterioration. [4]; Two makeup air rooftop units. 10 t0 15 years old, [4]; Three rooftop air handing units, 10 to 15 years old. [3]; Duct distribution is galvanized steel. [3]; Roof mounted toilet and general exhaust fans, original to the building. [3].

7: Plumbing Systems Condition:

Not Applicable

Separate 2 1/2" domestic water service without back-flow protection and 2 1/2" copper distribution main. Point of use anti-scald valves were not observed on the public lavatories. The building has water softening, does not have domestic water filtration.

Plumbing System Condition Comments:

Domestic water distribution is copper with some piping and insulation deterioration. [4]; Condensing gas fired domestic water heaters, estimated 10 years old. [3]; Cast iron waste and vent, floor sink and some piping deterioration. [4]; Vitreous china fixtures, original to the building. [4].

8: Fire Protection Systems:

3 Moderate Renovation

Separate 4" fire service with back-flow protection.

Fire Protection System Condition Comments:

One wet sprinkler zone for the building with standard two piece sprinkler heads, visible piping deterioration. [3]; Sprinkler heads do not appear to

be quick response type, replacement is recommended. [5].

9: Electrical Systems Condition:

3 Moderate Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in fair condition. [2]; Electrical SQ D gear is in poor condition and should be replaced. [5]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

2 Minor Renovation

Building is single level for inmates. Mechanical basement access is via an exterior stair.

Verical Transportation Condition Comments:

11: ADA Compliance:

2 Minor Renovation

Kitchen area - non accessible. Dining area accessible.

ADA Compliance Condition Comments:

12: Life Safety Systems Condition:

2 Minor Renovation

Fire alarm and smoke detection system.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; Impeded egress systems compliant. [1].

13: Communications/IT Systems:

2 Minor Renovation

Telephone, Intercom. MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3] VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 Major Renovation

Camera system viewed on campus network. Door monitoring and control is poor.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

54.7 % Renovate

Montana State Prison

B05B MCE - High Side Laundry

Building Area: 25,692 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

2 Minor Renovation

General condition of the building is good.

General Building Condition Comments:

The overall exterior wall envelope and interior wall assemblies in good condition. Roof membrane is exhibiting normal wear and issues with membrane starting to appear with reinforcing layer of membrane starting to show. Replacement of membrane and flashings recommended.
With a 1.5 million pounds of laundry going through the facility, this amount of use is requiring laundry equipment upgrades of washing equipment and drying equipment for the MCE laundry side of the facility. The tunnel washer extractor is the same age as the building and parts are obsolete.

2: Structure:

Building Frame: Steel Frame/ Concrete Floors

1 Normal Maintenance

Reinforced CMU exterior bearing walls with CMU pilasters and protected steel columns supporting a steel frame roof structure of beams joists and deck. 2nd floor concrete on composite deck bearing on CMU.

Structure Condition Comments:

Very good to excellent.

3: Exterior Envelope:

2 Minor Renovation

The exterior wall envelope consists of split face CMU backed with CMU. Rigid insulation between exterior and interior wythe. Aluminum window assemblies and heavy duty hollow metal door assemblies for man door openings. Insulated OH door assemblies.

Exterior Envelope Condition Comments:

Given heavy daily usage, exterior envelope is in relatively good condition.

4: Roof Condition:

5 Replacement Required

Roof Material: B

Hypalon roof assembly needs replacement. Hypalon reinforcing fabric starting to show through.

5: Interior Finishes:

3 Moderate Renovation

Painted CMU at all laundry walls. Painted Gypsum Board at Vocational Classroom areas.

Interior Finishes Condition Comments:

Laundry use will necessitate renewal of interior finishes in near future. All other areas have been maintained well and area in good condition.

6: HVAC Systems Condition:

3 Moderate Renovation

Boilers, pumps and heating piping are in good condition. Office VAV reheat air handling system is in fair/good condition. Makeup air units and heat recovery rooftop units are in fair/good condition . There are hot water cabinet and unit heaters in the entries, mechanical rooms and storage rooms. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Boilers hot water boilers and distribution pumping, 6 years old. [2]; Hot water distribution piping shows no viable deteriorating. [3]; Office air handling unit and air cooled condenser, original to the building, [4]; Two makeup air rooftop units. original to the building, [4]; Four heat recovery units, original to the building. [4] Duct distribution is galvanized steel with some deterioration observed. 3 Roof mounted toilet and general exhaust fans, original to the building. 3

7: Plumbing Systems Condition:

2 Minor Renovation

6" domestic water service with back-flow protection and 4" copper distribution main with sand separator and water softening. Point of use anti-scald valves were not observed on the public lavatories.

Plumbing System Condition Comments:

Domestic water distribution is copper. no visible piping deterioration was observed. [3]; Condensing gas fired domestic water heaters, 6 years old. [3]; Cast iron waste and vent, no visible piping deterioration was observed. [3]; Vitreous china fixtures, original to the building. [3].

8: Fire Protection Systems:

0 Not Applicable

Not Applicable

Fire Protection System Condition Comments:

9: Electrical Systems Condition:

2 Minor Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Electrical SQ D gear is in fair condition. [2] Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

2 **Minor Renovation**

Stairs and elevator.

Verical Transportation Condition Comments:

Generally adequate condition.

11: ADA Compliance:

1 **Normal Maintenance**

Facility is in Compliance for accessible route and toilet fixtures each level. An elevator allows access to training programs areas on 2nd floor.

ADA Compliance Condition Comments:

12: Life Safety Systems Condition:

2 **Minor Renovation**

Fire Alarm and Smoke Detection. Door Hardware - panic on exterior openings. Egress lighting in place. Good condition.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; Egress life safety systems in place for free egress to controlled perimeter yard.

13: Communications/IT Systems:

2 **Minor Renovation**

Telephone, Intercom. MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; VOIP system was observed and in very good condition. [11] Clock system was not observed. [5].

14: Electronic Security Systems:

4 **Major Renovation**

Door control system; CCTV camera surveillance.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

60.6 % Maintain

Montana State Prison

B06 High Side Locked HU 1

Building Area: 34,861 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

3 **Moderate Renovation**

Tilt up construction of the building is in good condition overall given the maximum restriction inmates being housed.

General Building Condition Comments:

Cell maintenance and renewal of finishes required. Fixture change out required. Cell flooding occurs often due to inmates plugging plumbing systems. Exterior precast wall assemblies sealants to be renewed, as they have shrunk and cracked over the years. Sealants around openings to be renewed as they have shrunk and cracked over the years.

2: Structure:

Building Frame: Steel Frame/ Concrete Floors

1 **Normal Maintenance**

Concrete slab on grade for primary floor system of housing. Concrete slab on steel frame/concrete frame for mechanical basement area. Steel structure and concrete structure for roof system.

Structure Condition Comments:

Overall structure has no apparent issues.

3: Exterior Envelope:

2 **Minor Renovation**

Precast insulated smooth and striated panel system at perimeter walls. Security Grade Hollow metal doors and window assemblies.

Exterior Envelope Condition Comments:

Sealants at panels and around all openings have failed (shrunk and cracked) and need to be replaced. Stress cracking of precast panels at various locations. Panels at entry location on north entry has experience differential movement over the years. Panel repair needed.

4: Roof Condition:

5 **Replacement Required**

Roof Material:

Ballasted membrane roof system is past its life expectancy and warranty and needs replacement. Rigid insulation is soft and spongy, leaking has been experienced in building.

5: Interior Finishes:

3 **Moderate Renovation**

Paint finishes throughout. Painted Hollow metal door assemblies. Door assemblies have been modified as needed to provide safe working conditions for staff.

Interior Finishes Condition Comments:

Hard use in this facility will require renewal of finishes.

6: HVAC Systems Condition:

3 Moderate Renovation

Air handling equipment is approximately 35 years old and in fair/good condition. The boiler are 10 to 15 years old, heating hot water distribution shows visible deterioration. There are hot water cabinet and unit heaters in the entries, mechanical rooms and storage rooms. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Four condensing gas boilers, fair/good condition. [3]; Hot water heating piping, black steel and copper, fair/good condition. [3]; Two air handling units with VAV reheat zones, original to the building. [4]; Duct distribution is galvanized steel with mastic sealed, fair/good condition. [3]; Roof mounted toilet and general exhaust fans, original to the building. [4].

7: Plumbing Systems Condition:

3 Moderate Renovation

Separate 6" domestic water service with 3" copper distribution main, no back-flow protection. Plumbing fixtures are in poor/fair condition. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration. [4]; Indirect storage domestic water heater, 10 to 15 years old. [3]; Cast iron waste and vent, some sections have been replaced. [4]; Vitreous china fixture in non-detention and stainless steel fixture in detention areas, original to the building. [4].

8: Fire Protection Systems:

3 Moderate Renovation

Separate 6" fire service, no back-flow protection. Sprinkler heads do not appear to be quick response type, replacement is recommended. Security heads have been susceptible to damage, replacement is recommended..

Fire Protection System Condition Comments:

One wet sprinkler zone for the building, standard two piece sprinkler heads in non-detention areas, cell blocks have security type sprinkler heads. [3]; Hose riser with hose cabinets were not observed in detention or non-detention areas. [5].

9: Electrical Systems Condition:

2 Minor Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in good condition. [2]; Electrical SQ D gear is in fair condition. [2]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

1 Normal Maintenance

Concrete and metal stair system in Cell Pods, 2 stairs to upper cell units, one central stair to lower units.

Verical Transportation Condition Comments:

All stair systems in good condition - general maintenance of finishes.

11: ADA Compliance:

5 Replacement Required

The building is not ADA compliant.

ADA Compliance Condition Comments:

Major renovation to make ADA compliant cells and access.

12: Life Safety Systems Condition:

1 Normal Maintenance

Fire alarm and smoke detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; Fire suppression system in place. Alarm systems in place. Impeded egress systems in place. Upgrades required to locking control systems.

13: Communications/IT Systems:

2 Minor Renovation

Telephone, Intercom. MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded.[3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 Major Renovation

Local computer based locking control system in need of upgrade. In the process of adding cameras to campus wide video network.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

59.7 % Renovate

Montana State Prison

B07 Housing Unit F Work Dorm

Building Area: 22,435 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

1 Normal Maintenance

1995 construction - wood and steel framed.

General Building Condition Comments:

Building is off the main prison complex area and has been reasonably well maintained given the various change out of utilization. The building has seen typical wear and tear over its 25 years of use.

2: Structure:

Building Frame: Steel Frame/ Concrete Floors

1 Normal Maintenance

Floor system is steel frame with concrete. Primary structural elements are wood framing. The roof system is wood framed.

Structure Condition Comments:

3: Exterior Envelope:

1 Normal Maintenance

Wood framed and steel exterior wall assembly finished with hardwood siding, EIFS systems and metal fascia trim panels.

Exterior Envelope Condition Comments:

Overall wall assemblies and trim in good condition. General maintenance items of sealant around windows and openings to be addressed.

4: Roof Condition:

5 Replacement Required

Roof Material: A

Original asphalt shingles that are weathering, tearing, and lifting in areas due to weather. The shingle roof needed to be replaced two years ago.

5: Interior Finishes:

1 Normal Maintenance

Interior finishes in the dormitory and programs areas upgraded in 2017, while subject only to low/minimum security use. Administrative area finishes are good.

Interior Finishes Condition Comments:

Current use will require renewal and refurbishment of finishes 5 to 10 years out.

6: HVAC Systems Condition:

2 Minor Renovation

HVAC systems for Dormitory housing area of the

building were upgraded to meet current ventilation requirements.

HVAC Systems Condition Comments:

No major issues.

7: Plumbing Systems Condition:

1 **Normal Maintenance**

Common toilet shower areas in inmate living areas plus staff toilet areas.

Plumbing System Condition Comments:

No issues noted.

8: Fire Protection Systems:

1 **Normal Maintenance**

New installation in 2017 to provide a fire sprinkler system throughout the building.

Fire Protection System Condition Comments:

No issues noted.

9: Electrical Systems Condition:

1 **Normal Maintenance**

Electrical systems are 1995 technology with minor upgrades over time.

Electrical System Condition Comments:

No significant issues noted.

10: Vertical Transportation Condition:

2 **Minor Renovation**

Stairs only.

Verical Transportation Condition Comments:

Some finishes need renewal.

11: ADA Compliance:

2 **Minor Renovation**

ADA compliance from Visitor parking to administrative areas provided in 2017 renovation. Inmate areas compliant. Some staff areas don't meet ADA compliance.

ADA Compliance Condition Comments:

Door hardware upgrades required for staff area compliance.

12: Life Safety Systems Condition:

1 **Normal Maintenance**

Firm Alarm and Fire Sprinkler Systems were upgraded in 2017.

Life Safety Systems Condition Comments:

No problems noted.

13: Communications/IT Systems:

4 **Major Renovation**

AIPHONE System technology of 25 years ago.

Communications/IT Systems Comments:

Outdated, antiquated system for voice communications needs to be upgraded.

14: Electronic Security Systems:

4 **Major Renovation**

Security system/ CCTV cameras is an old AIPHONE system utilized for control of security gates and communications.

Security Electronics Condition Comments:

Security Systems outdated and need major upgrades.

Overall Building Rating:

84.2 % Maintain

Montana State Prison

B08 High Side Close Housing Unit 1

Building Area: 22,613 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

3 Moderate Renovation

Overall condition is what would be expected for applicable use over the past 40 years.
Fair to Good condition warranting renovation of some systems and components .

General Building Condition Comments:

Exterior of building exhibits wear and tear due to elements and deferred maintenance over the 40 years of use. Cast in place concrete wall panels backed with CMU masonry and rigid insulation system between. Wall panels show stress cracks and paint deterioration. Masonry is in good condition. Joint sealants are failing. CIP panel joints. Replacement of joint sealants needed Interior conditions fair given use. Door control systems out of date, upgrade/replacement needed.

2: Structure:

Building Frame: Cast in Place Concrete/CMU

1 Normal Maintenance

Cast in place concrete wall panels backed with CMU masonry and rigid insulation system between. Wall panels show stress cracks and paint deterioration. Cast in place concrete flat plate roof system.

Structure Condition Comments:

Masonry is in good condition. Cast in place panels show minimal stress cracks and is in good condition, less general maintenance items.

3: Exterior Envelope:

2 Minor Renovation

Cast in place / tilt up wall panels with rigid insulation and reinforced CMU backer wall for exterior wall assemblies. Heavy duty operable hollow metal windows / security glass with security screens inclusive at window openings both levels - housing. Security Hollow metal swing doors and frames at exterior door openings. Cast in place flat plate roof deck with rigid insulation and membrane roof covering.

Exterior Envelope Condition Comments:

Tilt up panel joints have shrunk and cracked, replacement needed. Sealants around all opening conditions of windows, doors and louver penetrations to be renewed. Paint finishes on exterior panels and opening assemblies to be renewed.

4: Roof Condition:

4 Major Renovation

Roof Material: B

White TPO membrane over rigid insulation. Marginal condition currently. Replacement will be required within the next 5 years

5: Interior Finishes:

2 Minor Renovation

Painted CMU and concrete. Painted Hollow metal security opening assemblies. Sealed concrete floors. Painted steel furnishings in cells and dayrooms.

Interior Finishes Condition Comments:

Finish renewal required - dictated by use.

6: HVAC Systems Condition:

2 Minor Renovation

The boilers appear to be less than 5 years old, some of the original heating hot water distribution is still in service. Air handling and rooftop equipment appear to be less than 5 years old and in good condition, some of the original duct distribution is still in service. There are hot water cabinet and unit heaters in the entries, mechanical rooms and storage rooms. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Two condensing gas boilers, good condition. [1]; Hot water heating piping, black steel and copper, fair/good condition. [3]; Cell block air handling units with VAV reheat zones, good condition. [1]; Control room rooftop, good condition. [1]; Duct distribution is galvanized steel with mastic sealed, fair/good condition. [3]; Roof mounted toilet and general exhaust fans, some original to the building. [3].

7: Plumbing Systems Condition:

4 Major Renovation

Separate 3" domestic water service with 3" copper distribution main, no back-flow protection. Plumbing fixtures are in poor/fair condition. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration. [4]; Condensing gas storage domestic water heaters, appear to be less than 5 years old. [1]; Cast iron waste and vent, some sections have been replaced. [4]; Vitreous china fixture in non-detention and stainless steel fixture in detention areas, original to the building. [4].

8: Fire Protection Systems:

4 Major Renovation

Separate 6" fire service, with back-flow protection. Sprinkler heads do not appear to be quick response type, replacement is recommended. Security heads have been susceptible to damage, replacement is recommended.

Fire Protection System Condition Comments:

One dry sprinkler zone for the building, standard two piece sprinkler heads in non-detention areas, cell blocks have security type sprinkler heads. [3]; Hose riser with hose cabinets were not observed in detention or non-detention areas. [5].

9: Electrical Systems Condition:

2 Minor Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in good condition. [2]; Electrical SQ D gear is in fair condition. [2]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3] Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

2 Minor Renovation

Access to upper cell housing / blocks via two interior stairs. 4 exterior exit stairs for impeded egress. Design of housing is main level plus mezzanine.

Verical Transportation Condition Comments:

Interior stairs used for controlled access to the 2nd floor housing. Exterior stairs for impeded controlled egress.

11: ADA Compliance:

5 Replacement Required

The building is not ADA compliant.

ADA Compliance Condition Comments:

Major renovation to make ADA compliant cells and access.

12: Life Safety Systems Condition:

2 Minor Renovation

Fire alarm and smoke detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1] Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; Fire suppression system in place. Alarm systems in place. Impeded egress systems in place. Upgrades required to locking control systems.

13: Communications/IT Systems:

2 Minor Renovation

Telephone, Intercom. MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 Major Renovation

Ancient system of hard graphic panels and direct drive relays. Whole system is in need of replacement. system does not comply with International Building Code.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

69.4 % Maintain

Montana State Prison

B09 High Side Close Housing Unit 2

Building Area: 22,613 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

3 Moderate Renovation

Overall condition is what would be expected for applicable use over the past 40 years.
Fair to Good condition warranting renovation of some systems and components .

General Building Condition Comments:

Exterior of building exhibits wear and tear due to elements and deferred maintenance over the 40 years of use. Cast in place concrete wall panels backed with CMU masonry and rigid insulation system between. Wall panels show stress cracks and paint deterioration. Masonry is in good condition. Joint sealants are failing. CIP panel joints. Replacement of joint sealants needed Interior conditions fair given use. Door control systems out of date, upgrade/replacement needed.

2: Structure:

Building Frame: Cast in Place Concrete/CMU

1 Normal Maintenance

Cast in place concrete wall panels backed with CMU masonry and rigid insulation system between. Wall panels show stress cracks and paint deterioration. Cast in place concrete flat plate roof system.

Structure Condition Comments:

Masonry is in good condition. Cast in place panels show minimal stress cracks and is in good condition, less general maintenance items.

3: Exterior Envelope:

2 Minor Renovation

Cast in place / tilt up wall panels with rigid insulation and reinforced CMU backer wall for exterior wall assemblies. Heavy duty operable hollow metal windows / security glass with security screens inclusive at window openings both levels - housing. Security Hollow metal swing doors and frames at exterior door openings. Cast in place flat plate roof deck with rigid insulation and membrane roof covering.

Exterior Envelope Condition Comments:

Tilt up panel joints have shrunk and cracked, replacement needed. Sealants around all opening conditions of windows, doors and louver penetrations to be renewed. Paint finishes on exterior panels and opening assemblies to be renewed.

4: Roof Condition:

4 Major Renovation

Roof Material: B

White TPO membrane over rigid insulation. Marginal condition currently. Replacement will be required within the next 5 years

5: Interior Finishes:

2 Minor Renovation

Painted CMU and concrete. Painted Hollow metal security opening assemblies. Sealed concrete floors. Painted steel furnishings in cells and dayrooms.

Interior Finishes Condition Comments:

Finish renewal required - dictated by use.

6: HVAC Systems Condition:

2 Minor Renovation

The boilers appear to be less than 5 years old, some of the original heating hot water distribution is still in service. Air handling and rooftop equipment appear to be less than 5 years old and in good condition, some of the original duct distribution is still in service. There are hot water cabinet and unit heaters in the entries, mechanical rooms and storage rooms. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Two condensing gas boilers, good condition. [1]; Hot water heating piping, black steel and copper, fair/good condition. [3]; Cell block air handling units with VAV reheat zones, good condition. [1]; Control room rooftop, good condition. [1]; Duct distribution is galvanized steel with mastic sealed, fair/good condition. [3]; Roof mounted toilet and general exhaust fans, some original to the building. [3].

7: Plumbing Systems Condition:

4 Major Renovation

Separate 3" domestic water service with 3" copper distribution main, no back-flow protection. Plumbing fixtures are in poor/fair condition. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration. [4]; Condensing gas storage domestic water heaters, appear to be less than 5 years old. [1]; Cast iron waste and vent, some sections have been replaced. [4]; Vitreous china fixture in non-detention and stainless steel fixture in detention areas, original to the building. [4].

8: Fire Protection Systems:

4 Major Renovation

Separate 6" fire service, with back-flow protection. Sprinkler heads do not appear to be quick response type, replacement is recommended. Security heads have been susceptible to damage, replacement is recommended.

Fire Protection System Condition Comments:

One dry sprinkler zone for the building, standard two piece sprinkler heads in non-detention areas, cell blocks have security type sprinkler heads. [3]; Hose riser with hose cabinets were not observed in detention or non-detention areas. [5].

9: Electrical Systems Condition:

2 Minor Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in good condition. [2]; Electrical SQ D gear is in fair condition. [2]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3] Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

2 Minor Renovation

Access to upper cell housing / blocks via two interior stairs. 4 exterior exit stairs for impeded egress. Design of housing is main level plus mezzanine.

Verical Transportation Condition Comments:

Interior stairs used for controlled access to the 2nd floor housing. Exterior stairs for impeded controlled egress.

11: ADA Compliance:

5 Replacement Required

The building is not ADA compliant.

ADA Compliance Condition Comments:

Major renovation to make ADA compliant cells and access.

12: Life Safety Systems Condition:

2 Minor Renovation

Fire alarm and smoke detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1] Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; Fire suppression system in place. Alarm systems in place. Impeded egress systems in place. Upgrades required to locking control systems.

13: Communications/IT Systems:

2 Minor Renovation

Telephone, Intercom. MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 Major Renovation

Ancient system of hard graphic panels and direct drive relays. Whole system is in need of replacement. system does not comply with International Building Code.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

69.4 % Maintain

Montana State Prison

B10 High Side Locked HU 2

Building Area: 31,575 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

3 Moderate Renovation

Cast in place and tilt up concrete construction exhibiting normal wear for type of use over the last 34 years.

General Building Condition Comments:

Building is in fair to good condition overall. Maintenance has been kept up on for the life of the building. Systems are seeing age along with roof assembly and general everyday functional components of the building including plumbing fixtures, door / opening assemblies and finishes. The door control system is outdated and obsolete, thus an upgrade and/or retrofit is needed.

2: Structure:

Building Frame: Steel Frame/ Concrete Floors

1 Normal Maintenance

Concrete slab on grade for primary floor system of housing. Concrete slab on steel frame/concrete frame for mechanical basement area. Steel structure and concrete structure for roof system.

Structure Condition Comments:

Overall structure no apparent issues.

3: Exterior Envelope:

2 Minor Renovation

Precast insulated smooth and striated panel system at perimeter walls. Security Grade Hollow metal doors and window assemblies.

Exterior Envelope Condition Comments:

Sealants at panels and around all openings have failed (shrunk and cracked) and need to be replaced. Stress cracking of precast panels at various locations. Panels at entry location on north entry has experience differential movement over the years. Panel repair needed.

4: Roof Condition:

5 Replacement Required

Roof Material:

Ballasted membrane roof system is past its life expectancy and warranty and needs replacement. Rigid insulation is soft and spongy, leaking has been experienced in building.

5: Interior Finishes:

3 Moderate Renovation

Paint finishes throughout. Painted Hollow metal door assemblies. Door assemblies have been modified as needed to provide safe working conditions for staff.

Interior Finishes Condition Comments:

Hard use in this facility will require renewal of finishes.

6: HVAC Systems Condition:

3 Moderate Renovation

Air handling equipment is approximately 35 years old and in fair/good condition. The boiler are 10 to 15 years old, heating hot water distribution shows visible deterioration. There are hot water cabinet and unit heaters in the entries, mechanical rooms and storage rooms. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Four condensing gas boilers, fair/good condition. [3]; Hot water heating piping, black steel and copper, fair/good condition. [3]; Two air handling units with VAV reheat zones, original to the building. [4]; Duct distribution is galvanized steel with mastic sealed, fair/good condition. [3]; Roof mounted toilet and general exhaust fans, original to the building. [4].

7: Plumbing Systems Condition:

3 Moderate Renovation

Separate 6" domestic water service with 3" copper distribution main, no back-flow protection. Plumbing fixtures are in poor/fair condition. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration. [4]; Indirect storage domestic water heater, 10 to 15 years old. [3]; Cast iron waste and vent, some sections have been replaced. [4]; Vitreous china fixture in non-detention and stainless steel fixture in detention areas, original to the building. [4].

8: Fire Protection Systems:

3 Moderate Renovation

Separate 6" fire service, no back-flow protection. Sprinkler heads do not appear to be quick response type, replacement is recommended. Security heads have been susceptible to damage, replacement is recommended.

Fire Protection System Condition Comments:

One wet sprinkler zone for the building, standard two piece sprinkler heads in non-detention areas, cell blocks have security type sprinkler heads. [3]; One

hose cabinet was observed in the basement Mechanical Room. [5].

9: Electrical Systems Condition:

2 Minor Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in good condition. [2]; Electrical SQ D gear is in fair condition. [2]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

2 Minor Renovation

Stairs in the day rooms to access lower cells and upper cells.

Verical Transportation Condition Comments:

All stair systems in good condition - general maintenance of finishes.

11: ADA Compliance:

5 Replacement Required

The building is not ADA compliant.

ADA Compliance Condition Comments:

Major renovation to make ADA compliant cells and access.

12: Life Safety Systems Condition:

1 Normal Maintenance

Fire alarm and smoke detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; Fire suppression system in place. Alarm systems in place. Impeded egress systems in place. Upgrades required to locking control systems.

13: Communications/IT Systems:

2 Minor Renovation

Telephone, Intercom. MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded.[3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 Major Renovation

Local computer based locking control system in need of upgrade. In the process of adding cameras to campus wide video network.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

59.6 % Renovate

Montana State Prison

B14 High Security Support/ Visiting

Building Area: 13,248 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

Not Applicable

Both the interconnected High Side Visiting and Programs/Library Buildings are in good overall condition and have been well maintained.

General Building Condition Comments:

Each building relatively well maintained well; however there Exterior finish assemblies are seeing degradation given years of in service installation of which upgrades and renewals will be required.

2: Structure:

Building Frame: Steel Frame/Concrete Floors

1 Normal Maintenance

Structure Condition Comments:

No issues noted.

3: Exterior Envelope:

3 Moderate Renovation

Exterior precast concrete striated and smooth face insulated panels for primary exterior wall construction. Painted heavy duty Hollow metal doors / frames for door openings. Exterior window systems include aluminum with insulated glass systems at programs sections of buildings, and Security Grade / Heavy duty painted Hollow metal with Security Glass at visiting.

Exterior Envelope Condition Comments:

Exterior wall construction of envelope concrete panel joints to have sealant renewed as the joints sealants have shrunk and cracked during the years of in service application. Aluminum windows at high side programming will need to have glass changed out as all the seals are failing. General maintenance on HM assemblies.

4: Roof Condition:

4 Major Renovation

Roof Material: B

Membrane roof over rigid insulation. Deterioration and leaking evident. Roof is past its warranty and is showing signs of failure. Roof replacement in the next several years with current maintenance.

5: Interior Finishes:

3 Moderate Renovation

Painted CMU and Gypsum finishes in both the Visiting component and the programs / support components. Painted Hollow Metal door frames and doors throughout. Visiting component has VCT and sealed concrete (Secure Side). Programs area has VCT flooring and painted gypsum board ceilings.

Interior Finishes Condition Comments:

Given use the finishes are in good shape overall. Repair work required on
damaged gypsum ceiling surfaces where roof has leaked.

6: HVAC Systems Condition:

3 Moderate Renovation

Air handling equipment is approximately 35 years old and in fair condition. The boiler are 5 to 10 years old, heating hot water distribution shows visible deterioration. There is perimeter radiation in offices and hot water cabinet and unit heaters in the entries, and mechanical rooms. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Two condensing gas boilers, good condition. [2]; Hot water heating piping, black steel and copper, fair/good condition. [4]; Two air handling units, one with reheat zones, original to the building. [4]; Duct distribution is galvanized steel with mastic sealed, fair condition. [4] Roof mounted toilet and general exhaust fans, original to the building. [4].

7: Plumbing Systems Condition:

3 Moderate Renovation

Separate 6" domestic water service with 3" copper distribution main, no back-flow protection. Plumbing fixtures are in poor/fair condition. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration. [4]; Three electric domestic water heater above the ceiling, reported to be in fair condition. [3]; Cast iron waste and vent, some sections have been replaced. [4]; Vitreous china fixtures, original to the building.4

8: Fire Protection Systems:

3 Moderate Renovation

Separate 6" fire service, no back-flow protection. One wet sprinkler zone for the building, standard two piece sprinkler heads.

Fire Protection System Condition Comments:

Sprinkler heads do not appear to be quick response type, replacement is recommended.

9: Electrical Systems Condition:

2 Minor Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in good condition. [2]; Electrical SQ D gear is in fair condition. [2]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

0 Not Applicable

Not Applicable

Verical Transportation Condition Comments:

11: ADA Compliance:

1 Normal Maintenance

ADA Compliant.

ADA Compliance Condition Comments:

Visiting area ADA compliant with Accessible restrooms and accessible route to and into spaces. Programs / Support area compliant with accessible routes to and into spaces.

12: Life Safety Systems Condition:

2 Minor Renovation

Fire alarm and smoke detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; Older sprinkler system, older notification system in place. Exit identification and egress systems in place. [3].

13: Communications/IT Systems:

3 Moderate Renovation

Telephone, Intercom. MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be replaced. [5]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 Major Renovation

Poor door control. The building has some video viewed locally.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

57.4 % Renovate

Montana State Prison

B15 Low Security Support (Rothe)

Building Area: 33,877 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

2 Minor Renovation

Building is in in good condition for use due to complete renovation in 2011.

General Building Condition Comments:

Some exterior maintenance items to be addressed on the Building Envelope.

2: Structure:

Building Frame: CMU, Concrete & Steel Roof Framing

1 Normal Maintenance

CMU bearing exterior walls on concrete foundation. Steel floor joists clear spanning to bearing walls with steel deck and concrete slab floor. Steel roof joists and deck clear spanning to bearing walls.

Structure Condition Comments:

Original 1968 CMU Concrete steel framed structure is in good condition overall. CMU bearing walls at exterior with EIFS system has some moisture infiltration issues.

3: Exterior Envelope:

3 Moderate Renovation

Exterior envelope of this facility was completely redone in 2011. An EIFS system was installed on all exterior walls to improve energy efficiency. All window assemblies were replaced with new energy efficient aluminum double glazed windows. Main door entry systems were provided with new aluminum storefront assemblies. Roof was replaced at the same time.

Exterior Envelope Condition Comments:

There has been moisture intrusion from roof coping down into the EIFS system at all sides of the building in various locations that is causing failure / degradation in th EIFS systems. Patch and repair work will be required to assure the EIFS life can be maintained.

4: Roof Condition:

2 Minor Renovation

Roof Material: B

TPO roof system is midway through its useful life. It exhibits minimal issues currently, however should be considered for preventative maintenance and only another 10 years of life.

5: Interior Finishes:

2 Minor Renovation

Painted CMU and gypsum board wall assemblies in good condition. Ceramic tile in wet areas (toilet rooms and kitchen) in good condition. Acoustic Ceiliing Tile (ACT) and gypsum board ceiling assemblies throughout in good condition. VCT flooring in Administration, Dining and Support areas. Sealed concrete in lobbies, corridors and utilitarian spaces.

Interior Finishes Condition Comments:

Finishes currently being maintained and preventative maintenance has been good. Finish renewal will be necessitated when finishes are past their useful life.

6: HVAC Systems Condition:

2 Minor Renovation

Rooftop ventilation equipment is approximately 10 to 15 years old and in good condition. The boilers are 10 to 15 years old, heating hot water distribution shows visible deterioration. There is perimeter radiation in offices and hot water cabinet and unit heaters in the entries, and mechanical rooms. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Three condensing gas boilers, fair/good condition. [3]; Hot water heating piping, black steel and copper, fair condition. [4]; Five rooftop heat recovery ventilation units with hot water reheat coils, good condition. [2]; Duct distribution is galvanized steel with mastic sealed, good condition. [2]; Roof mounted toilet and general exhaust fans, fair condition. [4].

7: Plumbing Systems Condition:

3 Moderate Renovation

Separate 4" domestic water service with 2" copper distribution main, no back-flow protection. Point of use anti-scald valves were not observed on the public lavatories. The building has domestic water softening on the main and filtration at the ice maker.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration. [4]; Two condensing gas domestic water heater above the ceiling, fair/good condition. [3]; Separate kitchen domestic water heater and storage tank, poor condition. [5]; Cast iron waste and vent, some sections have been replaced. [4]; Vitreous china fixtures, fair/good condition. [3].

8: Fire Protection Systems:

3 Moderate Renovation

One wet sprinkler zone for the building, standard two

piece sprinkler heads.

Fire Protection System Condition Comments:

Unable to access the sprinkler service riser, to be verified. Sprinkler heads do not appear to be quick response type, replacement is recommended. [5].

9: Electrical Systems Condition:

3 Moderate Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in good condition. [2]; Electrical SQ D gear is in poor condition and should be replaced [5]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

1 Normal Maintenance

Stairs and Elevator in 2 story building core.

Verical Transportation Condition Comments:

Facility upgraded with Elevator in 2011 Renovation.

11: ADA Compliance:

1 Normal Maintenance

The building is ADA compliant, based on 2011 renovation.

ADA Compliance Condition Comments:

No issues noted.

12: Life Safety Systems Condition:

2 Minor Renovation

Fire alarm and smoke detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2].

13: Communications/IT Systems:

Not Applicable

Telephone, Intercom. MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom was not observed. [5]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

5 Replacement Required

Poor door control. The building has some video viewed locally. Only one camera was working on local system while we were on site.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

66.5 % Maintain

Montana State Prison

B16 Main Prison Warehouse

Building Area: 22,600 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

3 Moderate Renovation

PEMB with exterior cooler is in good physical condition overall. Capacity is maximized and expansion would be justified.

General Building Condition Comments:

Even with warehouse structure in good condition, space is limited for operations. Physical warehouse is at maximum capacity and can only store up to 3 months product / supply. Facility needs 4 to 6 months of Warehouse space - Expansion needed for more efficient operation.

2: Structure:

Building Frame: Pre-engineered Metal Building

1 Normal Maintenance

Pre-engineered Metal Building System (PEMB) clear span structure for primary building set on concrete foundation with concrete floor system.

Structure Condition Comments:

PEMB in good condition

3: Exterior Envelope:

2 Minor Renovation

PEMB siding system, girts and blanket insulation system for wall exterior wall system enclosure. Hollow metal doors /frames with panic hardware for exterior door openings. Aluminum windows with insulated glass for windows. OH doors are insulated OH assemblies.

Exterior Envelope Condition Comments:

PEMB system and opening assemblies are in fair to good condition given the daily use and the years that the building has been in service.

4: Roof Condition:

1 Normal Maintenance

Roof Material: A

PEMB metal roof system with blanket insulation over girt structure. Roof drainage is sloped into gutters and downspouts. Over all condition good.

5: Interior Finishes:

1 Normal Maintenance

Warehouse finishes include prefinished cooler walls, plywood enclosures, painted gyp, painted masonry and painted metal assemblies.

Interior Finishes Condition Comments:

Hard use will necessitate renewal of typical finishes in the future. Currently maintained as damage occurs.

6: HVAC Systems Condition:

3 Moderate Renovation

Condensing gas furnaces appear to be 15 to 20 years old and in fair condition. Building has stand alone controls, a web based DDC temperature control system was not observed.

HVAC Systems Condition Comments:

Condensing gas furnaces with split air cooled condensers in office areas, fair condition. [4]; Condensing gas unit heaters in the warehouse, fair/good condition. [3]; Duct distribution is galvanized steel, no mastic sealer, fair condition. [3]; Ceiling toilet exhaust fans, fair condition. [4].

7: Plumbing Systems Condition:

4 Major Renovation

Separate 2" domestic water service with back-flow protection, 2" copper distribution main. Point of use anti-scald valves were not observed on the public lavatories. The building does not have has domestic water softening or filtration.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration. [4]; Electric domestic water heater in the utility closet, fair condition. [4]; Cast iron waste and vent, some sections have been replaced with PVC. [4]; Vitreous china fixtures, fair/good condition. [3].

8: Fire Protection Systems:

5 Replacement Required

No existing sprinkler system.

Fire Protection System Condition Comments:

Building is not sprinklered, S-1 storage buildings over 12,000 sq. ft. are generally required to be sprinklered.

9: Electrical Systems Condition:

3 Moderate Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in fair condition. [2]; Electrical SQ D gear is in poor condition and should be replaced. [4]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3[; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

1 Normal Maintenance

Stairs to Mezzanine.

Verical Transportation Condition Comments:

Minor Issues.

11: ADA Compliance:

2 Minor Renovation

Non Compliant - the type of work in this warehouse setting is non conducive to utilization ability restricted people.

ADA Compliance Condition Comments:

Scope to make ADA compliant will be a major undertaking .

12: Life Safety Systems Condition:

5 Replacement Required

S-1 warehouse of size and construction type and high piled storage volume with commodities as being stored requires fire suppression / sprinkler system.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1] Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; Building egress systems in place. No fire protection systems in a storage warehouse where high piled storage requires. [5].

13: Communications/IT Systems:

3 Moderate Renovation

Telephone, no Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom was not observed. [5]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 Major Renovation

Poor door control. The building has some cameras.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

68.3 % Maintain

Montana State Prison

B17 Religious Activity Center

Building Area: 4,956 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

1 Normal Maintenance

Very Good to Excellent Condition. This facility is well maintained and is one of the best in physical condition at MSP.

General Building Condition Comments:

Building has been recently reroofed. Interior of building is well maintained.

2: Structure:

Building Frame: Wood Frame

1 Normal Maintenance

Roof assembly - wood trusses and girder trusses with sheathing, rigid insulation and membrane

Structure Condition Comments:

3: Exterior Envelope:

1 Normal Maintenance

CMU smooth face masonry exterior - very good to excellent, painted. Aluminum windows and insulated glass assemblies. Heavy duty painted hollow metal door assemblies.

Exterior Envelope Condition Comments:

Maintained in good condition.

4: Roof Condition:

1 Normal Maintenance

Roof Material: B

Membrane roof system has been replaced.

5: Interior Finishes:

1 Normal Maintenance

Painted finishes and stained wood finishes

Interior Finishes Condition Comments:

Given use, the finishes are well maintained and kept up to high standards.

6: HVAC Systems Condition:

3 Moderate Renovation

Condensing gas furnaces appear to be 10 to 15 years old and in fair/good condition. Building has stand alone controls, a web based DDC temperature control system was not observed.

HVAC Systems Condition Comments:

Condensing gas furnaces, fair/good condition. [3]; Duct distribution is galvanized steel, tape sealer only, fair condition. [3]; Roof mounted toilet exhaust fans,

fair condition. [4].

7: Plumbing Systems Condition:

3 **Moderate Renovation**

Separate 2" domestic water service with back-flow protection, 2" copper distribution main. Point of use anti-scald valves were not observed on the public lavatories. The building does not have has domestic water softening or filtration.

Plumbing System Condition Comments:

Domestic water distribution is copper with some visible deterioration. [3]; Instantaneous gas fired domestic water heater in the utility closet, good condition. [2]; Cast iron waste and vent, appears to be original to the building, fair condition. [4]; Vitreous china fixtures, fair/good condition. [3].

8: Fire Protection Systems:

0 **Not Applicable**

No existing sprinkler system.

Fire Protection System Condition Comments:

Building is not sprinklered, A-3 assembly buildings with more than 300 persons. Are generally required to be sprinklered. Building capacity can vary, it appears that it meets an occupant load of less than 300, however if sprinkler system were to be put in it would be new.

9: Electrical Systems Condition:

2 **Minor Renovation**

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Electrical GE gear is in fair condition. [2]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

0 **Not Applicable**

Not Applicable

Verical Transportation Condition Comments:

11: ADA Compliance:

1 **Normal Maintenance**

ADA Compliant - access and facilities

ADA Compliance Condition Comments:

12: Life Safety Systems Condition:

1 **Normal Maintenance**

Fire alarm and smoke detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; Egress systems in place for impeded egress to secure yards. Emergency lighting in place.

13: Communications/IT Systems:

2 **Minor Renovation**

Telephone, no Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 **Major Renovation**

Poor door control. The building has some video viewed locally.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

78.5 % Maintain

Montana State Prison

B19 High Security Gym/Staff Gym

Building Area: 13,200 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

4 Major Renovation

1950 and 1979 construction. Old metal building system of deep corrugated structural wall and roof panels housing a gymnasium. Roof system has had a spray on Foam Roof over corrugated panel system. Building roof is in rough shape and should be replaced.

General Building Condition Comments:

Old part of building roof system is in rough condition. Given the use of the building and type of construction, exterior finishes all need renewal.

2: Structure:

Building Frame: Concrete/ PEMB

4 Major Renovation

Cast in place concrete wall panels exterior walls - good condition. Pre Engineered metal building system of the 1950's utilizing corrugated metal pan sections typical of a Quonset hut.

Structure Condition Comments:

Marginal for the Pre-engineered Metal Building system.

3: Exterior Envelope:

4 Major Renovation

Pre Engineered Metal Building system of the 1950's with spray foam insulation on the inside covered with plywood sheathing for the gymnasium . Spray on foam roof system.
Precast and CMU construction with furred walls and batt insulation for fitness equipment addition with metal bar joist / beam deck roof system. Membrane roof covering over rigid insulation sloped to drains.

Exterior Envelope Condition Comments:

Metal building system has performed its life, upgrades to this portion of the building would be a major undertaking to correct roof issues and patch and repair wall issues. The addition needs a new roof system.

4: Roof Condition:

5 Replacement Required

Roof Material: A

Foam insulation roof system sprayed directly over metal building panel system at gym. Membrane roof over rigid tapered and slope insulation system to internal drains.

5: Interior Finishes:

3 Moderate Renovation

Gymnasium interior - sealed gym wood flooring, painted plywood wall panels up to 10' plus / minus on the metal building Exposed metal panel structure. Painted CMU walls, gypsum board and Acoustic Ceiling Tile.

Interior Finishes Condition Comments:

Continuation of hard use will necessitate renewal of interior finishes in the future.

6: HVAC Systems Condition:

2 Minor Renovation

Air handling equipment is approximately 5 to 10 years old and in good condition. The boiler and heating hot water distribution are 5 to 10 years old. There is a unit heaters in the mechanical room. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Two condensing gas boilers, good condition. [2]; Hot water heating piping, black steel and copper, good condition. [2]; Two rooftop air handling units, good condition. [2]; Duct distribution is galvanized steel, good condition. [2]; Roof mounted toilet exhaust fans, good condition. [2].

7: Plumbing Systems Condition:

3 Moderate Renovation

Separate 1 1/2" domestic water service with 1 1/2" copper distribution main, no back-flow protection. Plumbing fixtures are in poor/fair condition. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper with some piping original to the building. [3]; Condensing gas domestic water heater, good condition. [2]; Cast iron waste and vent, original to the building. [4]; Vitreous china fixtures, original to the building. [4].

8: Fire Protection Systems:

0 Not Applicable

No existing sprinkler system.

Fire Protection System Condition Comments:

Building is not sprinklered, A-3 assembly buildings with less than 300 persons. are generally not required to be sprinklered.

9: Electrical Systems Condition:

3 Moderate Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Electrical SQ D gear is in fair condition. [3]; Light fixture lamps were replacement LED. Lighting controls were observed in some areas. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1]

10: Vertical Transportation Condition:

0 Not Applicable

Single level- exterior stairs and ramps.

Verical Transportation Condition Comments:

11: ADA Compliance:

1 Normal Maintenance

Compliant - accessible route to gymnasium. Access to Fitness via gymnasium. Accessible toilet.

ADA Compliance Condition Comments:

12: Life Safety Systems Condition:

2 Minor Renovation

Fire alarm and smoke detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2].

13: Communications/IT Systems:

3 Moderate Renovation

Telephone, no Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom was not observed. [5]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

5 Replacement Required

Poor door control. The building has some video viewed locally.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

45.4 % Renovate

Montana State Prison

B20 Low Security Gym

Building Area: 10,480 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

2 Minor Renovation

Building condition is in good condition given use by inmates and MSP staff for fitness purposes

General Building Condition Comments:

MSP has performed preventative maintenance on the building as needed. General envelope maintenance has been addressed over the years. Roof replacement in 5 to 10 years

2: Structure:

Building Frame: Steel Frame/Concrete Floors

1 Normal Maintenance

Tilt up concrete wall panels on concrete stem walls used for bearing steel frame roof girder/joist roof system.

Structure Condition Comments:

3: Exterior Envelope:

2 Minor Renovation

Precast tilt up striated and smooth insulated concrete panel. Panels are in good condition. Heavy duty hollow metal doors and window frame assemblies. Concrete retaining walls at exterior entry points for earth berm around building. Exterior door openings fitted with panic hardware and manual keyed night latch locking.

Exterior Envelope Condition Comments:

Overall exterior wall conditions good, renewal of panel joint sealants needed.

4: Roof Condition:

2 Minor Renovation

Roof Material: B

Membrane roof over rigid insulation on slope structure / deck assembly. Roof is in fair to good condition. Replacement within 5 to 10 years.

5: Interior Finishes:

2 Minor Renovation

Painted CMU, tilt up and gypsum board wall systems throughout.

Interior Finishes Condition Comments:

The use by low side inmates and MSP staff has warranted typical preventative maintenance for facility. Overall condition good with paint maintenance touch up needed in restroom.

6: HVAC Systems Condition:

3 **Moderate Renovation**

Air handling equipment is original to the building and in fair condition. The boiler and heating hot water distribution are approximately 10 years old. There is a cabinet unit heater in the entry. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Two condensing gas boilers, fair/good condition. [3]; Hot water heating piping, black steel and copper, fair condition. [4]; Two horizontal air handling units mounted above the ceiling, fair condition. [4]; Duct distribution is galvanized steel, fair/good condition.[3]; Roof mounted toilet exhaust fans, fair condition [4].

7: Plumbing Systems Condition:

4 **Major Renovation**

Separate 2" domestic water service with 2" copper distribution main, no back-flow protection. Plumbing fixtures are in poor/fair condition. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper with most piping original to the building. [4]; Indirect domestic water heater, fair/good condition.[3]; Cast iron waste and vent, original to the building. [4]; Vitreous china fixtures, original to the building. [4]

8: Fire Protection Systems:

3 **Moderate Renovation**

Separate 6" service and 2" main, no backflow protection.

Fire Protection System Condition Comments:

One wet sprinkler zone for the building, standard two piece sprinkler heads. [3]; Sprinkler heads do not appear to be quick response type, replacement is recommended. [5].

9: Electrical Systems Condition:

2 **Minor Renovation**

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Electrical Westinghouse gear is in fair condition. [3]; Light fixture lamps were replacement LED. Lighting controls were observed in some areas. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1]

10: Vertical Transportation Condition:

2 **Minor Renovation**

Concrete stair systems to lower level of gym and to basement mechanical room.

Verical Transportation Condition Comments:

11: ADA Compliance:

4 **Major Renovation**

Not ADA compliant, no modifications performed to make ADA.

ADA Compliance Condition Comments:

Major modifications would be required to make ADA compliant.

12: Life Safety Systems Condition:

2 **Minor Renovation**

Fire alarm and smoke detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2].

13: Communications/IT Systems:

3 **Moderate Renovation**

Telephone, no Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom was not observed. [5]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

5 **Replacement Required**

Poor door control. The building has some video viewed locally.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

64.4 % Maintain

Montana State Prison

B21A MCE - Motor Vehicle Facility

Building Area: 28,640 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

4 Major Renovation

Original PEMB accommodating the main automotive programs is in fair to good condition given the use over the years. The vocational programs that have been additions and upgrades are in good condition.

General Building Condition Comments:

The main automotive programs portion has ventilation problems and is in need of a true paint booth for the work being done, Exterior booth or interior booth, either way will require upgrades. Exhaust fans and tarps do not constitute a proper environment when working with hazardous automotive body and paint materials. A vehicle exhaust upgrade will be needed to meet proper ventilation standards for automotive shop. A sand blast area is being upgraded by MSP.

2: Structure:

Building Frame: Steel Frame (PEMB)

2 Minor Renovation

PEMB system with primary support bents, steel roof purlins/girts and wall girts w/ exterior walls furred out and finished.

Structure Condition Comments:

Fair to Good condition given hard use.

3: Exterior Envelope:

3 Moderate Renovation

PEMB wall system Metal building panels with PEMB blanket insulation system. Wood liner and or metal liner panel interior facing panel up to 10' plus minus high typical at primary automotive area and vocational shops. Vocational labs exterior walls furred out finished with Gypsum and paint
Roof system PEMB metal roof and insulation system.

Exterior Envelope Condition Comments:

Given hard use, functions for primary automotive area - fair to good. The program vocational labs are in a more controlled environment and exterior envelope finishes are good

4: Roof Condition:

4 Major Renovation

Roof Material: A

Main building metal roof system and additions tie in metal roof systems replacement needed as roof system leaks. Tie in location of roofs from main to additions have been maintained, the tie in detailing is poor at best and replacement will be necessary in a few years.

5: Interior Finishes:

3 Moderate Renovation

Given use of facility, finishes vary between automotive areas and shop areas. Paint on wood sheathed wall systems, paint on CMU, Paint on gypsum finished framed walls, and exposed structure/ insulation systems.

Interior Finishes Condition Comments:

Continued use in the automotive area will require renewal beyond normal maintenance.

6: HVAC Systems Condition:

5 Replacement Required

Gas furnace, makeup air units and rooftop heating units appear to be 20 t0 25 years old and in poor condition. Sealed combustion gas fired unit heaters and waste oil unit heaters, appear to be 15 to 25 years old, poor/fair condition. Building has stand alone controls, a web based DDC temperature control system was not observed.

HVAC Systems Condition Comments:

Gas furnace, makeup air units and rooftop heating units. -poor condition. [4]; Sealed combustion gas fired unit heaters and waste oil unit heaters, poor/fair condition. [4]; Duct distribution is galvanized steel and fiberglass duct board, poor/fair condition. [4]; Roof mounted toilet exhaust fans and wall mounted general exhaust fans, fair condition. [3]; Paint area booth and tailpipe exhaust fans, fair condition. [4].

7: Plumbing Systems Condition:

4 Major Renovation

Separate 2" domestic water service, no back-flow protection, Point of use anti-scald valves were not observed on the public lavatories. The building does not have has domestic water softening or filtration.

Plumbing System Condition Comments:

Domestic water distribution is copper, most piping original to the building. fair condition. [3]; Gas domestic water heaters in the utility closets, good condition. [2]; Cast iron waste and vent, appears to be original to the building, fair condition. [3] Trench drains are not equipped with a grit/oil separator. [5]. Vitreous china fixtures, fair condition. 3

8: Fire Protection Systems:

5 Replacement Required

No existing sprinkler system.

Fire Protection System Condition Comments:

Building is approximately 28,700 sq. ft. and not sprinklered. S-1 Repair Garage buildings with more than more than 12,000 sq. ft. are generally required to be sprinklered and where servicing commercial vehicles with 5,000 sf or greater require sprinkler system.

9: Electrical Systems Condition:

2 Minor Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Electrical SQ D gear is in fair condition. [2]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

2 Minor Renovation

One stair to Mezzanine Level.

Verical Transportation Condition Comments:

Minor issues.

11: ADA Compliance:

2 Minor Renovation

Main level of building is ADA Compliant in Automotive and Vocational programs area. Offices on mezzanine - non ADA compliant, accommodations on main level. Toilet rooms ADA Compliant

ADA Compliance Condition Comments:

12: Life Safety Systems Condition:

5 Replacement Required

Fire alarm, smoke detection in place. Fire suppression system required for this occupancy.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; Exit system in place. No Fire suppression system for Building Occupancy

13: Communications/IT Systems:

2 Minor Renovation

Telephone, Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 Major Renovation

Poor door control. The building has some video viewed from Control.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

42.3 % Renovate

Montana State Prison

B21B MCE - Industries Furniture Shop

Building Area: 33,976 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

5 Replacement Required

The original PEMB portion of the building (circa 1967) building as moved to site and modified is a low height bent frame work building modified to accommodate a MCE program in its early stages. The program has grown and PEMB additions added. Building program technologies in manufacturing function has advanced further than what the original building can accommodate. The additions have made strides to accommodate the advancements, however, the original construction cannot accommodate.

General Building Condition Comments:

Original 1967 PEMB building housing the primary wood shop should be razed and new wood shop built to accommodate wood working equipment, dust collection system, fire suppression system, assembly and finishing aspects and overall tool crib for equipment storage and proper general ventilation. [5]; The additions and modifications of the facility need additional improvements and renovation particularly in terms of ventilation. [4].

2: Structure:

Building Frame: Pre-engineered Metal Building System

5 Replacement Required

PEMB moved to site for original MCE function - modified PEMB building to reduce height and placed on foundation PEMB building framework for Additions.

Structure Condition Comments:

Modified PEMB construction was modified poorly at bents resulting in low headroom in main production shop which set stage for any building tie in and additions causing a conglomeration of difficult conditions - exterior and interior.

3: Exterior Envelope:

5 Replacement Required

Exterior envelope comprised of varying types of metal panel siding at each portion of construction over a PEMB system framework and blanket batt insulation system of various r values. Window openings in the original PEMB portion as moved to site are single pane steel windows with cracked and broken glazing. Painted Hollow metal doors / frame assemblies at all exterior man door openings. Sectional OH insulated doors at shipping receiving.

Exterior Envelope Condition Comments:

PEMB SYSTEM of varying ages with varying siding types. Grading is poor on south side and portions of additions are at grade and thus rusting through. Water has been experienced leaking in from sill. Smooth wall panels on original building in rough shape, ribbed panels on additions in rough shape. Panels recommended to be replaced on entire newer additions of facility. New panel walls system to be provided on any new construction.

4: Roof Condition:

5 Replacement Required

Roof Material: A

PEMB metal roofing systems / assemblies of varying profiles at each of the PEMB additions / construction. Roof leaks evident at tie in conditions. Highest degree of issues is at the tie in of the later additions to the oldest PEMB moved to site construction.

5: Interior Finishes:

3 Moderate Renovation

Paint - fair to good condition. Finishes marred throughout given use and moving manufactured product and inventory around. FRP and FRP trim in Restrooms. Pre-fabricated paint booth - metal wall panels.

Interior Finishes Condition Comments:

Hard type of use requires on going maintenance. Full renewal of finishes throughout this type of environment would be warranted at the time of upgrades of building and systems.

6: HVAC Systems Condition:

3 Moderate Renovation

Condensing gas furnaces appear to be approximately 5 years old and in good condition. Building has stand alone controls, a web based DDC temperature control system was not observed.

HVAC Systems Condition Comments:

Condensing gas furnaces, good condition. [2]; Duct distribution is galvanized steel, fair condition. [3]; Wall mounted toilet exhaust fans, fair condition. [4]; Exterior dust collection system, poor condition. [4].

7: Plumbing Systems Condition:

3 Moderate Renovation

Separate 4" domestic water service with back-flow protection, 1 1/4" copper distribution main. Point of use anti-scald valves were not observed on the public lavatories. The building does not have has domestic water softening or filtration.

Plumbing System Condition Comments:

Domestic water distribution is copper, most piping original to the building. fair condition. [3]; Electric domestic water heaters in the utility closets, fair/good condition. [3]; Cast iron waste and vent, appears to be original to the building, fair condition. [3]; Vitreous china fixtures, poor condition. [4].

8: Fire Protection Systems:

5 Replacement Required

No existing sprinkler system.

Fire Protection System Condition Comments:

Building is approximately 33300 sq. ft. and not sprinklered. F-1 factory buildings with more than more than 24000 sq. ft. are generally required to be sprinklered. [5].

9: Electrical Systems Condition:

3 Moderate Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Electrical SQ D gear is in fair condition. [3]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

0 Not Applicable

Not Applicable - One Story Building

Verical Transportation Condition Comments:

11: ADA Compliance:

4 Major Renovation

Compliance varies as to area of facility. Building components not fully compliant.

ADA Compliance Condition Comments:

Type of work being completed in area not conducive to ADA compliance.

12: Life Safety Systems Condition:

3 Moderate Renovation

Fire Alarm and Smoke Detection systems - Upgrades needed throughout.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; In place egress systems. No Fire suppression system.

13: Communications/IT Systems:

3 Moderate Renovation

Telephone, Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom was not observed. [5]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 Major Renovation

Poor door control. The building has some video viewed from Control.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

36.6 % Replace

Montana State Prison

B22 Low Side Housing Unit D

Building Area: 22,497 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

4 Major Renovation

Overall condition of building is fair for use.

General Building Condition Comments:

Building does pose maintenance issues given the wall construction between cells. The standing seam roof system does have maintenance issues given the 30 year life of it currently. Precast panels on the exterior will require all joints to be renewed. Exterior openings will require all joints to be renewed, window units to be replaced for more secure and energy efficient units.

2: Structure:

Building Frame: Concrete and Masonry

1 Normal Maintenance

Cast in place concrete exterior and interior bearing cell walls. Cast in place concrete floor for 2nd floor.

Structure Condition Comments:

Main structural frame - good condition.

3: Exterior Envelope:

3 Moderate Renovation

Tilt up scored concrete insulated panels.

Exterior Envelope Condition Comments:

Exterior walls are all tilt up, panel joints and openings need to be resealed. Windows / door openings need to be replaced with more secure energy efficient assemblies.

4: Roof Condition:

4 Major Renovation

Roof Material: C

Sloped standing Seam metal roof over two levels of areas - high and low. Roof exhibits areas of leaking at dayroom ceiling tiles. Maintenance has been done on roof throughout the years. Flashing and sealants need to be replaced.

5: Interior Finishes:

3 Moderate Renovation

Paint finishes over CMU, concrete and Gypsum. Tile surfaces in toilet rooms / gang showers. Doors / frames hollow metal. Door hardware - institutional grade requiring frequent repairs given housing environment use.

Interior Finishes Condition Comments:

Overall finishes in fair to good shape. Gypsum walls between cells are maintenance intensive given use and require frequent work. Hollow metal items / steel painted items typical maintenance items.

6: HVAC Systems Condition:

3 Moderate Renovation

Air handling equipment is approximately 30 years old and in fair/good condition. The boiler are approximately 10 years old, heating hot water distribution shows visible deterioration. There is perimeter radiation in the cells and there are hot water cabinet and unit heaters in the entries, mechanical rooms and storage rooms. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Five condensing gas boilers, fair/good condition. [3]; Hot water heating piping, black steel and copper, fair/good condition. [3]; Air handling units, original to the building. [4] ; Duct distribution is galvanized steel, fair/good condition. [3]; Sidewall mounted toilet and general exhaust fans, original to the building. [4].

7: Plumbing Systems Condition:

3 Moderate Renovation

Separate 3" domestic water service with 3" copper distribution main, no back-flow protection. Plumbing fixtures are in fair/good condition. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration. [4]; Indirect storage domestic water heater, approximately 10 years old. [3]; Cast iron waste and vent, original to the building. [4]; Vitreous china fixture in non-detention and detention areas, fixtures have been replaced. [3].

8: Fire Protection Systems:

4 Major Renovation

One wet sprinkler zone for the building, standard two piece sprinkler heads in non-detention areas, cell blocks have security type sprinkler heads. Separate 6" fire service, no back-flow protection.

Fire Protection System Condition Comments:

Sprinkler heads do not appear to be quick response type, replacement is recommended. Security heads have been susceptible to damage, replacement is recommended.

9: Electrical Systems Condition:

3 Moderate Renovation

Transformer and meter are MSP owned. Light

fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in good condition. [2]; Electrical GE gear is in fair condition. [3]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

2 **Minor Renovation**

Steel stairs to second level housing.

Verical Transportation Condition Comments:

Stairs in good condition.

11: ADA Compliance:

4 **Major Renovation**

ADA housing has been accommodated for on level one. ADA restroom (1 stall) and shower have been accommodated on level one.

ADA Compliance Condition Comments:

Day room ADA accommodations in place. Any additional ADA accommodations
on main level for additional ADA inmates will require major renovation. Currently at capacity limits.

12: Life Safety Systems Condition:

2 **Minor Renovation**

Fire Alarm and Smoke Detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; In place egress and emergency systems.

13: Communications/IT Systems:

2 **Minor Renovation**

Telephone, Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

5 **Replacement Required**

Poor door control. Commercial cell doors controlled by key. Limited video.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

53.2 % Renovate

Montana State Prison

B23 Low Side Housing Unit A

Building Area: 19,545 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

4 Major Renovation

Buildings are maintenance intensive due to layout and materials utilized. Overall appearance appears to be in fair to good overall condition, misconstrued by maintenance required for upkeep. The exterior envelope is maintenance intensive during winter season as all access stairs, equipment access have to be maintained properly for access and egress purposes. NOTE BENE: LOW SIDE HOUSING UNITS B AND C IDENTICAL EXCEPT AS NOTED HEREIN.

General Building Condition Comments:

Overall condition of building is marginal given their layout and intended functional use. A multitude of building systems are maintenance intensive for MSP. Given the upkeep for the exterior wall panels / envelope systems, the exterior designed egress / access systems and the interior finishes in the dorm style facilities, the use of this building is not conducive to a prison environment. Bringing this aged facility into the modern day of incarceration will require major renovation and/or replacement.

2: Structure:

Building Frame: Concrete

2 Minor Renovation

Tilt up / cast in place exterior wall assembly, cast in place floor assemblies, cast in place roof deck assembly.

Structure Condition Comments:

Structure of 44 years has aged relatively well showing minimal signs of deterioration of settlement and stress cracking on the concrete systems.

3: Exterior Envelope:

4 Major Renovation

Combination of Tilt up precast panels and cast in place concrete furred on inside, insulated with rigid insulation and finished with gyp board. Window openings are aluminum operable frames with insulated glass assemblies and concrete horizontal barriers at each cell opening. Day room window openings are steel framed glazed unit. Openings into pods and service areas are hollow metal door / frame assemblies.

Exterior Envelope Condition Comments:

Panel joints between tilt up panels need to be renewed. Paint finishes on panels need to be renewed. Insulated window assemblies need to be replaced as the seals have failed and the frames are corroding. Hollow metal frames for steel windows and door openings are corroding and appear past their useful life.

4: Roof Condition:

1 Normal Maintenance

Roof Material: B

Roof and insulation recently replaced. Roof life 15 to 20 years

5: Interior Finishes:

4 Major Renovation

Interior finishes are marginal. Wood doors in HM frames and knob operating hardware is typical throughout less one cell out of the three bldgs. that have been adapted for ADA. Floors are sealed and painted concrete. Walls at cell fronts are concrete, walls between cells are laminated gypsum panels on minimal framework. Ceilings are painted concrete.

Interior Finishes Condition Comments:

All finishes are marginal to fair at best. The wood doors and the drywall assemblies between cells are maintenance intensive and thus inappropriate for the prison security environment being used in.

6: HVAC Systems Condition:

5 Replacement Required

Boiler and the heating hot water distribution system is at the end of its useful life. The outside air ventilation is at the end of its useful life. Perimeter radiation appears original to the building and in poor condition. Building has stand alone controls, a web based DDC temperature control system was not observed.

HVAC Systems Condition Comments:

Atmospheric gas boiler, appears original to the building, poor condition [5]; Circulating pump and black steel piping, visible deterioration, poor condition. [5]; 100% outside ventilation unit with coil pump, appears original to the building, poor condition. [5]; Duct distribution is galvanized steel, poor/fair condition. [4] Roof mounted toilet exhaust fans, poor condition. [5]

7: Plumbing Systems Condition:

4 Major Renovation

Separate 2" domestic water service, no back-flow protection, 2" copper distribution main. Point of use anti-scald valves were not observed on the public lavatories. The building does not have has domestic water softening or filtration.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration and missing insulation. [4]; Gas fired domestic water heater in the level 1 mechanical room, fair/poor condition. [3]; Cast iron waste and copper vent, appears to be original to the building, poor condition. [4]; Vitreous china fixtures, appear original to the building, poor condition. [4].

8: Fire Protection Systems:

5 Replacement Required

No existing sprinkler system.

Fire Protection System Condition Comments:

Building is not sprinklered, I-3 detention buildings. are generally required to be sprinklered. [5].

9: Electrical Systems Condition:

2 Minor Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Electrical SQ D gear is in fair condition. [3]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

4 Major Renovation

Stairs only.

Verical Transportation Condition Comments:

Exterior stairs - maintenance intensive for egress and access situations.

11: ADA Compliance:

4 Major Renovation

One cell and one restroom upgraded for compliance on ground floor of Housing Unit A. None in Housing Unit B or C.

ADA Compliance Condition Comments:

Converting more cells and restroom facilities to ADA will be a major task to accommodate in these aged facilities.

12: Life Safety Systems Condition:

2 Minor Renovation

Fire Alarm and Smoke Detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2].

13: Communications/IT Systems:

2 Minor Renovation

Telephone, Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

5 Replacement Required

Commercial doors controlled by key. The building has some common areas on video viewed from Control.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

36.2 % Replace

Montana State Prison

B24 Low Side HU A Commons

Building Area: 4,100 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

5 Replacement Required

Building has had finishes and roof assemblies renewed/replaced and maintained. The set up of commons and housing in maintained well, however it is very maintenance intensive by having multiple systems / assemblies individualized vs all inclusive of a single building.

General Building Condition Comments:

Maintenance intensive. Poor Communications / Control. Each Commons Building has its own systems to maintain. Precast panel joints to be renewed. Window sealants/ door openings joint sealants to be renewed. Interiors are maintained and in fair condition, many components / assemblies are near the end of their useful life given the type of use. NOTE BENE: LOW SIDE HOUSING UNIT COMMONS B AND C ARE IDENTICAL TO HOUSING UNIT A COMMONS EXCEPT AS NOTED HEREIN.

2: Structure:

Building Frame: Concrete/Steel Roof Framimg1

1 Normal Maintenance

Tilt up / Cast in place exterior bearing wall panels. Steel Joist and beam
roof framing.

Structure Condition Comments:

Structure overall is in good condition. General sealant renewal required
at joints of panels.

3: Exterior Envelope:

3 Moderate Renovation

Tilt up / Cast in place panels with furring, rigid insulation and interior finishes. Windows are a combination of Hollow metal/steel operable with single pane and insulated glass systems. Door openings are painted institutional grade hollow metal assemblies.

Exterior Envelope Condition Comments:

General maintenance required for sealants of exterior panels and sealants around openings. Window units have had glazing replacement done to varying degrees over the years and currently should be replaced / upgraded.

4: Roof Condition:

1 Normal Maintenance

Roof Material: B

EPDM roof and insulation recently replaced.

5: Interior Finishes:

3 Moderate Renovation

Interior wall finishes of paint over CMU and gypsum board have been maintained well
over the years. Painted doors and hardware sets are maintenance intensive for use.

Interior Finishes Condition Comments:

Renewal / replacement of finishes and components will be required given use of building(s) as they are nearing end of useful life - conditions marginal to fair.

6: HVAC Systems Condition:

5 Replacement Required

Boiler and the heating hot water distribution system is at the end of its useful life. The ventilation air handling units and classroom unit ventilators are at the end of its useful life. Perimeter radiation appears original to the building and in poor condition. Building has stand alone controls, a web based DDC temperature control system was not observed.

HVAC Systems Condition Comments:

Atmospheric gas boiler, appears original to the building, poor condition [5]; Circulating pump and black steel piping, visible deterioration, poor condition. [5]; Ventilation units ceiling hung, appears original to the building, poor condition. [5]; Classroom unit ventilators, appears original to the building, poor condition. [5]; Rooftop unit cooling only, appears to be 5 years old, good condition. [2]; Duct distribution is galvanized steel, poor/fair condition. [4]; Roof mounted toilet exhaust fans, appears to be 5 years old, good condition. [2].

7: Plumbing Systems Condition:

4 Major Renovation

Separate 2" domestic water service, no back-flow protection, 2" copper distribution main. Point of use anti-scald valves were not observed on the public lavatories. The building does not have has domestic water softening or filtration.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration and missing insulation. [4]; Gas fired domestic water heater in the level 1 mechanical room, fair/poor condition. [4]; Cast iron waste and copper vent, appears to be original to the building, poor condition. [4]; Vitreous china fixtures, appear original to the building, poor condition. [4].

8: Fire Protection Systems:

0 Not Applicable

No existing sprinkler system.

Fire Protection System Condition Comments:

Not required in this size, occupancy.

9: Electrical Systems Condition:

2 Minor Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in good condition.[2]; Electrical SQ D gear is in fair condition. [2]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

0 Not Applicable

Not Applicable, single story building

Verical Transportation Condition Comments:

11: ADA Compliance:

3 Moderate Renovation

Some of the program spaces have been updated to accommodate ADA. All Restrooms are not ADA compliant.

ADA Compliance Condition Comments:

Renovation required to correct deficiency.

12: Life Safety Systems Condition:

Not Applicable

Fire Alarm and Smoke Detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2].

13: Communications/IT Systems:

2 Minor Renovation

Telephone, Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

5 Replacement Required

Commercial doors controlled by key. The building has some common areas on video viewed from Control.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

47.9 % Renovate

Montana State Prison

B29 Central Kitchen (Food Factory)

Building Area: 16,300 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

1 Normal Maintenance

Generally good condition for overall building. Upgrades and expansion scheduled for 2020.

General Building Condition Comments:

No major issues not scheduled for improvement.

2: Structure:

Building Frame: Tilt Up and Steel Roof Framing

1 Normal Maintenance

Tilt up concrete exterior wall panels, steel framed roof system.

Structure Condition Comments:

No issues noted.

3: Exterior Envelope:

2 Minor Renovation

Tilt up insulated panels. Painted Hollow Metal frames and doors for door openings. Coiling doors for
delivery / dispatch service openings. Metal roof system over rigid insulation

Exterior Envelope Condition Comments:

Sealant joints between panels to be renewed.

4: Roof Condition:

1 Normal Maintenance

Roof Material: C

Standing seam metal roof system over rigid insulation.

5: Interior Finishes:

1 Normal Maintenance

Painted CMU, FRP in good condition.

Interior Finishes Condition Comments:

6: HVAC Systems Condition:

4 Major Renovation

Steam boilers, steam piping, heat exchanger pumps and piping in appears to be approximately 25 years old and nearing the end of their useful life. Ventilation and makeup air units, appear to be 25 years old and in poor/fair condition. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Steam boilers. appear to be 25 to 30 years old, poor/fair condition. [4]; Steam piping, visible deterioration and damaged insulation, poor condition. [4]; Stearn to hot water heat exchanger and pumps, poor condition. [4]; Heating hot water distribution piping, visible deterioration and damaged insulation, poor condition [4]; Ventilation and makeup air units, fair condition. [3]; Duct distribution is galvanized steel and fiberglass duct board, fair/good condition. [3]. Roof mounted toilet exhaust fans and kitchen hood exhaust fans, fair condition. [3].

7: Plumbing Systems Condition:

3 Moderate Renovation

Separate 3" domestic water service with back-flow protection, Point of use anti-scald valves were not observed on the public lavatories. The building does have has domestic water softening at the water service entrance.

Plumbing System Condition Comments:

Domestic water distribution is copper, most piping original to the building in fair condition. [3] Instantaneous steam domestic water heaters, poor/fair condition. [4]; Cast iron waste and vent, appears to be original to the building, fair condition. [3]; Vitreous china fixtures, fair condition. [3]; Commercial kitchen stainless steel fixtures, fair condition. [3].

8: Fire Protection Systems:

0 Not Applicable

No existing sprinkler system.

Fire Protection System Condition Comments:

Building is approximately 16300 sq. ft. and not sprinklered. Single story B business buildings are generally not required to be sprinklered.

9: Electrical Systems Condition:

3 Moderate Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Existing generator is in fair condition. [3]; Electrical GE gear is in fair condition. [3]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

0 Not Applicable

Not Applicable.

Verical Transportation Condition Comments:

11: ADA Compliance:

1 Normal Maintenance

ADA compliant throughout work areas and restrooms.

ADA Compliance Condition Comments:

12: Life Safety Systems Condition:

1 Normal Maintenance

Fire Alarm System. Sprinkler not required.

Life Safety Systems Condition Comments:

Fire alarm system in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2] Life safety systems for egress in place. Emergency lighting in place. Building is not sprinkled.

13: Communications/IT Systems:

1 Normal Maintenance

Telephone, Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 Major Renovation

Commercial doors controlled by key. The building has some common areas on video viewed from Control.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

70.1 % Maintain

Montana State Prison

B30 MCE - Tag/ Print/ Sign Shop

Building Area: 9,233 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

2 Minor Renovation

Overall condition of building is in good condition given the multitude of daily functions that occur here.

General Building Condition Comments:

With new roof system in 2018, normal preventative maintenance on the building is required for that component. Other areas do need some attention

2: Structure:

Building Frame: Steel Frame

1 Normal Maintenance

Pre-engineered Metal Building (PEMB) on concrete foundation.

Structure Condition Comments:

Good.

3: Exterior Envelope:

1 Normal Maintenance

PEMB wall system of metal panel, blanket insulation, and steel wall girts. Door openings are painted hollow frame and door assemblies. OH door assemblies for shipping and receiving product.

Exterior Envelope Condition Comments:

Normal wear and tear requiring preventative maintenance for exterior opening assemblies.

4: Roof Condition:

1 Normal Maintenance

Roof Material: B

New Membrane roof system over rigid insulation and decking

5: Interior Finishes:

2 Minor Renovation

Paint on Gypsum Board, paint on CMU and paint on wood sheathing assemblies at exterior walls. Sealed concrete flooring.

Interior Finishes Condition Comments:

With functions being accommodated, interior finishes will require renewal beyond general maintenance.

6: HVAC Systems Condition:

3 Moderate Renovation

Sealed combustion gas fired unit heaters and infrared tube heaters, appear to be 10 years old, fair

condition. Dustless split and wall mounted outside air ventilation unit, appear to be 10 years old. Building has stand alone controls, a web based DDC temperature control system was not observed.

HVAC Systems Condition Comments:

Sealed combustion gas fired unit heaters and infrared tube heaters, fair condition. [3]; Ductless split and room AC units, good condition [2]; Wall mounted outside air ventilation unit, good condition. [2]; Wall mounted general exhaust fans, fair condition. [3].

7: Plumbing Systems Condition:

3 **Moderate Renovation**

Separate 1 1/2" domestic water service, no back-flow protection, Point of use anti-scald valves were not observed on the public lavatories. The building does not have has domestic water softening or filtration.

Plumbing System Condition Comments:

Domestic water distribution is copper, most piping original to the building in fair condition. [3]; Electric domestic water heaters in the utility/storage room, fair condition. [3]; Cast iron waste and vent, appears to be original to the building, fair condition. [3]; Vitreous china fixtures, fair condition. [3].

8: Fire Protection Systems:

1 **Normal Maintenance**

Separate 4" sprinkler service, no back-flow protection.

Fire Protection System Condition Comments:

Wet sprinkler system, one zone for the building and a separate preaction zone for the electronics room, good condition. [1].

9: Electrical Systems Condition:

3 **Moderate Renovation**

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Electrical SQ D gear is in fair condition. [3]; Light fixture lamps were replacement LED. Lighting controls were observed in some areas. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

1 **Normal Maintenance**

Stairs to Control Area and mezzanine.

Verical Transportation Condition Comments:

Stairs are to non accessible spaces

11: ADA Compliance:

Not Applicable

Not all areas ADA compliant. Work areas for inmates compliant. Control area non compliant. Mezzanine storage non compliant.

ADA Compliance Condition Comments:

Type of work, activity in this area not conducive to handicapped individuals. Control Room post assumed to be able-bodied only.

12: Life Safety Systems Condition:

1 **Normal Maintenance**

Fire Alarm and Smoke Detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2]; Egress systems in place, fire suppression system in place, notification systems in place.

13: Communications/IT Systems:

3 **Moderate Renovation**

Telephone, Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom was not observed. [5]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

4 **Major Renovation**

Commercial doors controlled by key. The building has some common areas on video viewed from Control.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

68.2 % Maintain

Montana State Prison

B31 Work Release Center (WRC)

Building Area: 31,315 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

4 Major Renovation

Stand Alone Low Security 60 bed dormitory work reentry program facility. Overall condition of facility is fair to good given use. Currently exhibiting exterior wall envelope issues related to the design and construction materials utilized.

General Building Condition Comments:

Dorm style construction of the building and material choices utilized for the use of the exterior wall assemblies is not sustaining well. Normal weather elements over the years with snow build up at the berms around the exterior wall and slow melt off have caused exterior wood construction elements to rot and deteriorate. Sealant around all openings have failed, water has migrated into the wall assembly. Exterior wall cladding systems will be required to be replaced.
Interior elements of gypsum construction for room demising walls are maintenance intensive given the hard use in the housing sections of the facility, renewal will be required.

2: Structure:

Building Frame: Wood Fraame/ CMU Walls

1 Normal Maintenance

Wood exterior wall framing / concrete berm stem wall and CMU with wood truss wood sheathed roof assembly at single story portion. Wood exterior wall framing with with wood floor joist at 2nd level and wood truss sheathed assembly for roof.

Structure Condition Comments:

Good condition.

3: Exterior Envelope:

5 Replacement Required

Exterior wall envelope is of conventional wood framed construction at single and 2nd story levels with composite wood siding system and aluminum and steel framed openings for Window and Door assemblies. Wood siding construction at main level is completed with a concrete berm wall that that the wall assembly and all openings flash into. The 2nd story structure has wood composite siding and trim to grade. All exterior walls assemblies resemble residential home or motel type of construction.

Exterior Envelope Condition Comments:

The exterior envelope exhibits failure of the siding and the window openings as evident of rotting materials, broken window seals from years of in use service an providing protection from the elements. The design of the single story exterior wall assemblies are prone to issues due to the design. The exterior envelope of siding, potential sheathing, windows, air moisture barriers, flashings and sealants are in poor condition and need to be replaced.

4: Roof Condition:

2 Minor Renovation

Roof Material: C

Standing seam metal roof system in fair condition. Few leaks exhibited of which maintenance has addressed.

5: Interior Finishes:

3 Moderate Renovation

Finishes vary throughout from painted gypsum, painted CMU to tile finishes for Walls. VCT in cell living unit cells, carpet in common areas including programs, VCT in offices, programs and Dining. Ceramic Tile in toilet rooms, shower rooms. Gypsum board and ACT ceiling finishes.

Interior Finishes Condition Comments:

Finishes in fair to good condition given use.

6: HVAC Systems Condition:

3 Moderate Renovation

The boilers appear to be 15 to 25 years old, piping of the heating hot water distribution is original to the building, some visible deterioration. Air handling equipment appears to be 15 to 25 years old and in fair condition, Original duct distribution, fair condition. There are hot water cabinet and unit heaters in the entries, mechanical rooms and storage rooms, radiant floors in the addition. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Two atmospheric and two condensing gas boilers, fair condition. [3]; Hot water heating piping, black steel and copper, fair condition. [3]; Two air handling units with VAV reheat zones, fair condition. [3]; Two condensing gas furnaces with split DX cooling. [3]; Duct distribution is galvanized steel with mastic sealed, fair condition. [3]; Roof mounted toilet and general exhaust fans, original to the building. [3].

7: Plumbing Systems Condition:

3 Moderate Renovation

Separate 3" domestic water service, no back-flow protection for the original building. Combined 4"

sprinkler/domestic water service, no back-flow protection in the addition. Plumbing fixtures are in fair condition. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper with visible deterioration.[3]; Two atmospheric and one condensing gas storage domestic water heaters, appear to be 15 to 25 years old. [3]; Cast iron waste and vent, original to the building and addition. [3]; Vitreous china fixture, original to the building. [3].

8: Fire Protection Systems:

3 Moderate Renovation

Combined 4" sprinkler/domestic water service, no back-flow protection in the addition. Sprinkler heads do not appear to be quick response type, replacement is recommended. Security heads have been susceptible to damage, replacement is recommended.

Fire Protection System Condition Comments:

Wet sprinkler for the building, standard two piece sprinkler heads in non-detention and detention areas. [3]; Hose riser with hose cabinets were not observed in detention or non-detention areas. [5].

9: Electrical Systems Condition:

2 Minor Renovation

Transformer and meter are MSP owned. Light fixtures should be replaced with a complete LED fixture. Lighting controls should be installed per the IECC.

Electrical System Condition Comments:

Electrical Cutler Hammer gear is in fair condition. [2]; Light fixture lamps were replacement LED. Lighting controls were not observed. [3]; Electrical wiring was observed in conduits and industrial grade devices. [1]

10: Vertical Transportation Condition:

1 Normal Maintenance

Only stairs to 2nd Level.

Verical Transportation Condition Comments:

Good condition.

11: ADA Compliance:

4 Major Renovation

ADA Compliance can be accommodated for level 1 of the facility; but not for lvel 2.

ADA Compliance Condition Comments:

Building exiting compliant and in good condition.

12: Life Safety Systems Condition:

2 Minor Renovation

Fire Alarm and Smoke Detection systems.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in fair condition. [2].

13: Communications/IT Systems:

2 Minor Renovation

Telephone, Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

5 Replacement Required

Commercial cell doors controlled by key. The building has some common areas on video viewed from Control. Old Aiphone system that can be upgraded.

Security Electronics Condition Comments:

Security system is outdated and needs major upgrade. Security system needs to be added to a campus wide code compliant locking control system complete with video, audio, duress alarms, and door control.

Overall Building Rating:

55.7 % Renovate

Montana State Prison

B32 MCE - Tin Cup Building

Building Area: 9,404 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

1 Normal Maintenance

PEMB system and associated spaces are 6 years old and in good operational condition for the work being done.

General Building Condition Comments:

No major issues identified.

2: Structure:

Building Frame: Steel Frame - PEMB

1 Normal Maintenance

Single story Pre-engineered Metal Building system for TAG plant and license distribution, and single story wood framed administration portion.

Structure Condition Comments:

Very good overall.

3: Exterior Envelope:

2 Minor Renovation

Pre Engineered metal building system with blanket insulation, metal siding, hollow metal door openings and OH insulated doors for service areas. Wood framed administration section with framed insulated walls assemblies, hollow metal door openings and insulated aluminum window assemblies. Wall system is finished with a composite siding and trim system on the exterior and painted gypsum on the interior.

Exterior Envelope Condition Comments:

Sealants at openings to be redone, as there is leaking being experienced around windows assemblies. No other issues. General maintenance.

4: Roof Condition:

1 Normal Maintenance

Roof Material: A

PEMB roofing system over entire structure. No issues identified.

5: Interior Finishes:

1 Normal Maintenance

Interior finishes include painted gypsum wall assemblies, wood painted finishes for walls. Flooring finishes include VCT, CPT and sealed concrete with rubber base. Ceilings include, painted gypsum, ACT and exposed blanket insulation of the PEMB.

Interior Finishes Condition Comments:

All finishes are in good to very good condtion.

6: HVAC Systems Condition:

1 Normal Maintenance

The boilers appear to be 5 years old, piping of the heating hot water distribution is original to the building, some visible deterioration. Air handling equipment appears to be 5 years old and in good condition, Duct distribution, good condition. There are electric cabinet and unit heaters in the entries, mechanical rooms and storage rooms, radiant floors throughout. Building has a DDC web based temperature control system.

HVAC Systems Condition Comments:

Two condensing gas and one solid fuel wood boilers, good condition. [1]; Hot water heating piping, black steel and copper, fair/good condition. [2]; Two heat recovery units with hot water heating coils, good condition. [1]; One makeup air unit with hot water heating coil, good condition. [1]; Duct distribution is galvanized steel with mastic sealed, good condition. [1]; Ceiling mounted toilet and ground mounted general exhaust fans, good condition [1].

7: Plumbing Systems Condition:

1 Normal Maintenance

Combined 6" sprinkler/domestic water service with back-flow protection, 3" copper main. Plumbing fixtures are in condition. Point of use anti-scald valves were not observed on the public lavatories. The building does not have domestic water filtration or softening.

Plumbing System Condition Comments:

Domestic water distribution is copper, good condition. [1]; Condensing gas storage domestic water heaters, appear to be 5 years old. [1]; Cast iron waste and vent, original to the building. [1]; Vitreous china fixture, original to the building. [1].

8: Fire Protection Systems:

1 Normal Maintenance

Combined 4" sprinkler/domestic water service with back-flow protection.

Fire Protection System Condition Comments:

Wet sprinkler for the building, standard two piece sprinkler heads. [1]; Hose riser with hose cabinets were not observed. [0].

9: Electrical Systems Condition:

1 Normal Maintenance

Transformer and meter are MSP owned. Lighting controls should be installed in all spaces per the IECC.

Electrical System Condition Comments:

Electrical Eaton gear is in good condition. [2]; Light fixtures were LED. Lighting controls were observed. 2 Electrical wiring was observed in conduits and industrial grade devices.1

10: Vertical Transportation Condition:

0 Not Applicable

Not Applicable.

Verical Transportation Condition Comments:

11: ADA Compliance:

1 Normal Maintenance

No issues identified.

ADA Compliance Condition Comments:

12: Life Safety Systems Condition:

Not Applicable

Fire Alarm; no Smoke Detection system.

Life Safety Systems Condition Comments:

Fire alarm system in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in good condition. [2].

13: Communications/IT Systems:

2 Minor Renovation

Telephone, No Intercom; MDOC has initiative for radios.

Communications/IT Systems Comments:

VOIP system was observed and in very good condition. [1]; Clock system was not observed. [5].

14: Electronic Security Systems:

0 Not Applicable

Building has no security at this time.

Security Electronics Condition Comments:

Security system is not extended to this building.

Overall Building Rating:

97.5 % Maintain

Montana Women's Prison

B1A Main Building

Building Area: 27,054 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

1 Normal Maintenance

The core shell and structure of this building is in good condition although the roof and some large components are in need of moderate to major renovation.

General Building Condition Comments:

The building has been used for administrative, detention and other various uses. The building is in good condition although it is in need of a large amount of normal maintenance issues as well as several major renovations and replacement of equipment.

2: Structure:

Building Frame: Steel Frame/ Concrete Floors

1 Normal Maintenance

Structure is steel frame with steel stud infill. Metal bar joist roof structure.
Concrete slab on grade.

Structure Condition Comments:

The primary structure of the building is in great shape.

3: Exterior Envelope:

2 Minor Renovation

Brick masonry with HM doors and windows.

Exterior Envelope Condition Comments:

Exterior brick envelope is in great shape. [Condition 1]; HM windows and doors are in good condition, with several (approximately 20% of exterior) need replaced due to rust and deterioration. [3]; All exterior doors are in need of new seals. Most are worn or well past their useful life. [3]; Soffit has water damage in multiple locations and in need of renovation. [3].

4: Roof Condition:

3 Moderate Renovation

Roof Material: B

Metal slope roof is in fair condition and in need of renovation of replacement. Condition 4
Gutters are in poor condition and a potential cause of soffit damage. [4]; Membrane roof is in good condition but will need normal maintenance in 5 to 10 years. [2].

5: Interior Finishes:

2 Minor Renovation

Administrative and program spaces are mostly painted gypsum board walls and ACT or gypsum ceilings which are in good condition. The cells are painted CMU and cementitious detention grade painted ceilings. The majority of the building finishes are in realitively good condition, but will need normal maintenance.

Interior Finishes Condition Comments:

Interior finishes are in good to fair condition. The majority of wear is on the paint. Just normal wear on the paint surfaces. [1]; The door hardware in the Administrative area is knob lever which is outdated, as well as door hardware through out the facility is at it life expectancy. [2].

6: HVAC Systems Condition:

3 Moderate Renovation

Four AHUs were replaced in 2015 are in fair/good condition. [0]; No cooling in the IT Storage. [5]; Portions of return ductwork original to building, likely cleanliness and leak issues. [3]; Crawlspace needs a ventilation system [5]; Leaks in hydronic piping in several locations, stained tiles [3]; Pipe insulation missing or damaged in crawlspace. [2];mmLoose belts and possible bearing failure on commercial dryers in Laundry Room [2].

HVAC Systems Condition Comments:

Four 1983 AHUs were replaced in 2015 project. Chiller, boilers and domestic water plant replaced in 2005 project. VAV, AHU, EF, and HW/CW pumps systems upgraded in 2015 project. Building has a DDC web based temperature control system

7: Plumbing Systems Condition:

3 Moderate Renovation

Poor domestic water recirculation, needs revised piping and pump. [4]; Pipe insulation missing or damaged in crawlspace and water entrance room. [2]; Portions of fixtures are not ADA compliant [4]; Anti-scald fixtures and mixing valves required in restrooms and showers. [4].

Plumbing System Condition Comments:

New domestic HW boilers installed in 2005 project; Plumbing fixture upgrades in 1994 project

8: Fire Protection Systems:

3 Moderate Renovation

General Life Safety and Fire Suppression Review for updated compliance. [3]

Fire Protection System Condition Comments:

Fire suppression upgrades in 1994 project.

9: Electrical Systems Condition:

4 Major Renovation

Existing generator is nearing end of life expectancy. [4]; Electrical GE gear is showing signs of age and has mismatched circuit breakers. [4]; Lighting was observed to be mostly fluorescent. Lighting controls were not observed. [4]; Electrical wiring was observed in conduits and industrial grade devices. [1].

Electrical System Condition Comments:

Transformer and meter are utility owned.

10: Vertical Transportation Condition:

1 Normal Maintenance

Single level, no elevators. Concrete pan filled steel stairs.

Verical Transportation Condition Comments:

Stairs are in great condition.

11: ADA Compliance:

4 Major Renovation

ADA parking and accessibility to building is good. [2]

ADA Compliance Condition Comments:

Other areas of the building need ADA compliance upgrades.

12: Life Safety Systems Condition:

3 Moderate Renovation

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly fluorescent and should be replaced to LED type. [4]; Exit signs were in fair condition. Should be replaced to newer LED type. [2]

Life Safety Systems Condition Comments:

The Warden indicated that with the loss of utility and no generator, inmate doors are not fail secure.

13: Communications/IT Systems:

3 Moderate Renovation

Intercom is dated and should be upgraded. [3]; Rack had UPS and space for future. Cabling should be reorganized. [2]; Telephone termination board in good condition. [2]; Clock system was not observed. Warden indicated that it no longer worked. [5]

Communications/IT Systems Comments:

IT room temperature seemed high, should be cooled.

14: Electronic Security Systems:

5 Replacement Required

Security Electronics Condition Comments:

Existing system inadequate for appropraite supervision.

Overall Building Rating:

58.3 % Renovate

Montana Women's Prison

B1B Gym/ Visiting Building

Building Area: 1,800 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

Not Applicable

Building is used for the gymnasium facility and visitation. Building is CMU and brick masonry construction. The condition of the building is in good condition with only several maintenance and renovations needed.
The building has been maintained well with typical wear and tear.

General Building Condition Comments:

Main components of the shell are concrete and CMU with brick facade. Concrete slab on grade foundation. Roof is sloped metal on visitation side and low slope membrane on the gymnasium side.

2: Structure:

Building Frame: Steel Frame with Concrete Floors

1 Normal Maintenance

Foundation is concrete slab on grade; Walls are CMU with brick façade.
Roof is 1/2 concrete tees for gymnasium side and 1/2 metal bar joist for visitation side.

Structure Condition Comments:

The structure is in great condition, no anticipated work other than general maintenance.

3: Exterior Envelope:

2 Minor Renovation

CMU with brick facade envelope.
HM doors. Aluminum doors and windows at visitation.

Exterior Envelope Condition Comments:

Brick facade in good condition. Condition 1
HM and Aluminum exterior doors need seals replaced. Condition 2

4: Roof Condition:

4 Major Renovation

Roof Material: B

Roof is 1/2 sloped metal roof over visitation and 1/2 membrane roofing over gymnasium. The membrane roof is at its life expectancy and should be replaced, [5]; The majority of the metal roof is still performing, but the soffits and gutters are causing water issues and should be renovated, [4].

5: Interior Finishes:

3 Moderate Renovation

Gymnasium finishes are paint on CMU walls, rubber flooring and carpet tiles.
Visitation finishes are paint on gypsum board walls and carpet tiles.

Interior Finishes Condition Comments:

In general the finishes in this building are in good condition but will need general maintenance, condition. [1] The ceiling in the visitation room has water damage. It is believed from a leak in a water heater. This will require moderate renovation. [3].

6: HVAC Systems Condition:

4 Major Renovation

Gym part of 1983 project.
Visitor's Entrance Addition HVAC added in 1997 project.

HVAC Systems Condition Comments:

AHU-6 past functional life. [5]; Radiant terminals including CUH and RH past useful life. [4]; Not enough conditioning air in Visitor's Entrance, complaints of hot and cold temps. [4]; Detached supply duct off AHU-5 [5]; Portions of ductwork original to building, likely cleanliness and leak issues [3].

7: Plumbing Systems Condition:

3 Moderate Renovation

Gym in 1983 project. Plumbing fixture upgrades in 1994 project. New domestic HW boilers installed in 2005 project.

Plumbing System Condition Comments:

Electric water heater in mezzanine past its functional life [5]; Portions of fixtures are not ADA compliant, no trap protectors on public sinks [4]; No DHW recirculation piping in Visitor's Addition. [3]; No overflow drains or OFL piping indicated on drawing schedule [2]

8: Fire Protection Systems:

3 Moderate Renovation

Visitor's Entrance Addition fire suppression added in 1997 project; tied into (ex) riser;
Vandal resistant, dry type sprinkler heads in Common area.

Fire Protection System Condition Comments:

General Life Safety and Fire Suppression Review for updated compliance. [3]

9: Electrical Systems Condition:

4 Major Renovation

Transformer and meter are utility owned.

Electrical System Condition Comments:

Existing generator is nearing end of life expectancy. [4]; Electrical GE gear is showing signs of age and has mismatched circuit breakers. [4]; Lighting was observed to be mostly fluorescent. Lighting controls were not observed. [4]; and
Electrical wiring was observed in conduits and industrial grade devices. [1].

10: Vertical Transportation Condition:

1 Normal Maintenance

Single floor with mezzanine, no elevator. Steel stringer, concrete pan filled.

Verical Transportation Condition Comments:

Stairs in great condition no work needed. [1].

11: ADA Compliance:

1 Normal Maintenance

No issues identified.

ADA Compliance Condition Comments:

12: Life Safety Systems Condition:

2 Minor Renovation

Smoke Dectection and Fire Alarm System. The Warden indicated that with the loss of utility and no generator, inmate doors are not fail secure.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly fluorescent and should be replaced to LED type. [4]; Exit signs were in fair condition. Should be replaced to newer LED type. [2]

13: Communications/IT Systems:

2 Minor Renovation

Telephone and Intercom System. Radio system subject to a current MDOC initiative.

Communications/IT Systems Comments:

Intercom is dated and should be upgraded. [3]; Rack had UPS and space for future. Cabling should be reorganized. [2]; Telephone termination board in good condition. [2]; Clock system was not observed. Warden indicated that it no longer worked. [5].

14: Electronic Security Systems:

5 Replacement Required

Security Electronics Condition Comments:

Existing system inadequate for appropraite supervision.

Overall Building Rating:

47.5 % Renovate

Montana Women's Prison

B2 MCE/ Chapel/ Maintenance

Building Area: 6,400 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

4 Major Renovation

The industries and maintenance portion of the building is in good condition.
The chapel portion is only in fair shape and in need of a significant amount of work.

General Building Condition Comments:

The industries and maintenance portions of this building are in good shape.[11; The chapel is in need of roof work, EIFS repair, new front door, interior finish work due to water damage, replacement of glazing due to breakage and failed seals. [4].

2: Structure:

Building Frame: Steel Frame/ Concrete Floors

1 Normal Maintenance

Concrete slab on grade, CMU walls, metal bar roof joist.

Structure Condition Comments:

No evidence of structural issues.[1].

3: Exterior Envelope:

2 Minor Renovation

Brick masonry to approximately 10' then EIFS above. HM doors and frames. HM windows.

Exterior Envelope Condition Comments:

EIFS is showing signs of cracking and degradation. Somewhat unusual but will need some minor renovation work. [2]; HM door to the chapel needs replaced. [4]; Multiple glazing units need replaced in the chapel due to breakage or seal failure. [3].

4: Roof Condition:

4 Major Renovation

Roof Material:

Roof membrane system is failing on the chapel and need significant work. A lot of water damage has occurred inside the chapel due to roof leaks. [4]; Roof membrane over the industries and maintenance is still performing well, but is part its expected life and should be replaced soon. [3].

5: Interior Finishes:

3 Moderate Renovation

Industries and maintenance is concrete floors, painted CMU walls and ACT ceilings.
Chapel is carpet tile flooring, painted gypsum walls and acoustic tile or gypsum ceilings.

Interior Finishes Condition Comments:

Chapel is in need of significant finish work due to water damage. Both to the ceilings and walls. [4].

6: HVAC Systems Condition:

4 Major Renovation

Industries Building 1998 project
Chapel 1999 project

HVAC Systems Condition Comments:

HVAC units (HV&AC, CUs, EFs, Furnace) operating past functional life. Temperature control complaints. [5]; Exhaust system inadequate for current screening operations using chemical and dyes. [5]; Portions of ductwork original to building, likely cleanliness and leak issues. [3]; Dryer vents into a pan inside the building. [4]
No exhaust air in transformed shower-to- screen rinse room 4

7: Plumbing Systems Condition:

4 Major Renovation

Industries Building 1998 project
Chapel 1999 project.
New AO Smith NG Hot Water Heater.

Plumbing System Condition Comments:

Drain from screen rinse sink drains direct to sanitary. [5]; No overflow provisions on roof of Chapel, severe roof leak repairs ongoing. [4]

8: Fire Protection Systems:

3 Moderate Renovation

Fire alarm system includes SD beams, smoke and heat detectors;
Fire entrance in back shop mechanical room.

Fire Protection System Condition Comments:

General Life Safety and Fire Suppression Review for updated compliance [3]

9: Electrical Systems Condition:

3 Moderate Renovation

Transformer and meter are utility owned.

Electrical System Condition Comments:

Electrical CH/Siemens gear appears to be original. [4]; Lighting was observed to be mostly LED type. Lighting controls were observed. [2]; Electrical wiring was observed in conduits and industrial grade devices. [1]

10: Vertical Transportation Condition:

0 Not Applicable

No stairs or elevator.

Verical Transportation Condition Comments:

11: ADA Compliance:

1 Normal Maintenance

No ADA issues identified.

ADA Compliance Condition Comments:

12: Life Safety Systems Condition:

3 Moderate Renovation

Smoke Dectection and Fire Alarm System.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly LED type. [2]; Exit signs were in good condition. [2] The Warden indicated that with the loss of utility and no generator, inmate doors are not fail secure.

13: Communications/IT Systems:

2 Minor Renovation

Telephone and Intercom System. Radio system subject to a current MDOC initiative.

Communications/IT Systems Comments:

Rack had UPS and space for future. Cabling should be reorganized. [2];
Telephone termination board in good condition. [2]

14: Electronic Security Systems:

5 Replacement Required

Security Electronics Condition Comments:

Security systems outdated and needs major upgrading. Fencing around Garden is not secured into the ground.

Overall Building Rating:

48.3 % Renovate

Montana Women's Prison

B3 New Housing/ Support Wing

Building Area: 40,191 gsf

BUILDING SYSTEMS EVALUATION

1: General Building Condition:

2 Minor Renovation

Operationally, the Building is well maintained. Overall, the building is in relatively good condition, but parts of areas, sytems need attention. However, there is significant defferred maintenance that needs to be addressed.

General Building Condition Comments:

2: Structure:

Building Frame: Steel Frame/ Concrete Floors

2 Minor Renovation

Concrete slab, CMU walls, steel support structure, metal deck.

Structure Condition Comments:

All structure was in great condition with one exception. The concrete roof deck on 3rd floor north west wing had substantial cracking. Moderate renovation work is required. [3].

3: Exterior Envelope:

1 Normal Maintenance

Brick masonry on the exterior facade for 1st level.
EIFS for the exterior facade on the 2nd and 3rd level.
HM doors and frames.

Exterior Envelope Condition Comments:

Brick masonry is in good condition. [1]; EIFS is in good shape with several small areas of cracking. [2]
HM doors are in good condition but need new seals. [1].

4: Roof Condition:

4 Major Renovation

Roof Material: B

No evidence of roof leaks, but membrane is at the end of its life. [4]; Roof drains do not have overflow drains. [4].

5: Interior Finishes:

2 Minor Renovation

Carpet or concrete floors.
Paint on gypsum board or CMU for walls.
Paint on gypsum or cementitious detention grade ceilings.
Pneumatic controls for cells are problematic and in need of replacement.

Interior Finishes Condition Comments:

Carpet in the day room areas is worn and in need of replacement. 3]; Paint on HM doors and walls has seen normal wear. [1]; Pneumatic controls for cell doors are in poor condition and need major renovation, (Security Sytem issue) [4].

6: HVAC Systems Condition:

4 Major Renovation

Montana Womens' Prison Expansion 1999 project
Upgrade Heating System, MWP 2005 project
Upgrade Secure Housing Control MWP 2017 project

HVAC Systems Condition Comments:

Compressor failing in outdoor chiller, exhibiting fewer hours of operation. [5]; Kitchen MAU goes down for unknown reasons, often during high winds. [5];
Leaking heating water hydronic fitting in cafeteria ceiling. [4]; Medical Area has cold complaints and overly pressurized [4]; Control Room and adjacent Server Room are too warm. [4]; Hydronic control valves have unstable operation, better with strainers and flushed. [3]; Return fan on HV&AC-5 not fully operational, running at low speed. [5].

7: Plumbing Systems Condition:

2 Minor Renovation

Montana Womens' Prison Expansion 1999 project
Upgrade Heating System, MWP 2005 project
Upgrade Secure Housing Control MWP 2017 project

Plumbing System Condition Comments:

Sanitary pipe leaks over De-Brief Room, stained tiles. [5]; No roof overflow provisions (pipe or OFL drain bowls). [4].

8: Fire Protection Systems:

3 Moderate Renovation

Montana Womens' Prison Expansion 1999 project; 6" fire riser in Boiler Room.

Fire Protection System Condition Comments:

General Life Safety and Fire Suppression Review for updated compliance. [3].

9: Electrical Systems Condition:

Not Applicable

Transformer and meter are utility owned.

Electrical System Condition Comments:

Existing generator is in good condition. 2 Electrical Cutler Hammer gear is in fair condition. [2]; Lighting was observed to be mostly fluorescent. Lighting controls were not observed. [4]; Electrical wiring was observed in conduits and industrial grade devices. [1]

10: Vertical Transportation Condition:

1 Normal Maintenance

Metal stairs with concrete pan infill, steel pipe handrails painted.
One key operated elevator.

Verical Transportation Condition Comments:

Stairs and elevator are in good shape. No issues identified or indicated. [1].

11: ADA Compliance:

1 Normal Maintenance

No issues identified.

ADA Compliance Condition Comments:

12: Life Safety Systems Condition:

3 Moderate Renovation

Smoke Dectection and Fire Alarm System.

Life Safety Systems Condition Comments:

Fire alarm system and smoke/duct detection in good condition. [1]; Emergency lighting mainly fluorescent and should be replaced to LED type. [4]; Exit signs were in fair condition. Should be replaced to newer LED type. [2]. The Warden indicated that with the loss of utility and no generator, inmate doors are not fail secure.

13: Communications/IT Systems:

2 Minor Renovation

Telephone and Intercom System. Radio system subject to a current MDOC initiative.

Communications/IT Systems Comments:

Intercom is in fair condition. [2]; Rack had UPS and space for future. Cabling should be reorganized. [2]; Telephone termination board in good condition. [2]; Clock system was nto observed. Warden indicated that it no longer worked. [5].

14: Electronic Security Systems:

Not Applicable

Security Electronics Condition Comments:

Security systems outdated and needs major upgrading.

Overall Building Rating:

62.4 % Maintain

- APPENDIX 03 -

OPERATIONAL DISCUSSION

A. MONTANA STATE PRISON
B. MONTANA WOMEN'S PRISON

APPENDIX 03A: Montana Department of Corrections Master Plan
Montana State Prison Operational Information

Big Picture

What are the key issues at your facility that we need to focus on?

1	Additional Male capacity is needed; they are overcrowded.
2	Infrastructure: Older buildings throughout hinder operation and require constant maintenance. There is significant deferred maintenance. Also, new statutes (locked housing, ADA, mental health) are not easily accommodated in outdated building designs.
3	Campus Plan requires significant movement between building locations; the required escorting is staff intensive.
4	Staff recruitment and retention are hampered by the remote location of the facility and relatively low pay scale, particularly for skilled and craft positions.
5	Staffing is really lean; need to increase the use of technology to improve efficacy; current technology needs major improvements.
6	They don't have the type of housing units required for special needs inmates - namely acute and step-don mental health; therapeutic communities.
7	They don't have the physical space and staffing to achieve their target program assignments, which leaves inmates idle.

Basic Parameters

A Total Facility Capacity by Classification. **A Current date to be used as baseline.**
B Current Facility Utilization by Classification
C One Day Inmate Population Photo
D Program Assignment Targets - Education, Vocational, Industries, Cadre, Special Needs

ID	Component Name/ Issues

0 Site Development

a What is the typical daily vehicular traffic to/from the facility?

Staff vehicles (3 shifts), MSP Transport vehicles, Ambulances, Ranch Equipment, Visitors, Delivery Trucks. There is a high amount of traffic, but on site circulation seems adequate. One issue is the condition of the access road, particularly at the culvert area; and interior circulation roads need attention.

b Is staff parking separated from public parking?

Yes - Additional Parking for visitors is available but not used.

c Is staff parking capable of handling the overlap of the two largest shifts?

Yes - Additional Parking for visitors is available but not used

d What is the overall facility security perimeter?

Double secure fence with barbed wire and razor wire and alarm system. Upgrades have been the subject of funding requests; only partial funding provided. [$1.2 million requested/$600 thousand provided] The existing site is approximately 38,000 acres.

e What are the delineated internal security operational zones and how are access/egress handled?

We have multiple security zones, Max, High Security, Low Security, MDIU, WRC, Infirmary & Industries Compounds.

f Significant Problems to Address?

Age of facility causing many maintenance issues; Significant deferred maintenance items.

g Utilities - Water / Storage - Domestic and Fire

2 very large capacity storage tanks and 1 smaller one at F Unit for domestic and fire purposes.

h Utilities - Well systems

5 wells supply water to large capacity storage tanks; potential expansion will have to deal with all primary utility systems. Historically there have been issues with water pressure.

i Utilities- Gas systems and Propane Systems

Natural Gas

j Utilities - Sanitary Sewage

Any expansion/reconfiguration will require associated site work for natural gas, sanitary sewage treatment. The current lagoon structure is maxed out now. Clay pipes are used.

1 Facility Administration

a Brief discussion of how this component area works.

Warden, Deputy Warden, 2- Associate Wardens + Support Personnel (business office, legal, etc.)

b Location of Facility Administration outside facility security perimeter?

Warden, Deputy Warden, 1- Associate Warden located in Administration Building Outside of the secure perimeter. + Support Personnel

c Adequate Resources and Equipment?

Located in the Wallace Building, which is relatively new in comparison to other buildings on site. The entry area jams up when visitation and shift changes occur. However, security of the initial entry point needs to be improved.

d Facility Staff Recruiting Issues?

Yes

e Employee Working Conditions

In housing units, escorts within facility; any improvement would be welcome.

f Significant Problems to Address?

Low CO pay, remote location

g Montana Correctional Enterprises (MCE)

MCE Administration is located off site, but there are MCE Supervisory Offices on site in their compound

2 Staff Services / Training

a Brief discussion of how this component area works.

Staff go through a New Employee Orientation upon hiring of 2 weeks. The facility operates on three shifts starting at 6:00am, 2:00pm, and 10:00pm. Current staffing is approximately 300 uniformed, 300 civilian personnel. 70% male/30% female (estimated).

b Location of Staff Services/ Training outside facility security perimeter?

Training is conducted in the Wallace Building. They have 2 training officers and 2 classrooms.

c Do all staff pass through this area?

Yes, any staff that work inside the secure perimeter. Food is allowed to be brought in if it is in a clear plastic bag. Approximately 50% of staff bring food in with them.

d Do uniform and civilian staff all have lockers?

No. Locker facilities are limited (15-20 lockers); staff is encouraged to leave personal articles in their vehicles.

e Employee Fitness Center?

Yes, for those that work inside the secure perimeter - by using indoor and outdoor recreation facilities when not used for inmates.

f What's the level of screening to go into the secure portion(s) of the facility?

MSP ID. All staff have to go through a metal detector or other security screening to enter the secure part of the facility.

g Initial Training Requirements?

3-6 weeks once hired, depending upon the type of employee.

h Annual Training Required?

Yes, for those that work inside the secure perimeter - 40 hours annually.

i On Site Training Requirements? Off Site?

Both. The facility also has a gun range. They have 3 staff and 2 classrooms.

j Adequate Resources to Handle?

Yes, could use additional resources.

k Significant Problems to Address?

Expansion/Reconfiguration of Entry area to increase size security provisions. This periodically jams up, especially when visitors arrive.

3 Central Control

a Brief discussion of how this component area works.

Main Control / Command Post: Controls Movement of all movement through site security envelopes. Additional local Control Rooms are located in housing unit buildings. Main Control Issues radios, keys, etc. and operation of outer and inner security gates and sallyports. A radio system is the primary communications method.

b One Master Control Room with "supervisory capability" for entire facility?

Main Control implements access to the various security zones, while the Command Post has supervision over all security aspects of MSP.

c Local Control Rooms - Locations and spans of control.

Each Housing Unit has 1 Control Cage. RHU and SAU both have 2 Control Cages. Presently, Main Control is **not** able to "take over" the local controls in an incident.

d Armory - location and access control (Lethal Equipment?)

On site and Outside of the Secure Perimeter

e Non-Lethal Equipment Caches? Locations/Equipment?

Yes, Armory, Command Post and carried by certified staff. Each housing cluster has non-lethal security equipment properly stored.

f Distribution of Keys, Radios

Main Control

g Security Upgrades Required?

Yes. Existing systems, equipment is significantly outdated. Additional CCTV cameras are urgently required.

h Annual Training Required?

Yes. 40 hours annually.

i On Site Training Requirements?

Yes

j Adequate Resources to Handle?

With anything, could use additional resources to meet our objectives.

k Emergency Response Team Composition

Called IPST [Inner Perimeter Security Team] 2- 4 teams- Work out of the Armory Building and present on each shift. Officers are permitted to carry Tasers and OC Spray.

l IPST Physical Facilities?

IPST has space for equipment and gear up within part of the Armory Building.

m Significant Problems to Address?

With extremely tight staffing, more & improved use of technology is needed to improve security and safety for inmates and staff.

4 Custody Administration

a Brief discussion of how this component area works.

Provides overall supervisory responsibility for all operations. [see information above in Central Control]

b Operational Structure for Supervision?

AW Security, Captains, LT, SSGT, Sgt and CO

c Inside vs. Outside Location(s)?

Both

d Staff Assembly Space?

Yes, a Muster Area is located just outside the main entry sallyport to the secure part of the facility. This space is used for muster; staff assignments are pre-assigned prior to staff coming to work shifts.

e Sufficient Space and Equipment?

Yes, could be larger space, always could use additional equipment

f Significant Problems to Address?

More staff is needed. Consider a Resource Pool.

5 Reception/ Release

a Brief discussion of how this component area works.

Intakes are brought into the MDIU compound, screened and classified here. This is a relatively new building (15 years old). Typical intake processing is 45 days; lately is running up to 90 days, due to the lack of available beds in the designated type of classification requirements. The also wait (and sometimes back-up) here and in a separate temporary housing building until a bed is available at the facility they are classified to go to.

b All system Intake Here?

Yes, all males.

c Weekly Service Load?

25-30 per week

d Transportation Connections/ Volume

We have our own Transportation, County Sheriff's, CCCS Transport, US Marshall, Private Prison Transport

e Extent of Initial Testing/Classification Process

Inmates receive Initial Classification, Medical, Mental Health, Chemical Dependency and PREA

f What are the System's Classification Categories

Based of 7 risk areas that are given numerical values ranging in scores from 7 to 1. More areas of risk = higher score.

g What is Release Process by Facility/Location

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

h Significant Problems to Address?

Overall system capacity - matching capacities to classification placements. Lack of available beds creates back-up in the MDIU.

6 Visitation

a Brief discussion of how this component area works.

Visitor makes an appointment on line for in person visits, also for video visits. Inmate family visiting takes place Thursday through Sunday from 2:15pm to 7:30pm. Attorney and Volunteer visits can occur as needed.

b Location and Types, Durations of Visiting Provided

MSP, in person contact visit and video visits, non-contact in RHU and SAU - visitors have to be taken by van to WRC. The amount of scattered physical visiting space in is adequate.

c Any limitations by classification?

Non-contact in RHU and SAU

d What is the level of visitation?

In person contact, (hug/holding of hand)

e Video Visitation Utilization?

Yes, with a kiosk in each housing unit.

f Significant Problems to Address?

[Short term?] Current suspension of any and all visitors due to Covid19.

7 Counseling / Case Management

a Brief discussion of how this component area works.

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

b Includes Case Management and Reclassification?

Yes

c Significant Problems to Address?

Insufficient office/ counseling space available.

8 Education / Library / Law Library

a Brief discussion of how this component area works.

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

b Target vs. Current Service Load?

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

c Centralized or Distributed Education Delivery?

Both.

d Centralized or Distributed Library Services?

Both.

e Access to Legal Materials

Yes.

f Days and Hours of Operation

Depends on custody level - a schedule can be provided to you.

g Adequate Physical Space and Staffing

Yes on both for current service levels provided.

h Significant Problems to Address?

Increasing the physical and staff capacity for education.

9 Vocational / Technical Training part (

a Brief discussion of how this component area works.

Similar to Education, initial assessment includes potential program assignment. MCE manages vocational and technical programs.

b Target vs. Current Service Load?

Information to be provided.

c List of Vocational/Training Programs

Auto Repair, Auto Body, Welding, CDL, Computer training (Adobe, Microsoft, AutoCAD), Plasma Cutting, Pre-Apprentice Programs, Outside Work Gangs, Wildland Fire Fighting, major Agricultural Program (3000 acre farm), Range Cattle, Milk Processing, A Dog program is being considered.

d Adequate Physical Space and Staffing

Recruiting staff with specific technical skills is difficult.

e Significant Problems to Address?

Physical environment consists of aging building with multiple limitations.

10 Program Services

a Brief discussion of how this component area works.

Small groups (10-12, 6-8, 2-4) are typically used to deliver these services. There is insufficient space for confidential individual and small group discussion.

b What programs are offered beyond program assignments?

Focus is on clinical treatment (e.g. sex offenders, chemical dependency).

c Significant Problems to Address?

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

11 Religious / Cultural Services

a Brief discussion of how this component area works.

Communal group activities to various faith groups

b What is the range of religious services provided?

Catholic, Christian, Odinist/Astru, Wicca, Buddhist, Muslim, Jehovah Witness, LDS, and Native American Spirituality

c Special Provisions for Native Americans?

Yes. A Sweat Lodge open to all inmates on a scheduled basis.

d What is the staffing here?

3 paid staff, 2 Chaplain Service Volunteer and approx 300 volunteers

e Adequate Space and Facilities?

Basically OK; but various religious groups would like more spaces dedicated to their religion. Currently, the religious space is located in the RAC between the high and low security zones.

f Consideration of Video Transmission?

Not at this time. One limitation is that with the tablets, broadband is at capacity.

g Significant Problems to Address?

Lack of particular volunteers

12 Commissary

a Brief discussion of how this component area works.

Weekly orders from a Canteen list are placed on a scheduled basis, available funds checked, orders processed on site and delivered to the housing units on site and trucked to other facilities for distribution there. There is a $60 dollar limit on weekly orders; however items like clothing, TV's, etc. are excluded from that amount. Inmates have 4 cubic square feet for personal storage. Orders may be placed either electronically or on a bubble sheet. What can be ordered varies by security classification.

b Provided In-House or Contracted Out?

The Commissary is located adjacent to the Facility Warehouse. MSP provides compilation of Commissary Orders for the entire Montana system.

c What is the staffing requirement?

4 DOC staff, 15 inmates.

d Adequate Space and Facilities?

No. Definitely need additional space (twice what they have now) to accommodate current service loads.

e Significant Problems to Address?

Lack of physical space; They are unable to maintain an adequate inventory in stock.

13 Recreation

a Brief discussion of how this component area works.

Gym and Yard are offered to all housing units (Yard only in RUH and SAU)

b Provided by Zone?

Yes

c What is the staffing requirement?

2 officer in Gym and 2 in GP Yard

d Adequate Recreation Facilities?

Yes

e Significant Problems to Address?

Lack of Staff

14 Health Administration

a Brief discussion of how this component area works.

The Medical Health Services component is located within its own security zone inside the overall facility security perimeter close to the Wallace Administration Building. This area was renovated/ expanded in 2000.

b Provided In-House or Contracted Out?

In House

c Significant Problems to Address?

None noted.

15 Outpatient Clinic / Pharmacy

a Brief discussion of how this component area works.

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

b Provided In-House or Contracted Out?

In-House

c Significant Problems to Address?

None noted. Renovations/Addition in 2000 apparently addressed the prior issues.

16 Dental Services

a Brief discussion of how this component area works.

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

b Provided In-House or Contracted Out?

In-House

g Significant Problems to Address?

None noted.

17 Inpatient Infirmary

a Brief discussion of how this component area works.

The Infirmary has a total of 14 beds. There is no security presence out and about in the MSP main medical unit. Staff presence is limited to an officer in a cage and they stay there to control doors with the computer system. This is an area of significant concern. Infirmary beds are split (separated) between the high and low security sides.

b Provided In-House or Contracted Out?

In-House

c Significant Problems to Address?

None noted.

18 Mental Health Services

a Brief discussion of how this component area works.

Several types of services are provided at MSP - each with their own Manager:
Substance – SUD people; 5 LAC, Program Manager. Housed in A-Block; many don't have offices, open office environment, no confidentiality. Program Manager has office in low side support. Work with inmates in B – Unit for treatment and substance treatment. LAC at MDIU that only does chemical dependency assessments.
Sex Offender – Group of offenders in F-unit. Outside the fence line. 2 therapists for 60 offenders; contained unit. Program mgr office located in low side; contracted people that does programs; short staff because to get MSOTA certified.
Psychiatry – 2 telesite docs; 1 on site psych, 1 APRN, hiring two more to take over the 1 APRN. Scheduling and space for telesite is hard. Zoom is looking to be the system. If they are not available to use the device adds complication. Hard to get the space with technology capabilities. 1 day / week for severe MH in RHU and SAU with psychiatrist. Contracted services for Riverside 2 days / month. Therapeutic at MSP want to go part time but not enough staffing.

Mental Health – They have 6 therapists, 1 admin, 6 MH techs, 1 MH assistant director of Nursing (supervisor of the techs), an Activities Therapist. There is not office space for each. Often they work at the housing building they with inmates they primarily see. May share space with Case Managers or Sergeants. There is a FT Therapist on level 2 assessments; tech can help if available at the MDIU. Secured Acute Mental Health units in restrictive housing with 1 tech, in the SAU building. Space is not sufficient. New more acute housing has limited area for 1 on 1. Retrofit for visiting is planned to allow confidential visits. No group therapy space. Therapeutic tables in dayrooms used for socialization don't work. The Therapist on Restrictive Housing Unit has no office space, similar to SAU. Not as many severely Mental Health issues there. There is also a Therapist for the Low Side, with an office space; The Program Manager and MH Aide also go out to WRC. There office space is in the Low Side Support Building. MH techs service needs all over the facility; Some do not have offices.

b Provided In-House or Contracted Out?

Primarily In-House with contracted specialty services.

c Current Service Load/ Proportion of Population with Mental Health Issues?

Current staffing is close to what's needed to serve on-site service loads. However, the lack of appropriate treatment space in proximity to housing units results in staff inefficiency.

d Process of Referral to Treatment Facilities

In conjunction with MH staff, Case Managers review individual cases for reclassification, including movement to more community based treatment.

e Individual and Small Group Counseling Capability?

Physical space not adequate so lots of inmate transport. Not a lot are post certified so can't do the transport. Jockeying in terms of space utilization a problem through out the facility.

f Designated Acute Mental Health Housing?

RHU is not adequate for acute mental health inmates. A new purpose built unit should be developed with least 60 beds.

g Designated Step-Down Mental Health Housing?

Step Down accommodated in standard housing unit configurations.

h Significant Problems to Address?

RHU is not adequate for acute mental health issues. New unit should be purpose built and have at least 60 beds. More direct housing support space is needed.

19 Food Service: Cook Chill vs Cook Freeze vs Conventional

a Brief discussion of how this component area works.

A central system Food Factory is located at MSP, utilizing a Cook-Chill process. Three hot meals a day are served at MSP. A separate dining hall is provided within the MCE compound to minimize the down time for inmates working in that area.

b System-wide production and distribution?

MSP operates a Food Factory on site that provides food for MSP and 9 other facilities in the western part of the state. A separate process is used to provide special diet food service for the entire system. With livestock on site, they use a ServSafe Program.

c Service loads by facility location, on and off site.

A central system Food Factory is located at MSP, utilizing a Cook-Chill process. Current production load is 13,500 meals a day. Higher security inmates eat in their cells; the next level down is in dayrooms. The WRC and Treatment Units typically use family style dining.

d Capability to increase production/distribution?

Need expansion and a Bakery now. There is a $3 million loan for expansion.

e Employee Meals on Shift?

Employees are entitled to one meal per shift.

f Employee Dining Area(s)

Staff Dining Areas are provided inside at the High and Low security zones.

g Significant Problems to Address?

Full implementation of planed Food Factory expansion.

20 Laundry

a Brief discussion of how this component area works.

Laundry is brought in, weighed, sorted, cleaned and folded, bagged and returned to unit with paperwork.

b System-wide production and distribution?

Facilities are within 120 miles.

c Service loads by facility location, on and off site.

Laundry staff pickup and deliver inside compound. Remainder is picked and delivered outside the secure compound by others, i.e. teamsters, customers.

d Laundry Exchange Centralized or at Housing Units?

Laundry from outside secure compound is delivered outside initially to be searched. Inside units are exchanged at each unit.

e Capability to increase production/distribution?

We have a couple of shorter days therefore we do have capability to increase production.

f Utilization of Inmate Workers?

Yes, 25 inmates

g Significant Problems to Address?

Staffing - especially when inmate movement is restricted, Laundry chemical inventory and storage.

21 Maintenance

a Brief discussion of how this component area works.

Maintain facility, work order submitted for any issues

b Provided In-House or by another Agency?

In House

c Is annual maintenance funding adequate?

No, aging facility numerous maintenance issues

d Can the facility self perform renovation and repair work?

Mostly - only exception is need to maintain current facility with the same staff

e Location/ Adequacy of on site Shops

MSP Maintenance on site

f Inmate Labor Utilized?

Yes

g Motor Pool - Program or Industries or Maintenance?

Security - Maintenance and MVM work together

h Significant Problems to Address?

Need additional Craft Staff and increase the crafts pay

22 Warehouse

a Brief discussion of how this component area works.

Storage of food, clothing and janitorial goods

b "Free World" Access?

No... outside secure compound

c Typical Daily Traffic?

Teamsters in and out making deliveries, trucks making deliveries

d Adequate Total Storage Capacity?

No, need more room

e Inmate Labor Utilized?

Yes

f Significant Problems to Address?

As the prison has grown, the Warehouse needs to grow

23 Central Plant

a Brief discussion of how this component area works.

No facility-wide Central Plant; primary service equipment is distributed around the campus.

b Location of Central and Distributed Central Plant Areas and Areas Serviced

To be developed with Engineers.

c Adequate to maintain required environmental conditions?

HVAC are located in each building

d Primary Utility Service Loads Expandable?

Yes

e Significant Problems to Address?

24 Montana Correctional Enterprises: Part of Programs

a Brief discussion of how this component area works.

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

b Current Industries, Inmate Work Force Utilized

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

c Separate Compound for All Day Assignment?

The MCE Industries at Montana State Prison are located inside a separate single wire secure compound adjacent to the prison low side housing area. This area is called the Low Side Industries Compound. It has its own dining facility for workers to eat lunch without having to go back through a security screening.

d Limitations on What Items can be Produced?

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

e Self Sufficient Funding?

MCE strives to be fully self-sufficient in its entirety in its funding. Due to the nature of some of the shops and programs, not every individual shop is able to meet its funding goals on its own. MCE Industries is currently going through a lengthy evaluation of its overhead, available billable hours, inventory turns, and break even revenue points to assess what changes or improvements need to be implemented for a higher rate of return and self-sufficiency.

f Significant Problems to Address?

The facilities that house MCE Industries at Montana State Prison are extremely outdated and have been repurposed for our programs without figuring out work and manufacturing flow properly. The two buildings that house the named shops need additional ventilation, dust collection/suppression, fire suppression, and lighting. The roof of the Furniture/Rustic/Warehouse building has numerous leaks. The bathrooms – staff and inmate use alike – are in dire need of remodeling/upgrading/capacity to meet various compliances and amount of use.

25 Segregation / Special Housing

a Refer to/ Fill Out the Facility Service Delivery Matrix

Maximum Security Housing Unit 1 provides special housing for segregation and predatory/ assaultive inmates. Operational capacity of 159 beds.
Maximum Security Housing Unit 2 provides special housing for segregation, vulnerable, and acute mental health inmates. Operational capacity of 154 beds.
Designed primarily for single bunking, these units are significantly double bunked.
Additional purpose designed housing is needed for this population.

b One Day Photograph

Completed.

26 Mental Health Housing

a Refer to/ Fill Out the Facility Service Delivery Matrix

Acute Mental Health inmates are housed in the same housing unit buildings as segregation and assaultive behavior inmates in HSU2 above. Additional purpose designed housing is needed for this population.

b One Day Photograph

Completed.

27 High Security Housing

a Refer to/ Fill Out the Facility Service Delivery Matrix

Locked Housing Units 1 & 2 provide restricted high security housing for PHC/Detention, Max Status, and some Isolation cells – with an operational capacity of 136 beds.

b One Day Photograph

Completed.

28 Medium Security Housing

a Refer to/ Fill Out the Facility Service Delivery Matrix

Housing Units A, B, C and D provide a total operational capacity of 386 beds.
Housing Unit F, due to infrastructure issues is limited to 56 single occupancy beds.

b One Day Photograph

Completed.

29 Low Security Housing

a Refer to/ Fill Out the Facility Service Delivery Matrix

The Work and Re-Entry Center (WRC) is located outside the primary security line, and provides a total operational capacity of 198 beds.

b One Day Photograph

Completed.

30 Community-Based Housing

a Any Provided as Part of MSP?

No.

31 Guest Housing

a Any On Site?
Staff
Visitor

Yes, new staff (up to 6 beds) are offered housing at one on site house for up to 90 days.

41 Video Court Room

a Any existing Utilization?

Yes

Big Picture

What are the key issues at your facility that we need to focus on?

1. Land Locked area - but still have some area for construction.
2. At capacity currently; will need additional capacity over time.
3. Aging infrastructure and deferred maintenance items in the facility that require significant maintenance work.
4. Lack of program space for education, vocational/technical, and Correctional Enterprises (compared to MSP).
5. Limited specialized housing capability - Infirmary; Mental Health, Chemical Dependency Units.
6. Outdated, limited technology (internet, phone...); limited power outlets, bandwidth.

Basic Parameters Discussed on the Call

- **A** Total Facility Capacity by Classification.
- **B** Current Facility Utilization by Classification
- **C** One Day Inmate Population Photo - *To Be Sent as a Separate Spreadsheet*
- **D** Program Assignment Targets - Education, Vocational, Industries, Cadre, Special Needs
- **E** 24 hour uniform and civilian staffing for one weekday and one weekend day.

ID	Component Name/ Issues

0 Site Development

a What is the typical daily vehicular traffic to/from the facility?

The facility is located in downtown Billings, surrounded by local urban streets on all sides. The total site area is 3 acres. Adjacent uses include a Refinery, DMV, the Chamber of Commerce, and the Main Post Office. Local traffic, including semi-trucks and Postal carriers pass along front; Mail and UPS Deliveries are made at front entrance, which is a very limited area. There are daily deliveries of all types. The sallyport for receiving for food delivery is not large enough for full size semi trucks (gate won't close}. Delivery for MCE canteen truck in back of building; Trash is picked up daily (still limited in size of containers. One outside perimeter).

b Is staff parking separated from public parking?

Some parking areas is leased from DMV; Visiting is street parking; Small lot for staff;

c Is staff parking capable of handling the overlap of the two largest shifts?

No. currently have the one small parking area that holds the staff, and the leased overlap space goes is extra. Shift change times allow spots to get picked up. The DMV is not open when shift changes occur.

d What is the overall facility security perimeter?

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

e What are the delineated internal security operational zones and how are access/egress handled?

Basically, the exterior of the building delineates the primary security envelope, with controlled penetrations. For staff and public, there is a Sallyport at the front entry. For Intake, there is a fenced Sallyport at the front of the building adjacent to that component area. For food service, commissary there is a fenced Sallyport in the other side of the building on the front side. For MCE there is a manual gate at the rear of building by the Industries Building. For visitors; there is an access point at the rear of the building with a screening area during visiting hours. There is also manual gates to the garden area. Within the building, the Central Control Room (CCR) controls internal sliders to the housing pods in the new building area; manual pod door control in the old portion. In restricted housing, CCR can operate, with proxy card for staff as override.

f Significant Problems to Address?

The original use of this facility was as a Youth Treatment Center - so there were limited security provisions; housing was typically open dormitories. Current overall security of the facility perimeter is not what would be desired; therefore the building security capability must be relied on. The newer part (3 story) is more secure in physical building security capability than the older portions.

g Utilities - Water / Storage - Domestic and Fire

City of Billings; which also provides fire fighting service.

h Utilities - Well systems

There is a well In the garden area that is used for irrigation; City water provides potable water to the facility.

i. Power

Northwestern Power is primary power source; There are 2 emergency power generators which are aging (large >30yrs; small 2002). There is limited site lighting.

j. Utilities- Gas systems and Propane Systems

MDU

k. Lighting

Security lighting has to comply with city regulations - low, should have more lighting. Security cameras affected. Lighting at the nearby Refinery does not interfere, but rather helps lighting up the overall area.

1 Facility Administration

a Brief discussion of how this component area works.

Administration is in the 2 story building; Warden, Assoc. Warden, HR, Records, Accounts, PIO, MH office; Case Managers, Grievance. Some administrative areas are scattered around the facility (PIO), and three MH offices should be closer to the inmate areas. From the public entry point, individuals have to go through the entire facility to get to the Warden's Office.

b Location of Facility Administration outside facility security perimeter?

The gate to enter some Admin. areas without going into the prison (between two facades). There are a lot of issues on wiring and shortfalls to get the passage secure without keys.

c Adequate Resources and Equipment?

Copier, conference room space needed - they only have one copier (not secure) for administration purposes. There is one additional copier in the medical area.

d Facility Staff Recruiting Issues?

Not a large problem; moving 2 officers due to promotions not attrition; pay differential between men and women officers - start June new pay equality; Work location is better with local housing options and city infrastructure. A recent recruitment for officers resulted in 34 applicants.

e Employee Working Conditions

MWP is viewed as a great place to work - fewer population concerns, less violence than MSP; 12 hour shifts (3-4-3-4); night shift OK, schedule is good balance; good support to Officers, food truck options (they don't provide Officers lunch), activities with staff (events, holidays, recognition, etc.); Review of policies & work groups involve officers that will have to implement the procedures. Staff participation / buy in is sought. Only Officers are union at MWP - a different union than MSP; good working relationship with their Union. Associate Wardens are strong leaders and make the facility successful.

f Significant Problems to Address?

Jail pay at the nearby County Jail is $3/hour higher than the prison, but it's a different environment. This a complaint at MWP, but doesn't seem to be a motivator to go work there.

g Staffing Issue

Would like 1 FTE additional for mail room dedicated position to handle ~4000 pieces of mail and packages monthly; consistency of service will maintain security, since stopping contraband is a major issue.

2 Staff Services / Training

a Brief discussion of how this component area works.

Staff enters the facility at the front entry/lobby, which is small and congested. There are very limited Staff Facilities; there are also very limited Training areas. MWP is not married to the Garden/ Greenhouse area or vacant land could build a visiting / training / staff wellness areas. Small briefing area; Dogs brought in for training thru also have to go through the entry area.

b Location of Staff Services/ Training outside facility security perimeter?

At front entrance; lots of traffic 730-5PM;

c Do all staff pass through this area?

Yes with all public visiting and everyone. Anyone going "inside" must go through security screening.

d Do uniform and civilian staff all have lockers?

There are a limited number of shared, two bathrooms, no shower, minimal clothing storage. Staff typically come dressed for their shift, or at least in uniform pants. Staff would prefer to come in regular clothes and change at work.

e Employee Fitness Center?

None. No State provision for private fitness facilities off site;

f What's the level of screening to go into the secure portion(s) of the facility?

Everyone goes through public security screening, feeling like you are in the way of staff and civilians due to the small amount of space at entry.

g Initial Training Requirements?

No onboarding. Looking to add 2 week orientation for all staff in new program for training.

h Annual Training Required?

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

i On Site Training Requirements? Off Site?

Want onboarding to be on site (not going to MSP).

j Adequate Resources to Handle?

No.

k Significant Problems to Address?

Entry Area, Staff Facilities, and Training Areas are significantly deficient.

l Staffing numbers

MWP has 46 sworn officers, 6 lieutenants; Inmate capacity 253 rated beds; current headcount is 232.

3 Central Control

a Brief discussion of how this component area works.

The Central Control Room (CCR) is located on the 2nd floor above shift Briefing Area; looks over ABC pods. Movement through the Entry area is controlled from the Reception Desk.

b One Master Control Room with "supervisory capability" for entire facility?

Upgraded 11 years ago, not to speakers or doors, but a modern system; Lobby controlled locally at Reception Desk. Keys distributed in Break Room (Morris Key Watch System); Doors onto and off housing units by CCR, local doors controlled in units. In the old building cell doors are not locked.

c Local Control Rooms - Locations and spans of control.

Used to have sub that could toggle to local controls; now just one Central Control Room.

d Armory - location and access control (Lethal Equipment?)

What Armory space they have is a "glorified broom closet" off the Staff Break Room behind the Reception Desk; no lethal equipment. There is a small "Ready Room" next to it with a door to main hallway.

e Non-Lethal Equipment Caches? Locations/Equipment?

Ready room for extraction gear; restraints in small storage rooms in C & F

f Distribution of Keys, Radios

Morris Key Watch system

g Security Upgrades Required?

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

h Emergency Response Team Composition

CERT team is team on floor (not separate team), called QRT team, which consists of the Shift Lt. and designated staff on each shift.

i QRT Physical Facilities?

Yes, in Armory Building.

j Significant Problems to Address?

Yes, system wide they use Radios for communications; however Motorola units are aging. The State is looking for replacement units, but this has not been funded; The situation is the same as MSP and all facilities. They have an adequate Inmate information system - statewide OMIS.

n Adequate security cameras throughout?

No, have many mirrors for blind spots and PREA - Additional cameras are needed through the facility (including MCE) to have appropriate security/supervision. Gym has no availability for wiring more cameras; all aging, not IP; Coax needs to be upgraded to CAT6.

4 Custody Administration

a Brief discussion of how this component area works.

The entire facility uses the direct supervision model.

b Operational Structure for Supervision?

Direct; Shift Lt.; Reentry officers work with case officers, added duties to CO jobs.; old proxy swipe cards for staff movement at hallways. New building has CCR to control hall doors.

c Inside vs. Outside Location(s)?

Inside; working Lt.s

d Is staffing sized appropriately?

Staffing was developed for an in-house capacity of ~130 inmates; and staffing not been increased in spite of having a current in-custody population of about 230+.

e Response Times

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

5 Reception/ Release

a Brief discussion of how this component area works.

Intake - coming from MSP transport through a Sally Port, the Intake area is very small area. This area handles all in and out movement of offenders. The small configuration has 1 shower, 2 cells (1 dry,1 suicide watch) to hold people 3-4 hours then individuals are moved to F Pod for classification.
Typically new intakes are in restricted housing to begin with. Offenders also occasionally "back up" here until a bed becomes available in the security level and/or the facility they are designated to go to.
Transport - Release or transport goes through the same area. Intake is done here for all women coming into the system.
Lewistown facility - moved to the Riverside Special Needs Facility providing constant care; a building there could be re-opened to hold some female population; this should be included in the overall system assessment.

b Any system Intake Here?

All females.

c Weekly Service Load?

MWP averages about 10 intakes a month.

d Transportation Connections/ Volume

There is an significant amount of temporary release daily for medical purposes. Medical transports are required because the MWP doesn't have an Infirmary. The is also a lot of court transports. 1 work fire crew (5 people), seasonal for eastern Montana. They are looking for more opportunities for outside work crews.

e Extent of Initial Testing/Classification Process

New intakes are housed in F pod, which has 3 Case Managers, each with a workload of approximately 75 inmates. One Case Manager focuses on Probation requirements for release. They deal with court paperwork as well as other inmate needs. MWP is looking for a more gender specific classification needs assessment. They are looking at a totally new system in 1 year that would be less than 1 week and include PREA assessment, complete with classifications. Clinical Assessment is separate, usually after individuals go into general population for full medical assessments. Short medical/mental health screening is conducted early in the intake process.

f What are the System's Classification Categories/

Maximum, Close, Medium, Minimum Restricted, Minimum-Non Restrictive; same as MSP until redefined this year.

g What is Release Process by Facility/Location?

Back through Intake Area, release paperwork by Case Manager to get them out; security packs up; out the door. may bus stop, may family.

h Significant Problems to Address?

Limited space, but flow is good for the scale and amount of intakes. MWP can manage 5 individuals at one time without major issues.

6 Visitation

a Brief discussion of how this component area works.

Individuals that want to visit offenders go through a background check to go on an approved visitor list. Checks; send money; special visits in parenting area for kids scheduled throughout the week, set up by parenting programs; work with child custody, CFS programs.

b Location and Types, Durations of Visiting Provided

Inmate family visiting is scheduled for Tuesday, Thursday, Friday 7-830pm; Saturday, Sunday 830-1030am, 1-3pm; holiday visiting matches weekends. 1 day a year is family day = 5 members with training and concerts and events. Take all spaces of ground floor; Visitors go to the back of prison away from front entrance; the website gives directions to the visitor point of entrance.

c Any limitations by classification?

None, unless in restrictive (disciplinary) housing; the Maximum Security unit gets private non-contact visiting separate from General Population visitation.

d What is the level of visitation?

All contact visiting, with the exception of those in restrictive (disciplinary) housing, which is limited to non-contact visiting.

e Video Visitation Utilization?

Inmates are permitted one phone call and one video visit per week. For phone calls, there is unscheduled availability all day any day. Families set these up from outside, but can be free time to any inmate. Anyone can participate, doesn't require prior clearance. Additional phones are needed in the housing units. There is staff review capability for all telephone and video visitation communications, which provides some good intelligence.

f Significant Problems to Address?

More CCTV cameras are needed at Visiting.

g Multiple Use of Visiting Area

The Visiting Room is used for training, capacity is 45 at visiting, higher for Officer training; it has a large monitor on wall. Parole hearings, sentence review, legal visits, Lt. office all use this area when not in use for visiting.
MWP would love to have a 100% tablet program (approximately 50% now); these are provided by CenturyLink, which can't charge enough to cover the cost to do so. Charges for this service are limited by Legislation. MWP's goal is to have 1 tablet/inmate, although this would also require upgrading the Wi-Fi capability. The Warden feels that video visitation is not an adequate substitution for person to person visiting.
Due to COVID19, physical visiting at the facility has been suspended.

7 Counseling / Case Management

a Brief discussion of how this component area works.

3 case Managers, 75 inmates each; meet as needed; 11 months typical stay;.

b Includes Case Management and Reclassification?

Yes; review violations and modifications as they grow; parole report yearly unless a significant violation;

c Caseload/Staff

75 inmates each; Case load is not too large. Each Case Manager focuses on specific types of needs.

d Location(s) by Zone or Centralized

Old building; Offices in housing units; call inmates to their office or sometimes in dayroom; Inmate in restricted housing, the case manager will go to them.

e Significant Problems to Address?

Pay discrepancy between MSP and MWP biggest issue. MWP Manager is not union. This situation is not corrected in June.

8 Education / Library / Law Library

a Brief discussion of how this component area works.

One library combined; law 10 books, nexus lexus two computers; Community funds books all the time. All inmates have access during scheduled hours throughout week; pods go at designated times. Education services are provided by contract through School District #2; two teachers - one for HighSet and one for Continuing Education; 2 classrooms in a housing unit; computers provided by SD#2; Limited in types of classes. One teacher controls tablet training (1 tablet / 2 inmates); Computer labs have 15 computers, HighSet has 10 computers; HighSet is 5-6 inmates; no wait list, you can just be a part of it; Large May graduation with ceremony, diplomas, and cake. :) There is limited Vocational Education provided through Montana Correctional Enterprises due to not having space for programming.

b Target vs. Current Service Load?

May have to wait up to 6 weeks for Mental Health classes, but education is accommodated regardless of class size.

c Centralized or Distributed Education Delivery?

Centralized.

d Centralized or Distributed Library Services?

Centralized.

e Access to Legal Materials

Lexus Nexus

f Days and Hours of Operation

M-F 8-3 school day hours; contract provided through school hours; summer special hours

g Adequate Physical Space and Staffing

Somehow, they make do with what they have.

h Significant Problems to Address?

There is not adequate physical space to offer education and vocational education to guarantee parity between MSP and MWP.

9 Vocational / Technical Training part of MT Correctional Enterprises

a Brief discussion of how this component area works.

Operated by industries; contract educators for dogs & embroidery; Similar to MSP; Vocational programs operated by contract educators
Future - Chaplain / mortician

b Target vs. Current Service Load?

Educators - school class schedule + summer; adequate for population. Two classrooms, 8-10 inmates, computer lab;

c List of Vocational Training Programs

Vocational courses include: Administrative Assistant, Microsoft software, computer productivity.

d Adequate Physical Space and Staffing

Not enough space to provide all the programs desired. Limited by space.

e Significant Problems to Address?

There is not adequate space to provide programming that will provide parity between MSP and MWP - lack of space limits what can be provided. It's necessary to make equal. This is viewed as a major deficiency.

10 Program Services

a Brief discussion of how this component area works.

Case Management functions are covered under Component 5 Reception/Release.

11 Religious / Cultural Services

a Brief discussion of how this component area works.

1 Activities Coordinator; all volunteers through her. Everything is volunteer based; background checks, proposal for what they want to share; multi-denominational; Sources community volunteers;
The facility has a Chapel next to Industries Building, which is also used for other activities.
Anyone can attend religious services if they are not in restrictive housing (Closed and lower can go). Max & Seg are the only ones that cannot. They can request 1 on 1 services if desired, with the volunteer escorted to that housing unit.

b What is the range of religious services provided?

Any religious group requested will be served.

c Special Provisions for Native Americans?

There is a Sweat Lodge by Maximum Security Recreation Courtyard; Smudging is done in the chapel.

d What is the staffing here?

Volunteers.

e Adequate Space and Facilities?

The facility is pushed to the limit of size for popular sessions; need to limit size. Current social distancing is creating the need for more sessions (1 pod at a time vs. 2).

f Consideration of Video Transmission?

This could assist with restrictive housing.

g Significant Problems to Address?

Lawsuits have come up regarding location. Must be within the chapel, scheduling is complicated and goes all day. Not easy to fit it all in.

h Chapel Designation

Generic name for space is preferred to minimize issues.

12 Commissary

a Brief discussion of how this component area works.

This now comes from MCE at MSP. Order from a bubble sheet submitted, financial checked, compiled, delivered once a week. MWP trying to go to tablet but not up and running yet. This approach has been established at all facilities that utilize tablets.
Some gender based restrictions on items based on facility; restrictive housing has some limitations. General Population can get anything gender based on the list. When the commissary orders come in, they are checked and labelled, delivered to housing units the same day. If there was adequate space a portion of the MCE Canteen would be operated out of MWP to provide additional work programs and to have items delivered to eastern Montana delivered from the vendors to this location to be picked and packaged by inmates at MWP. We would also like to provide a packaging service in Montana out of MWP.

b Provided In-House or Contracted Out?

Centralized Canteen is provided by MCE (same as whole state) out of Montana State Prison.

c Centralized or Distributed Service at Housing Units?

Inmate services work crew unload truck, sort by pod onto carts; delivered in night shift to pods. Not a lot of storage because in and out in the same day. Some items Labelled in the property rooms until they get delivered. Indigent items go through property for qualifications. different crews for inmates and indigent. Initial personal hygiene kits are made up on site, handed out as part of the Intake

d What is the staffing requirement?

14 inmate workers in industries building

e Adequate Space and Facilities?

Limited space, but facility makes do with what they have.

f Significant Problems to Address?

MWP would like a warehouse to be the supplier for the state.

13 Recreation

a Brief discussion of how this component area works.

General Population go to gym 1x a day, yard 1x a day; rotate correctional officer to the gym or yard; max/secure every day, one officer takes them outside to the fenced area; provisions for inclement weather to put them in the gym.

b Provided by Zone?

Separation of general population from restricted inmates.

c What is the staffing requirement?

1 officer at yard, 1 officer at gym when in use.

d Adequate Recreation Facilities?

Designated restricted housing areas are too small. Need a gym or something inside just for restricted inmates; 3 runs - not enough for number of inmates involved, sometimes need to double up. Always can use a bigger yard, volleyball pit, basketball. Family day 1x year; visiting up to 5 people per family, done in June - requires major preparation. Regular visiting hours; family up to 5 can be accommodated. A "Parenting Room" with kitchen, brings kids in to be with parent, could be scheduled as often as 1x week.

e Significant Problems to Address?

Would need additional recreation area is capacity is added here; they are currently maxed out.

14 Health Administration

a Brief discussion of how this component area works.

Medical services function from the health services area on the 1st Floor level of the 3 Story Building. Nursing staff is on duty 7 days / week, 12 hours; there is no coverage after 6PM.

b Provided In-House or Contracted Out?

Primarily facility staff, with outside contractors for X-ray, Dentist, Optician.

c Collocated with Mental Health Administration?

Adjacent one another.

d Proximity to Outpatient Clinic, Infirmary

Integrated with Clinic, there is no Infirmary.

e Adequate Space and Facilities?

No. If additional capacity is added, this component would require more space.

f Significant Problems to Address?

Insufficient area, screened off from the Clinic area.

15 Outpatient Clinic / Pharmacy

a Brief discussion of how this component area works.

Small waiting room for nurse, medical person or physician. Two exam rooms, central open nursing station. Small closet for records. Offices for Physician / supply room / med cart storage. Small pharmacy, inmates come to the pharmacy to get treatment, supplies, meds from the providers. Volume is considerably less than MSP. 2-1/2 days with mid-level provider or physician. X-ray comes on site in med unit as a contracted event. All other X-rays and med care are taken off site. One room for hospital bed used multipurpose; used for intake assessments, monitoring, restrictive housing offender.

b Provided In-House or Contracted Out?

Primary MWP staff, supplemented

c Current Service Load

Manageable. More space would likely be required if capacity of MWP expanded.

d Adjacency to Dental, Pharmacy

All in the same area.

e Decentralized Screening/ Sick Call?

Medical staff receive requests from housing units and make the rounds daily. Medications

f Adequate Space and Facilities?

Additional short term observation beds required.

g Significant Problems to Address?

Not enough space to care for individuals; technology and resources not consistent with modern practices.

16 Dental Services

a Brief discussion of how this component area works.

There are 2 Dental Chairs off the Clinic area. Dental Services are contracted as needed.

b Provided In-House or Contracted Out?

Contracted.

c Current Service Load

Adequate for service load; expand contracted hours for additional capacity.

d Adjacency to Clinic

Yes.

e Decentralized Screening/ Appointments?

Requests collected daily from housing units.

f Adequate Space and Facilities?

Marginal.

g Significant Problems to Address?

None noted.

17 Inpatient Infirmary

a Brief discussion of how this component area works.

There is no Inpatient Infirmary at MWP. If someone needs more than temporary observation for a couple hours, they are escorted to the hospital a few blocks away. Typically there are only 0 - 4 inmates needing 24 hour Infirmary hospitalization; However, inmates at the hospital require continuing security staff presence during their stay.

b Provided In-House or Contracted Out?

Contracted out.

c Current Service Load

Low service load

d Adjacency to Clinic

Not Applicable

e Number, Type of Beds

Not Applicable

f Adequate Space and Facilities?

Not Applicable

g Significant Problems to Address?

MSP would like to have an Inpatient Infirmary, However, this would require staffing the third shift 7 days a week when that was occupied. A cost/benefit analysis needs to be done to compare having an Infirmary vs. continuing the current hospital placement and the inherent security staffing required.

18 Mental Health Services

a Brief discussion of how this component area works.

Smaller group – 2 Therapists for Mental Health; 1 LAC; 1 Program Manager. Contracted services for Sex offenders; One office for the Therapist and LAC. Program Manager office at the pods. Not the way it should be; they would like to revise this configuration. Once a female offender comes to MWP, a suicide screening tool is administered by officers in intake which is given to the clinical therapist. If the offender scores five or more, mental health staff make contact with offender. Mental health staff make daily contact of those female offenders waiting to be classified.
Nursing staff conduct an initial PREA Assessment. The female offender is asked if they want to be seen by mental health during this assessment. If they say yes, the clinical therapist has 14-days to make contact with the female offender in regard to the PREA Assessment.
A Mental Health Intake Assessment (Level 1) is completed in the first 14-days of a female offender's stay. Based off the Mental Health Screen, if a female offender scores five or more, they are referred for a Clinical Intake Assessment (Level 2) that is facilitated by a clinical therapist. This is completed within the first 30-days of a female inmate's stay. Based off the female offender's WRNA score and needs addressed in assessment, they are referred for mental health groups (Beyond Violence, DBT and Moving On), CD groups (Seeking Safety and Helping Women Recover), Psychiatric Evaluation with the Tele-Psych provider for mental health medication management and individual therapy.

b Provided In-House or Contracted Out?

In-House

c Current Service Load/ Proportion of Population with Mental Health Issues?

Roughly 70% of the female offenders at MWP are being seen by mental health through individual therapy sessions and/or are on mental health medication and attended scheduled Tele-Psych appointments with the providing Psychiatrists.

d Mental Health Administration Adjacency to Medical Administration?

Yes, in the same area.

e Process of Referral to Treatment Facilities

Staff can refer an offender for services by filling out a M/H referral form which is given to mental health staff.

f Individual and Small Group Counseling Capability?

Individual therapy sessions are being conducted on a daily basis.

g Designated Acute Mental Health Housing?

There is not a designated mental health unit at MWP. Female offenders who have been diagnosed with a severe mental health disorder who demonstrate being a safety concern to self and others are housed in a single cell in general population.

h Designated Step-Down Mental Health Housing?

No.

i Significant Problems to Address?

Lack of space to meet with offenders for individual therapy sessions. – Changing offices day-to-day based on availability. They need at least one more Clinical Therapist and/or LAC due to high caseloads.
Lack of checks and balances system. – Needing a documentation/filing system that is utilized across the board. *More clinical based trainings available

19 Food Service: Cook Chill vs Cook Freeze vs Conventional

a Brief discussion of how this component area works.

MWP uses cook serve 3x / day; typically 3 hot meals a day; sometimes 2 hots with a cold breakfast. Central dining accommodates 90-100 seats; with rolling use by housing unit; Restricted housing inmates eat in their cells. While they have some refrigerator/freezer and general space, they can get daily deliveries since they are in an urban area. They try to maintain a 2 weeks+ food supply on site.

b System-wide production and distribution?

No, food service generated on site. Ordering through Sysco, U.S. Food, Mr. Thrifty, Produce agreements, small on site agriculture from the Garden.

c Service loads by facility location, on and off site.

Dining off kitchen; seats 100 typically; usually 2 pods a day (COVID 1 pod); restricted inmates eat in their cells, food carts deliver food.

d Capability to increase production/distribution?

The Food Service area was built as part of the newer 3 story building. MWP could handle some increase with growth of population; OK on freezer/cooler; most is daily delivery (weekday) and easily accessible in Billings; couple week supply on site.

e Employee Meals on Shift?

Yes, staff is permitted lunch on their shift.

f Employee Dining Area(s)

No separate area; staff eat with the inmates - correctional officers definitely do; civilian staff not so much.

g Utilization of Inmate Workers?

3 full time staff, 8-10 inmate work crews, 4 hour shifts; entry level job;

h Significant Problems to Address?

None noted.

20 Laundry

a Brief discussion of how this component area works.

All laundry done on site; main Laundry Area has 3 dryers, 2 washers. Bedding, uniforms, State stuff is done there. There is a washer/dryer on each housing unit for personal clothes. Inmates can also send personal things to laundry in a mesh bag if they don't buy soap. The Kitchen has their own washer/dryer for their needs. Inmates are issued 3 sets of uniforms; and 1 bedding set - which is

b System-wide production and distribution?

8am-10pm (2 shifts) operated weekdays to keep up with service load. Laundry service is same day. In in the morning, back later that day.

c Service loads by facility location, on and off site.

Collect bedding 1x week mandatory; uniforms random.

d Laundry Exchange Centralized or at Housing Units?

Both ways. Personal laundry is run constantly at housing units.

e Capability to increase production/distribution?

Could run a 3rd shift but not preferred. Not sufficient capacity. Maintenance of equipment is high, its breaks down a lot, both large commercial units and local washers/dryers. Replace at least one set of commercial units each year.

f Utilization of Inmate Workers?

Inmate workers take carts to load up, clean, distribute same day; at least 3/shift; spend the whole time during their shift working laundry functions.

g Significant Problems to Address?

Laundry is maxed out. If additional capacity added, Laundry capability would have to be increased.

21 Maintenance

a Brief discussion of how this component area works.

1 super + 1 employee; looking to get inmate help. Currently have 1 inmate; 1 correctional officer does grounds with lawn/yard/garden with an inmate; contract in when the maintenance person cannot do it. Both are certified boiler workers.

b Provided In-House or by another Agency?

In house staff.

c Is annual maintenance funding adequate?

No. There is always something over in-house capacity because significant issues arise due to building age.

d Can the facility self perform renovation and repair work?

Most elements can be handled; major items need to be contracted out.

e Location/ Adequacy of on site Shops

Next to industries; OK space, could use more but not a big issue; Capacity growth would require another employee to assist.

f Inmate Labor Utilized?

want more, currently 1

g Motor Pool - Program or Industries or Maintenance?

How is this handled?

h Significant Problems to Address?

Runs pretty well. staff stay for a while and keep things going.

22 Warehouse

a Brief discussion of how this component area works.

MWP doesn't have one. Things are ordered on a regular schedule so things aren't stored. The area above Visitation has some extra storage (mattresses, large supplies); however, its not safe to walk up and down to these areas. Emergency delivery can come from Billings.

b "Free World" Access?

No, from within a sally port.

c Typical Daily Traffic?

Daily.

d Adequate Total Storage Capacity?

No.

e Significant Problems to Address?

Don't have a warehouse; this is viewed as a major deficiency.

23 Central Plant

a Brief discussion of how this component area works.

The building systems utilize heating with natural gas and boilers; extra cold days takes too much from the city so need to transition to fuel oil, located by CP. Haven't had to do in the past few years. Radiant floor slabs in the 3 story building; can back up the boilers for redundancy; water heaters co-located with the boilers.

b Location of Central and Distributed Central Plant Areas and Areas Serviced

Developed when the 3story building was constructed.

c Adequate to maintain required environmental conditions?

Except in extreme cold situations without switching to diesel.

d Primary Utility Service Loads Expandable?

to be determined

e Significant Problems to Address?

to be determined

24 Montana Correctional Enterprises: Part of Programs

a Brief discussion of how this component area works.

MCE operates the dog training and grooming program in one of the pods (G). Dogs live in rooms with women. There are two classrooms that can be used for training of inmates in the program and for training the dogs. The dog grooming area is not large enough, storage of chemicals and vaccinations is not adequate. An additional space outside of the double fence, within the garden area would be better for providing the programming space. Inmates in this program earn certifications and pre-apprenticeships to help with job placement upon release. In addition, MCE runs an Inmate Fire Kitchen Crew out of MWP.

b Current Industries, Inmate Work Force Utilized

There are currently approximately 30 inmates involved in the Dog Training/Grooming, garment graphics and hygiene kit assembly.

c Separate Compound for All Day Assignment?

There is compound available but a building is needed to utilize the space.

d Limitations on What Items can be Produced?

Legally there are no limitations. All of our limitations are dependent on space needed to provide additional industry training and work programs and to provide vocational education to provide parity between the two state run facilities.

e Self Sufficient Funding?

Currently the majority of industry programs are self-supporting, however, neither of the industry programs do support themselves. They are supported by programs in Deer Lodge at MSP. Vocational Education is not self-supporting. It is general funded.

f Significant Problems to Address?

Lack of physical space.

25 Segregation / Special Housing

a Refer to/ Fill Out the Facility Service Delivery Matrix

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

b One Day Photograph

completed

26 Mental Health Housing

a Refer to/ Fill Out the Facility Service Delivery Matrix

There is no purposed-designed housing unit for acute mental health. A portion of the 30 beds on H Pod in the original building is used to house these individuals – primarily in multiple occupancy rooms and a few singles.

b One Day Photograph

completed

27 High Security Housing

a Refer to/ Fill Out the Facility Service Delivery Matrix

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

b One Day Photograph

completed

28 Medium Security Housing

a Refer to/ Fill Out the Facility Service Delivery Matrix

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

b One Day Photograph

completed

29 Low Security Housing

a Refer to/ Fill Out the Facility Service Delivery Matrix

Minimum Security cell housing is provided in Pods B and E, with 18 double cells plus 1 4-Person Cell each on two single level units. They are outside cells with slit windows, with marginal Dayroom area. In the older (original) 2 Story Building, all of Pod G (two areas of 38 beds) and a portion of Pod H are used for Minimum Security inmates. This housing is multiple occupancy rooms and the doors are not locked. This housing is in close proximity to the Education program areas.

b One Day Photograph

completed

30 Community-Based Housing

a Refer to/ Fill Out the Facility Service Delivery Matrix

None on-site. Comprised of other facilities, locations in the system.

31 Guest Housing

a Any On Site?

Staff

Visitor

None.