

Montana Department of Corrections

Biennial Report on Heritage Properties

2016 – 2017



The Montana Department of Corrections
Biennial Report on Heritage Properties
2016 – 2017

Report to the Montana Preservation Review Board

Report prepared by:
Gayle Butler, Division Administrator
Montana Correctional Enterprises
A division of
The Montana Department of Corrections

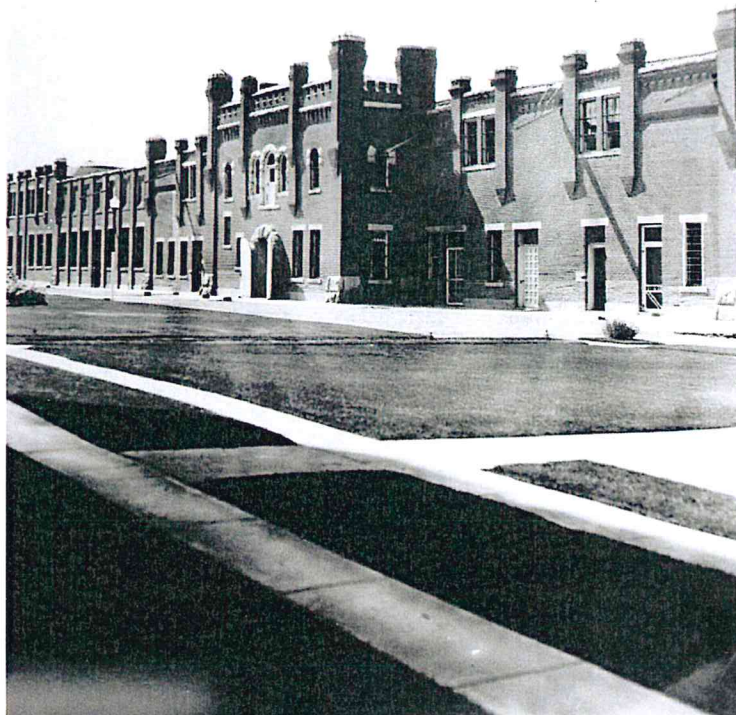


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Attachments

Attachment A – Historical Structure Report Update, December 2017)

Attachment B – A Proposal for Powell County Museum and Arts Foundation

Executive Summary

The Department of Corrections presents the third biennial report, February 2018, to the Montana Preservation Review Board as required by 22-3-424(4), MCA: "an act requiring state agencies and the Montana University System to biennially report to the Preservation Review Board on the status and maintenance needs of agency heritage properties."

This statute outlines five reporting requirements state agencies must include in their report to the Preservation Board:

- A. A list of heritage properties managed by the agencies as those properties have been identified pursuant to this section
- B. The status and condition of each heritage property
- C. The stewardship efforts in which the agencies have engaged to maintain each heritage property and the cost of those activities
- D. A prioritized list of the maintenance needs for the properties
- E. A record of the agencies compliance with subsections 22-3-424(1) and (2)

The Department of Corrections has one identified heritage properties, one of which is a heritage district. In addition, one more historic district was added by Jefferson County during the biennium.

A. A list of the heritage properties managed by the agencies as those properties have been identified pursuant to 22-3-424 (4), MCA

- **24PW0373** – Old Montana Territorial Prison, Deer Lodge, MT
- **24JF1991** – Montana State Training School Historic District buildings
 - #23 – Old Laundry
 - #24 – Laundry
 - #44 – Power House
 - #69 – Garage
 - #71 – Bridge structure

In the previous 2014 – 2016 report, the Department identified properties that are believed to be eligible to be included on the National Register of Historic Places. The two properties are the Montana Correctional Enterprise Ranch 2 Stone Barn, located on Dempsey Creek Road, Deer Lodge, MT and the Conley Lake House and Lodge, located on Conley Lake Road, Deer Lodge, MT.

Further work to determine if the two properties meet the requirements has not been completed as of the writing of this report.

B. The status and condition of each heritage property

Old Montana Territorial Prison (24PW0373)

- The Old Territorial Prison construction began in 1871 and additions were built through the next fifty years. Inmates were moved from the prison in the late 1970s and the structures were vacant until an agreement was made between the Department of Institutions (Currently the Department of Corrections) and the city of Deer Lodge in 1983. The 1983 lease was cancelled and a new lease was written in 1995 between the Montana Department of Corrections and Human Services and the Powell County Museum and Arts Foundation. Since the early days of 1983 the Powell County Museum and Arts Foundation has expended substantial amounts of money for the operation and repair and maintenance of the Old Prison Complex.

- In 1980 an Historical Structure Report was prepared by James R. McDonald, Architect with the assistance of architectural staff, mechanical, electrical and structural engineers and an historian. The Structure Report has been reviewed several times over the past thirty-seven years, with the most recent review being in December 2017. **Attachment A** indicates the items that were identified in the 1980 report, what, over the course of the previous 37 years has been completed to mitigate the items identified in the report and the status and conditions of each of those items as of December 2017. As a note, three of the identified items have changed condition from the original report.
 - The Powell County Museum and Arts Foundation invited me (MCE Administrator Gayle Butler) to sit on the Foundation Board of Directors in December 2016. This allows me to be part of the decision-making processes regarding the operation of the Old Prison Museum and approval for major repair and maintenance projects. Sitting on the board and being part of the decision-making process from the beginning suffices for the provision of Section 6 of the Lease Agreement which requires the Lessee to provide a plan for proposed improvements and their estimated costs by January 30 of each year.

Montana State Training School Historic District (24JF1991)

- The status and condition of these structures are between poor and good. Agriculture Director Ross Wagner and I, MCE Administrator Gayle Butler, toured all structures, took pictures of each structure and took notes regarding the repairs which were identified. Each structure will be identified separately and will include pictures that demonstrates their condition and current use.
1. **Old Laundry - #23:** This building has never been occupied by the Department of Corrections. Staff stated they had not been in the building since Riverside was established in Boulder. The power has been disconnected and there is no water service to the building. The exterior of the building is brick and cement block with a dark red paint. The interior of the building is cluttered and appears to be used for storage. There are old windows, doors and light fixtures along with miscellaneous pieces of parts and equipment scattered throughout. There is a loft area which is partially used for storage and the remainder is vacant. The building needs to be cleaned out and evaluated for structural integrity.



Continued Pictures – Old Laundry #23



2. **Laundry - #24:** This building has been used by the Department of Corrections since Riverside was established in Boulder. The building appears in good structural shape. The main floor of the building is currently used for cold storage and what appears as a “dumping ground” for unused or unneeded items. There is an attic area that is accessible through a ladder into the ceiling that is vacant. The building needs to be cleaned out and the use re-evaluated.



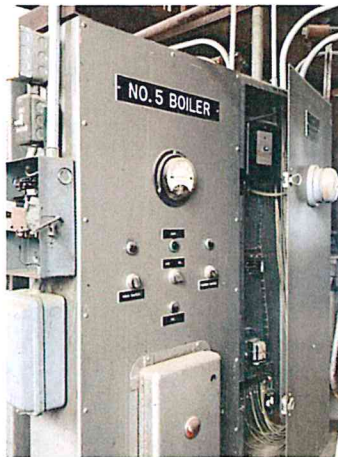
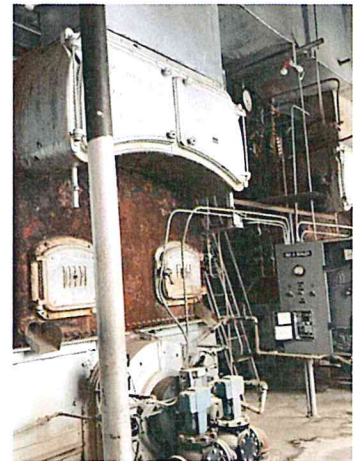
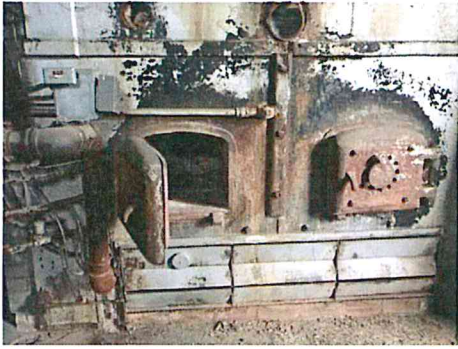
Continued Pictures – Laundry #24



3. **Powerhouse - #44:** This building has never been occupied by the Department of Corrections. Staff stated they had not been in the building since Riverside was established in Boulder. It appears one day someone walked out and shut the lights off as there are calendars on the wall for 1996. The power has been disconnected and there is no water service to the building. The exterior of the building is brick and cement block with a dark red paint. The interior of the building still houses the five old boilers that ran the campus. In addition, there are several generator parts and odds and ends of equipment, parts and clutter at need to be removed. The boilers need to stay intact.



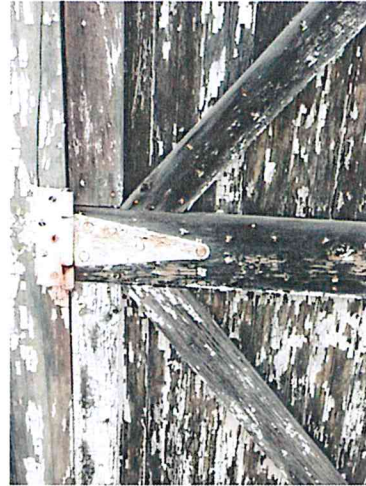
Continued Pictures – Powerhouse #44



4. **Garage - #69:** This building is not currently used by the Department of Corrections. There are several empty bays in the garage. The power has been disconnected and there is no water service to the building. Two of the bays are currently being used by the Youth Dynamics Program for storage. The building appears to be in good condition with very little, if anything, in the stalls. The doors are not in good working condition.



Continued Pictures – Garage #69



5. Bridge - #71: The bridge structure is in poor condition and can only be used for pedestrian traffic. I do not have any additional information on the bridge.



Continued Bridge - #71



C. The stewardship efforts in which the agencies have engaged to maintain each heritage property and cost of those activities

The Powell County Museum and Arts Foundation spent a substantial amount of money in the summer of 2017 to remove the previous rubber roof system, repair or replace roof decks and install new fabric, primer and top coat to the roof of the buildings identified as the "Industries Building (HS-9) and Towe Antique Ford Car Collection Building (HS-10), currently the Montana Auto Museum. Total cost of the roof removal and replacement was \$170,000. A copy of the proposal submitted and approved by the contractor who replaced the roof is included in ***Attachment B***.

Ongoing repair and maintenance are performed by two full time Museum staff with the assistance of three inmate workers, who are assigned to the Museum as part of their daily work assignment. In addition, the Montana Correctional Enterprise Fire Crew assists with painting and cleanup as needed.

The Montana State Training School District is one of the newer additions to the Department of Corrections owned historical properties. We will get with the State Historical Preservation Officer (SHPO) prior to the next report to determine a plan of action regarding these structures.

D. A prioritized list of the maintenance needs for the properties

The Powell County Museum and Arts Foundation Board has compiled a list of three top priorities for stabilization, repair and maintenance of Heritage Properties. The work will be complete as funding becomes available. Currently the Executive Director is working to identify grant funding sources that may assist with the costs associated with each of the major repairs. The list includes:

1. **HS-1 Perimeter Sandstone Wall and Concrete Wall**: Stabilization and repair of the perimeter and concrete wall surrounding the prison. This includes replacing the sidewalk on the east side, which allows water to funnel under the wall. The walls need to be repaired, resealed and repointed. There is currently 1,920 linear feet of granite cap that needs to be resealed on top of the sandstone wall to avoid seepage of rain water and snow accumulation.
2. **HS-8 Administration Building**: Replace 12,500 square feet of ballast covered membrane. Roof drains must be cleaned and cleared of debris. West and east steps need full replacement. The exterior façade and interior walls need repair and repainting.
3. **HS-7 W.A. Clark Theater**: It has been the intent of the Foundation to completely restore this building by stabilizing the exterior walls, replacing and repairing interior walls as needed, replacing or repairing the concrete floor as needed, painting the entire building and replacing the interior with theater chairs, stage and an orchestra pit. It is the intent of the Foundation to turn this once beautiful building back to the original Theater and have it available for use by the Community of Deer Lodge and the surrounding area.

Currently there is no priority list for the Montana State Training School District at this point, however, after consultation with the SHPO, a prioritized list will be established.

E. A record of the agencies' compliance with subsections 22-3-424 (1) and (2)

DOC has not worked with the SHPO to adopt rules for the preservation of heritage properties or to identify and develop methods and procedures to ensure the protection of heritage properties. DOC has, however, worked with the Lessee of the Old Montana Territorial Prison, who understands that any modifications or major renovations must be approved by the DOC and the SHPO. In addition, to date, there has not been funding available to complete repairs or maintenance on the Montana State Training School Historic District buildings.

Prior to the next reporting period, DOC will work with the SPHO to ensure full compliance with 22-3-424 (1) and (2).

Attachment A

Phases as Identified by McDonald Architects in 1980

Historical Structure Number	Page	Description	1980 Status & Condition	Phase II, Major Building		Phase II, Stabilization		Phase I, Stabilization	
				1980 Issue Identified	1980 Recommendations	Description of Recommendation	2017 Status & Condition	2017 Update	
HS-1	77	Light Posts	Good	posts are in good condition but all of the glass globes are broken with the exception of one			Good	1. light posts were removed and 5 were relocated with new globes. 2. No improvements on concrete wall. 3. Doors have been scraped and repainted. <i>The wall repair is #1 on the overall priority list. The sidewalk on W side funnels water to the wall; walls need to be grouted as needed between towers 1 & 3 on the original wall that has been damaged by sprinklers; 1,920 feet of granite cap needs to be resealed on top of the sandstone walls to avoid seepage of rain water and snow accumulation.</i>	
HS-1	80	Concrete Wall	Poor to Fair	concrete wall around the maximum security wing is deteriorating on the bottom and top	stabilize/interpret	remove south end concrete block wall; seal joints in granite cap - cut and repoint; repoint sandstone; repair concrete wall	Poor to Fair		
HS-1	83	South Wall	Fair to Good	wood doors are starting to deteriorate because of the weathering of the paint			Fair to Good		
		South Wall	Fair to Good	wood paneled sides of the openings need to be painted			Fair to Good		
HS-1A	78	Tower 7	Fair to Good	sandstone parapet has deteriorated and should be stabilized			Fair to Good	1. In 2007 roof leaks were repaired on all of the towers. Future work will include additional repair and replacement as needed and as funds are available. 2. The parapet has not been addressed. 3. The wood steps have not been addressed, they have been closed off and there is no public access. All glass was replaced with the exception of tower 4. The paint on the maximum security tower has not been addressed 5. The interior plaster has not been replaced or painted.	
				windows and doors need to be reworked and painted					
				roof is leaking and needs to be resealed					
				paint is peeling around the interior wall entrance door					
				water has penetrated the wall causing clay deposits in the sandstone to expand and spall the sandstone face.					
HS-1B	79	Tower 6	Fair to Good	roof is leaking and needs to be resealed			Fair to Good		
				sandstone parapet has deteriorated and should be stabilized					
				exterior steps need to be stabilized					
HS-1C	79	Tower 5	Fair to Good	roof is leaking and needs to be resealed			Fair to Good		
				sandstone parapet has deteriorated and should be stabilized					
				windows and doors need to be reworked and painted and broken glass needs to be replaced	stabilize/interpret	seal roofs; stabilize and repoint parapet, repair wood steps (SW tower); repair glass/doors; paint all exterior woodwork including HS-1E maximum security tower; repair			
HS-1D	80	Tower 4	Fair to Good	roof is leaking and needs to be resealed			Fair to Good		

Historical Structure Number	Page	Description	1980 Status & Condition	1980 Issue Identified	1980 Recommendations	Description of Recommendation	2017 Status & Condition	2017 Update
				sandstone parapet has deteriorated and should be stabilized		interior plaster; paint interiors		
				windows and doors need to be reworked and painted and broken glass needs to				
HS-1E	80	Tower 3	Fair to Good	tower roof need to be replaced			Fair to Good	
				paint has weathered off the exterior				
				windows and doors need to be reworked and painted and broken glass needs to				
				roof is leaking and needs to be resealed			Fair to Good	
HS-1F	81	Tower 2	Fair to Good	windows and doors need to be reworked and painted and broken glass needs to				
				exterior wooden stairs are very unstable				
				roof is leaking and needs to be resealed				
HS-1G	82	Tower 1	Fair to Good	windows and doors need to be reworked and painted and broken glass needs to				
				sandstone parapet has deteriorated and should be stabilized			Fair to Good	
				sandstone base of the steps is deteriorating				
				sandstone above the gate has deteriorated and has been filled in with a cement wash				This work has not been addressed.
HS-1H	84	Sally port Gate	Fair to Good	metal gate is in good shape		stabilize/interpret	Fair to Good	
				wood doors are in good shape but need to be repainted				
				metal hinges have caused some staining on sandstone				
				pedestrian door in the sally port needs to be painted				
				roof leaks causing moisture penetration in walls				1. The roof was replaced in the mid 1990's with a new membrane. 2. The parapet was repaired where needed at the same time as the roof replacement. 3. The glass was replaced with the exception of the NW tower where the bazooka hole is located, it was covered with wood to stop the birds from entering the building. 4. Water damage was repaired and walls were painted. This is ongoing work as needed. 5. The window painting has not been addressed.
HS-2	85	1912 Cell House	Fair to Good	lack of heat has caused condensation, which caused the walls to start peeling			Fair to Good	
				roof and parapets are in very bad shape and there is very little glass left in the				
				moisture penetration in the walls due to				
				leaky roof				
HS-2	88	1912 Cell House	Fair to Good	brick and granite walls are in good shape. Hole due to bazooka shell remains		repair roof; repaint parapet wall, repair glass,	Fair to Good	Note: This building is maintained for safety and cleanliness (waxed floors) as it is a main exhibit in the Museum.
				windows and doors need to be reworked and repainted, 60% to 70% of glass is				

Historical Structure Number	Page	Description	1980 Status & Condition	1980 Issue Identified	1980 Recommendations	Description of Recommendation	2017 Status & Condition	2017 Update
	89			Sliding doors have to be maintained to remain operable	stabilize/interpret	repair water damaged areas with plaster, paint windows (interior and exterior) and paint interior walls		
	90			Locking mechanisms at each gallery need to be maintained				
	91			Pain on cell walls is peeling due to condensation (no heat in building)				
				Water in sinks and toilets were turned off but not drained				
				frozen, splitting the metal and pipe and forcing the brick and plaster out of the				
				The granite and brick parapets are deteriorating because of moisture				
	92			penetration from water building up on				
				Built-up roof material has deteriorated causing roof leaks - building and towers				
HS-3	93, 95	Hospital	Good	good with the exception of some interior spaces where walls have been removed	Interpret/reuse	repair roof	Good	1. Roof was replaced in 2017. 2. A portion of the building has a prison life interpretation circa 1960
		Hospital	Good	built-up roof needs to be resealed		adapt interior to new use	Good	
HS-4	93	Power Plant	Poor	Mostly burned-out brick walls due to weather exposure	Interpret/reuse	stabilize walls	Poor	Cleaned out and built a metal storage shed with a metal roof in approx. 2004.
				smokestack in good condition		N/A		
HS-5	96	Water Tower	Good	No comments	interpret/sell to city	retain on site	Good	City is not interested in purchasing. No action taken
HS-6	96, 97	Maximum Security	Fair	roof is leaking and needs to be resealed especially around the skylights	stabilize/interpret	repair roof, seals windows and doors, paint exterior and touch up paint interior	Fair	1. Roof repair is ongoing. 2. Windows and doors have been sealed and painted as needed. 3. Painting as needed. This area now contains an exhibit or the original use of the building (1912 women's prison)
				metal doors are rusting and need to be painted				
				cement wash is spalling off the exterior walls				
HS-7	98, 99	W. A. Clark Theater	Poor to Fair	walls are in good condition but need adequate bracing to meet codes; structure is a shell with a temporary roof;	restore/reuse/interpret	restore interior space, stabilize and restore exterior and adapt to a community theater.	Poor	There has not been funding available to stabilize the wall or adapt to a community theater. <i>This repair and restoration HS-9) is #3 on the overall priority list.</i>
				concrete floor is in bad condition				
				paint is peeling off the cast stone and concrete front				

Historical Structure Number	Page	Description	1980 Status & Condition	1980 Issue Identified	1980 Recommendations	Description of Recommendation	2017 Status & Condition	2017 Update
HS-8	100, 103	Administration	Fair to Good	paint is peeling and cement wash is spalling off the exterior surface windows are broken in some areas and need to be repainted concrete on steps is spalling roof is leaking and needs to be resealed roof drains are broken causing interior water damage	interpret/reuse	repair roof, repair façade and paint, repair steps and adapt interior to new use.	Fair to Good	1. Roof has been repaired as needed (ongoing) 2. East steps repaired for public access. 3. West steps have not been addressed (no public access). 4. 1/8 of interior is dedicated to the Law Enforcement Memorial and 3/4 is dedicated to interpretation of prison administration, circa 1960. <i>This is #2 on the overall priority list for repairs. The roof needs 12, 500 SF of new membrane and facade, walls and steps need repaired.</i>
HS-9	104	Industries Building	Fair to Good	cast stone and mortar are deteriorating along the base and corners of the doors need to reworked and painted interior plaster is in poor shape in some areas minor roof leaks	stabilize/interpret	restore windows and doorways on the south, repair roof, adapt interior to new use	Good	1. New roof installed 2017. 2. Windows and doorways have been restored. <i>Interior has been converted to the Old Montana Prison Gift Shop and Visitor's Center.</i>
HS-10	107	Towe Antique Ford Car Collection	Good	south wall brick mortar is deteriorating and spalling on brick face	existing reuse/interpret	remove red paint and repoint brick	Good	1. New roof installed 2017. 2. Existing red paint was removed, brick was repointed as needed and building was repainted in 2011. 3. In the mid 1980's an addition was built on the building. <i>The building now houses the Montana Auto Museum, displaying 150 vehicles.</i>
HS-11	107	Conley Bridge	Fair	concrete is spalling off of the face in some locations deterioration of the concrete piers in the	existing use	maintain patch and repair	Poor	Powell County regulates all bridges inside the County and County Commissioner stated this bridge is slated for demolition and rebuilding in the summer of 2018

Site Improvements: Parking, landscaping and utilities

Site improvements - Inside Wall: Overall clean-up, landscape (original), walkways (original) and yard towers (original)

Attachment A

Phases as Identified by McDonald Architects in 1980

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HS-1	77	Light Posts	Good	posts are in good condition but all of the glass globes are broken with the exception of one			Good	1. light posts were removed and 5 were relocated with new globes. 2. No improvements on concrete wall. 3. Doors have been scraped and repainted. <i>The wall repair is #1 on the overall priority list. The sidewalk on W side funnels water to the wall; walls need to be grouted as needed between towers 1 & 3 on the original wall that has been damaged by sprinklers; 1,920 feet of granite cap needs to be resealed on top of the sandstone walls to avoid seepage of rain water and snow accumulation.</i>	
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HS-1	83	South Wall	Fair to Good	wood doors are starting to deteriorate because of the weathering of the paint			Fair to Good		
		South Wall	Fair to Good	wood paneled sides of the openings need to be painted			Fair to Good		
HS-1A	78	Tower 7	Fair to Good	sandstone parapet has deteriorated and should be stabilized			Fair to Good	1. In 2007 roof leaks were repaired on all of the towers. Future work will include additional repair and replacement as needed and as funds are available. 2. The parapet has not been addressed. 3. The wood steps have not been addressed, they have been closed off and there is no public access. All glass was replaced with the exception of tower 4. The paint on the maximum security tower has not been addressed 5. The interior plaster has not been replaced or painted.	
				windows and doors need to be reworked and painted					
				roof is leaking and needs to be resealed					
				paint is peeling around the interior wall entrance door					
				water has penetrated the wall causing clay deposits in the sandstone to expand and spall the sandstone face.					
HS-1B	79	Tower 6	Fair to Good	roof is leaking and needs to be resealed			Fair to Good		
				sandstone parapet has deteriorated and should be stabilized					
				exterior steps need to be stabilized					
HS-1C	79	Tower 5	Fair to Good	roof is leaking and needs to be resealed			Fair to Good		
				sandstone parapet has deteriorated and should be stabilized					
				windows and doors need to be reworked and painted and broken glass needs to be replaced	stabilize/interpret	seal roofs; stabilize and repoint parapet; repair wood steps (SW tower); repair glass/doors; paint all exterior woodwork including HS-1E maximum security tower; repair			
HS-1D	80	Tower 4	Fair to Good	roof is leaking and needs to be resealed			Fair to Good		

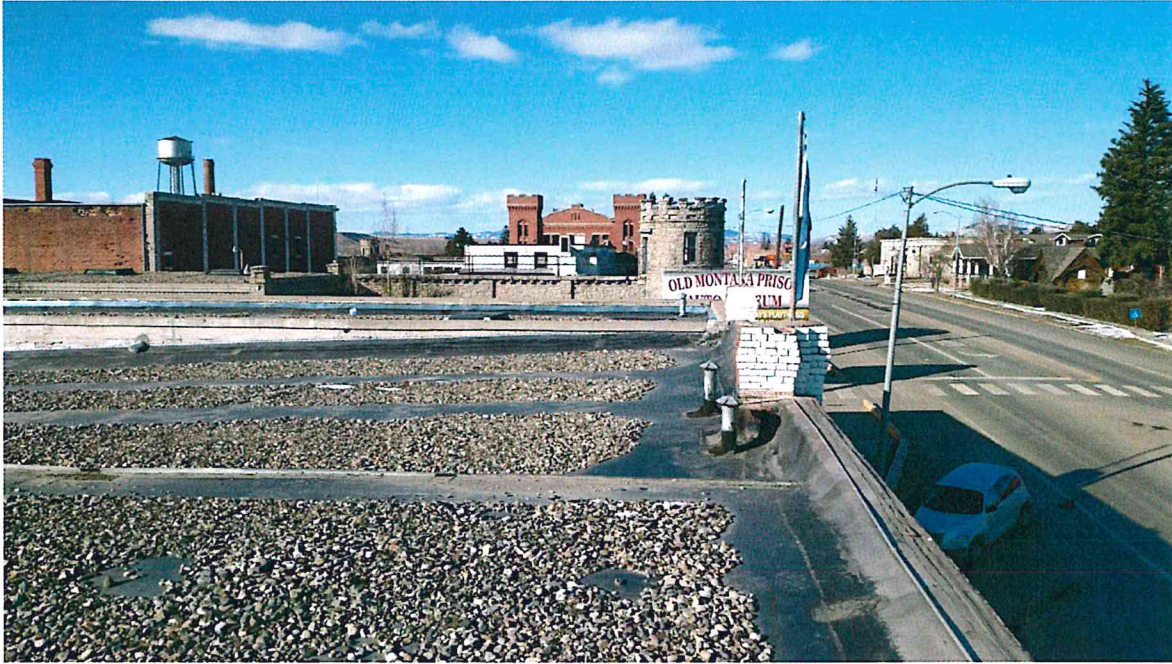
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HS-1E	80	Tower 3	Fair to Good	tower roof need to be replaced			Fair to Good	
				paint has weathered off the exterior				
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HS-1F	81	Tower 2	Fair to Good	roof is leaking and needs to be resealed			Fair to Good	
				windows and doors need to be reworked and painted and broken glass needs to				
				exterior wooden stairs are very unstable				
HS-1G	82	Tower 1	Fair to Good	roof is leaking and needs to be resealed			Fair to Good	
				windows and doors need to be reworked and painted and broken glass needs to				
				sandstone parapet has deteriorated and should be stabilized				
				sandstone base of the steps is deteriorating				
HS-1H	84	Sally port Gate	Fair to Good	sandstone above the gate has deteriorated and has been filled in with a cement wash			Fair to Good	This work has not been addressed.
				metal gate is in good shape		stabilize/interpret		
				wood doors are in good shape but need to be repainted		stabilize and repoint wall		
				metal hinges have caused some staining on sandstone				
				pedestrian door in the sally port needs to be painted				
HS-2	85	1912 Cell House	Fair to Good	roof leaks causing moisture penetration in walls			Fair to Good	1. The roof was replaced in the mid 1990's with a new membrane. 2. The parapet was repaired where needed at the same time as the roof replacement. 3. The glass was replaced with the exception of the NW tower where the bazooka hole is located, it was covered with wood to stop the birds from entering the building. 4. Water damage was repaired and walls were painted. This is ongoing work as needed. 5. The window painting has not been addressed.
				lack of heat has caused condensation, which caused the walls to start peeling				Note: This building is maintained for safety and cleanliness (waxed floors) as it is a main exhibit in the Museum.
				roof and parapets are in very bad shape and there is very little glass left in the				
HS-2	88	1912 Cell House	Fair to Good	moisture penetration in the walls due to leaky roof			Fair to Good	
				brick and granite walls are in good shape. Hole due to bazooka shell remains				
				windows and doors need to be reworked and repainted, 60% to 70% of glass is		repair roof; repoint parapet wall, repair glass,		

Historical Structure Number	Page	Description	1980 Status & Condition	1980 Issue Identified	1980 Recommendations	Description of Recommendation	2017 Status & Condition	2017 Update
	89			Sliding doors have to be maintained to remain operable	stabilize/interpret	repair water damaged areas with plaster, paint windows (interior and exterior) and paint interior walls		
	90			Locking mechanisms at each gallery need to be maintained				
	91			Pain on cell walls is peeling due to condensation (no heat in building)				
				Water in sinks and toilets were turned off but not drained				
				frozen, splitting the metal and pipe and forcing the brick and plaster out of the				
				The granite and brick parapets are deteriorating because of moisture				
	92			penetration from water building up on				
				Built-up roof material has deteriorated causing roof leaks - building and towers				
HS-3	93, 95	Hospital	Good	good with the exception of some interior spaces where walls have been removed	Interpret/ reuse	repair roof	Good	1. Roof was replaced in 2017. 2. A portion of the building has a prison life interpretation circa 1960
		Hospital	Good	built-up roof needs to be resealed		adapt interior to new use	Good	
HS-4	93	Power Plant	Poor	Mostly burned-out brick walls due to weather exposure	Interpret/ reuse	stabilize walls	Poor	Cleaned out and built a metal storage shed with a metal roof in approx. 2004.
				smokestack in good condition		N/A		
HS-5	96	Water Tower	Good	No comments	interpret/ sell to city	retain on site	Good	City is not interested in purchasing. No action taken
				roof is leaking and needs to be resealed especially around the skylights				1. Roof repair is ongoing. 2. Windows and doors have been sealed and painted as needed. 3. Painting as needed. This area now contains an exhibit or the original use of the building (1912 women's prison)
HS-6	96, 97	Maximum Security	Fair	metal doors are rusting and need to be painted	stabilize/interpret	repair roof, seals windows and doors, paint exterior and touch up paint interior	Fair	
				cement wash is spalling off the exterior walls				
HS-7	98, 99	W. A. Clark Theater	Poor to Fair	walls are in good condition but need adequate bracing to meet codes; structure is a shell with a temporary roof;	restore/ reuse/ interpret	restore interior space, stabilize and restore exterior and adapt to a community theater.	Poor	There has not been funding available to stabilize the wall or adapt to a community theater. <i>This repair and restoration HS-9) is #3 on the overall priority list.</i>
				concrete floor is in bad condition				
				paint is peeling off the cast stone and concrete front				

Historical Structure Number	Page	Description	1980 Status & Condition	1980 Issue Identified	1980 Recommendations	Description of Recommendation	2017 Status & Condition	2017 Update
HS-8	100, 103	Administration	Fair to Good	paint is peeling and cement wash is spalling off the exterior surface windows are broken in some areas and need to be repainted concrete on steps is spalling roof is leaking and needs to be resealed roof drains are broken causing interior water damage	interpret/ reuse	repair roof, repair façade and paint, repair steps and adapt interior to new use.	Fair to Good	1. Roof has been repaired as needed (ongoing) 2. East steps repaired for public access. 3. West steps have not been addressed (no public access). 4. 1/8 of interior is dedicated to the Law Enforcement Memorial and 3/4 is dedicated to interpretation of prison administration, circa 1960. <i>This is #2 on the overall priority list for repairs. The roof needs 12, 500 SF of new membrane and facade, walls and steps need repaired.</i>
HS-9	104	Industries Building	Fair to Good	cast stone and mortar are deteriorating along the base and corners of the doors need to reworked and painted interior plaster is in poor shape in some areas minor roof leaks	stabilize/ interpret	restore windows and doorways on the south, repair roof, adapt interior to new use	Good	1. New roof installed 2017. 2. Windows and doorways have been restored. <i>Interior has been converted to the Old Montana Prison Gift Shop and Visitor's Center.</i>
HS-10	107	Towe Antique Ford Car Collection	Good	south wall brick mortar is deteriorating and spalling on brick face	existing reuse/ interpret	remove red paint and repoint brick	Good	1. New roof installed 2017. 2. Existing red paint was removed, brick was repointed as needed and building was repainted in 2011. 3. In the mid 1980's an addition was built on the building. <i>The building now houses the Montana Auto Museum, displaying 150 vehicles.</i>
HS-11	107	Conley Bridge	Fair	concrete is spalling off of the face in some locations deterioration of the concrete piers in the	existing use	maintain patch and repair	Poor	Powell County regulates all bridges inside the County and County Commissioner stated this bridge is slated for demolition and rebuilding in the summer of 2018

Site Improvements: Parking, landscaping and utilities

Site improvements - Inside Wall: Overall clean-up, landscape (original), walkways (original) and yard towers (original)



A Proposal For Powell county museum and arts foundation



Yellow Jacket Construction 406-465-3768

March 6, 2017











Project: Museam roof

*Apply full fabric Acrylic Latex Conklin Roofing System over Preexisting 30,000 sq. ft. rubber roofing.

Phase 1: Roof Preparation

*Ballast or rock is to be removed with assistance from tenant.

*Remove old rubber roof system from roof and dispose.

*Upon inspection if any of roof deck needs replacing from water or other damage additional costs will apply.

*Apply our Conklin wac II (Extremely powerful dirt and film remover) while power washing, on entire existing roof system this will restore the roof to a Ready-To-Coat surface.

*Scrape off any loose tar around all existing Seams, Vents, or any other roof protrusions.

Phase 2: Fabric and primer

*Apply Prime Time to entire roof to be applied at 1 gal per 100 sq. ft.

*Apply Spunflex II 38 in. Polyester fabric on entire roof embedded in Benchmark Base Coat. Applied at a rate of 2.5 gal. per 100 sq. ft.

Phase 3: Top coat

*Apply Puma XL Top Coat on the entire roof to be applied at 2 gal per 100 sq. ft.



Yellow Jacket Construction LLC 406-465-3768

Energy Star Roof features and Notable Features

- *The Conklin white roof reflects 84% of the sun's heat, keeping your building cooler by up to 30 degrees.
- *The Conklin Roof System is completely seamless.
- *At the end of the warranty upon inspection we can power wash/clean entire roof and top coat again for a additional fifteen years. Making this a one time system.
- *Roof is to be inspected once a year checking for wear, or third party damage.

Roof Warranty

- *ROOF COMES WITH A 15 YEAR NON PRORATED WARRANTY
- *Against all: Leaks, Product failure, and workmanship.
- *WHICH MEANS: if there are ANY issues.....?

Call Yellow Jacket Construction @ 406-465-3768

- *We will take care of your concerns.

For all existing roof preparation and all applications described above

Total cost of roof is:	\$120,000.00
The investment for your new acrylic roof is:	\$8,000.00 per year



Yellow Jacket Construction LLC 406-465-3768

Project: Gift Shop and Maintenance Shop roof

*Apply full fabric Acrylic Latex Conklin Roofing System over Preexisting 7,000 sq. ft. rubber roofing.

Phase 1: Roof Preparation

*Ballast or rock is to be removed with assistance from tenant.

*Remove old rubber roof system from roof and dispose.

*Upon inspection if any of roof deck needs replacing from water or other damage additional costs will apply.

*Apply our Conklin vac II (Extremely powerful dirt and film remover) while power washing, on entire existing roof system this will restore the roof to a Ready-To-Coat surface.

*Scrape off any loose tar around all existing Seams, Vents, or any other roof protrusions.

Phase 2: Fabric and primer

*Apply Prime Time on entire roof to be applied at 1 gal per 100 sq. ft.

*Apply Spunflex II 38 in. Polyester fabric on entire roof embedded in Benchmark Base Coat. Applied at a rate of 2.5 gal. per 100 sq. ft.

Phase 3: Top coat

*Apply Puma XL Top Coat on the entire roof to be applied at 2 gal per 100 sq. ft.



Yellow Jacket Construction LLC 406-465-3768

Energy Star Roof features and Notable Features

*The Conklin white roof reflects 84% of the sun's heat, keeping your building cooler by up to 30 degrees.

*The Conklin Roof System is completely seamless.

*At the end of the warranty upon inspection we can power wash/clean entire roof and top coat again for a additional fifteen years. Making this a one time system.

*Roof is to be inspected once a year checking for wear, or third party damage.

Roof Warranty

*ROOF COMES WITH A 15 YEAR NON PRORATED WARRANTY

*Against all: Leaks, Product failure, and workmanship.

*WHICH MEANS: if there are ANY issues.....?

Call Yellow Jacket Construction @ 406-465-3768

*We will take care of your concerns.

For all existing roof preparation and all applications described above

Total cost of roof is: **\$28,000.00**

The investment for your new acrylic roof is: **\$1,866.00 per year**



Yellow Jacket Construction LLC 406-465-3768

Project: Offices Metal roof

*Apply Acrylic Latex Conklin Roofing System over Preexisting 6,500 sq. ft. metal roofing.

Phase 1: Roof Preparation

*Retighten or replace loose screws with new screws.

*Apply our Conklin Rust Off (Extremely powerful dirt and film remover) while power washing, on entire existing roof system this will restore the roof to a Ready-To-Coat surface.

*Scrape off any loose tar around all existing Seams, Vents, or any other roof protrusions.

Phase 2 Primer

*Apply Encase on entire roof, Primer and rust inhibitor to be applied at 1 gal per 100 sq. ft.

Phase 3: Fabric and Kwik Kaulk

*Apply Spunflex II 2 1/2 in. Polyester fabric on all seams and end laps embedded in Benchmark Base Coat. Applied at a rate of 2 gal. per 100 sq. ft.

*Apply Kwik Kaulk on all screws and around all roof protrusions.

Phase 4: Top coat

*Apply Puma XL Top Coat on the entire roof to be applied at 2 gal per 100 sq. ft.



Yellow Jacket Construction LLC 406-465-3768

Energy Star Roof features and Notable Features

- *The Conklin white roof reflects 84% of the sun's heat, keeping your building cooler by up to 30 degrees.
- *The Conklin Roof System is completely seamless.
- *At the end of the warranty upon inspection we can power wash/clean entire roof and top coat again for a additional fifteen years. Making this a one time system.
- *Roof is to be inspected once or a year checking for wear, or third party damage.

Roof Warranty

- *ROOF COMES WITH A 15 YEAR NON PRORATED WARRANTY
- *Against all: Leaks, Product failure, and workmanship.
- *WHICH MEANS: if there are ANY issues.....?

Call Yellow Jacket Construction @ 406-465-3768

- *We will take care of your concerns.

For all existing roof preparation and all applications described above

Total cost of roof is: **\$22,000.00**

The investment for your new acrylic roof is: **\$1,466.00 per year**



Yellow Jacket Construction LLC 406-465-3768