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GreatWest engineering

September 2, 2015

Tom Reilly – Montana State Parks, Assistant Administrator
Montana Fish, Wildlife & Parks Headquarters
1420 East 6th Avenue
Helena, MT 59620
treilly@mt.gov

RE: Montana State Parks - Facility Condition Inventory (A/E #2015-35-01)
Final Deliverable

Dear Mr. Reilly:

Our team has completed infrastructure assessments and prepared technical evaluations of the 14 Montana State Parks included in the Department of Fish, Wildlife & Parks', State Parks Facility Condition Inventory (FWP-FCI). The inventoried parks (listed below) were pre-selected by the Montana Fish, Wildlife & Parks primarily based upon their geographic distribution and the relative diversity of included facility infrastructure:

- Bannack
- Beavertail Hill
- Black Sandy
- Chief Plenty Coups
- Cooney
- Hell Creek
- Lake Elmo
- Lewis & Clark Caverns
- Lone Pine
- Makoshika
- Rosebud Battlefield (Kobold House)
- Tongue River Reservoir
- Travelers' Rest
- Whitefish Lake

The primary objective of this work is to present State Parks with an independent and objective look at the overall health of the existing parks facilities & systems and to document observed needs/deficiencies both large and small. The FCI Team looked at a wide variety of infrastructure ranging from road surfacing to lighting fixture efficiency. In summary, this study identifies more than $10.5 Million in infrastructure projects that are recommended for implementation within the next 10 years. The following issues & observations were common to many of the visited sites:

- Septic maintenance schedules that are less frequent than industry standards. Tank pumping is recommended every 1-5 years depending upon the site and level of usage.
- Non-compliant and/or dangerous electrical additions/repairs.
- Garbage canisters, ice machines, maintenance equipment, materials storage, staff personal property & other behind-the-scenes features visible/accessible to the public.

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- Gravity-fed drainfields serving beyond the typical 20-year design life cycle with no plans for replacement. Several 40-plus year old systems were observed in operation.
- Lack of handicap accessible infrastructure (even in new construction).
- Fish station solid waste & wastewater disposal problems.
- Infrequent paint maintenance & other building envelope deterioration.
- Numerous pumps were observed in operation well past their serviceable lives (10 to 15 years is typical) with no backups or replacements on hand.
- Deteriorated comfort stations.
- Wood shake roofs at, nearing, or past their serviceable lives.
- "Small" in-house construction projects not built to aesthetic or International Building Code (IBC) longevity standards (i.e. additions, decks, entries, ramps, shelters, etc.).
- Ventilation and ADA-compliance issues in comfort stations.

In many cases, maintenance issues when coupled with facility age render rehabilitation (or repair) of the existing facilities infeasible. As such, replacement of an old or degraded infrastructure item may represent the only technically viable option for continued service/operation. This FCI represents an important first step in the process to correct these—and other—deficiencies on a statewide scale. The findings of this Facility Condition Inventory should be utilized to: Improve maintenance efficiency; Limit further infrastructure deterioration; and Begin planning and budgeting for capital projects necessary to repair, upgrade, or replace the noted facility deficiencies.

Our FCI Team appreciates that Montana State Parks' resources are finite. This FCI is structured to provide Parks Leadership (and FWP's hard working maintenance staff) with tools and information that will aid in prioritizing, selecting, and scheduling future capital improvement and major maintenance projects. Our team of experienced structural, mechanical, electrical, geotechnical, municipal, and architectural professionals have collaborated to produce the enclosed FCI documents. The Facility Condition Inventory is organized by park as follows:

- Park Capital Improvement Lists (summarizing the recommended priority projects)
- Site Evaluation Sheets (Engineering Observations)
- Site Evaluation Sheets (Architectural Observations)
- Planning-Level Estimates (for the top 3-ranked projects)
- Supplementary Evaluation Notes (to better describe the top 3-ranked projects)
- Project Prioritization Matrices (utilized to identify the top 3-ranked projects)

The projects, evaluations, estimates, and observations enclosed herein are coordinated by common alpha-numeric identifications (IDs), which correspond to an initial field observation on the Site Evaluation Sheet(s) for a particular park. As an example: ID *BH6* describes the project or maintenance item corresponding to the 6th observation listed on the Site Evaluation Sheet for Beavertail Hill State Park.

The recommended capital improvements have been selected based upon professional experience, demonstrated need/deficiency, urgency, and safety. We have structured our recommendations to align as closely as possible with Montana State Parks' mission to promote stewardship and to maintain the long-term viability of Montana's natural, cultural, and recreational resources.

Digital copies of these documents as well as supporting information and photos that have been compiled as part of this process are included via the enclosed USB memory stick. Please keep this file transfer device for your use.

We have appreciated this opportunity to provide our professional services, and would welcome the chance to assist the Montana Fish, Wildlife & Parks in maintaining and improving our Montana State Parks moving forward. Please don't hesitate to contact me with questions regarding this process, our evaluations, and/or the findings of the assessments included herein. I can be reached by phone at (406) 495-6172 or via Email at cpeebles@greatwesteng.com.

Respectfully,

Great West Engineering, Inc.

Cole Peebles, PE
Project Manager

Encl: (10) Hardcopy, 2015 State Parks Facility Condition Inventory
(1) USB Memory Stick including all digital project files

Cc.: (2) Hardcopy, Mosaic Architecture

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December 9, 2015

Tom Reilly – Montana State Parks, Assistant Administrator
Montana Fish, Wildlife & Parks Headquarters
1420 East 6th Avenue
Helena, MT 59620
(Delivered Via Email: treilly@mt.gov)

RE: Montana State Parks - Facility Condition Inventory (A/E #2015-35-01)
Project Update: Phase II – January EQC and LRB Summary

Dear Mr. Reilly:

As discussed, Great West Engineering and Mosaic Architecture are currently finalizing our reports of findings for the following 19 Montana State Parks. These parks were evaluated during a second phase of the Department of Fish, Wildlife & Parks' Facility Condition Inventory (FWP-FCI).

- Ackley Lake
- Anaconda Stack
- Big Arm
- First Peoples Buffalo Jump
- Fish Creek
- Frenchtown Pond
- Giant Springs
- Les Mason
- Logan
- Lost Creek
- Missouri Headwaters
- Pictograph Cave
- Placid Lake
- Salmon Lake
- Smith River
- Spring Meadow Lake
- Thompson Falls
- Wayfarers
- West Shore

The primary objective of this work is to present State Parks with an independent and objective look at the overall health of the existing parks facilities & systems and to document observed needs/deficiencies both large and small. The FCI Team looked at a wide variety of infrastructure ranging from trails to lighting fixture efficiency. In summary, Phase II of this study identifies more than $8.0 Million in infrastructure projects that are recommended for implementation within the next 10 years. As you will recall, the first phase of this effort provided recommendations for an additional $10.5 million in project work, which brings the total **Preliminary Opinion of Probable Cost for this FCI to $18.5 Million.**

In many cases, compounding maintenance issues (when coupled with facility age) render rehabilitation/repair of the existing facilities infeasible. As such, replacement of an old or degraded infrastructure item may represent the only technically viable option for continued service/operation. This FCI represents an important first step in the process to correct

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these—and other—deficiencies on a statewide scale. The findings of this Facility Condition Inventory should be utilized to: Improve maintenance efficiency; Limit further infrastructure deterioration; and Begin planning and budgeting for capital projects necessary to repair, upgrade, or replace the noted facility deficiencies.

Enclosed, please find our suggestions for project work at each of parks visited in Phase II. The recommended capital improvements have been selected based upon professional experience, demonstrated need/deficiency, urgency, and safety. We have structured our recommendations to align as closely as possible with Montana State Parks' mission to promote stewardship and to maintain the long-term viability of Montana's natural, cultural, and recreational resources.

Please don't hesitate to contact me with questions regarding this process or the proposed projects included herein. I can be reached by phone at (406) 495-6172 or via Email at cpeebles@greatwesteng.com.

Sincerely,

Great West Engineering, Inc.

Cole Peebles, PE
Project Manager

Enclosures: *Proposed Project Lists*

Email cc: *Paul Valle – Design & Construction Supervisor*
Gretchen Krumm – Mosaic Architecture