



# Fairgrounds Annex Redevelopment Plan

prepared for:  
**Lewis and Clark County, Montana**  
September 2014



prepared by:  
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## **1. INTRODUCTION**

In 2013, Lewis and Clark County acquired the subject property from the State of Montana. The property is a tract of land, approximately 9.5 acres in size, located between the Lewis and Clark County Fairgrounds property and the Ryan/Exchange athletic fields, in the northwest corner of the City of Helena. The parcel is generally described as Blocks 11, 12, 13 and 14 of the Rosedale Addition to the City of Helena. **Figure 1** shows the location of the property.

Historically the property has been used for many different purposes, but the most common recent descriptors of the parcel include the “State Surplus Property” and the “MDT Shop Complex”. The County, as new owner of the property, now refers to the parcel as the Fairgrounds Annex.

Recognizing the wide variety of potential future uses for the property, the County authorized and funded a visioning effort in order to plan for and prioritize future usage of the site, with the end result being this Redevelopment Plan.

## **2. PROVISIONS OF THE RECORDED DEED**

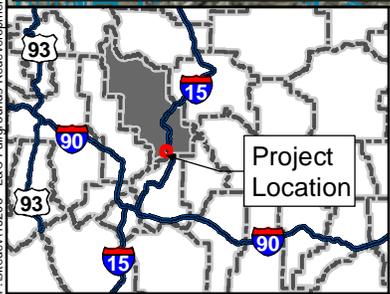
As the County looks forward to redeveloping the property, there are several provisions with the parcel that must be adhered to. Per the recorded Deed, the property is required to be used for public purposes. If the property is ever ceased to be used for a public purpose or is ceased to be owned by the County, the title to the property would revert back to the State of Montana. In addition, the County is required to fully comply with the Montana Antiquities Act, MCA 22-3-4, in its management and control of the property. A copy of the recorded Deed is included in **Appendix C**.

## **3. RESTRICTIVE COVENANTS**

In addition to the provisions of the Deed, several restrictive covenants have been placed on the subject property. Due to the historical use of the property as shop and maintenance facilities, and prior to officially acquiring the property from the State, Lewis and Clark County completed Phase I and Phase II Environmental Site Assessments (ESA) in order to identify current and historical recognized environmental conditions in connection with the site. The Phase 1 ESA was completed in 2008 and the Phase II in 2012. Concurrently, the State of Montana completed a Voluntary Cleanup Plan (VCP) in 2009.



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## LEWIS AND CLARK COUNTY FAIRGROUNDS ANNEX VISIONING

**FIGURE 1  
PROJECT  
LOCATION**

  
**RPA**  
 Planning And Design For Future Generations  
**Robert Peccia & Associates**  
CIVIL ENGINEERING | TRANSPORTATION | SURVEYING | LANDSCAPE ARCHITECTURE  
Helena, MT - Kalispell, MT - Fort Collins, CO

A significant result of the VCP was the placement of Restrictive Covenants on the property by the Montana Department of Environmental Quality (DEQ). The covenants are generally summarized below.

- No residential structures shall be placed on the property, and the property shall not be used for residential use.
- No irrigation of any kind may occur on the property.
- No action shall occur on the property if such action or omission is reasonably likely to create a risk of migration of hazardous or deleterious substances or a potential hazard to public health, safety or welfare of the environment.
- DEQ and its agents or representatives are permitted access to the property at all reasonable times.
- DEQ is entitled to enforce the covenants as an intended beneficiary.
- The restrictive covenants shall run with the land and bind all holders, owners, lessees, occupiers, and purchasers of the property. The covenants apply in perpetuity.

The official Declaration of Restrictive Covenants is an exhibit to the recorded Deed, and is included in **Appendix C**.

#### **4. VISIONING COMMITTEE**

In order to thoroughly evaluate potential uses for the property in the future, the County assembled a diverse group of individuals and entities to form the Fairground Annex Visioning Committee. The Committee met seven times between January 2014 and September 2014. The Committee was chaired by Pam Attardo, Lewis and Clark County Heritage Preservation Officer. Although not all members were able to attend meetings, the following individuals were identified as members of the Visioning Committee.

Pam Attardo (Chair)	L&C County Heritage Preservation Officer
Andy Hunthausen	L&C County Commissioner
Craig Jenneskens	Robert Peccia & Associates (project consultant)
Tom Stark	Robert Peccia & Associates (project consultant)
Laura Erikson	L&C County Grants Coordinator
Keith Hatch	L&C County Fairgrounds
Bob Fusie	L&C County Fairgrounds
Brad Sanders	Montana Department of Administration
Sheila Hogan	Montana Department of Administration
Jennifer Bottomly-O'Looney	Montana Historical Society

Bruce Whittenberg	Montana Historical Society
Dick Alberts	Helena/L&C County Heritage Tourism Council
Eric Griffin	L&C County Public Works
Kyle Thomas	L&C County Public Works
Doug Nisbet	L&C County Public Works
Amy Teegarden	Helena Parks and Recreation
Craig Marr	Helena Parks and Recreation
Johnny Keintz	Helena Babe Ruth Baseball
Jason Welnel	Helena Babe Ruth Baseball
Dave Rau	L&C County Sheriff's Department
Wally Jester	L&C County Volunteer Fire Department
Mark Adams	L&C County Search and Rescue
Bill Soth	ExplorationWorks!
Devin Lawson	ExplorationWorks!

## 5. HISTORY OF THE PROPERTY

The Fairground Annex property has a long and diverse history. The following summary was included in the Montana Historic Property Record completed by MDT's Jon Axline in September 2012.

*In February 1871, William H. Patterson obtained ownership of 160 acres in the southwest quarter of Section 13, T10N, R4W through cash entry. The property involved a complicated history before 1903 that involved multiple property transfers, lawsuits, and the formation of the Montana Agricultural, Mineral & Mechanical Association in 1870, the precursor to the Montana State Fair Corporation. In June 1903, the State of Montana purchased 110 acres from Charles D. and Mary E. Hard to supplement the already considerable lands set aside for use as the State Fairgrounds. In 1913, after various lots and parcels were sorted out among interests involved with the State Fair, including Marcus Daly's bank in Butte, land south of the fairgrounds was consolidated to form a block running either side of what is now Custer Avenue. This consolidation encompassed and included the subject property.*

*A certain portion of the fairgrounds was set aside through an agreement between the Montana Department of Agriculture and the Montana Highway Commission in 1921. In October 1919, State Highway Commission chairman Frank Conley relocated the Commission's shop to Deer Lodge. Coincidental to the move, Conley was leasing surplus war equipment to the counties for use for road construction and the penitentiary (of which he was the warden) was the headquarters for the convict road construction crews then under sponsorship of the highway commission. In early 1921, however, Governor Joseph Dixon removed Conley from the prison and the highway commission accused him of malfeasance in office. The remaining highway commissioners then began efforts to relocate the shop back to Helena. The highway commissioners voted to move the shop back to Helena in April 1921 and ordered the Deer Lodge shop closed by May*

1<sup>st</sup>, laying off all but two of the employees there. By March 1922 the new shop facility was up and running.

*It was here that equipment used by the Commission, which later became the Montana Department of Transportation, was serviced, stored and repaired. Thus between September 1921 and March 1922, a large hipped roof structure was constructed on the grounds along with two rows of sheds. Additional buildings of a similar industrial type were added over the next couple of decades. These were dedicated to the central mission of the property and accommodated car and truck storage, a paint shed, carpenter's workshop and auto repair facilities. In early years these had ready access to rail service through the spur lines to the fairgrounds and were convenient to the trolley line that terminated at the fairgrounds and operated until 1927. Interestingly, no copies of any agreements or permits between the State and the MDT exist before 1935. Files at the Montana Department of Natural Resources and Conservation (DNRC) indicate that all agreements before 1935 were verbal ones. In May 1935, State Highway Engineer Ralph Rader asked the State Board of Examiners to increase the area used by the highway department to its existing boundaries. It was not until 1951 that the highway department requested a formal lease be made. That request was made again in January 1958 (SHC 1: 224; Ibid 2: 7, 15, 41, 71; Third Biennial Report 1922: 29-30; DNRC Files).*

*The Sanborn Fire Insurance Maps for Helena show the evolution of the site from 1930 through 1958. In 1930 the site included the main machine and repair shop (Building 6), an auto storage shed (Building 10) and two truck sheds (Buildings 2 and 3). The site was served by the Northern Pacific Railway spur line that entered the compound from the northeast and served both the highway commission's site and the state fairgrounds. By 1951, an equipment warehouse / auto repair shop (Buildings 8a and 8b) had been constructed on the site. It was joined by a supply storage building (Building 7) by 1958. The Sanborn maps also show the diversification of the use of the buildings over that 28 year period.*

*With the extension of Custer Avenue into Ryan Park immediately south of the facility in the 1980's, orientation of the grounds changed. Entries along the south fence were built and the facility became reoriented in terms of use to sections running east to west. The MDT continued to actively use the site until the 1990's. Currently the site serves as storage for various agencies of state and local government and shop facilities for emergency support and museum development and is the site of State Surplus.*

## **6. EXISTING BUILDINGS AND UTILIZATION**

The following paragraphs summarize the current utilization of each of the existing buildings on the property. The utilization information was compiled over the course of several Visioning Committee meetings, and is believed to be relatively accurate based on input and discussion of the committee members. **Figure 2** shows the locations, and corresponding building numbers, for all of the buildings at the site

**BUILDING 1**

Building 1 is a steel-sided warehouse-style building. It is currently used by the Lewis and Clark County Volunteer Fire Department for equipment storage.



Building 1 - from the northwest



Building 1 - from the southeast

**BUILDING 2**

Building 2 was constructed in 1922 as a tool shed and is currently available for dry storage. The east portion of the building is an enclosed frame structure with a concrete slab and a series of sliding garage doors along the north wall. The west end is a dirt-floor pole shed of later construction. The building is currently used for some limited material storage. Building 2 is a historic building, per the State Antiquities Act.



Building 2 - from the northeast



Building 2 - from the northwest

**BUILDING 3**

Building 3 was constructed in 1922 as a truck shed and shop and appears to be nearly empty at this time, but is available for open storage. It is a dirt-floored pole shed and is open to the north on its western half and enclosed on the east. Building 3 is a historic building, per the State Antiquities Act.



Building 3 - from the northeast



Building 3 - from the northwest

**BUILDING 4**

Building 4 is a steel-sided warehouse-style building and is estimated to have been constructed in the 1970's or 80's. The building is used by Lewis and Clark County Search & Rescue and the Lewis and Clark County Sheriff's Department for dry storage.



Building 4 - from the northeast



Building 4 - from the northwest

**BUILDING 5**

Building 5 is a steel-sided building and is estimated to have been constructed in the 1970's or 80's. The building has primarily housed laboratory facilities for the Montana Department of Transportation, although appears to be currently unused other than for storage.



Building 5 - from the northwest



Building 5 - from the southeast

**BUILDING 6**

Building 6 was constructed in 1922, and at the time was the main shop at the complex. The interior of the building includes a large open space in the west half and several storage and individual rooms to the east. A second story is included in the eastern portion. The primary current utilizations of the building include trolley car restoration by the Lewis and Clark County Heritage Tourism Council in the center/east portion of the building, as well as ExplorationWorks storage in the west end of the building. The Fairgrounds and the Department of Military Affairs Disaster and Emergency Services also use portions of the building for storage. Building 6 is a historic building, per the State Antiquities Act.



Building 6 - from the east



Building 6 - from the north



Building 6 - from the north



Building 6 - from the northwest



Building 6 - from the southeast



Building 6 - from the southwest

**BUILDING 7**

Building 7 was constructed around 1958 as carpenter and sign shop. It is an enclosed building with a concrete floor. This building has most recently been used for storage of Montana Highway Patrol (MHP) and Montana Motor Vehicle Division (MVD) records and equipment. Building 7 is a historic building, per the State Antiquities Act.



Building 7 - from the northwest



Building 7 - from the southeast

**BUILDINGS 8a and 8b**

Buildings 8a and 8b were built sometime between 1935 and 1951. These buildings were constructed as an equipment warehouse and automobile repair shop. The two buildings share a common wall. These buildings have most recently been used for dry storage by MHP, MDT and Montana DNRC. Buildings 8a and 8b are historic buildings, per the State Antiquities Act.



Building 8a - from the southeast



Building 8a - from the southwest



Building 8b - from the southeast



Building 8b - from the southwest

**BUILDING 9**

Building 9 consists simply of two old rail cars that have been placed on the site. The west structure is empty and the east structure reportedly houses old athletic equipment associated with the neighboring Ryan/Exchange athletic fields.



Building 9 - from the southwest



Building 9 - from the southeast

**BUILDING 10**

Building 10 was constructed in 1922 as a storage building for vehicles and other equipment. The building is approximately 240 feet long by 30 feet wide, and is currently utilized as a storage facility for the Montana Historical Society. Building 10 is a historic building, per the State Antiquities Act.



Building 10 - from the southeast



Building 10 - from the southwest

**BUILDING 11**

Building 11 is the most modern building on the property. The building is actively used by the State of Montana Surplus Property program.



Building 11 - from the south



Building 11 - from the southwest

**BUILDING 12**

Building 12 is a small quonset-hut building and is actively used by the State of Montana Surplus Property program for storage.



Building 12 - from the south

**BUILDING 13**

Building 13 is a newer pole-shed style building is actively used by the State of Montana Surplus Property program.



Building 13 - from the southeast



Building 13 - from the northwest

**BUILDING 14**

Building 14 is a manufactured building that has been placed on the site. The building reportedly has had significant roof damage in recent years. It is currently being utilized for storage by Montana DNRC.



Building 14 - from the southeast



Building 14 - from the southwest

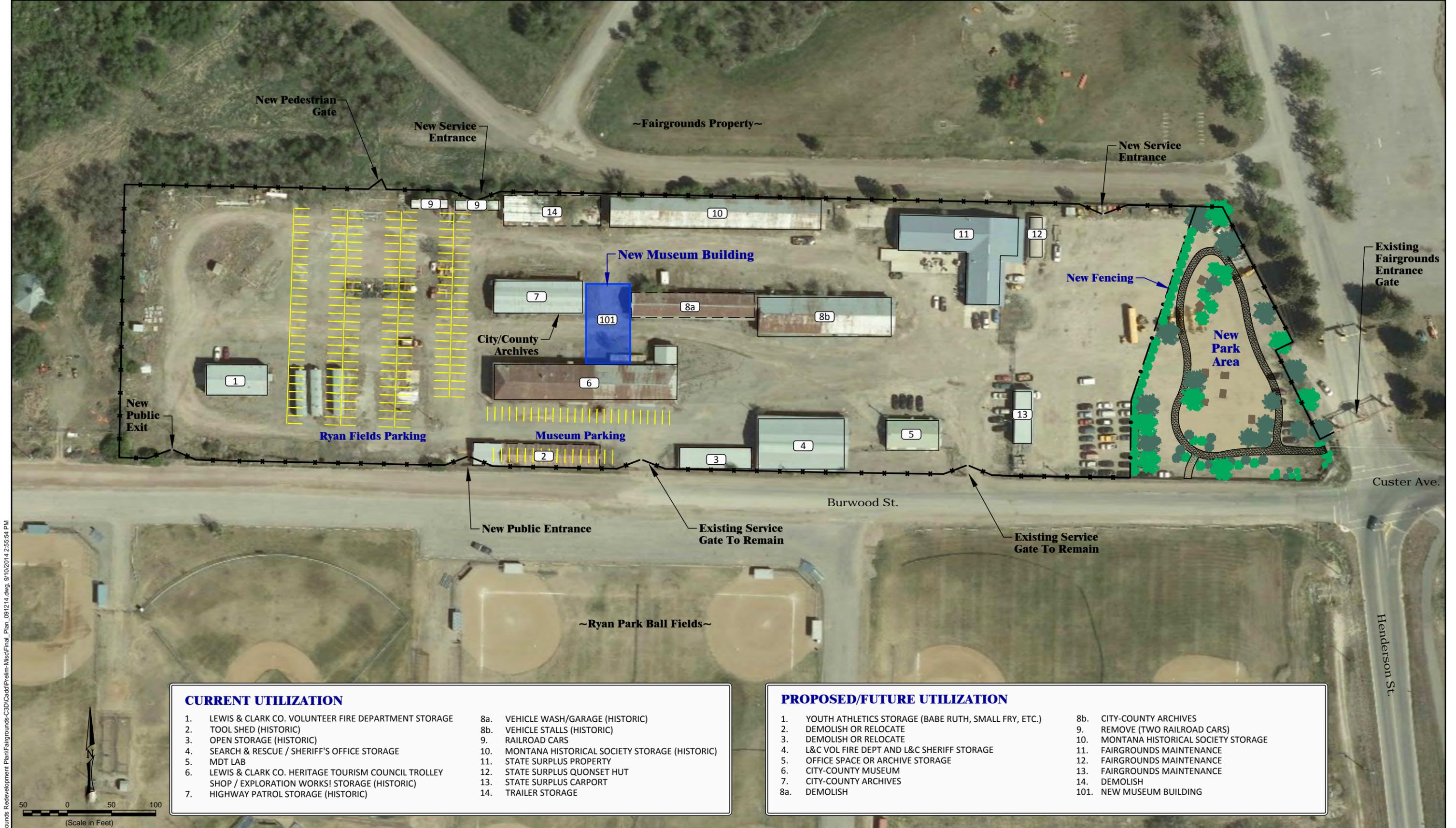
## 7. PROPOSED REDEVELOPMENT PLAN AND BUILDING UTILIZATION

Based on several hours of discussion, and significant input from the Visioning Committee members, a proposed redevelopment plan for the annex property was generated. In general the consensus of the committee is to “divide” the site into four areas, each with a different broad usage type. The west end of the site will be used for additional public parking for both the Ryan/Exchange athletic fields and fairgrounds events. The west-central portion will continue to house museum and government archive storage. Maintenance and emergency service storage will be generally located in the east-central portion of the site. The extreme east end of the property would be converted to a park area. The following table summarizes the proposed/future utilization of each of the existing buildings on the annex property. **Figure 2** shows the locations of all buildings, and summarizes both the current and proposed utilization for each building.

<b>TABLE 1 PROPOSED/FUTURE UTILIZATION OF FAIRGROUNDS ANNEX BUILDINGS</b>		
<b>Building Number</b>	<b>Current Utilization</b>	<b>Proposed/Future Utilization</b>
1	L&C VFD Storage	Youth Athletics Storage (Babe Ruth, Small Fry, etc.)
2	Tool Shed / Open Storage	Demolish or Relocate
3	Open Storage	Demolish or Relocate
4	L&C Sherriff and S&R Storage	L&C VFD and Sheriff Dep’t Storage
5	MDT Lab	Office Space or Archive Storage
6	L&C HTC Trolley and Misc Storage	City-County Museum
7	MHP and MVD Storage	City-County Archives
8a	Multi-Agency Storage	Demolish
8b	Multi-Agency Storage	City-County Archives
9	Babe Ruth Storage (railroad boxcars)	Remove
10	MT Historical Society Storage	MT Historical Society Storage
11	State Surplus Property	Fairgrounds Maintenance
12	State Surplus Property	Fairgrounds Maintenance
13	State Surplus Property	Fairgrounds Maintenance
14	DNRC Storage	Demolish

## 8. NEW BUILDING CONSTRUCTION

The Visioning Committee identified only one new building to be planned for construction on the site in the next several years, although acknowledged that other new construction could certainly be considered if proposals are presented to the County. The only new building currently included in the redevelopment plan is a new museum building that would connect Buildings 6 and 7. Although no detailed planning has occurred for that building, it is currently assumed the building would be approximately 5,000 square feet in size. This proposed building is shown as Building 101 on **Figure 2**.

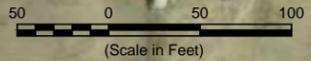


**CURRENT UTILIZATION**

- |  |   |
|--|---|
| 1. LEWIS & CLARK CO. VOLUNTEER FIRE DEPARTMENT STORAGE   | 8a. VEHICLE WASH/GARAGE (HISTORIC)                |
| 2. TOOL SHED (HISTORIC)  | 8b. VEHICLE STALLS (HISTORIC)                     |
| 3. OPEN STORAGE (HISTORIC)   | 9. RAILROAD CARS                                  |
| 4. SEARCH & RESCUE / SHERIFF'S OFFICE STORAGE  | 10. MONTANA HISTORICAL SOCIETY STORAGE (HISTORIC) |
| 5. MDT LAB   | 11. STATE SURPLUS PROPERTY                        |
| 6. LEWIS & CLARK CO. HERITAGE TOURISM COUNCIL TROLLEY SHOP / EXPLORATION WORKS! STORAGE (HISTORIC) | 12. STATE SURPLUS QUONSET HUT                     |
| 7. HIGHWAY PATROL STORAGE (HISTORIC)   | 13. STATE SURPLUS CARPORT                         |
|  | 14. TRAILER STORAGE                               |

**PROPOSED/FUTURE UTILIZATION**

- |   |  |
|---|--|
| 1. YOUTH ATHLETICS STORAGE (BABE RUTH, SMALL FRY, ETC.) | 8b. CITY-COUNTY ARCHIVES               |
| 2. DEMOLISH OR RELOCATE                                 | 9. REMOVE (TWO RAILROAD CARS)          |
| 3. DEMOLISH OR RELOCATE                                 | 10. MONTANA HISTORICAL SOCIETY STORAGE |
| 4. L&C VOL FIRE DEPT AND L&C SHERIFF STORAGE            | 11. FAIRGROUNDS MAINTENANCE            |
| 5. OFFICE SPACE OR ARCHIVE STORAGE                      | 12. FAIRGROUNDS MAINTENANCE            |
| 6. CITY-COUNTY MUSEUM                                   | 13. FAIRGROUNDS MAINTENANCE            |
| 7. CITY-COUNTY ARCHIVES                                 | 14. DEMOLISH                           |
| 8a. DEMOLISH  | 101. NEW MUSEUM BUILDING               |



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**LEWIS AND CLARK COUNTY FAIRGROUNDS ANNEX VISIONING**

**FIGURE 2  
 REDEVELOPMENT  
 PLAN**

## 9. PROPOSED SITE IMPROVEMENTS

In addition to the proposed modifications to building utilization and the new proposed museum building, the Visioning Committee also identified some recommended general site improvements.

### New Park Area

As shown on **Figure 2**, and unanimously supported by the Visioning Committee, a new public park area is proposed to be constructed at the east end of the annex property. The park would provide recreational/picnic opportunities for both Ryan/Exchange and fairgrounds users, and would also provide an aesthetic buffer between the fairgrounds entrance and the maintenance buildings on the annex property. Although detailed park designs weren't specifically discussed by the committee, it was generally agreed that the park would be nicely and efficiently landscaped and include shade trees and picnic table areas. The primary challenge to constructing this park area, however, is the restrictive covenant that is placed on the entire annex property that specifically states "no irrigation of any kind may occur on the property". As such, construction of a vegetated and irrigated park area would require DEQ to remove the no-irrigation covenant from that portion of the site, which could likely only be done if the soils in that area were remediated to the satisfaction of DEQ. It is assumed, for purposes of this planning document, that 2-4 feet of soil would need to be removed and properly disposed of, and replaced with clean subgrade and topsoil. Before any design of the park area is begun, it is recommended that discussions with DEQ first be initiated in order to confirm that agency's requirements and expectations.

### Landscaping Around Buildings

The committee generally agreed that some landscaped areas should be considered around the museum buildings. As with the new park area, the addition of any sort of irrigation will require modifications to the DEQ-enforced no-irrigation covenant for those areas.

### Parking

A portion of the west end of the annex property would be converted to a gravel parking lot to be used for Ryan/Exchange and fairgrounds events. The proposed plan would include approximately 180 parking spots in this lot, defined by pindown curbs. In addition, approximately 40 parking spots would be established on the south side of the proposed City-County Museum (Building 6), including the area where Building 2 is currently located. Both of the proposed new parking areas are shown on **Figure 2**. This museum parking area would also be of gravel construction, but to comply with the ADA Standards for Accessible Design, would include two accessible paved parking spots near the museum building entrance, one of which would be van-accessible.

### Fencing Modifications and Improvements

The majority of the existing perimeter fencing around the annex property would remain in place, unless a funding source was identified to help pay for replacing/upgrading the fencing. The only portion of the existing fencing proposed to be removed is approximately 270 feet at the southeast corner of the property, to accommodate construction of and access to the proposed park area. All of the existing perimeter vehicle gates would also remain and be utilized as (normally locked) service gates. Two new public gates would be installed along the south edge of the site to provide ingress and egress to the new public parking areas and the museum. Along the north side, two new vehicle service gates and a pedestrian gate would be added. The pedestrian gate would provide a secure entry point that would permit pedestrian access to the fairgrounds, primarily during larger events. In addition, new north-south cross-fencing would be installed near the east end of the annex to separate the new park area from the maintenance portion of the property. **Figure 2** shows the proposed fencing modifications and improvements.

## **10. OTHER POTENTIAL FUTURE USES FOR THE ANNEX PROPERTY**

Although not specifically included in the final proposed redevelopment plan for the Fairground Annex property, several other potential uses for the site were discussed over the course of the seven meetings of the Visioning Committee. The following list summarizes most of the other potential uses/improvements that were identified throughout the visioning process.

- Construction of a new indoor training facility for Babe Ruth Baseball
- Construction of a new maintenance facility for the City of Helena Department of Parks and Recreation. According to very preliminary analysis, the facility would include approximately 3,000 square feet of shop space in addition to office space and storage for Parks and Rec employees. Amy Teegarden acknowledged, however, that Parks and Rec will be considering several different locations around Helena if and when planning for a new facility is initiated.
- Construction of a new nursery for City Parks and Rec. As with the new proposed park area at the east end of the annex property, however, a new nursery facility would be faced with the same challenges associated with the DEQ no-irrigation covenant.
- Lewis and Clark County Public Works acknowledged that they may potentially be interested in new shop/maintenance space at the annex property sometime in the future.
- The Montana Historical Society would someday like to construct a 50,000 square foot climate-controlled facility to accommodate the growing storage needs of the Society. It was acknowledged, however, that a facility of this size would likely not be constructed for several years or decades, and it may not be feasible to construct a building of this size on the annex property.

- Additional parking. The extreme west end of the property has not been designated for any specific use, as shown in **Figure 2**. Depending on future vehicle counts and usage, it's possible that additional parking could be constructed in this area.

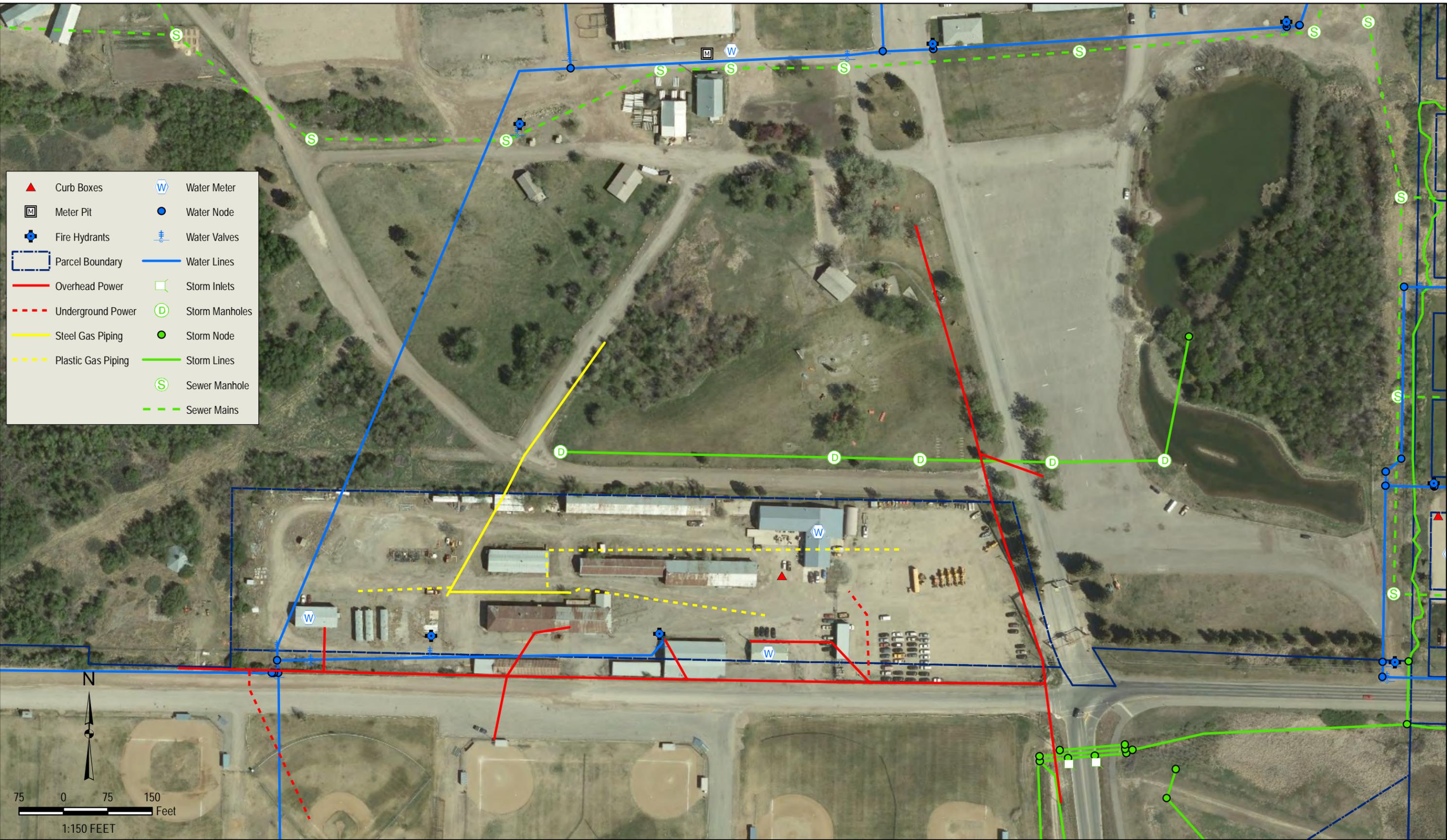
## 11. TRAFFIC IMPACTS

As most users of the fairgrounds and Ryan Park are aware, traffic in and around the Fairgrounds Annex can be very congested during scheduled events at either of those facilities. Because of this, it is recommended that the County consider evaluating any future traffic impacts to the area, before proceeding with any significant improvements to the annex property (particularly parking expansion and public access to museum facilities).

## 12. SITE UTILITIES AND INFRASTRUCTURE

The fairgrounds annex property is well-served by existing utilities in the vicinity. Several of the buildings on the annex property have NorthWestern Energy power and gas service currently. It is believed that Buildings 5, 6 and 11 also have potable water service from the City of Helena public water supply system. The nearest sanitary sewer mains are located approximately 700 feet to the north of the property and currently provide sewer service for the buildings located on the fairgrounds property. The natural surface grades in the fairgrounds annex area average about 1%, sloping downhill to the north. With a minimum required sewer main slope of 0.4% (per Circular DEQ2 for an 8-inch sewer main), it should be very easy to install a gravity sewer main from the annex property to the existing City sewer mains to the north. The buildings at the site that currently have water service are believed to discharge wastewater into drainfields on the site. Storm drainage facilities are also nearby, including the detention pond (duck pond) to the east of the annex property. Existing utilities in the vicinity of the site are shown on **Figure 3**.

The Woolston Well is located to the immediate west of the annex site. It is a shallow water supply well that was installed by the City of Helena in 1887 for fire protection. In recent years, the well has been used as an irrigation supply for both the Ryan/Exchange athletic fields and the fairgrounds property. The well has reportedly never been used as a drinking water supply.



**LEWIS AND CLARK COUNTY FAIRGROUNDS ANNEX VISIONING**

**FIGURE 3 UTILITIES**

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### 13. COST ESTIMATES

The following table summarizes planning-level cost estimates for the recommended improvements depicted in **Figure 2**. More detailed cost estimates are included in **Appendix F**.

<b>Improvement</b>	<b>Estimated Cost</b>
New Park Area at East End of Annex Property	\$ 428,000
Perimeter Fencing Modifications/Improvements	\$ 31,000
Gravel Parking Lot for Ryan/Exchange Fields	\$ 107,000
Museum Parking Lot	\$ 28,000
New Sewer Main to Connect to City Sewer System	\$ 70,000
New Museum Building (est. 5,000 sqft @ \$175/sqft)	\$ 875,000

### 14. GROUNDWATER SAMPLING

Included in the Scope of Work for this redevelopment planning effort was a follow-up round of groundwater sampling at the site. The groundwater sampling was completed by Tetra Tech, for RPA. Tetra Tech had also completed the previous rounds of sampling at the site, starting in 2008. In general, the 2014 sampling yielded results that were consistent with the previous sampling events. A copy of Tetra Tech’s 2014 sampling results and summary report are included in **Appendix E**.

### 15. COUNTY-OWNED PARCEL CONSOLIDATION

Another significant work task associated with this redevelopment planning effort includes the legal consolidation of land in and around the Fairgrounds and Fairgrounds Annex. Lewis and Clark County owns several parcels of land in the vicinity, including the fairgrounds site, the annex property, Ryan/Exchange Fields, and others. In an effort to “clean up” the properties and parcels owned by the County, RPA is concurrently working on completion of and filing of an Amended Plat, which will ultimately combine all County-owned parcels in the area into a single parcel.

**APPENDIX A**

---

**VISIONING COMMITTEE MEETING MINUTES**

# *MINUTES*

*Custer Ave. Visioning Committee*

*Tuesday, January 21, 2014*

*10:00 a.m. meeting*

*Room 309 City-County Building*

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Present: Dick Alberts and Pam Attardo, City/County Heritage Tourism Council; Bob Fusie and Keith Hatch, County Fairgrounds; Craig Jenneskens, Robert Peccia & Assoc.(RPA); Johnny Keintz and Jason Welnel, Helena Babe Ruth (HBR), Jennifer Bottomly-O'Looney, MT Historical Society (MHS); Brad Sanders, MT Dept. of Administration (DOA).

The meeting began with an update on inventorying items located within the buildings and on the grounds of the property. The goal of this committee is to have each entity that has personal property on the parcel to create an written inventory of what is there and develop a plan for removal, should removal be imminent at some point. Brad Sanders identified that the DOA is currently storing granite from the state capitol restoration in the Northwest corner of the property. He stated that 2 departments are still inventorying their items on the property (including Dept. of Transportation). Jennifer Bottomly-O'Looney identified items in the northwest corner of the property that belong to MHS, including a manure spreader and 2 wagons, and also a tractor and farm implements adjacent to the building MHS currently occupies. She said that MHS would like until the Spring and Summer to relocate these items. Jennifer stated that the Portland Slime Filter mining artifact currently on the property does not belong to MHS.

Craig Jenneskens, the consultant hired by the County to evaluate the re-development of the parcel (pursuant to a DNRC grant in the amount of \$32,500), discussed the scope of work in RPA's contract (to be emailed with these minutes). RPA has hired Tetra Tech to perform groundwater sampling, and will begin work on a site survey, looking at the potential for consolidating parcels on the property (the Fairgrounds property, the 9 acres that are the subject of these meetings, and Ryan Fields are all former state properties that are subject to deed restrictions) abandoning platted streets that never were constructed, and annexation of the parcel by the City of Helena (both the Fairgrounds and Ryans Fields are currently in the

City). Structural evaluations of the buildings would necessitate an additional work order and are not contemplated by the contract. The contract's completion date is September 30, 2014.

Representatives from HBR baseball discussed their needs for an indoor practice facility and maintenance space, as well as additional parking. They are going to speak to their board about drafting up a plan, and they will contact the County Fairgrounds about the indoor facility that the Fairgrounds is proposing to build, as well as possible shared space in a Fairgrounds maintenance building.

Infrastructure on the property was discussed – the State Surplus building on the property currently has City water, as do the buildings on Ryan Fields.

The next Visioning meeting is scheduled for **Thursday, March 20 at 10:00 a.m.** Please plan to have a representative there. RPA's surveyor will be attending to discuss boundaries of the site, etc.

# *MINUTES*

*Custer Ave. Visioning Committee*

***Thursday, March 20, 2014***

*10:00 a.m. meeting*

*Room 309 City-County Building*

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Present: Pam Attardo, City/County Heritage Tourism Council (HTC); Bob Fusie and Keith Hatch, County Fairgrounds; Craig Jenneskens and Tom Stark, Robert Peccia & Assoc.(RPA); Johnny Keintz, Helena Babe Ruth (HBR); Brad Sanders, MT Dept. of Administration (DOA); Laura Erikson, Lewis & Clark Co., Eric Griffin, County Public Works

The status of inventories of the property was discussed. The Fairgrounds has submitted an inventory of the items that they own that are currently on the property, and Montana Historical Society and the HTC are working on theirs. Brad/DOA will be emailing an update on what state entities are using which buildings on the property, and hopefully the contents.

Craig Jenneskens, Tom Stark and Pam Attardo walked the property on March 19, 2014 and surveyed the current building use to the best of their abilities (keys to only one building were available). It was noted that the majority of the contents of Building 7 had been removed.

Laura Erikson will email Pam fully executed copies of the lease and deed, and Pam will email these to committee members.

There was some confusion as to which building on the map was the “pole building” referred to in the Lease. This needs to be determined. The County refers to the blue surplus building as the pole building.

Pam handed out a synopsis of the Restrictive Covenants, Deed and Lease that affect the property. There was discussion regarding the deed restriction that will trigger a right of entry/power of termination if the County transfers the property. Pam pointed out that the State Antiquities Act applies to Buildings No. 2, 3, 6, 7, 8a & b, and 10 per the deed.

Bob Fusie pointed out that there are several entities that are seeking space for maintenance, and it would be most efficient for those entities to work together on a combined maintenance

facility. Eric Griffin agreed and this will be explored after discussion with Eric Bryson and Ron Alles. HBR, Fairgrounds, County Public Works, the City of Helena Public Works and School District all have expressed an interest in maintenance space. Bob proposed dividing the property into 3 hypothetical areas to meet the needs of those who are present: 1. Maintenance; 2. MHS/HTC museum/storage/archives area; and 3. Parking. There was some discussion regarding where these amenities would be located.

Tom Stark is working on the survey of the property. There was discussion regarding consolidation of the parcels. Tom was concerned that consolidation would affect future transfer of any part of the property, as the County would have to go through the subdivision process. The right of entry in the deed makes it unlikely that a portion of the property would ever be transferred. Tom reported that streets platted in the south part of the property have not been abandoned, and that Henderson is not physically laid out in the location in which it is platted in land records. The road that runs between Ryan Fields and old DOT property was known as "Burwood", and the road that heads north off of "Burwood", which was originally known as Boulevard, is an abandoned road, despite the fact that it is currently very much in use. Tom suggested that an Ownership and Encumbrance report be prepared for the property (cost=\$1,000) to fully flesh out these discrepancies and most present agreed. Tom will proceed with this work.

Pam will:

1. mark up the TetraTech map with new names for the buildings (keeping the numbering system on the map) and will indicate which buildings are historic and return it to Craig for revision. When Craig revises it, Pam will send it out to committee members with instructions to use the plan to illustrate what part(s) of the property for which they have a potential need and a sketch or description of their plan.
2. Send out lease, deed and restrictions to committee members once she receives fully executed copies.
3. Finish Inventory of HTC items in Building 6, some which belong to ExplorationWorks and the Fairgrounds.

Infrastructure on the property was discussed – Craig will determine where sewer, water and electricity are located on the site. There was some discussion that the western portion of the property has the most environmental issues (there are buried "dump" items in that area), and its impact on what type of uses would be most suitable in that area.

Laura noted that the 9 acre parcel is known by many different names and the committee should decide what it should be called. This will be an agenda item at the next meeting.

Pam will email attendees as to the next meeting date and time.

# *MINUTES*

*Custer Ave. Visioning Committee*

***Thursday, May 28, 2014***

*10:00 a.m. meeting*

*Room 309 City-County Building*

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Present: Pam Attardo, City/County Heritage Tourism Council (HTC); Dick Alberts, HTC, Bob Fusie and Keith Hatch, County Fairgrounds; Craig Jenneskens and Tom Stark, Robert Peccia & Assoc.(RPA); Jason Welnel, Helena Babe Ruth (HBR); Brad Sanders, MT Dept. of Administration (DOA); Mark Athearn, MT State Surplus, Laura Erikson, Lewis & Clark Co., Jennifer Bottomly-O'Looney, MT Historical Society (MHS), Amy Teegarden, City Parks; Andy Hunthausen, Co. Commissioner

The status of inventories of the property was discussed. So far, inventories have been received from the following entities/individuals: Wally Jester, Co. Volunteer Fire Dept., Building 1; MHS, Building 10; Co. Fairgrounds, Building 6; HTC, Building 6; Co. Sheriff's Office, Building 4; DOA, Buildings 1-14 (partial inventory – DOA still awaiting responses from some agencies). ExplorationWorks has not submitted an inventory but stores exhibits in the western part of Building 6. HBR reported that they have items stored in the Eastern Railroad Car (#9 on the map) and they will be determining what is in the car.

Dick Alberts, Chair of the HTC, presented its inventory of Building 6, as well as its plan for a City/County museum and archives on the property. The HTC currently houses artifacts and a trolley undergoing restoration in Building 6. The HTC's proposed plan includes an addition linking Building 6 (proposed museum) with Building 7 (proposed archives).

Brad Sanders and Mark Athearn discussed the 14 buildings listed on their inventory and gave updates on the status of the users and contents. They will be following up with agencies that have not responded. Individual users of the buildings currently pay the electricity bills for the buildings that they use. Electric will eventually be billed to the County and then collected from the individual entities using the buildings.

Participants' needs were discussed, and were encouraged to create written plans for what they need on the property – what building(s) they are interested in using, how much space they need (both indoor and outdoor), what services they anticipate needing, etc. **These plans should be presented at the next meeting.** There will be 4 more meetings of this committee: June, July, August and September. State Surplus brought up the fact that while they remain on the property, they utilize the entire property during their auctions – approximately 400 vehicles fill the 9 acres. Their major auction is the last weekend in September.

Tom Stark spoke about the survey of the property that he is putting together. He is working on a draft survey. What we are calling Custer Ave. was a road named Burwood. The roads south of Burwood (ballfields) were never abandoned, and Boulevard Street, which runs along the Western boundary of the property, is an abandoned street, although it continues to be used regularly and is paved. This creates a no legal access situation for those using the property to the north of the Custer Ave. parcels.

Craig Jennekens reported that the latest Water Quality Sampling Report revealed no surprises.

Amy Teegarden spoke about City Parks' needs, which will be determined by whether a Regional Park District is created. Such a district will affect where Parks would locate its machinery, and City Parks may take over maintenance of Ryan Fields in an MOA.. Amy stated that Parks needs ~3,000 s.f. of shop space, plus office/break room/storage. Parks would also need outdoor "boneyard" storage. Amy would like a state of the art facility, and stated that the Custer Ave. location is not ideal, but not bad. The City would like to have its own nursery, but the no irrigation restrictions on the Custer Ave. parcel may prevent such use.

The traffic flow associated with Ryan Fields events (baseball and football) and Fairgrounds events would need to be studied in any plan of the property (the Fairgrounds currently directs traffic down Burwood during events). This is beyond the scope of RPA's contract, but participants agreed that an examination of this issue is crucial to any redevelopment of the parcels.

The Fairgrounds stated that they were interested in Building 11 for their maintenance purposes. Amy brought up that having a maintenance facility at the entrance of the property is not very aesthetic and asked if the eastern portion could be screened with plantings/barriers to conceal the facility. Commissioner Hunthausen concurred. Bob Fusie proposed that additional parking for the Fairgrounds and ball fields be located on the Western part of the property. Craig Jennekens pointed out that this would be a good use for this area, as it was historically used as a garbage dump, and any excavation in this area would uncover whatever is buried there.

Pam will email attendees as to the next meeting date and time at the end of June.

# *MINUTES*

## *Fairgrounds Annex Visioning Committee*

***Wednesday, June 25, 2014***

*10:00 a.m. meeting*

*Room 309 City-County Building*

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Present: Pam Attardo and Dick Alberts, City/County Heritage Tourism Council (HTC); Craig Jenneskens, Robert Peccia & Assoc.(RPA); Brad Sanders, MT Dept. of Administration (DOA); Laura Erikson, Lewis & Clark Co., Jennifer Bottomly-O'Looney, MT Historical Society (MHS), Amy Teegarden, City Parks; Andy Hunthausen, Co. Commissioner

Brad Sanders reported that he had no updates on the status of building contents inventories, but reported that Building 8b is being cleaned out. Jennifer Bottomly-O'Looney shared MHS's plan for Building 10 with participants and Pam will email electronic copies to all.

Craig Jenneskens requested that the committee come up with a name for the property other than Custer Ave Property. "Fairgrounds Annex" was suggested. This would be just for purposes of this committee. Participants should bring other suggestions to the next meeting in July.

Craig handed out copies of a DRAFT development plan (Concept 1) for discussion that incorporates items discussed at earlier meetings and proposes locations for parking, plantings, etc. Pam will email the plan to all members of the committee. There was much discussion regarding the plan and suggested revisions. Demolition of non-historic buildings was discussed to create more room, as well as historic sheds. Consolidation of the contents of Buildings 1 and 4 was also discussed, with possible demolition of one of them to accommodate parking or a new building.

The proposed parking shown on the Concept 1 plan was discussed. Craig questioned whether it would be paved. Amy suggested that it be paved and striped to keep parking orderly and to maximize the space available. Amy also suggested separate IN and OUT access/egress to facilitate traffic flow. There was discussion of creating more parking in the NW corner of the property. There was discussion of having an entrance to the proposed Fairgrounds maintenance area from the road to the North of the property. The same was suggested for the

proposed Museum/Archives, so all service entries could be achieved without impacting public traffic from Burwood. The park area shown on the plan was discussed. The possibility of a dog park in that area was discussed and dismissed, and it was suggested that perhaps a portion of the Fairgrounds property would be a more suitable site, as many people walk dogs there currently.

Amy would like to see a Parks maintenance facility proposed for the site, but that is contingent on the formation of a Regional Parks entity. Possible locations identified for such a facility were in the NW corner of the property or south of Building 11, which the Fairgrounds has expressed interest in as a maintenance facility. This would group all maintenance in the same area and allow it to be screened by fencing and/or plantings for aesthetic purposes.

Commissioner Hunthausen brought up the traffic intersection at Custer Ave. and Henderson and the possibility of a traffic circle. Crosswalks for the trail crossing Custer also need to be considered. Amy suggested that the City look over a proposed plan for the property to weigh in on fire, police and traffic issues. The intent is to have the City annex the property eventually.

Laura brought up the possibility of having an outdoor artifact park near Building 6. Commissioner Hunthausen suggested that there could be a collaborative/shared museum complex composed of the HTC and MHS in the middle portion of the property.

Craig reported that Tom Stark is working on the survey. He also requested that the committee should think about the Final Report and documentation wrapping up the series of meetings that have been held. Participants should think about what this will include and what it will look like. He will include cost estimates, summaries of groundwater studies, etc.

Craig received maps of the utilities on the property from Northwest Energy and will provide that information at the July meeting.

The next meeting will be held on Thursday, July 31 at 11:00 a.m. Pam will email the room once she reserves it.

# *MINUTES*

## *Fairgrounds Annex Visioning Committee*

***Wednesday, July 31, 2014***

*11:00 a.m. meeting*

*Room 326 City-County Building*

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Present: Pam Attardo, City/County Heritage Tourism Council (HTC); Craig Jenneskens, Robert Peccia & Assoc.(RPA); Brad Sanders, MT Dept. of Administration (DOA); Jennifer Bottomly-O'Looney, MT Historical Society (MHS); Bob Fusie, Lewis & Clark Co. Fairgrounds

Participants discussed the fact that Custer Ave. is a state road, and therefore any roundabout at the Custer/Henderson intersection would need to be approved by MDOT's 10 year plan. Craig suggested that the visioning committee members really try to dial in on submitting the last concepts and potential designs so RPA can produce a report for the last meeting at the end of September. Craig reported that Tom Stark is finishing up on the survey didn't see any issues with deeds, etc. Tom is hoping to draft all boundaries, etc. and get maps and certificates of survey together for the next meeting in August.

Bob Fusie reported the possibility of chip and fog sealing all roads that have been surfaced within the Fairgrounds, including Burwood. Brad Sanders passed out inventory Sheets that DOA has drafted up for all state users of the buildings to fill out. He asked for comments on anything that could be added to the sheet. Pam asked that water, sewer and utilities be added to the sheet, as well as the entity who pays the utilities. Jennifer Bottomly-O'Looney updated the group that MHS will move all items that are outside on the property to the interior of the building. There are a few large items that MHS would like to move in October after the state vehicle auction.

Craig handed out Concept #1 and #2 plans, as well as a plan showing utilities on the property. He noted that sanitary sewer is out to the north in the Fairgrounds, and that there was ample utility service for the uses planned by the committee. He questioned whether County or City Public Works were interested in a facility in the area of Buildings 5 and 14 and hoped to get input from Amy Teegarden or Eric Griffin.

The next meeting will be August 28<sup>th</sup> at 9:30 a.m. in Room 309 of the City County Building. All participants are encouraged to attend with their plans to wrap the sessions up in preparation for the report.

# *MINUTES*

## *Fairgrounds Annex Visioning Committee*

***Thursday, August 28, 2014***

*9:30 a.m. meeting*

*Room 309 City-County Building*

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Present: Pam Attardo, City/County Heritage Tourism Council (HTC); Craig Jenneskens, Robert Peccia & Assoc.(RPA); Jennifer Bottomly-O'looney, MT Historical Society (MHS); Bob Fusie, Keith Hatch, Lewis & Clark Co. Fairgrounds; Andy Hunthausen, Laura Erikson, Lewis & Clark Co.

Discussion was had on the State Surplus' anticipated move date from the property – 2 years at the least. The question came up whether Henderson is a state route or a City street. Tom Stark may be able to answer this question at the September meeting.

Craig Jenneskens went over Concept 2 plan, going from West to East on the property:

1. Building 1 – possible storage for Babe Ruth baseball; keep in place, move, demolish and extend parking west ; otherwise have to go around the building with parking.
2. Building 2 – storage shed; possible move/removal.
3. Building 3 – open storage; move/removal.
4. Building 4 – possibly combine contents of Buildings 1 (Fire Dept/Wally Jester) and 4 (Sheriff storage) in Building 4.
5. Building 5 – usable office space.
6. Buildings 6, 7 & 8b – City/County Museum/Archives & record storage
7. Building 8a – possible removal.
8. Building 9 – railroad cars to be removed; was Jason Welnel of Babe Ruth able to open the locks to check contents?
9. Building 10 – MHS to continue use.

10. Building 11, 12 & 13 – Fairgrounds maintenance.
11. Building 14 – definite removal.

The group discussed the need for a fence around the eastern maintenance portion of the property, and possibly other parts of the property, as well as the park area that buffers the maintenance area from the street. The park area would have to be remediated to allow plantings and irrigation. Commissioner Hunthausen suggested remediating the entire site so plantings could be put in anywhere on the property. May have to clean up different sections to different standards (e.g., paved parking and maintenance areas not as stringent).

Laura Erikson mentioned moving the entrance to the park area, as the entrance is shown right at the intersection of Henderson & Custer and is not safe. She suggested showing fencing around the park area so can't enter the Fairgrounds without going through the gate. Craig stated that he would verify the location of the new Fairgrounds gate in relation to the intersection on the Concept 2 map to make sure it is updated.

Craig stated that Tom Stark should have the survey completed by September. Bob Fusie brought up the Woolsten Well water rights. Babe Ruth is charged for the water it uses (Fairgrounds bills them). Fairgrounds splits use of well. County owns the water rights to Woolsten Well for specific amount of gallons and uses. Need to clarify whether the well would be used to irrigate the Fairgrounds Annex property if it was remediated to a level that would allow irrigation. Have to explore the extent of water rights.

Bob asked if Tom Stark could figure out Ryan Fields' history – was it always County property? Craig will ask Tom to come to the September meeting.

The next meeting will be held on **Wednesday, September 17 at 10:00 a.m. in Room 309** of the City County Building. This will be the group's last monthly meeting and RPA will present a Redevelopment Plan at this meeting, as the contract for services with RPA will end. The group will meet on a quarterly basis until monthly meetings become necessary.

## APPENDIX B

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# MONTANA HISTORIC PROPERTY RECORD

# MONTANA HISTORIC PROPERTY RECORD

For the Montana National Register of Historic Places Program and State Antiquities Database

Montana State Historic Preservation Office  
Montana Historical Society  
PO Box 201202, 1410 8<sup>th</sup> Ave  
Helena, MT 59620-1202

Property Address: **8 West Custer Avenue**

Historic Address (if applicable):

City/Town: **Helena**

Site Number: **24 LC 2242**

(An historic district number may also apply.)

County: **Lewis and Clark**

Historic Name: **Montana State Highway Commission Shop Complex**

Original Owner(s): **State of Montana**

Current Ownership  Private  Public

Current Property Name: **State Surplus Complex**

Owner(s): **Montana Department of Administration**

Owner Address: **PO Box 200101  
Helena, MT 59620-0101**

Phone: **(406) 444-2032**

Legal Location

PM: **Montana** Township: **10N** Range: **4W**

**SW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> and SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>** of Section: **13**

Lot(s):

Block(s): **11-14**

Addition: **Rosedale** Year of Addition: **1889**

USGS Quad Name: **Helena** Year: **1985**

Historic Use: **Equipment Repair Shops & Storage**

Current Use: **Storage/State Surplus**

Construction Date: **1922**  Estimated  Actual

Original Location  Moved Date Moved:

UTM Reference [www.nris.mt.gov/topofinder2](http://www.nris.mt.gov/topofinder2)

NAD 27 or  NAD 83(preferred)

Zone: **12** Easting: **419030** Northing: **5163076**

National Register of Historic Places

NRHP Listing Date:

Historic District:

NRHP Eligible:  Yes  No

Date of this document: **September 7, 2012**

Form Prepared by: **Jon Axline**

Address: **Montana Dept. of Transportation, Helena**

Daytime Phone: **406-444-6258**

MT SHPO USE ONLY

Eligible for NRHP:  yes  no

Criteria:  A  B  C  D

Date:

Evaluator:

Comments:

# MONTANA HISTORIC PROPERTY RECORD

PAGE 2

Property Name: **MT Highway Commission Shop**

Site Number: **24 LC 2242**

## ARCHITECTURAL DESCRIPTION

See Additional Information Page

Architectural Style: **Other** If Other, specify: **No-Style**

Property Type: **Transportation** Specific Property Type: **Repair Shops and Storage**

Architect: **Unknown** Architectural Firm/City/State:

Builder/Contractor: **Montana Highway Department** Company/City/State: **Helena, MT**

Source of Information: **Montana State Highway Commission Meeting Minute Books**

Concisely, accurately, and completely describe the property and alterations with dates. Number the buildings and features to correlate with the Site Map.

The Montana State Highway Commission Shop Complex is located on just over 9 acres lying in a narrow strip of land on the north side of West Custer Avenue and immediately west of the intersection of Henderson Avenue. The property consists of six buildings and associated sheds strung out generally parallel along the length of the state-owned property. The buildings on the property are of varying ages but a central section of construction there dates from the first half of the twentieth century and is associated with the history of the Montana Highway Commission and its administrative successors.

Feature 1 is the main shop constructed in 1922. It is a heavy frame structure about 200' x 42' constructed with 2 x 6 studs set parallel to a similar plate at grade. Its 18' walls carry trusses on 6" x 6" uprights and are fortified with iron or steel rods and placed at intervals of about 16 feet to support the roof. The entire structure is covered in sheets of galvanized iron, corrugated and nailed to the studs and rafters. Large, 3/6 double-hung windows measuring roughly 3' by 6' are placed generally every 8' along the exterior walls. The interior of the building is separated into a large open space on the west half and several storage and specialty rooms on the east. A second story is included on this eastern portion, separated by a large 50' garage space centered in this area. The garage is accessed by a 12' x 12' door and the interior spaces are fitted with standard doorways. Several offices are included here, one on the northeast that is placed in a single story el (built between 1951 and 1955) projecting out of the north side. This latter section has a gable end roof that engages the wall of the main structure. A set of three equally spaced second story windows are on the main block's east side and arranged in square 3/3 configurations. The western half of the building is open space accessed by large garage doors on the southwest (and a manway door with shed hood nearby) and western façade. The building was supplied with coal from a concrete bunker on the northeast side.

Feature 2 was an equipment warehouse and automobile repair shop and was built sometime between 1935 and 1951. Of similar construction to F-1, the eastern half of this one-story heavy frame structure is a long, mostly open building with windows of the same configuration placed along the south and north sides. Large double doors at intervals and on the eastern end allow vehicle access. From the historic period, the wooden plank doors with diagonal bracing are hinged outward and are in places sheltered by extended eaves. On the west, the structure is divided into a series of vehicular stalls, each with a wooden door. This portion is windowless. The entire building is sheathed in corrugated galvanized iron sheets except where several swinging doors are lined up together on the east section. A long structure, it measures nearly 300 feet on the north side and on the south, this length is set in two roughly equal sections, the easternmost being 30 feet wide and its western portion being about 20 feet in width. Its outer walls are about 10' high.

Feature 3 is the storage building and was constructed in 1922. Another long, narrow heavy frame building, this one measuring some 230' x 25', occupies the northern center of the property. Its height and gable ends are of similar appearance to the other historic buildings on the property. The eaves rise to about 18 feet over grade and are sufficient to contain large equipment. This structure sheltered vehicles and other items useful to the operations of the property. It was not iron-sided over as most of the other historic structures, a tendency of the operators of the property not to clad the complexities of facades with swinging doorways held in this case. A small addition on the east is an open to the sky and was once truck storage.

# MONTANA HISTORIC PROPERTY RECORD

PAGE 3

Property Name: **MT Highway Commission Shop**

Site Number: **24 LC 2242**

## HISTORY OF PROPERTY

See Additional Information Page

The Sanborn Fire Insurance Maps for Helena show the evolution of this site from 1930 through 1958. In 1930, the site included the main machine and repair shop (F-1), an auto storage shed (F-3), and two truck sheds (F-4 and F-5). The site was served by the Northern Pacific Railway spur line that entered the compound from the northeast and served both the highway commission's site and the state fairgrounds. By 1951, an equipment warehouse/auto repair shop (F-2) had been constructed on the site. It was joined by a supply storage building (F-6) by 1958. The Sanborn maps also show the diversification of the use of the buildings over that 28 year period (Sanborn Fire Insurance Maps, 1930, 1951, 1958).

In February 1871, William H. Patterson obtained ownership of 160 acres in the southwest quarter of Section 13, T10N, R4W through cash entry. The property involves a complicated history before 1903 that involves multiple property transfers, lawsuits, and the formation of the Montana Agricultural, Mineral & Mechanical Association in 1870, the precursor to the Montana State Fair Corporation. In June 1903, the State of Montana purchased 110 acres from Charles D. and Mary E. Hard to supplement the already considerable lands set aside for use as the State Fairgrounds. In 1913, after various lots and parcels were sorted out among interests involved with the State Fair, including Marcus Daly's bank in Butte, land south of the fairgrounds was consolidated to form a block running either side of what is now Custer Avenue. This consolidation encompassed included the subject property (Montana Land Tract Books; Abstract of Title).

A certain portion of the fairgrounds was set aside through an agreement between the Montana Department of Agriculture and the Montana Highway Commission in 1921. In October 1919, State Highway Commission chairman Frank Conley relocated the Commission's shop to Deer Lodge. Coincidental to the move, Conley was leasing surplus

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## INFORMATION SOURCES/BIBLIOGRAPHY

See Additional Information Page

Abstract of Titles No. 161 and 604. Montana Department of Natural Resources and Conservation. Helena, Montana.

Lewis and Clark County Fairgrounds Files. Montana Department of Natural Resources and Conservation. Helena, Montana.

Montana Land Tract Books. Montana Historical Society Research Center. Helena, Montana.

Montana State Highway Commission Meeting Minute Books. Montana Department of Transportation. Helena, Montana.

Sanborn Fire Insurance Maps: Helena, Montana, 1930, 1951, 1958. Montana Historical Society Research Center. Helena, Montana.

*Third Biennial Report State Highway Commission of Montana, 1921-1922.* (Helena: State Highway Commission, 1922).

# MONTANA HISTORIC PROPERTY RECORD

PAGE 4

Property Name: **MT Highway Commission Shop**

Site Number: **24 LC 2242**

## NATIONAL REGISTER OF HISTORIC PLACES

NRHP Listing Date:

NRHP Eligibility:  Yes  No  Individually  Contributing to Historic District  Noncontributing to Historic District

NRHP Criteria:  A  B  C  D

Area of Significance: \_\_\_\_\_ Period of Significance: \_\_\_\_\_

## STATEMENT OF SIGNIFICANCE

See Additional Information Page

The Montana State Highway Commission Shop Complex was established at the state fairgrounds outside Helena in 1921. Over the next fifty years, it functioned as an important component to the construction and maintenance operations of the Commission and the Montana Highway Department. The site contained repair shops for the department's vehicles and equipment, warehouses for highway department material, and garages for department automobiles and road maintenance equipment. The six buildings at the site associated with the highway commission and department were constructed between 1921 and 1958. They are all simple wood or steel frame buildings sided and roofed in corrugated metal. All have large multi-lite windows common to buildings used for industrial purposes. The buildings were purely functional with no ornamentation or other decorative elements to enhance their appearance. With the exception of the original shop (F-1), there have been additions to the buildings and they all appear as they did when originally constructed. They are also situated in their original pattern at the site. The setting of the property has also remained largely intact as has its association with the fairgrounds, which are still located adjacent to the site on the north. Six buildings have been added to the site since the mid-1970s, but they are all similar in appearance and function to the original structures on the property. The Montana State Highway Commission Shop Complex is, therefore, eligible for the National Register of Historic Places under Criteria A and C.

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## INTEGRITY (location, design, setting, materials, workmanship, feeling, association)

See Additional Information Page

There are twelve buildings on the site, six of which are historic-age constructed between 1921 and 1958. The six non-historic buildings were constructed beginning in the 1970s and are associated with the property's function as State Surplus. The six historic buildings all exhibit the same basic design of corrugated metal over either wood or steel frames. All are plain with no decorative details common to their historic functions as warehouses, garages, and repair shops. They are in their original location and only one building (F-1) has additions not associated with the original construction of the structure. The buildings are in good condition, albeit somewhat deteriorated. The setting of the site has been compromised by the addition of six non-historic buildings since the 1970s.

## MONTANA HISTORIC PROPERTY RECORD

### ADDITIONAL INFORMATION PAGE

Property Name: **MT Highway Commission Shop**

Site Number: **24 LC 2242**

Feature 4 is a tool shed. It is a comparatively low building, about 8 feet to the eave. The shed is a frame structure with gable roof over a concrete slab. On the north, it has a series of single and double sliding garage doors and a few 3/3 windows on the south. Measuring about 100' x 20', it is relatively unchanged since its construction in 1922. Adjacent to it on the west is an open shed of later construction. This is a pole shed with a dirt floor and sheathed in corrugated iron that appears on the 1958 Sanborn map.

Feature 5 is a truck shed and shop built in 1922. A dirt floored pole shed sheathed in corrugated metal, this structure runs for about 75' along the southern fence. It is open to the north on its western half and enclosed on the east. A doorway, two modern windows and sliding garage door are on the north façade of the enclosure.

Feature 6 is the carpenter and sign shop. This structure was built about 1958 and appears on the 1958 Sanborn Insurance map. It represents a transition between wooden structures and metal buildings favored by the highway department. Of modest size compared to its wooden predecessors, the carpenter and sign shop employs a steel frame standing on a concrete slab and low perimeter wall foundation to substantiate its modernistic utility. On its south façade are two large overhead doors and a series of metal windows. The latter are repeated on the north side in nearly a solid line, flooding the interior in light. The entire building is sheathed in galvanized metal with narrow standing seams and ribs.

#### **HISTORY OF PROPERTY (cont.)**

war equipment to the counties for use for road construction and the penitentiary (of which he was the warden) was the headquarters for the convict road construction crews then under sponsorship of the highway commission. In early 1921, however, Governor Joseph Dixon removed Conley from the prison and the highway commission accusing of him of malfeasance in office. The remaining highway commissioners then began efforts to relocate the shop back to Helena. The highway commissioners voted to move the shop back to Helena in April 1921 and ordered the Deer Lodge shop closed by May 1<sup>st</sup>, laying off all but two of the employees there. By the March 1922 the new shop facility was up and running. According to the Commission's biennial report,

The repair shop and storage depot formerly located at Deer Lodge has been moved to Helena and established at the State Fair grounds. In this connection the courteous cooperation of the State Department of Agriculture should be noted. Permission to use a part of the state fair property for the purpose referred to has precluded the necessity for purchasing a building site and in other respects has operated to the distinct advantage of the this department."

It was here that equipment used by the Commission, which later became the Montana Department of Transportation, was serviced, stored and repaired. Thus between September 1921 and March 1922, a large hipped roof structure was constructed on the grounds along with two rows of sheds. Additional buildings of a similar industrial type were added over the next couple of decades. These were dedicated to the central mission of the property and accommodated car and truck storage, a paint shed, carpenter's workshop and auto repair facilities. In early years these had ready access to rail service through the spur lines to the fairgrounds and were convenient to the trolley line that terminated at the fairgrounds and operated until 1927. Interestingly, no copies of any agreements or permits between the State and the MDT exist before 1935. Files at the Montana Department of Natural Resources and Conservation (DNRC) indicate that all agreements before 1935 were verbal ones. In May 1935, State Highway Engineer Ralph Rader asked the State Board of Examiners to increase the area used by the highway department to its existing boundaries. It was not until 1951 that the highway department requested a formal lease be made. That request was made again in January 1958 (SHC 1: 224; Ibid 2: 7, 15, 41, 71; *Third Biennial Report 1922*: 29-30; DNRC Files).

With the extension of Custer Avenue into Ryan park immediately south of the facility in the 1980s, orientation of the grounds changed. Entries along the south fence were built and the facility became reoriented in terms of use to sections running east to west. The MDT continued to actively use the site until the 1990s. Currently the site serves as storage for various agencies of state and local government and shop facilities for emergency support and museum development and is the site of State Surplus.

**MONTANA HISTORIC PROPERTY RECORD**  
PHOTOGRAPHS

Property Name: **MT Highway Commission Shop**

Site Number: **24 LC 2242**



Roll #

Frame #

Feature # **1**

Facing: **SW**

Description: **East façade and addition**



Roll #

Frame #

Feature # **1**

Facing: **WSW**

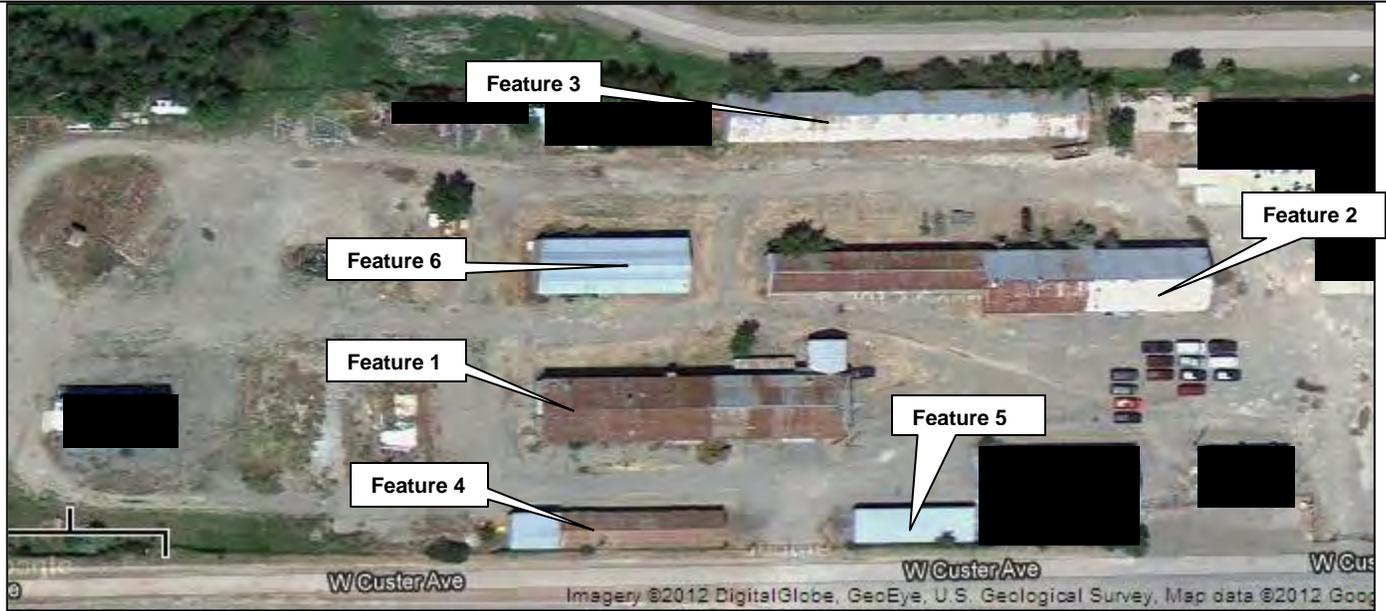
Description: **North elevation**

# MONTANA HISTORIC PROPERTY RECORD

## SITE MAP

Property Name: **MT Highway Commission Shop**

Site Number: **24 LC 2242**

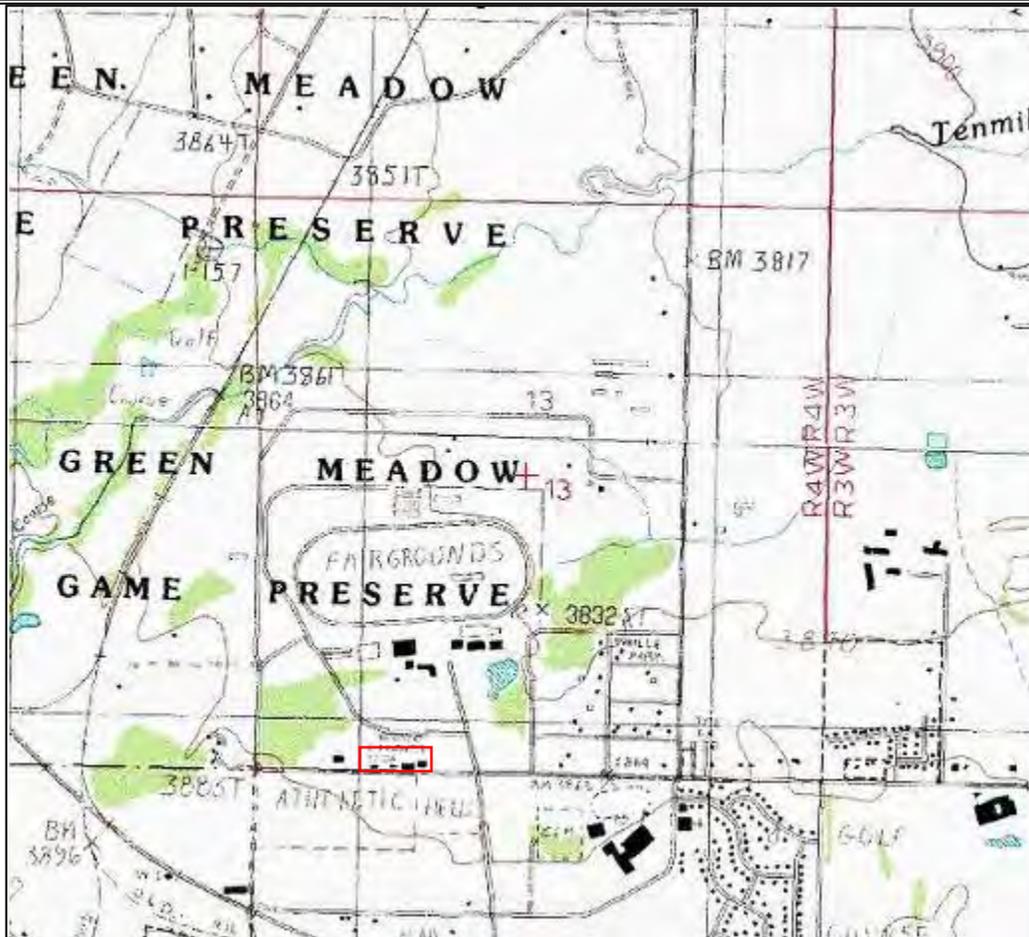


= non-historic buildings on-site

MONTANA HISTORIC PROPERTY RECORD  
TOPOGRAPHIC MAP

Property Name: MT Highway Commission Shop

Site Number: 24 LC 2242





**Feature 1. North elevation. View to the south.**



**Feature 1. North elevation and west facade. View to the East.**



**Feature 1. West façade and west elevation. View to the east-northeast.**



**Feature 1. East façade and south elevation. View to the west.**



**Feature 2. East façade and south elevation. View to the west.**



**Feature 2. East façade and north elevation. View to the west-southwest.**



**Feature 2. North elevation. View to the southwest.**



**Feature 2. West façade and south elevation. View to the northeast.**



**Feature 2. South elevation. View to the northwest.**



**Feature 2. South elevation. View to the northeast.**



**Feature 3. South facade. View to the northwest.**



**Feature 3. East elevation. View to the west.**



**Feature 3. South façade. View to the northeast.**



**Feature 3. East elevation and north façade. View to the west.**



**Feature 4. North façade. View to the southwest.**



**Feature 4. North façade. View to the southeast.**



**Feature 4. South façade and east elevation. View to the northwest.**



**Feature 5. North façade. View to the south.**



**Feature 5. Detail of interior. Feature 5. View to the south.**



**Feature 6. South façade and west elevation. View to the northeast.**



**Feature 6. South façade and east elevation. View to the northwest.**



**Feature 6. North façade and east elevation. View to the southwest.**

## APPENDIX C

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# RECORDED PROPERTY DEED AND RESTRICTIVE COVENANTS

3251146 B: M47 P: 9007 DEED  
11/13/2013 10:18 AM Pages: 1 of 4 Fees: 38.00  
Paulette DeHart Clerk & Recorder, Lewis & Clark MT



Return To: DNRC  
PO Box 201601  
Helena, MT 59620-1601

**THE STATE OF MONTANA  
GRANT DEED TO STATE LAND**

KNOW ALL MEN BY THESE PRESENTS that the STATE OF MONTANA DEPARTMENT OF ADMINISTRATION (hereinafter referred to as the "Grantor") acting by and through the State Board of Land Commissioners (hereinafter referred to as the "Board"), whose address is P.O. Box 201601, Helena, MT, 59620-1601, in consideration of Grantee's promise to use the following lands for public purposes under §77-2-351, MCA, does hereby grant to LEWIS AND CLARK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF MONTANA (hereinafter referred to as the "Grantee"), whose address is Lewis and Clark County, 316 North Park Avenue, Helena, MT, 59624, the following:

A tract of land situated in the Southwest ¼ of Section 13, T10N, R4W, P.M.M., Lewis and Clark County, Montana and being all of Blocks 11, 12, 13 and 14 of the Rosedale Addition to the City of Helena, Montana and being more particularly described as:

*Tract 1 described in Certificate of Survey No. 3226702 filed with the Lewis and Clark County Clerk and Recorder's Office on 03/24/2012, containing 9.508 acres of land, more or less, subject to all easements and rights of way pertinent to this tract.*

PROVIDED, in accordance with §77-2-351, MCA, in the event that the above-described land shall cease to be used for a public purpose or cease to be owned by the Grantee, upon written notice to the Grantee by the Grantor, title to the above-described land shall revert to the State of Montana. Within 30 days of such notice of reversion, the Grantee may request a contested case hearing before the Board or the Board's designee to determine whether the terms of this Deed have been violated and reversion of this land is warranted. The Board shall be the trier of fact and its decision shall be reviewable by the local District Court as any other decision under a contested case proceeding under § 2-4-701, et seq., MCA.

PROVIDED FURTHER, that the Grantee shall fully comply with the Montana Antiquities Act, 22-3-421, et seq., in its management and control of the above-described property, as if it were an executive agency of the State of Montana.

PROVIDED FURTHER, that this conveyance is subject to any and all exceptions, restrictions, reservations, limitations, conditions and provisions of record, including that Declaration of Restrictive Covenants on Real Property, dated June 27, 2011, and recorded July 8, 2011 as Document No. 3207055 at Book M43, Page 8307 in the records of the Lewis and Clark County Clerk and Recorder's Office.

PROVIDED FURTHER, that this conveyance is subject to all the terms and conditions of a Declaration of Restrictive Covenants dated August 28, 2013 and recorded September 16, 2013 as Document No. 3248633 at Book M47, Page 6753 in the records of the Lewis and Clark

County Clerk and Recorder's Office, a true and accurate copy of which is attached hereto as exhibit "A".

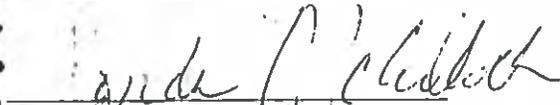
EXCEPTING AND RESERVING to the State of Montana all title in and to all coal, oil, oil shale, gas, phosphate, sodium and other mineral deposits, geo-pressured brine, associated gases and steam in whatever form, and any other geothermal resources having a temperature greater than 40° C in the above described land which have not already been reserved by the United States, except sand, gravel, building stone, and brick clay, whether now known or hereafter found to exist therein, together with the right for itself and its lessees to enter upon the said lands, to prospect for, drill, develop, mine and remove such mineral deposits and utilize the geothermal resources so reserved and to occupy and use so much of the surface of such lands as may be required for all purposes reasonably extending to the exploring for, mining and removal of such minerals and the production of heat, steam, electrical power, and of electrolytic by-products from geothermal resources thereon, but the lessee shall make just payment to the Grantee for all damage done to the premises by reason of such entry upon the land and the use and occupancy of the surface thereof.

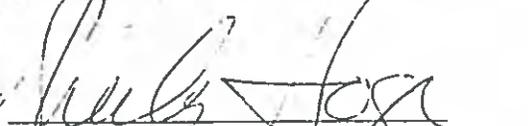
TO HAVE AND TO HOLD the said land with all its appurtenances thereto unto the said Grantee, Lewis and Clark County, Montana.

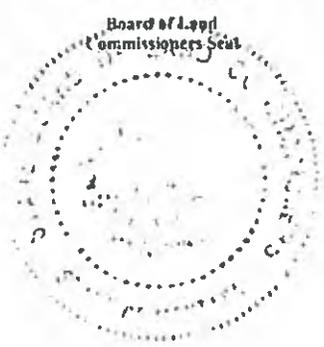
IN TESTIMONY WHEREOF, the State of Montana has caused these presents to be executed by the Governor and to be attested by the Secretary of State and countersigned by the Montana Department of Administration, and the Great Seal of the State and the Seal of the State Board of Land Commissioners to be hereunto affixed this 31 day of October 2013.

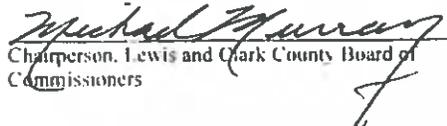


  
Governor Steve Bullock

  
Linda McJulloch, Secretary of State

  
Sheila Hogan, Director  
Department of Administration



  
Michael Murray  
Chairperson, Lewis and Clark County Board of Commissioners

## Exhibit "A"

### DECLARATION OF RESTRICTIVE COVENANTS ON REAL PROPERTY

THIS DECLARATION OF RESTRICTIVE COVENANTS ON REAL PROPERTY is made by the Department of Administration (DOA), on behalf of the State of Montana, as of the date set forth below.

#### RECITALS

WHEREAS, the State of Montana is the owner of certain real property (the Subject Property) located in Lewis & Clark County, Montana, more particularly described as:

A tract of land containing 9 acres located in the south ½, south ½, southwest ¼, Section 13, Township 10 North, Range 4 West, Lewis & Clark County, Montana.

Book 80 page 67; Book M19 page 8579.

WHEREAS, the DOA is the custodian of the Subject Property pursuant to § 2-17-811, MCA;

WHEREAS, the Subject Property is located within the Montana Department of Transportation's (MDT) Maintenance Facility (Facility) upon which hazardous or deleterious substances have come to be located; and

WHEREAS, MDT is seeking approval from the Montana Department of Environmental Quality (DEQ) for a Voluntary Cleanup Plan (VCP) for the Facility. As part of the VCP, MDT desires to restrict development on the Subject Property and the DOA is willing to record such restrictions in order to finalize the VCP:

NOW, THEREFORE, the DOA hereby agrees and declares:

1. No residential structures shall be constructed on the Subject Property, and the Subject Property shall not be used for residential use.
2. No irrigation of any kind may occur on the Subject Property.
3. No action shall be taken, allowed, suffered, or omitted on the Subject Property if such action or omission is reasonably likely to create a risk of migration of hazardous or deleterious substances or a potential hazard to public health, safety, or welfare or the environment or result in a disturbance of the structural integrity of any engineering controls designed or utilized at the Facility to contain hazardous or deleterious substances or limit human or environmental exposure to the hazardous or deleterious substances.
4. The DOA agrees to provide DEQ and its representatives and contractors and all representatives and contractors of any person conducting remedial actions approved by DEQ on the Subject Property access at all reasonable times to the Subject Property.

3248633 B: M47 P: 6753 COV  
09/16/2013 02:05 PM Pages: 1 of 2 Fees: 24.00  
Paulette DeHart Clerk & Recorder, Lewis & Clark MT



5. At all times after the State of Montana conveys its interest in the Subject Property and no matter what person or entity has title to or is in possession of the Subject Property, the DEQ, and its agents, shall retain the right to enter the Subject Property at reasonable intervals and at reasonable times of the day in order to inspect for violations of the Restrictive Covenants contained herein.

6. DEQ shall be entitled to enforce these covenants as an intended beneficiary thereof. The DOA specifically agrees that the remedy of "specific performance" shall be available to DEQ in such proceedings.

7. The provisions of these paragraphs governing the use restrictions of the Subject Property shall run with the land and bind all holders, owners, lessees, occupiers, and purchasers of the Subject Property. These Restrictive Covenants apply in perpetuity and every subsequent instrument conveying an interest in all or any portion of the Subject Property shall include these Restrictive Covenants.

8. The DOA shall cause the requirements of these Restrictive Covenants to be placed in all instruments that convey an interest in the Subject Property and shall file this document with the County Clerk and Recorder in Lewis & Clark County, Helena, Montana.

IN WITNESS WHEREOF, the DOA, on behalf of the State of Montana, has executed this Declaration of Restrictive Covenants on Real Property as of the first date written below.

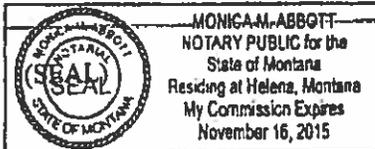
STATE OF MONTANA  
DEPARTMENT OF ADMINISTRATION

*Sheila Hogan*  
Sheila Hogan, Director

State of Montana  
County of Lewis & Clark

This instrument was signed before me on the 28<sup>th</sup> day of AUGUST, 2013, by  
SHEILA HOGAN

Monica M. Abbott  
Notary Public for the State of Montana



Residing at HELENA MT  
My Commission Expires: 11-16-15

APPENDIX D

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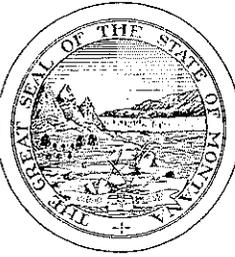
LEASE BETWEEN L&C COUNTY AND STATE  
FOR SURPLUS PROPERTY PROGRAM

DEPARTMENT OF ADMINISTRATION  
DIRECTOR'S OFFICE

RECEIVED

DEC 10 2013

LEWIS & CLARK COUNTY  
MISSION  
SHEILA HOGAN, DIRECTOR



STEVE BULLOCK, GOVERNOR

**COPY**

STATE OF MONTANA

(406) 444-2032  
FAX (406) 444-6194

MITCHELL BUILDING  
125 N. ROBERTS, RM 155  
PO BOX 200101  
HELENA, MONTANA 59620-0101

December 9, 2013

Mr. Eric Bryson  
Lewis and Clark County  
Chief Administrative Officer  
316 North Park Avenue, Suite 345  
Helena, Montana 59623

Re: Lease Between Lewis and Clark County and the State

Dear Eric:

I have enclosed the fully signed lease agreement with the attached exhibit. The only things I changed were the lease start and ending dates, which are addressed in paragraph 3. Thanks a million for all your help with this.

Sincerely,

A handwritten signature in cursive script that reads "Mike Manion".

Michael P. Manion  
Chief Legal Counsel

Enclosure

## LEASE

This Lease is made by and between the State of Montana, Department of Administration, 125 North Roberts Street, Helena, Montana 59620-0101, ("State") and Lewis and Clark County, a political subdivision of the State of Montana, 316 N. Park Avenue Helena, Montana 59623 ("County").

### 1. PURPOSE OF LEASE/LEASE OF PROPERTY

The State desires to lease from the County real property ("Property"), described below, in Lewis and Clark County for the purposes of storing, maintaining, repairing, and selling surplus State property. The County has property available for lease suitable for these purposes. The County hereby leases the Property to the State under the following terms and conditions.

### 2. PROPERTY DESCRIPTION

The Property is generally depicted in the attached Exhibit A, which is incorporated by reference.

### 3. TERM OF LEASE

The Lease term is November 1, 2013 through October 31, 2023, unless earlier terminated as provided herein.

### 4. LEASE CONSIDERATION

The State owned the Property and transferred it to the County in 2012. As part of the transfer, the County agreed to lease the Property back to the State at no cost.

### 5. UTILITIES AND SERVICES

The State shall furnish and pay for the utilities it needs for the Property.

6. **MAINTENANCE OF PROPERTY**

The State shall, at its sole expense, maintain the Property during the Lease term as the State deems necessary consistent with its use as a storage site.

7. **ACCESS FOR INSPECTION**

Upon providing the State reasonable notice and during regular business hours, the County may inspect the Property.

8. **ALTERATIONS TO PROPERTY/LIENS**

**A. Alterations.** Except as this Lease otherwise allows, the State may not materially alter the Property without County's prior written consent.

**B. Liens.** The State may not allow any lien to attach to the Property. If a lien does attach, State shall, within 10 business days, discharge the lien or bond the lien. State shall indemnify and defend State against all claims, expenses (including reasonable attorney fees), damages and liabilities arising from any such liens. If the State fails to comply with the foregoing, State may discharge or bond any lien. The State shall reimburse the County for all costs and expenses resulting from such discharge or bonding.

9. **SIGNS**

The State may install appropriate signs describing the State's use of the Property.

10. **DEFEND/INDEMNIFICATION**

Subject to the State's limitation of liability pursuant to 2-9-108, MCA, the State shall defend and indemnify County, its elected and appointed officials, agents and employees, from and against all claims, causes of action, liabilities, and judgments (including the cost of defense and reasonable attorney fees) asserted by or arising in favor of the County's employees or third parties or entities on account of damage to personal property or the Property, bodily or personal injuries or death, arising from State's negligent use of the Property. This indemnity obligation does not apply to any negligent acts or omissions of the County, its employees, agents or contractors.

11. **STATE'S SELF-INSURED STATUS**

For the term of this Lease, the State shall be self-insured against claims for injuries to persons or damages to property that may arise from the State's use of the Property.

12. **COMPLIANCE WITH LOCAL, STATE AND FEDERAL LAWS**

The State shall comply with all applicable state, federal and local law and regulations concerning the use of the Property.

13. **"AS IS WHERE IS" CONDITION**

The County leases the Property to the State on an "as is, where is" basis. The County makes no representation that the Property is fit for use as a property storage site.

14. **DEFAULT/REMEDIES**

**A. Default.**

If either party ("defaulting party") fails to perform its other obligations under this Lease and this failure is not remedied within 30 days of written notice from the other party ("non-defaulting party"), then such failure is deemed a default. This notice from the non-defaulting party must reasonably specify the action required to correct the failure to perform. If the failure cannot reasonably be corrected within 30 days, then the defaulting party must explain in writing to the non-defaulting party why the failure cannot be remedied within 30 days and begin in good faith to correct the default within the 30 day period.

**B. Remedies.** If the defaults occur as described above, the non- defaulting party may pursue the remedies available to it under Montana law.

15. **RETURN OF PROPERTY.**

At the expiration or termination of this Lease, the State shall vacate and surrender the Property to the County in as good condition as condition as the Property existed at the start of this Lease, reasonable wear and tear excepted. The State shall remove its personal property and fixtures from the Property within 30 days after the Lease expires or terminates. The pole building shall stay on the Property.

**16. SEVERABILITY**

If any term or provision of this Lease is held to be illegal, void or in conflict with any Montana law, the validity of the remaining terms and conditions shall not be affected. The rights and obligations of the parties shall be construed and enforced as if this Lease did not contain the particular term, condition, or provision held to be invalid.

**17. NOTICE**

Any notice or demand required or permitted must be in writing. Notice may be given if (1) personally delivered, (2) mailed by first class mail, postage prepaid, to the addresses specified in this section, or (3) by e-mail with confirmation of delivery.

The State's address for purpose of receiving notice is: Department of Administration, General Services Division, P.O. Box 200110, Helena, Montana, 59620-0110.

The State's representative for purposes of this Lease is the Administrator, General Services Division, (406) 444- 3119. The current email address is [meicholtz@mt.gov](mailto:meicholtz@mt.gov).

The County's address for the purpose of receiving notice is: Administrative and Financial Services Department, 316 North Park Avenue, Suite 345, Helena, Montana 59623.

The County's representative for purposes of this Lease is Eric Bryson, Chief Administrative Officer, (406) 447-8311. The current email address is: [ebryson\(at\)co.lewis-clark.mt.us](mailto:ebryson(at)co.lewis-clark.mt.us).

If notice is hand delivered, it shall be deemed given upon delivery. If notice is delivered by mail, it shall be deemed given within three days of mailing. If notice is provided by e-mail, it shall be deemed given upon confirmation of delivery. If either party changes its address or contact person, it must notify the other party in writing at the address provided in this section.

**18. WAIVER**

Either party may waive any term or condition of this Lease. No such waiver shall be deemed to be or construed as a waiver of the same or any other term or condition of this Lease in the future.

19. **NO THIRD PARTY BENEFICIARY**

The State and County do not intend to confer third party beneficiary rights on any other party.

20. **VENUE**

If a dispute arises over this Lease, the proper venue for the hearing of the case is the District Court of the First Judicial District of the State of Montana, Lewis and Clark County, each party to bear its own costs and attorney fees.

21. **ASSIGNMENT/SUBLESSEES**

The County may assign this Lease. The State may not assign this Lease or sublease its rights and obligations without County's prior approval, which approval may not be unreasonably withheld. Subject to the limitations on assignment and subleasing, this Lease is binding upon, inures to the benefit of and is enforceable by the parties and their respective successors and assigns.

22. **AUDIT RIGHTS**

The legislative auditor shall have reasonable and sufficient access to the County's records to determine whether the State and the County have complied with the terms of this Lease (see section 18-1-118, MCA). The State and County shall keep the records arising from this Lease for a period of 8 years following termination or expiration of the Lease.

23. **FORCE MAJEURE**

Neither party is in breach if it is unable to perform because of an act of God, fire, war, or any other reason beyond that party's reasonable control. If a force majeure event occurs, the date of performance will be extended for a time period reasonably necessary to overcome the delay caused by the event.

24. ENTIRE LEASE/AMENDMENT

This Lease is the entire agreement between the State and the County regarding the State's lease of the Property for a storage site. It supersedes all prior agreements and understandings regarding the subject matter hereof. Any future agreement regarding this Lease is not effective to modify this Lease unless done in writing and signed by both parties.

**IN WITNESS HEREOF**, the parties have entered into and executed this Lease on the dates stated below:

STATE OF MONTANA

DEPARTMENT OF ADMINISTRATION

By: \_\_\_\_\_

Sheila Hogan, Director

\_\_\_\_\_ 05/15/13  
Date

LEWIS AND CLARK COUNTY

By: \_\_\_\_\_

Mike Murray, Chair

\_\_\_\_\_ 05/07/13  
Date

Lewis and Clark County Commission

APPROVED BY:

By: \_\_\_\_\_

Garett M. Bacon

\_\_\_\_\_ May 10, 2013  
Date

Leasing Officer, Department of Administration, General Services Division

By: Mike Manion 5/8/13

Mike Manion

Date

Chief Legal Counsel, Department of Administration

By: D Villa 5/13/13

Dan Villa

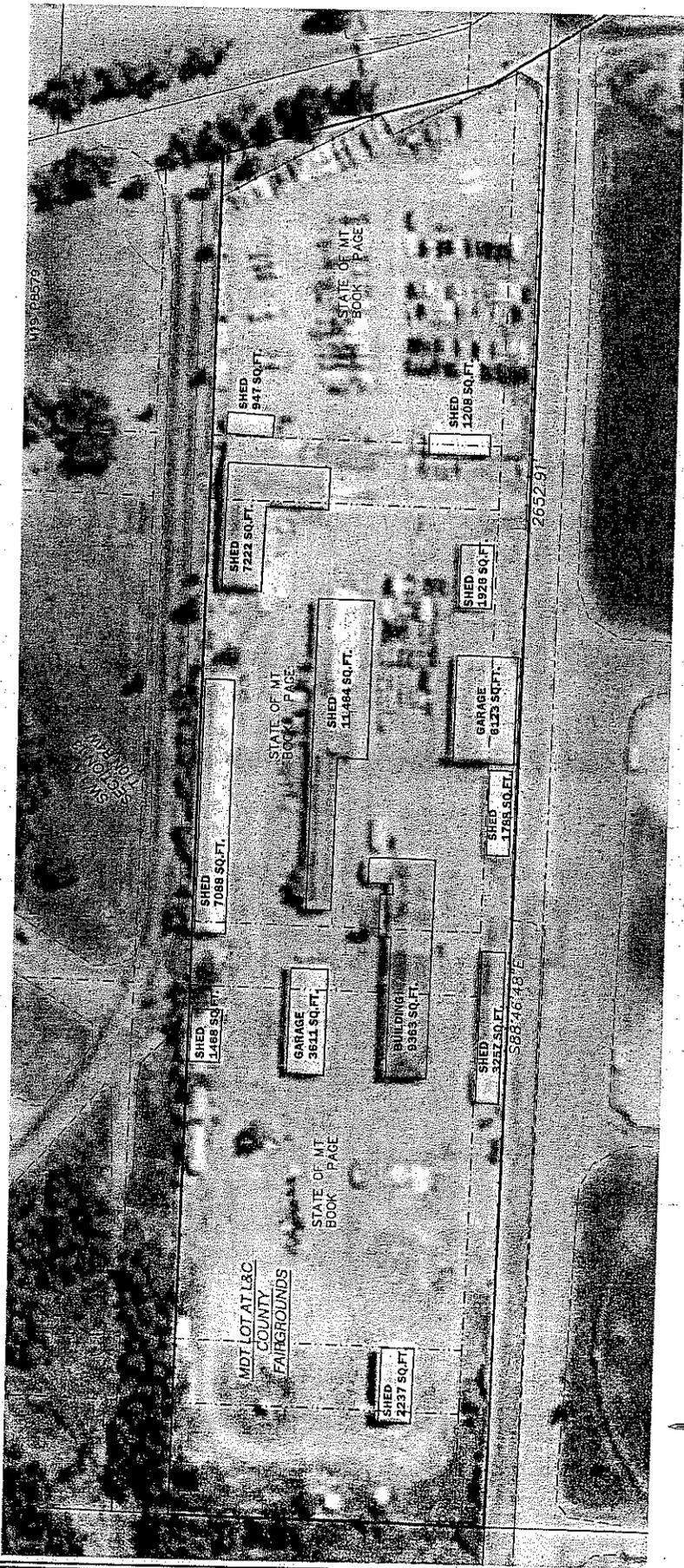
Date

OBPP Director/Designee

Exhibit A

**LEWIS AND CLARK COUNTY SITE EXHIBIT**

LOCATED IN SW 1/4 SECTION 13 T10N R4W, P.M., M.  
LEWIS AND CLARK COUNTY, MONTANA  
THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE EXISTING BUILDINGS AND  
APPROX. 50 FOOTAGE THEREOF OF BUILDINGS OCCUPYING THE MDT LOT AT THE  
FAIRGROUNDS.



	DESIGNED BY: _____ DATE: 02/12	PROJECT TITLE: <b>LEWIS AND CLARK COUNTY FAIRGROUNDS</b> Helena, Montana	SHEET TITLE: <b>MDT LOT AT FAIRGROUNDS SURVEY EXHIBIT</b>	SHEET: <b>1</b> 1 OF 1
	CHECKED BY: _____ DATE: _____			
OWNER: _____ PROJECT NO.: _____	L&C Fairgrounds Development FILE: _____	PROJECT TITLE: _____		

# CERTIFICATE OF SURVEY

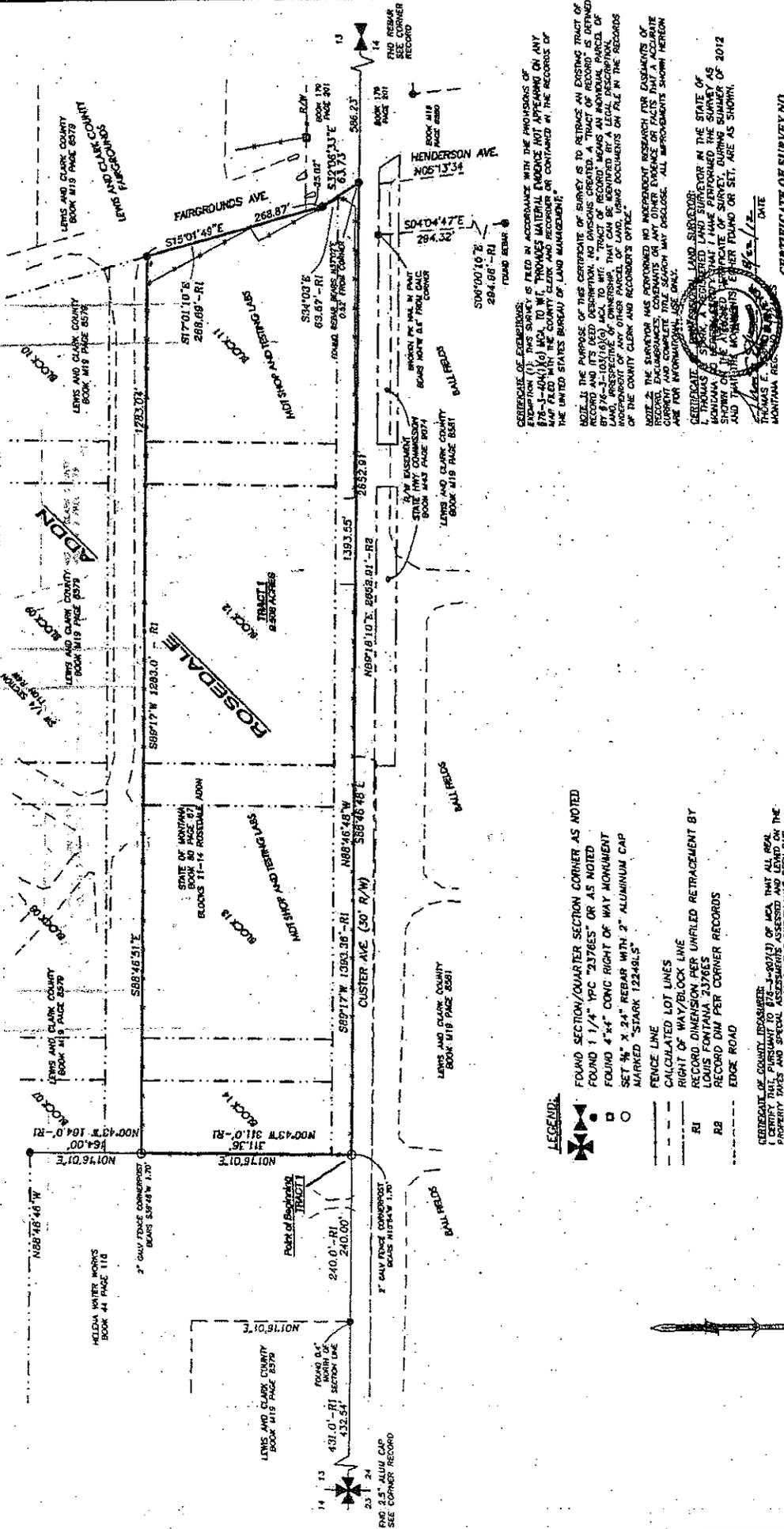
RETRACEMENT SURVEY OF A REMAINING PORTION OF THAT LAND DESCRIBED IN DEED BOOK 80 PAGE 67 KNOWN AS BLOCKS 11, 12, 13 & 14 OF THE ROSEDALE ADDITION TO THE CITY OF HELENA, MONTANA, SW 1/4 SECTION 13 T10N R4W, P.4M., LEWIS AND CLARK COUNTY, MONTANA

LEGAL DESCRIPTION - TRACT 1: A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 13, T10N R4W, P.4M., LEWIS AND CLARK COUNTY, MONTANA, BEING ALL OF BLOCKS 11, 12, 13 & 14 OF THE ROSEDALE ADDITION TO THE CITY OF HELENA, MONTANA DEEDED TO THE STATE OF MONTANA BY DEED RECORDED IN BOOK 80 PAGE 67 RECORDS OF LEWIS AND CLARK COUNTY, MONTANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 13 AND ALSO BEING THE SOUTHEAST CORNER OF THAT SAID SECTION 13 IN DEED BOOK 44 PAGE 118; THENCE NORTH 88°46'51" EAST ALONG THE EAST LINE OF SAID DEED 371.26 FEET; THENCE SOUTH 88°46'51" EAST 1283.04 FEET TO THE WEST LINE OF FAIRGROUNDS AVENUE; THENCE SOUTH 15°01'48" EAST ALONG SAID WESTERLY LINE 268.67 FEET; THENCE SOUTH 32°05'13" EAST 63.73 FEET TO THE SOUTH LINE OF SAID SECTION 13; THENCE NORTH 88°46'48" WEST ALONG SAID SOUTH LINE 1393.55 FEET TO THE POINT OF BEGINNING, CONTAINING 9.508 ACRES OF LAND, MORE OR LESS, ALL ACCORDING TO THE ATTACHED DRAWING WHICH IS HEREBY INCORPORATED IN AND MADE A PART OF THIS LEGAL DESCRIPTION AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY PERTINENT TO THIS TRACT.

NOTE: STREET AND ALLEYS NORTH OF BURWOOD STREET (CLUSTER AVE.) WERE OFFICIALLY CLOSED, WIDENED, AND ADJUDICATED BY BOOK 8 OF RECORDS PAGE 108.

NOTE: STREET AND ALLEYS NORTH OF BURWOOD STREET (CLUSTER AVE.) WERE OFFICIALLY CLOSED, WIDENED, AND ADJUDICATED BY BOOK 8 OF RECORDS PAGE 108.



### LEGEND:

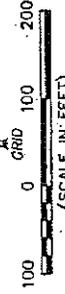
- ✕ FOUND SECTION/QUARTER SECTION CORNER AS NOTED
- FOUND 1 1/4" VPC "2376ES" OR AS NOTED
- FOUND 4" x 4" CONC RIGHT OF WAY MONUMENT
- SET 3/8" x 2 1/4" REBAR WITH 2" ALUMINUM CAP MARKED "STARK 12246LS"
- FENCE LINE
- CALCULATED LOT LINES
- RIGHT OF WAY/BLK/LINE
- RECORDED DIMENSION PER UNFILED RETRACEMENT BY RECORDS BOOK 104 PAGE 2376ES
- RECORDED DIM PER CORNER RECORDS
- EDGE ROAD

CERTIFICATE OF SURVEY NO. 10-2013 OF MEA THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS UNFILED AND LEVIED ON THE LAND DESCRIBED AND ENCUMBERED ON THIS SURVEY HAVE BEEN PAID.

DATE: 7/24/2012

LEWIS AND CLARK COUNTY TREASURER

REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING THIS DAY OF JULY 2012. I, THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MONTANA, HAVE CONDUCTED A VISUAL INSPECTION OF THE EXISTING LAND SURVEY RECORDS AND THE SURVEY.



(SCALE IN FEET) BASIS OF BEARINGS: GPS SURVEY MONTANA STATE PLANE COORDINATES GRID BEARINGS, GROUND DISTANCES 08-152077

CERTIFICATE OF SURVEY NO. 10-2013 OF MEA THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS UNFILED AND LEVIED ON THE LAND DESCRIBED AND ENCUMBERED ON THIS SURVEY HAVE BEEN PAID.

DATE: 7/24/2012

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DATE: 7/24/2012

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1/4	SEC.	T.	R.
13	10N	4W	

THOMAS E. HENNINGSON  
MONTANA REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 10-2013 OF MEA THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS UNFILED AND LEVIED ON THE LAND DESCRIBED AND ENCUMBERED ON THIS SURVEY HAVE BEEN PAID.

STATE OF MONTANA  
LEWIS AND CLARK COUNTY

RETRACEMENT DATE: JULY 2012 1 OF 1

## APPENDIX E

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# 2014 GROUNDWATER SAMPLING RESULTS

April 3, 2014

Craig Jenneskens, P.E.  
Robert Peccia & Associates Inc.  
PO Box 5653  
Helena, MT 59604

**via Email**

**Subject: March 2014 Groundwater Sampling Event at the Fairgrounds Shop, located at 97 West Custer Ave, Helena, Montana**

Dear Mr. Jenneskens:

Tetra Tech completed a groundwater sampling event at the Fairgrounds Shop located at 97 West Custer Avenue, Helena, Lewis and Clark County, Montana (hereinafter, the Site). The Site is listed by the State of Montana as a Comprehensive Environmental Cleanup and Responsibility Act (CECRA) or State Superfund facility. In 2002 and 2009, the Montana Department of Transportation submitted a Voluntary Cleanup Plan (VCP) to the Montana Department of Environmental Quality (MDEQ) as part of the CECRA investigation (Olympus, 2002 and 2009), which resulted in deed restrictions on the property. Phase I and Phase II Environmental Site Assessments were conducted by Tetra Tech at the Site in 2008 and 2012 as part of the Lewis and Clark County Brownfields Project.

Recognized environmental conditions (REC) as defined by American Society for Testing Materials (ASTM) Practice E 1527-05 identified for the Site during the Phase I and II ESAs includes (Tetra Tech, 2008 and 2012):

- Arsenic levels in groundwater at the Site are elevated above MDEQ-7 water quality standards. From 2005 through 2007, MDT conducted several investigations including installation and sampling of an upgradient monitoring well in Ryan Park to convince the MDEQ that the Site was not the source of the arsenic. Elevated arsenic in groundwater represents a REC and resulted in institutional controls being placed on the Site in the form of restrictive covenants on the Site.
- A number of floor drains located in the various shop buildings on the Site were reportedly filled with concrete around 1995. It is unknown whether shop wastes (e.g. used vehicle fluids, pesticides, and solvents) drained through the floor drain systems during their 50+ years of use prior to being filled. However, groundwater during the 2012 Phase II investigation was collected hydraulically downgradient of those floor drains and did not exhibit petroleum hydrocarbons, volatile organic compounds, or pesticides at or above their respective laboratory practical quantitation limits (PQLs). Chloroform and barium were detected in groundwater at multiple locations but concentrations were well below their respective groundwater standards.
- Asbestos containing materials (ACM) likely exist in several of the buildings. The recommendation during the 2008 Phase I ESA was made that suspect materials should be sampled by an accredited inspector and submitted for analysis to ensure proper treatment of these materials is included during operations and maintenance, as well as abatement.

Due to presence of elevated arsenic concentrations in groundwater and the potential for ACM in buildings, the following institutional controls were implemented at the Site on July 8, 2011 (Tetra Tech, 2012):

- No wells may be drilled within the boundaries of the Site without approval by MDEQ. Groundwater within the Site may not be used for any purpose other than sampling without the approval of MDEQ. The integrity of the monitoring wells must be maintained and no seals may be removed on any closed wells.
- No residential development may occur on the Site.
- No irrigation of any kind may occur on the Site.
- No action can be taken or allowed on the Site that would likely create a risk of migration of hazardous or deleterious substances or a potential hazard to public health, safety or welfare, or the environment.
- MDT agrees to provide MDEQ and its representative and contractors access to the Site at all reasonable times.
- At all times after MDT conveys its interest in the Site, MDT shall retain the right to enter the Site at reasonable intervals in order to inspect for violations of the restrictive covenants.
- MDEQ shall be entitled to enforce these covenants as an intended beneficiary.

This report was prepared as a follow-up to previous investigations and to inform the current property owner, Lewis and Clark County, of environmental conditions at the Site. Figure 1 presents a location map and Figure 2 presents a Site map.

## METHODOLOGY

Tetra Tech collected groundwater samples from one existing 1-inch and two existing 2-inch monitoring wells (GPW-3, MW-16, and MW-19 respectively) on March 18, 2014. The sample from the 1-inch well was collected using a Masterflex E/S Portable Sampler peristaltic pump. And samples from the 2-inch monitoring wells were collected using a low-flow sampling system, in accordance with Tetra Tech SOP-51. Low-flow methods include the use of an air compressor, controller, and stainless steel bladder pump equipped with disposable down-well tubing to purge and sample groundwater minimizing aeration and subsequent volatilization of organic constituents. The flow rate on both pumps was adjusted to minimize water level drawdown in each well. Groundwater samples to be submitted for metals analysis were filtered in the field using a 0.45-micron in-line disposable filter according to Tetra Tech SOP-4. In addition, one duplicate was collected of MW-19 and a temperature blank was submitted as a measure of quality assurance/quality control (QA/QC).

Prior to collecting groundwater samples, static water level (SWL) and field parameters were measured according to Tetra Tech SOPs-06, -07, -08, and -20. Field parameter measurement included the use of a YSI Environmental Model 556 multi-meter and flow cell, and the recording of pH, dissolved oxygen (DO), temperature, oxidation-reduction potential (ORP), and specific conductance (SC) readings. Readings were taken at 3 to 5 minute intervals until measurements were within 10% of the previous reading.

Non-disposable equipment was decontaminated between each well according to Tetra Tech SOP-11, and purge water was land applied in the vicinity of the well because no sheen or free product was observed on the water. Table 1 provides the results of the SWL and field parameter measurements, and Appendix A presents the groundwater sampling logs.

All samples were placed in laboratory-supplied containers, packed in ice and transferred under standard chain-of-custody protocol until they were hand delivered to the Energy Laboratories, Inc. in Helena, Montana. Samples sent to the laboratory were kept together in the same cooler for delivery.

Laboratory analysis for each groundwater sample included Extractable Petroleum Hydrocarbon (EPH) screen by MADEP-EPH-05 and Resource Conservation and Recovery Act (RCRA) metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver) by EPA method 6010B. Blind duplicate sample Dup-1 was analyzed for the same analyses as natural samples. Analytical results were compared to MDEQ October 2012 Circular-7 Numeric Water Quality Standards (MDEQ, 2012). Table 1 presents the analytical results.

## RESULTS

This section presents the results of the March 2014 sampling event.

- **Depth to Water:** Depth to water was measured in the three wells and ranged from 3.41 feet to 4.30 feet bgs. Groundwater flow direction is believed to be to the northeast with a gradient of 0.02 feet per foot based on previous sampling events; latitude and longitude for MW-16 was unavailable at the time of this report in order to triangulate flow direction.
- **Field Parameters:** No odor or sheen was observed during purging or sampling of the wells. The pH was near neutral and ranged from 7.17 to 7.48 standard units. DO ranged from 6.85 to 8.73 milligrams per liter. Temperature ranged from 5.63 to 6.47 degrees Celsius. ORP ranged from -255.8 to 260.6 millivolts. SC ranged from 972 to 1,332 microsiemens per centimeter.
- **EPH Screen:** EPH screen constituents were not detected at concentrations at or above their respective laboratory PQLs.
- **RCRA Metals:** RCRA metals constituents were not detected at concentrations at or above their respective laboratory PQLs except for barium. Barium was detected at a concentration of 0.1 micrograms per liter ( $\mu\text{g/L}$ ) in groundwater samples MW-19 and Dup-1. Barium concentrations were below the MDEQ October 2012 Circular-7 numeric water quality standard of 1,000  $\mu\text{g/L}$ .

A copy of the laboratory analytical report is presented in Appendix B.

## CONCLUSIONS AND RECOMMENATIONS

The following conclusions can be drawn at the Site: (1) groundwater was measured to be less than 10 feet bgs; (2) except for low detections of barium, contaminants of concern were not detected.

Tetra Tech does not recommend additional sampling at this time. However, additional sampling may be necessary in order to lift restrictive covenants if future use of the Site by Lewis and Clark County includes irrigation, environmental disturbances, or building maintenance or demolition.

If you have any questions about this report please feel free to contact me at 447-1450 or by email at [nicholas.sovner@tetrattech.com](mailto:nicholas.sovner@tetrattech.com).

Sincerely,



Nicholas Sovner  
Environmental Scientist

## ATTACHMENTS

Figure 1	Location Map
Figure 2	Site Map
Table 1	Summary of Groundwater Results
Appendix A	Sampling Logs
Appendix B	Laboratory Analytical Report

## REFERENCES

**Montana Department of Environmental Quality (MDEQ), 2012.** Circular DEQ-7 Montana Numeric Water Quality Standards. October 2012.

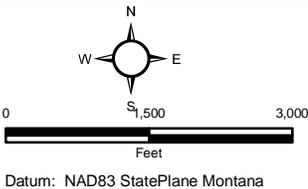
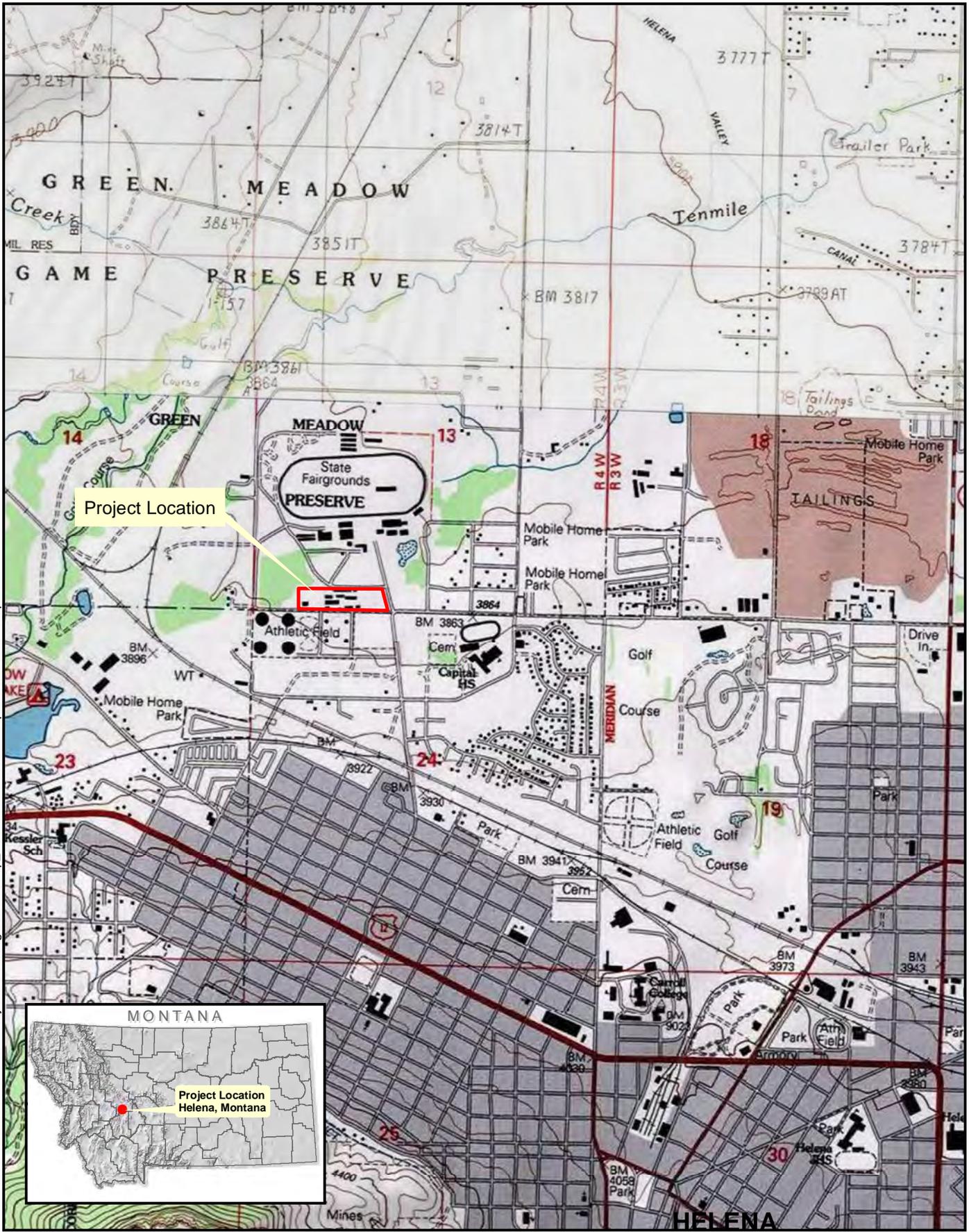
**Olympus Technical Services, Inc., 2002.** Voluntary Cleanup Plan. MDT Maintenance Shop Complex. Lewis & Clark County Fairgrounds CECRA Site; MDEQ Facility ID 25-02606, Release #1548 & #3091. Helena, Montana. Prepared for MDT. Prepared by Olympus Technical Services, Inc. May, 2002.

**Olympus Technical Services, Inc., 2009.** Voluntary Cleanup Plan. Montana Department of Transportation, MDOT Maintenance Facility Helena. Lewis & Clark County, Montana. Submitted by Montana Department of Transportation. September 25, 2009.

**Tetra Tech, 2008.** Phase I Environmental Site Assessment, Montana Department of Transportation Fairgrounds Shop, prepared for Lewis and Clark County. February 2008.

**Tetra Tech, 2012.** Phase II Environmental Site Assessment, Fairgrounds Shop, prepared for Lewis and Clark County. December 2012.

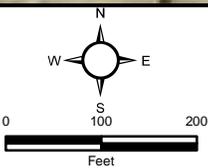
N:\PROJECTS\Lewis and Clark County\MDOT Fairgrounds Shop\_114-560365\GIS\ArcMap\F-01 Location map.mxd



Legend  
 Site

Location Map  
 Fairgrounds Shop  
 Helena, Montana  
**FIGURE 1**

O:\N-S\Robert Peccia and Associates\114-560430 - Fairgrounds Shop GW Sampling\120-GIS\ArcMap\F-02 Site Map.mxd



Datum: NAD83 StatePlane Montana

- Site
- ▲ Well Locations
- ➔ Estimated GW Flow Direction

**Site Map  
Fairgrounds Shop  
Helena, Montana  
FIGURE 2**

**TABLE 1. SUMMARY OF GROUNDWATER DATA  
FAIRGROUNDS SHOP  
HELENA, MT  
MARCH 18, 2014**

Sample Data		Well Data		Water Level Data		Field Parameters					Resource Conservation and Recovery Act Metals								EPH Screen	
Sample	Date	Total Depth	Screen Interval	Depth to Groundwater	Groundwater Elevation	pH	DO	Temp	ORP	SC	Arsenic	Barium	Cadmium	Chromium	Lead	Selenium	Silver	Mercury	Total Extractable Hydrocarbons	
Units		feet			feet amsl	s.u.	mg/L	°C	mV	µs/cm	micrograms per liter									
MW-19	3/18/2014	15	4.5-14.5	4.30	3860.70	7.17	6.85	5.75	-243.2	1332	<0.1	0.1	<0.01	<0.05	<0.05	<0.1	<0.01	<0.0001	<296	
	11/8/2012			8.00	3857.00	7.36	8.77	13.84	184.2	1388	<0.1	0.1	<0.01	<0.05	<0.05	<0.1	<0.01	<0.0001	NA	
MW-16	3/18/2014	15	4.5-14.5	3.63	3857.38	7.12	8.51	6.47	-255.8	972	<0.1	<0.1	<0.01	<0.05	<0.05	<0.1	<0.01	<0.0001	<297	
GPW-3	3/18/2014	9.5	4.5-9.5	3.41	3860.78	7.48	8.73	5.63	260.6	1040	<0.1	<0.1	<0.01	<0.05	<0.05	<0.1	<0.01	<0.0001	<299	
	11/18/2014			7.2	3856.99	7.28	7.68	11.07	167.3	1157	<0.1	0.1	<0.01	<0.05	<0.05	<0.1	<0.01	<0.0001	NA	
Dup-1 <sup>1</sup>	3/18/2014	-	-	-	-	-	-	-	-	-	<0.1	0.1	<0.01	<0.05	<0.05	<0.1	<0.01	<0.0001	<306	
MDEQ HHS <sup>2</sup>		-	-	-	-	-	-	-	-	-	10	1,000	5	100	15	50	100	2	1000 <sup>3</sup>	

s.u. - standard units, mg/L - micrograms per liter, °C - degrees Celsius, mV - millivolts, µs/cm - microsiemens per centimeter, NA - Not analyzed

<sup>1</sup>Blind duplicate sample of MW-19

<sup>2</sup>Montana Department of Environmental Quality Human Health Standards (MDEQ HHS); DEQ-7 Numeric Water Quality Standards, October 2012

<sup>3</sup>MDEQ HHS for EPH screen ceiling concentration

Analyte detected above reporting limits

# TETRA TECH GROUNDWATER SAMPLING LOG

Dup 1

Project: MDOT SHOP Sample Date: 3, 18, 14 Sample Time: 1226 Well ID: MW-19

Personnel: D. WIEGAND 1145 Weather: CLOUDY 35°F

Casing Diameter/Type: 2" Measuring Point Description: top of casing, north side

Well Depth: 15' Depth to Water: 4.30' Depth to Product: ---

Screen: 4.5'-14.5' Well Condition: 1 FAR MISSING

### WELL EVACUATION

Method: Spigot [ ] Hand-Lift Pump [ ] Submersible Pump [ ] SST Bailer [ ] Disp. Polyethylene Bailer [ ] Other: \_\_\_\_\_  
 Dedicated: Y N

\_\_\_\_\_ ft. water x \_\_\_\_\_ gal./ft. = one casing volume \_\_\_\_\_ gals. x 3 = purge volume \_\_\_\_\_ gals.

\* 2" well = 0.163 gal./ft. 4" well = 0.653 gal./ft. 6" well = 1.469 gal./ft. 8" well = 2.611 gal./ft. Well C feet in diameter = 5.875 x C<sup>2</sup>

QED Low Flow  1207 Purge Rate (mls/pc) 200 Pump Depth: 6.5'

Comments: \_\_\_\_\_

### EVACUATION DATA

Time	pH	DO	Temp.	ORP	SC	Turbidity	DTW
1207	6.43	13.38	6.48	-71.7	1333	---	4.35'
1211	7.00	7.66	6.48	-219.5	1325	---	4.31'
1215	7.00	6.52	6.00	-250.3	1320	---	4.33'
1218	7.03	6.77	5.92	-251.5	1330	---	4.32'
1222	7.12	6.82	5.83	-251.3	1330	---	4.33'
1226	7.17	6.85	5.75	-243.2	1332	---	4.33'

Amount Purged: 25 gal.

### WELL SAMPLING

Sampling Method: Spigot [ ] Hand-Lift Pump [ ] Submersible Pump [ ] SST Bailer [ ] Disp. Polyethylene Bailer [ ] QED Low Flow  Other: \_\_\_\_\_  
 Dedicated: Y N

Sample Type:  Natural,  Duplicate, [ ] Field Blank

Parameter	Sample Container	Preservative	
[ ] BTEX (EPA 8021)	(3) 40 ml VOA	Hydrochloric acid	
[ ] VPH (MT Method)	(3) 40 ml VOA	Hydrochloric acid	
<input checked="" type="checkbox"/> EPH	(2) 1-liter amber glass	Hydrochloric acid/Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub>	
[ ] MTBE	Extracted from VPH VOA	Hydrochloric acid	
[ ] Nitrate	(1) 250 poly plastic	Sulfuric acid	
[ ] HACH	(1) 1-liter poly plastic	None	
[ ] Lead	(1) 125 ml poly plastic	Nitric acid	Filtered: [ ] Yes, [ ] No
[ ] PAHs	(2) 1-liter amber glass	None	
[ ] Sulfate, CO <sub>2</sub> , Alkalinity	(1) 250 ml poly plastic	None	
[ ] Total Ferrous Iron	(1) 125 ml poly plastic	Nitric acid	Filtered: [ ] Yes, [ ] No
[ ] VOC	(3) 40 ml VOA	Hydrochloric acid	
[ ] Common Cations	(1) 250 ml poly plastic	Nitric acid	
<input checked="" type="checkbox"/> Dissolved Metals	(1) 250 ml poly plastic	Nitric acid	Filtered: <input checked="" type="checkbox"/> Yes, [ ] No
[ ] Common Anions	(1) 250 ml poly plastic	None	

Laboratory: ENERGY Airbill#: \_\_\_\_\_ Chain-of-Custody:  Yes, [ ] No

Meter	Serial No.	Calibration Date	Decontamination			
pH	<u>YSI 556</u>	<u>3/17/14</u>	Potable Water:	Yes [ ] No [ ]	10% Nitric Acid:	Yes <input checked="" type="checkbox"/> No [ ]
SC	<u>" "</u>	<u>" "</u>	Liquinox:	Yes <input checked="" type="checkbox"/> No [ ]	DI Water:	Yes <input checked="" type="checkbox"/> No [ ]
DO	<u>" "</u>	<u>" "</u>	10% Methanol:	Yes <input checked="" type="checkbox"/> No [ ]	Steam	Yes [ ] No [ ]
ORP	<u>" "</u>	<u>" "</u>				

Comments: \_\_\_\_\_



# TETRA TECH GROUNDWATER SAMPLING LOG

Project: MDOT SHOP Sample Date: 3/18/14 Sample Time: 1530 Well ID: GPW-3  
 Personnel: D. WIEGAND Weather: CLOUDY 35°F  
 Casing Diameter/Type: 1" Measuring Point Description: top of casing, north side  
 Well Depth: 9.5' Depth to Water: 3.4' Depth to Product: —  
 Screen: 4.5'-9.5' Well Condition: \_\_\_\_\_

### WELL EVACUATION

Method: Spigot [ ] Hand-Lift Pump [ ] Submersible Pump [ ] SST Bailer [ ] Disp. Polyethylene Bailer  Other: PERI PUMP  
 Dedicated: Y N  
6.1 ft. water x gal./ft. = one casing volume 0.25 gals. x 3 = purge volume 0.75 gals.  
 \* 2" well = 0.163 gal./ft. 4" well = 0.653 gal./ft. 6" well = 1.469 gal./ft. 8" well = 2.611 gal./ft. Well C feet in diameter = 5.875 x C<sup>2</sup>  
 QED Low Flow  1513 Start Time: \_\_\_\_\_ Purge Rate (mls/pc) \_\_\_\_\_ Pump Depth: \_\_\_\_\_  
 Comments: \_\_\_\_\_

### EVACUATION DATA

Time	pH	DO	Temp.	ORP	SC	Turbidity	DTW
1513	7.70	12.22	5.56	-254.5	781	—	—
1520	7.51	8.68	5.35	-257.4	1002	—	—
1525	7.48	8.73	5.63	-260.6	1040	—	—
1530						—	—

Amount Purged: 1.0 gal.

### WELL SAMPLING

Sampling Method: Spigot [ ] Hand-Lift Pump [ ] Submersible Pump [ ] SST Bailer [ ] Disp. Polyethylene Bailer [ ] QED Low Flow  Other: PERI PUMP  
 Dedicated: Y N  
 Sample Type:  Natural, [ ] Duplicate, [ ] Field Blank

Parameter	Sample Container	Preservative	
<input type="checkbox"/> BTEX (EPA 8021)	(3) 40 ml VOA	Hydrochloric acid	
<input type="checkbox"/> VPH (MT Method)	(3) 40 ml VOA	Hydrochloric acid	
<input checked="" type="checkbox"/> EPH	(2) 1-liter amber glass	Hydrochloric acid/Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub>	
<input type="checkbox"/> MTBE	Extracted from VPH VOA	Hydrochloric acid	
<input type="checkbox"/> Nitrate	(1) 250 poly plastic	Sulfuric acid	
<input type="checkbox"/> HACH	(1) 1-liter poly plastic	None	
<input type="checkbox"/> Lead	(1) 125 ml poly plastic	Nitric acid	Filtered: [ ] Yes, [ ] No
<input type="checkbox"/> PAHs	(2) 1-liter amber glass	None	
<input type="checkbox"/> Sulfate, CO <sub>2</sub> , Alkalinity	(1) 250 ml poly plastic	None	
<input type="checkbox"/> Total Ferrous Iron	(1) 125 ml poly plastic	Nitric acid	Filtered: [ ] Yes, [ ] No
<input type="checkbox"/> VOC	(3) 40 ml VOA	Hydrochloric acid	
<input type="checkbox"/> Common Cations	(1) 250 ml poly plastic	Nitric acid	
<input checked="" type="checkbox"/> Dissolved Metals	(1) 250 ml poly plastic	Nitric acid	Filtered: <input checked="" type="checkbox"/> Yes, [ ] No
<input type="checkbox"/> Common Anions	(1) 250 ml poly plastic	None	

Laboratory: ENERGY Airbill#: \_\_\_\_\_ Chain-of-Custody:  Yes, [ ] No

Meter	Serial No.	Calibration Date	Decontamination			
pH	<u>YSI 556</u>	<u>3/17/14</u>	Potable Water:	Yes [ ] No [ ]	10% Nitric Acid:	Yes <input checked="" type="checkbox"/> No [ ]
SC	<u>" "</u>	<u>" "</u>	Liquinox:	Yes <input checked="" type="checkbox"/> No [ ]	DI Water:	Yes <input checked="" type="checkbox"/> No [ ]
DO	<u>" "</u>	<u>" "</u>	10% Methanol:	Yes <input checked="" type="checkbox"/> No [ ]	Steam	Yes [ ] No [ ]
ORP	<u>" "</u>	<u>" "</u>				

Comments: \_\_\_\_\_



# ANALYTICAL SUMMARY REPORT

March 27, 2014

Tetra Tech Inc  
303 Irene St  
Helena, MT 59601

Work Order: H14030264

Project Name: MDT Shop

Energy Laboratories Inc Helena MT received the following 4 samples for Tetra Tech Inc on 3/19/2014 for analysis.

Lab ID	Client Sample ID	Collect Date	Receive Date	Matrix	Test
H14030264-001	MW-19	03/18/14 12:26	03/19/14	Aqueous	Metals by ICP/ICPMS, Total Recoverable Mercury, Total EPH-Sep Funnel Extraction Hydrocarbons, Extractable Petroleum Screen Digestion, Total Metals Digestion, Mercury by CVAA
H14030264-002	MW-16	03/18/14 14:34	03/19/14	Aqueous	Same As Above
H14030264-003	GPW-3	03/18/14 15:30	03/19/14	Aqueous	Same As Above
H14030264-004	Dup-1	03/18/14 8:00	03/19/14	Aqueous	Same As Above

The analyses presented in this report were performed by Energy Laboratories, Inc., 3161 E. Lyndale Ave., Helena, MT 59604, unless otherwise noted. Any exceptions or problems with the analyses are noted in the Laboratory Analytical Report, the QA/QC Summary Report, or the Case Narrative.

The results as reported relate only to the item(s) submitted for testing.

If you have any questions regarding these test results, please call.

Report Approved By:



**LABORATORY ANALYTICAL REPORT**

Prepared by Helena, MT Branch

**Client:** Tetra Tech Inc  
**Project:** MDT Shop  
**Lab ID:** H14030264-001  
**Client Sample ID:** MW-19

**Report Date:** 03/27/14  
**Collection Date:** 03/18/14 12:26  
**Date Received:** 03/19/14  
**Matrix:** Aqueous

Analyses	Result	Units	Qualifiers	RL	MCL/ QCL	Method	Analysis Date / By
<b>METALS, TOTAL RECOVERABLE</b>							
Arsenic	ND	mg/L		0.1		SW6020	03/21/14 16:41 / dck
Barium	0.1	mg/L		0.1		SW6020	03/21/14 16:41 / dck
Cadmium	ND	mg/L		0.01		SW6020	03/21/14 16:41 / dck
Chromium	ND	mg/L		0.05		SW6020	03/21/14 16:41 / dck
Lead	ND	mg/L		0.05		SW6020	03/24/14 17:47 / dck
Selenium	ND	mg/L		0.1		SW6020	03/21/14 16:41 / dck
Silver	ND	mg/L		0.01		SW6020	03/21/14 16:41 / dck
<b>METALS, TOTAL</b>							
Mercury	ND	mg/L		0.0001		SW7470A	03/25/14 16:40 / sbk
<b>EXTRACTABLE PETROLEUM HYDROCARBONS-SCREEN ANALYSIS</b>							
Total Extractable Hydrocarbons	ND	ug/L		296	1000	SW8015M	03/20/14 12:16 / jaw
Surr: o-Terphenyl	91.0	%REC		40-140		SW8015M	03/20/14 12:16 / jaw

- Note: Total Extractable Hydrocarbons are defined as the total hydrocarbon responses regardless of elution time.

**Report Definitions:** RL - Analyte reporting limit.  
QCL - Quality control limit.

MCL - Maximum contaminant level.  
ND - Not detected at the reporting limit.

### LABORATORY ANALYTICAL REPORT

Prepared by Helena, MT Branch

**Client:** Tetra Tech Inc  
**Project:** MDT Shop  
**Lab ID:** H14030264-002  
**Client Sample ID:** MW-16

**Report Date:** 03/27/14  
**Collection Date:** 03/18/14 14:34  
**Date Received:** 03/19/14  
**Matrix:** Aqueous

Analyses	Result	Units	Qualifiers	RL	MCL/ QCL	Method	Analysis Date / By
<b>METALS, TOTAL RECOVERABLE</b>							
Arsenic	ND	mg/L		0.1		SW6020	03/21/14 17:03 / dck
Barium	ND	mg/L		0.1		SW6020	03/21/14 17:03 / dck
Cadmium	ND	mg/L		0.01		SW6020	03/21/14 17:03 / dck
Chromium	ND	mg/L		0.05		SW6020	03/21/14 17:03 / dck
Lead	ND	mg/L		0.05		SW6020	03/24/14 17:52 / dck
Selenium	ND	mg/L		0.1		SW6020	03/21/14 17:03 / dck
Silver	ND	mg/L		0.01		SW6020	03/21/14 17:03 / dck
<b>METALS, TOTAL</b>							
Mercury	ND	mg/L		0.0001		SW7470A	03/25/14 16:44 / sbk
<b>EXTRACTABLE PETROLEUM HYDROCARBONS-SCREEN ANALYSIS</b>							
Total Extractable Hydrocarbons	ND	ug/L		297	1000	SW8015M	03/20/14 13:01 / jaw
Surr: o-Terphenyl	93.0	%REC		40-140		SW8015M	03/20/14 13:01 / jaw

- Note: Total Extractable Hydrocarbons are defined as the total hydrocarbon responses regardless of elution time.

**Report Definitions:** RL - Analyte reporting limit.  
QCL - Quality control limit.

MCL - Maximum contaminant level.  
ND - Not detected at the reporting limit.



### LABORATORY ANALYTICAL REPORT

Prepared by Helena, MT Branch

**Client:** Tetra Tech Inc  
**Project:** MDT Shop  
**Lab ID:** H14030264-003  
**Client Sample ID:** GPW-3

**Report Date:** 03/27/14  
**Collection Date:** 03/18/14 15:30  
**Date Received:** 03/19/14  
**Matrix:** Aqueous

Analyses	Result	Units	Qualifiers	RL	MCL/ QCL	Method	Analysis Date / By
<b>METALS, TOTAL RECOVERABLE</b>							
Arsenic	ND	mg/L		0.1		SW6020	03/21/14 17:07 / dck
Barium	ND	mg/L		0.1		SW6020	03/21/14 17:07 / dck
Cadmium	ND	mg/L		0.01		SW6020	03/21/14 17:07 / dck
Chromium	ND	mg/L		0.05		SW6020	03/21/14 17:07 / dck
Lead	ND	mg/L		0.05		SW6020	03/24/14 17:56 / dck
Selenium	ND	mg/L		0.1		SW6020	03/21/14 17:07 / dck
Silver	ND	mg/L		0.01		SW6020	03/21/14 17:07 / dck
<b>METALS, TOTAL</b>							
Mercury	ND	mg/L		0.0001		SW7470A	03/25/14 16:48 / sbk
<b>EXTRACTABLE PETROLEUM HYDROCARBONS-SCREEN ANALYSIS</b>							
Total Extractable Hydrocarbons	ND	ug/L		299	1000	SW8015M	03/20/14 13:46 / jaw
Surr: o-Terphenyl	96.0	%REC		40-140		SW8015M	03/20/14 13:46 / jaw

- Note: Total Extractable Hydrocarbons are defined as the total hydrocarbon responses regardless of elution time.

**Report Definitions:** RL - Analyte reporting limit.  
QCL - Quality control limit.

MCL - Maximum contaminant level.  
ND - Not detected at the reporting limit.



**LABORATORY ANALYTICAL REPORT**

Prepared by Helena, MT Branch

**Client:** Tetra Tech Inc  
**Project:** MDT Shop  
**Lab ID:** H14030264-004  
**Client Sample ID:** Dup-1

**Report Date:** 03/27/14  
**Collection Date:** 03/18/14 08:00  
**Date Received:** 03/19/14  
**Matrix:** Aqueous

Analyses	Result	Units	Qualifiers	RL	MCL/ QCL	Method	Analysis Date / By
<b>METALS, TOTAL RECOVERABLE</b>							
Arsenic	ND	mg/L		0.1		SW6020	03/21/14 17:11 / dck
Barium	0.1	mg/L		0.1		SW6020	03/21/14 17:11 / dck
Cadmium	ND	mg/L		0.01		SW6020	03/21/14 17:11 / dck
Chromium	ND	mg/L		0.05		SW6020	03/21/14 17:11 / dck
Lead	ND	mg/L		0.05		SW6020	03/24/14 18:01 / dck
Selenium	ND	mg/L		0.1		SW6020	03/21/14 17:11 / dck
Silver	ND	mg/L		0.01		SW6020	03/21/14 17:11 / dck
<b>METALS, TOTAL</b>							
Mercury	ND	mg/L		0.0001		SW7470A	03/25/14 17:05 / sbk
<b>EXTRACTABLE PETROLEUM HYDROCARBONS-SCREEN ANALYSIS</b>							
Total Extractable Hydrocarbons	ND	ug/L		306	1000	SW8015M	03/20/14 14:31 / jaw
Surr: o-Terphenyl	92.0	%REC		40-140		SW8015M	03/20/14 14:31 / jaw

- Note: Total Extractable Hydrocarbons are defined as the total hydrocarbon responses regardless of elution time.

**Report Definitions:** RL - Analyte reporting limit.  
QCL - Quality control limit.

MCL - Maximum contaminant level.  
ND - Not detected at the reporting limit.



# QA/QC Summary Report

Prepared by Helena, MT Branch

**Client:** Tetra Tech Inc  
**Project:** MDT Shop

**Report Date:** 03/27/14  
**Work Order:** H14030264

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual
<b>Method:</b> E245.1								Analytical Run: HGCV202-H_140325A		
<b>Lab ID:</b> ICV		Initial Calibration Verification Standard							03/25/14 14:57	
Mercury		0.00019	mg/L	0.00010	97	90	110			

**Qualifiers:**

RL - Analyte reporting limit.

ND - Not detected at the reporting limit.

# QA/QC Summary Report

Prepared by Helena, MT Branch

**Client:** Tetra Tech Inc  
**Project:** MDT Shop

**Report Date:** 03/27/14  
**Work Order:** H14030264

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual
<b>Method: SW6020</b>		Analytical Run: ICPMS204-B_140321B								
<b>Lab ID: ICV STD</b>		6 Initial Calibration Verification Standard 03/21/14 10:41								
Arsenic		0.0605	mg/L	0.0010	101	90	110			
Barium		0.0613	mg/L	0.0010	102	90	110			
Cadmium		0.0313	mg/L	0.0010	104	90	110			
Chromium		0.0616	mg/L	0.0010	103	90	110			
Selenium		0.0631	mg/L	0.0010	105	90	110			
Silver		0.0307	mg/L	0.0010	102	90	110			
<b>Method: SW6020</b>		Batch: 23908								
<b>Lab ID: MB-23908</b>		7 Method Blank Run: ICPMS204-B_140321B 03/21/14 16:23								
Arsenic		ND	mg/L	0.0010						
Barium		0.002	mg/L	0.0007						
Cadmium		ND	mg/L	0.0002						
Chromium		0.0010	mg/L	0.0006						
Lead		ND	mg/L	0.0002						
Selenium		ND	mg/L	0.001						
Silver		0.001	mg/L	0.0007						
<b>Lab ID: LCS-23908</b>		7 Laboratory Control Sample Run: ICPMS204-B_140321B 03/21/14 16:28								
Arsenic		0.507	mg/L	0.0010	101	80	120			
Barium		0.520	mg/L	0.050	104	80	120			
Cadmium		0.263	mg/L	0.0010	105	80	120			
Chromium		0.525	mg/L	0.0050	105	80	120			
Lead		0.506	mg/L	0.0010	101	80	120			
Selenium		0.519	mg/L	0.0011	104	80	120			
Silver		0.0506	mg/L	0.0010	99	80	120			
<b>Lab ID: H14030264-001AMS3</b>		7 Sample Matrix Spike Run: ICPMS204-B_140321B 03/21/14 16:45								
Arsenic		0.540	mg/L	0.0010	102	75	125			
Barium		0.637	mg/L	0.050	104	75	125			
Cadmium		0.258	mg/L	0.0010	103	75	125			
Chromium		0.521	mg/L	0.0050	104	75	125			
Lead		0.507	mg/L	0.0010	101	75	125			
Selenium		0.514	mg/L	0.0011	102	75	125			
Silver		0.0506	mg/L	0.0010	99	75	125			
<b>Lab ID: H14030264-001AMSD</b>		7 Sample Matrix Spike Duplicate Run: ICPMS204-B_140321B 03/21/14 16:49								
Arsenic		0.548	mg/L	0.0010	104	75	125	1.6	20	
Barium		0.647	mg/L	0.050	106	75	125	1.6	20	
Cadmium		0.262	mg/L	0.0010	105	75	125	1.6	20	
Chromium		0.523	mg/L	0.0050	104	75	125	0.4	20	
Lead		0.520	mg/L	0.0010	104	75	125	2.5	20	
Selenium		0.505	mg/L	0.0011	101	75	125	1.7	20	
Silver		0.0504	mg/L	0.0010	99	75	125	0.6	20	

**Qualifiers:**

RL - Analyte reporting limit.

ND - Not detected at the reporting limit.



# QA/QC Summary Report

Prepared by Helena, MT Branch

**Client:** Tetra Tech Inc  
**Project:** MDT Shop

**Report Date:** 03/27/14  
**Work Order:** H14030264

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual	
<b>Method: SW6020</b>							Analytical Run: ICPMS204-B_140324B				
<b>Lab ID: ICV STD</b>		Initial Calibration Verification Standard								03/24/14 12:02	
Lead		0.0607	mg/L	0.0010	101	90	110				
<b>Lab ID: ICV STD</b>		Initial Calibration Verification Standard								03/24/14 20:10	
Lead		0.0631	mg/L	0.0010	105	90	110				

**Qualifiers:**

RL - Analyte reporting limit.

ND - Not detected at the reporting limit.

## QA/QC Summary Report

Prepared by Helena, MT Branch

**Client:** Tetra Tech Inc  
**Project:** MDT Shop

**Report Date:** 03/27/14  
**Work Order:** H14030264

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual
<b>Method: SW7470A</b>										Batch: 23937
<b>Lab ID: MB-23937</b>										
Mercury		Method Blank								Run: HGCV202-H_140325A 03/25/14 16:31
		ND	mg/L	5E-06						
<b>Lab ID: LCS-23937</b>										
Mercury		Laboratory Control Sample								Run: HGCV202-H_140325A 03/25/14 16:35
		0.000146	mg/L	0.00010	98	90	110			
<b>Lab ID: H14030264-003AMS</b>										
Mercury		Sample Matrix Spike								Run: HGCV202-H_140325A 03/25/14 16:52
		0.000160	mg/L	0.00010	107	85	115			
<b>Lab ID: H14030264-003AMSD</b>										
Mercury		Sample Matrix Spike Duplicate								Run: HGCV202-H_140325A 03/25/14 16:57
		0.000161	mg/L	0.00010	108	85	115	0.8	20	

**Qualifiers:**

RL - Analyte reporting limit.

ND - Not detected at the reporting limit.

# QA/QC Summary Report

Prepared by Helena, MT Branch

**Client:** Tetra Tech Inc  
**Project:** MDT Shop

**Report Date:** 03/27/14  
**Work Order:** H14030264

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual
<b>Method: SW8015M</b> <span style="float: right;">Batch: 23858</span>										
<b>Lab ID: MB-23858</b>	2	Method Blank					Run: HHP_140314A			03/14/14 15:15
Total Extractable Hydrocarbons		ND	ug/L	300						
Surr: o-Terphenyl					91	40	140			
<b>Lab ID: LCS-23858</b>	2	Laboratory Control Sample					Run: HHP_140314A			03/14/14 16:00
Total Extractable Hydrocarbons		5950	ug/L	300	96	60	140			
Surr: o-Terphenyl					95	40	140			
<b>Lab ID: H14030162-004BMS</b>	2	Sample Matrix Spike					Run: HHP_140314A			03/14/14 17:31
Total Extractable Hydrocarbons		13100	ug/L	670	95	60	140			
Surr: o-Terphenyl					94	40	140			
<b>Lab ID: H14030162-004BMSD</b>	2	Sample Matrix Spike Duplicate					Run: HHP_140314A			03/14/14 18:16
Total Extractable Hydrocarbons		13800	ug/L	670	100	60	140	4.9	20	
Surr: o-Terphenyl					99	40	140			
<b>Method: SW8015M</b> <span style="float: right;">Analytical Run: R95681</span>										
<b>Lab ID: CCV_0320GC103r-W</b>	15	Continuing Calibration Verification Standard								03/20/14 10:06
n-Nonane		174	ug/L		87	75	125			
n-Decane		183	ug/L		92	75	125			
n-Dodecane		189	ug/L		94	75	125			
n-Tetradecane		202	ug/L		101	75	125			
n-Hexadecane		200	ug/L		100	75	125			
n-Octadecane		203	ug/L		102	75	125			
n-Nonadecane		204	ug/L		102	75	125			
n-Eicosane		203	ug/L		102	75	125			
n-Docosane		206	ug/L		103	75	125			
n-Tetracosane		205	ug/L		103	75	125			
n-Hexacosane		207	ug/L		103	75	125			
n-Octacosane		208	ug/L		104	75	125			
n-Triacontane		208	ug/L		104	75	125			
n-Hexatriacontane		209	ug/L		105	75	125			
Surr: o-Terphenyl					102	75	125			

**Qualifiers:**

RL - Analyte reporting limit.

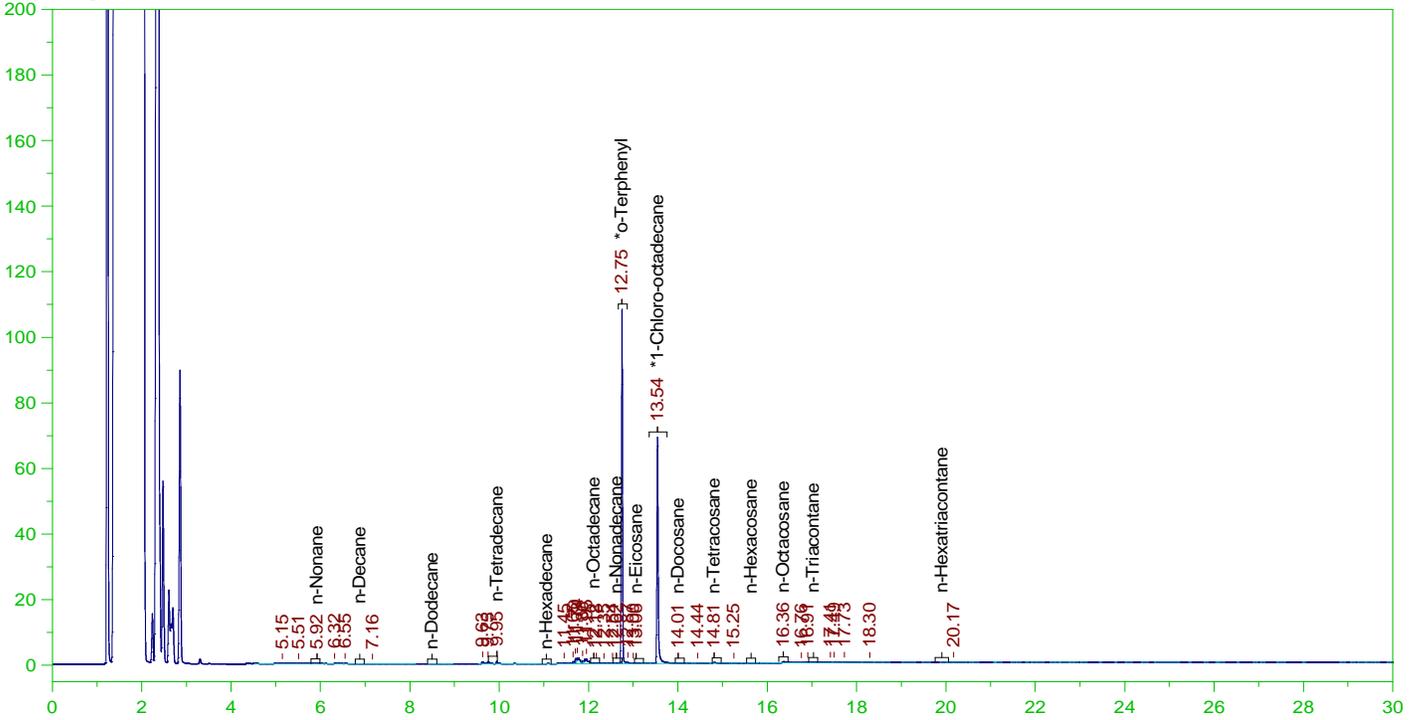
ND - Not detected at the reporting limit.

MW-19

Batch ID: 23858

G:\Org\1GC\DAT\1GC032014\_b\0320GC1.0004.RAW

H14030264-001B ;0320GC1 , \$HC-EPH-SCRN-W,



**EXTRACTABLE PETROLEUM HYDROCARBONS (EPH) SCREENING ANALYSIS CHROMATOGRAM**

Sample Name: H14030264-001B ;0320GC1 , \$HC-EPH-SCRN-W,  
Raw File: G:\Org\1GC\DAT\1GC032014\_b\0320GC1.0004.RAW  
Date & Time Acquired: 3/20/2014 12:16:21 PM  
Method File: G:\Org\1GC\Methods\GC1\_2014Methods\03201404.MET  
Calibration File: G:\Org\1GC\Cals\GC1\_2014CAL\SC011314d.CAL  
Sample Weight: 1.015 Dilution: 2 S.A.: 1

Mean RF for C9 to C18 Hydrocarbons: 1856.84  
Mean RF for C19 to C36 Hydrocarbons: 1896.267  
Mean RF for Total Extractable Hydrocarbons: 1876.554  
Rt range for Diesel Range Organics: 6.78 to 17.13  
Rt range for C9 to C18 Hydrocarbons: 5.79 to 12.67  
Rt range for C19 to C36 Hydrocarbons: 12.72 to 20.06

SURROGATE COMPOUND	RT	ACTUAL	MEASURED	%REC	
*o-Terphenyl	12.746	197.044	178.961	90.82	-
*1-Chloro-octadecane	13.543	197.044	182.012	92.37	-

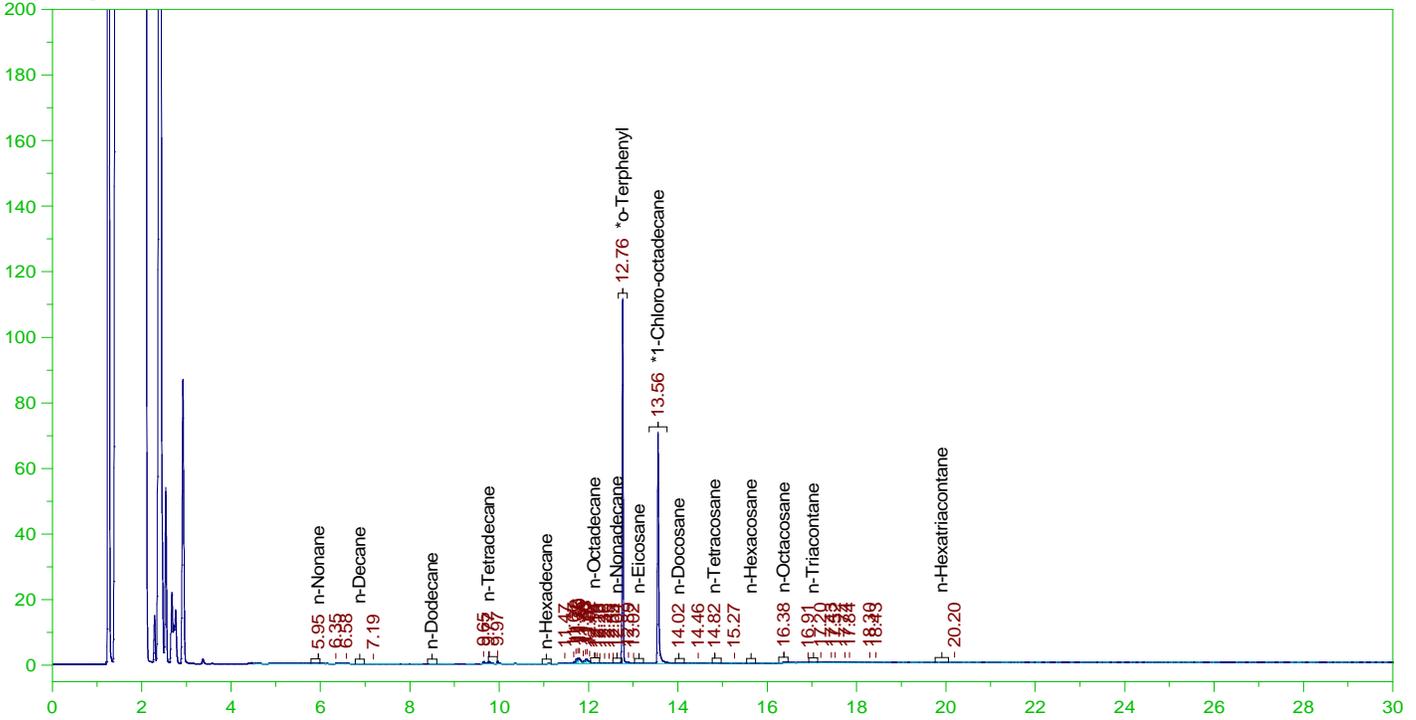
DRO Area:52322.89 DRO Amount: 54.94075  
TEH Area:68105.02 TEH Amount: 71.5125  
C9-C18 Area:42756.79 C9-C18 Amount: 45.37268  
C19-C36 Area:21401.3 C19-C36 Amount: 22.23845

MW-16

Batch ID: 23858

G:\Org\1GC\DAT\1GC032014\_b\0320GC1.0005.RAW

H14030264-002B ;0320GC1 , \$HC-EPH-SCRN-W,



**EXTRACTABLE PETROLEUM HYDROCARBONS (EPH) SCREENING ANALYSIS CHROMATOGRAM**

Sample Name: H14030264-002B ;0320GC1 , \$HC-EPH-SCRN-W,  
Raw File: G:\Org\1GC\DAT\1GC032014\_b\0320GC1.0005.RAW  
Date & Time Acquired: 3/20/2014 1:01:15 PM  
Method File: G:\Org\1GC\Methods\GC1\_2014Methods\03201405.MET  
Calibration File: G:\Org\1GC\Cals\GC1\_2014CAL\SC011314d.CAL  
Sample Weight: 1.011 Dilution: 2 S.A.: 1

Mean RF for C9 to C18 Hydrocarbons: 1856.84  
Mean RF for C19 to C36 Hydrocarbons: 1896.267  
Mean RF for Total Extractable Hydrocarbons: 1876.554  
Rt range for Diesel Range Organics: 6.78 to 17.13  
Rt range for C9 to C18 Hydrocarbons: 5.79 to 12.67  
Rt range for C19 to C36 Hydrocarbons: 12.72 to 20.06

SURROGATE COMPOUND	RT	ACTUAL	MEASURED	%REC	
*o-Terphenyl	12.761	197.824	183.338	92.68	-
*1-Chloro-octadecane	13.556	197.824	186.472	94.26	-

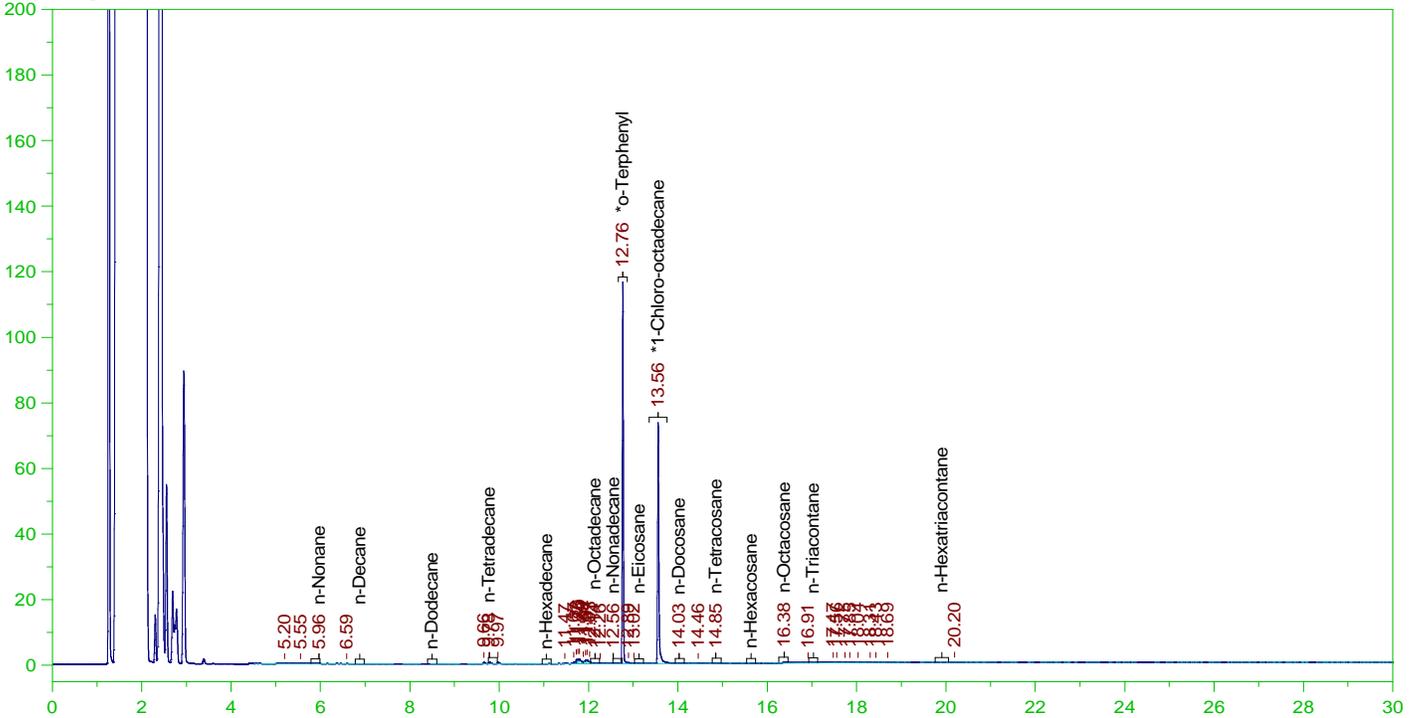
DRO Area:54148.13 DRO Amount: 57.08226  
TEH Area:69761.56 TEH Amount: 73.54175  
C9-C18 Area:44715.49 C9-C18 Amount: 47.63897  
C19-C36 Area:21115.47 C19-C36 Amount: 22.02825

GPW-3

Batch ID: 23858

G:\Org\1GC\DAT\1GC032014\_b\0320GC1.0006.RAW

H14030264-003B ;0320GC1 , \$HC-EPH-SCRN-W,



**EXTRACTABLE PETROLEUM HYDROCARBONS (EPH) SCREENING ANALYSIS CHROMATOGRAM**

Sample Name: H14030264-003B ;0320GC1 , \$HC-EPH-SCRN-W,  
Raw File: G:\Org\1GC\DAT\1GC032014\_b\0320GC1.0006.RAW  
Date & Time Acquired: 3/20/2014 1:46:20 PM  
Method File: G:\Org\1GC\Methods\GC1\_2014Methods\03201406.MET  
Calibration File: G:\Org\1GC\Cals\GC1\_2014CAL\SC011314d.CAL  
Sample Weight: 1.005 Dilution: 2 S.A.: 1

Mean RF for C9 to C18 Hydrocarbons: 1856.84  
Mean RF for C19 to C36 Hydrocarbons: 1896.267  
Mean RF for Total Extractable Hydrocarbons: 1876.554  
Rt range for Diesel Range Organics: 6.78 to 17.13  
Rt range for C9 to C18 Hydrocarbons: 5.79 to 12.67  
Rt range for C19 to C36 Hydrocarbons: 12.72 to 20.06

SURROGATE COMPOUND	RT	ACTUAL	MEASURED	%REC	
*o-Terphenyl	12.765	199.005	191.9	96.43	-
*1-Chloro-octadecane	13.559	199.005	194.383	97.68	-

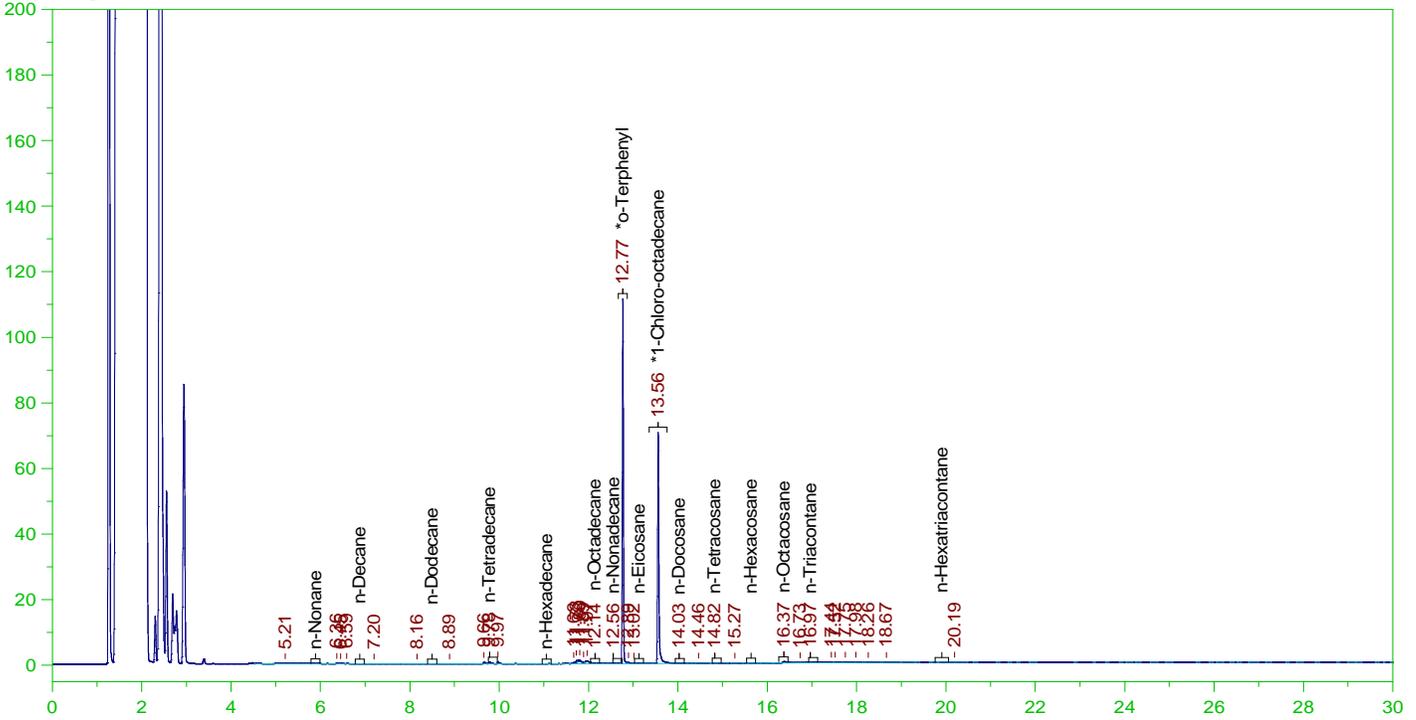
DRO Area:44540.14 DRO Amount: 47.23397  
TEH Area:63486.23 TEH Amount: 67.32594  
C9-C18 Area:35992.36 C9-C18 Amount: 38.57444  
C19-C36 Area:23004.95 C19-C36 Amount: 24.14269

Dup-1

Batch ID: 23858

G:\Org\1GC\DAT\1GC032014\_b\0320GC1.0007.RAW

H14030264-004B ;0320GC1 , \$HC-EPH-SCRN-W,



**EXTRACTABLE PETROLEUM HYDROCARBONS (EPH) SCREENING ANALYSIS CHROMATOGRAM**

Sample Name: H14030264-004B ;0320GC1 , \$HC-EPH-SCRN-W,  
Raw File: G:\Org\1GC\DAT\1GC032014\_b\0320GC1.0007.RAW  
Date & Time Acquired: 3/20/2014 2:31:22 PM  
Method File: G:\Org\1GC\Methods\GC1\_2014Methods\03201407.MET  
Calibration File: G:\Org\1GC\Cals\GC1\_2014CAL\SC011314d.CAL  
Sample Weight: 0.98 Dilution: 2 S.A.: 1

Mean RF for C9 to C18 Hydrocarbons: 1856.84  
Mean RF for C19 to C36 Hydrocarbons: 1896.267  
Mean RF for Total Extractable Hydrocarbons: 1876.554  
Rt range for Diesel Range Organics: 6.78 to 17.13  
Rt range for C9 to C18 Hydrocarbons: 5.79 to 12.67  
Rt range for C19 to C36 Hydrocarbons: 12.72 to 20.06

SURROGATE COMPOUND	RT	ACTUAL	MEASURED	%REC	
*o-Terphenyl	12.766	204.082	188.456	92.34	-
*1-Chloro-octadecane	13.559	204.082	190.71	93.45	-

DRO Area:43793.45 DRO Amount: 47.62687  
TEH Area:64977.95 TEH Amount: 70.66573  
C9-C18 Area:32949.23 C9-C18 Amount: 36.21385  
C19-C36 Area:28764.58 C19-C36 Amount: 30.95725

# Workorder Receipt Checklist

Tetra Tech Inc

H14030264

Login completed by: Tracy L. Lorash

Date Received: 3/19/2014

Reviewed by: BL2000\kwiegand

Received by: SRW

Reviewed Date: 3/25/2014

Carrier Hand Del  
name:

Shipping container/cooler in good condition?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not Present <input type="checkbox"/>
Custody seals intact on all shipping container(s)/cooler(s)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not Present <input checked="" type="checkbox"/>
Custody seals intact on all sample bottles?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not Present <input checked="" type="checkbox"/>
Chain of custody present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Chain of custody signed when relinquished and received?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Chain of custody agrees with sample labels?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Samples in proper container/bottle?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Sample containers intact?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Sufficient sample volume for indicated test?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
All samples received within holding time? (Exclude analyses that are considered field parameters such as pH, DO, Res Cl, Sulfite, Ferrous Iron, etc.)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Temp Blank received in all shipping container(s)/cooler(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not Applicable <input type="checkbox"/>
Container/Temp Blank temperature:	2.7°C On Ice		
Water - VOA vials have zero headspace?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No VOA vials submitted <input checked="" type="checkbox"/>
Water - pH acceptable upon receipt?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not Applicable <input type="checkbox"/>

---

## Standard Reporting Procedures:

Lab measurement of analytes considered field parameters that require analysis within 15 minutes of sampling such as pH, Dissolved Oxygen and Residual Chlorine, are qualified as being analyzed outside of recommended holding time.

Solid/soil samples are reported on a wet weight basis (as received) unless specifically indicated. If moisture corrected, data units are typically noted as –dry. For agricultural and mining soil parameters/characteristics, all samples are dried and ground prior to sample analysis.

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## Contact and Corrective Action Comments:

None





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Gillette, WY 800-606-7175 • Rapid City, SD 800-872-1225 • College Station, TX 800-600-2218

# BOTTLE ORDER 14327



## SHIPPED TO: Tetra Tech Inc

Contact: Daniel Wiegand  
303 Irene St  
Helena MT 59601  
Phone: (406) 443-5210

Project: EPH/RCRA Metals

Order Created by: Wanda Johnson  
Shipped From: Helena, MT  
Ship Date: 3/12/2014  
VIA: Hand Del

Bottle Size/Type	Bottles Per Samp	Method	Tests	Critical Hold Time	Preservative	Notes	Num of Samp
<b>( 4 Sets)</b>							
250 mL, Plastic	1	E200.7_8	Metals by ICP/ICPMS, Total		<input checked="" type="checkbox"/> HNO3	RCRA 8 Metals	1
1 Liter Amber Glass Narrow Mouth	2	SW8015M	Hydrocarbons, Extractable Petroleum Screen		<input type="checkbox"/> H2SO4		1

HNO3 - Nitric Acid     H2SO4 - Sulfuric Acid     NaOH - Sodium Hydroxide    **We strongly suggest that the samples are shipped the same day as they are collected.**

ZnAc - Zinc Acetate     HCl - Hydrochloric Acid     H3PO4 - Phosphoric Acid

**Material Safety Data Sheets(MSDS) Available @ EnergyLab.com ->Services -> MSDS Sheets**

**Corrosive Chemicals:** Nitric, Sulfuric, Phosphoric, Hydrochloric Acids and Sodium Hydroxide. Zinc Acetate is a skin irritant.

Subcontracting of sample analyses to an outside laboratory may be required. If so, Energy Laboratories will utilize its branch laboratories or qualified contract laboratories for this service. Any such laboratories will be indicated within the Laboratory Analytical Report.

## APPENDIX F

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# CONSTRUCTION COST ESTIMATES

**L&C COUNTY FAIRGROUNDS ANNEX**  
Helena, Montana

*Robert Peccia & Associates*  
*September 2014*



**ENGINEER'S ESTIMATE OF CONSTRUCTION COSTS**

**NEW PARK AREA**

<u>DESCRIPTION</u>	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
Mob, Bonding & Submittals (5%)	ls	1	\$ 17,700.00	\$ 17,700.00
Construction Surveys and Material Testing	ls	1	\$ 5,000.00	\$ 5,000.00
Excavation, Haul and Disposal (assumes 3-foot depth)	cy	5,000	\$ 25.00	\$ 125,000.00
Soil Testing and Analysis	ls	1	\$ 7,500.00	\$ 7,500.00
Imported Subbase (3" minus pit run)	cy	4,000	\$ 15.00	\$ 60,000.00
Imported Topsoil	cy	1,000	\$ 35.00	\$ 35,000.00
Sod	sf	40,000	\$ 0.75	\$ 30,000.00
Paved Trail Construction	sy	400	\$ 35.00	\$ 14,000.00
Picnic Tables	ea	8	\$ 750.00	\$ 6,000.00
Picnic Table Concrete Slabs	ea	8	\$ 1,500.00	\$ 12,000.00
Trees	ea	30	\$ 600.00	\$ 18,000.00
Shrubs and Misc Landscape Plantings	ls	1	\$ 5,000.00	\$ 5,000.00
Irrigation System	ls	1	\$ 25,000.00	\$ 25,000.00
Fencing Removal and Disposal	lf	270	\$ 5.00	\$ 1,350.00
New 6-Foot Fencing (b/t park area and maint bldgs)	lf	350	\$ 30.00	\$ 10,500.00
<hr/>				
<i>Subtotal</i>				\$ 372,050.00
<i>Contingency (15%)</i>				\$ 55,800.00
<i>Engineering, Legal and Admin</i>				\$ 74,400.00
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>				<b>\$ 428,000.00</b>

L&C COUNTY FAIRGROUNDS ANNEX  
Helena, Montana

Robert Peccia & Associates  
September 2014



**ENGINEER'S ESTIMATE OF CONSTRUCTION COSTS**

**PERIMETER FENCING MODIFICATIONS/IMPROVEMENTS**

<u>DESCRIPTION</u>	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
Mob, Bonding & Submittals (5%)	ls	1	\$ 1,300.00	\$ 1,300.00
New Vehicle Gates	ea	4	\$ 5,000.00	\$ 20,000.00
New Pedestrian Gate	ea	1	\$ 1,000.00	\$ 1,000.00
Misc Repairs to Existing Fencing	ls	1	\$ 5,000.00	\$ 5,000.00
<hr/>				
<i>Subtotal</i>			\$	<i>27,300.00</i>
<i>Contingency (15%)</i>			\$	<i>4,100.00</i>
<i>Engineering, Legal and Admin</i>			\$	<i>5,500.00</i>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			\$	<b>31,000.00</b>

L&C COUNTY FAIRGROUNDS ANNEX  
Helena, Montana

Robert Peccia & Associates  
September 2014



**ENGINEER'S ESTIMATE OF CONSTRUCTION COSTS**

**GRAVEL PARKING LOT FOR RYAN/EXCHANGE FIELDS**

<u>DESCRIPTION</u>	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
Mob, Bonding & Submittals (5%)	ls	1	\$ 4,300.00	\$ 4,300.00
Construction Surveys and Material Testing	ls	1	\$ 3,000.00	\$ 3,000.00
Grading, Excavation and Haul	cy	1,000	\$ 15.00	\$ 15,000.00
Crushed Base Course Surfacing (3/4" minus, 6" thick)	cy	1,500	\$ 35.00	\$ 52,500.00
Concrete Pin Down Curbs	ea	180	\$ 100.00	\$ 18,000.00
<hr/>				
<i>Subtotal</i>			\$	<i>92,800.00</i>
<i>Contingency (15%)</i>			\$	<i>13,900.00</i>
<i>Engineering, Legal and Admin</i>			\$	<i>18,600.00</i>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			\$	<b>107,000.00</b>

L&C COUNTY FAIRGROUNDS ANNEX  
Helena, Montana

Robert Peccia & Associates  
September 2014



ENGINEER'S ESTIMATE OF CONSTRUCTION COSTS

GRAVEL PARKING LOT FOR MUSEUM

<u>DESCRIPTION</u>	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
Mob, Bonding & Submittals (5%)	ls	1	\$ 1,100.00	\$ 1,100.00
Construction Surveys and Material Testing	ls	1	\$ 2,000.00	\$ 2,000.00
Grading, Excavation and Haul	cy	200	\$ 15.00	\$ 3,000.00
Crushed Base Course Surfacing (3/4" minus, 6" thick)	cy	320	\$ 35.00	\$ 11,200.00
ADA Parking Stalls - Asphalt Pavement	sy	60	\$ 35.00	\$ 2,100.00
ADA Parking Signs	ea	2	\$ 500.00	\$ 1,000.00
Concrete Pin Down Curbs	ea	40	\$ 100.00	\$ 4,000.00
<hr/>				
<i>Subtotal</i>			\$	<i>24,400.00</i>
<i>Contingency (15%)</i>			\$	<i>3,700.00</i>
<i>Engineering, Legal and Admin</i>			\$	<i>4,900.00</i>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			\$	<b>28,000.00</b>

L&C COUNTY FAIRGROUNDS ANNEX  
Helena, Montana

Robert Peccia & Associates  
September 2014



**ENGINEER'S ESTIMATE OF CONSTRUCTION COSTS**

**NEW SEWER MAIN TO CONNECT TO CITY SEWER SYSTEM**

<u>DESCRIPTION</u>	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
Mob, Bonding & Submittals (5%)	ls	1	\$ 2,800.00	\$ 2,800.00
Construction Surveys and Material Testing	ls	1	\$ 2,000.00	\$ 2,000.00
8" PVC Sewer Main	lf	800	\$ 45.00	\$ 36,000.00
Sewer Manholes	ea	4	\$ 4,000.00	\$ 16,000.00
Surface Restoration	ls	1	\$ 4,000.00	\$ 4,000.00
<hr/>				
<i>Subtotal</i>			\$	<i>60,800.00</i>
<i>Contingency (15%)</i>			\$	<i>9,100.00</i>
<i>Engineering, Legal and Admin</i>			\$	<i>12,200.00</i>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			\$	<b>70,000.00</b>

## APPENDIX G

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# EXISTING BUILDING INVENTORIES

## BUILDINGS

1. FIRE DEPARTMENT – AGENCY NOTIFIED
2. EAST END –MDT, WEST END – MDT, MIDDLE – UNKNOWN AGENCY NOTIFIED
3. MDT, DEQ – AGENCY NOTIFIED
4. SEARCH AND RESCUE, MDT, SURPLUS PROPERTY
5. MDT – EQUIPMENT IS BEING REMOVED
6. EXPLORATION WORKS, FAIRGROUNDS, MILITARY AFFAIRS (DES) AGENCY HAS BEEN NOTIFIED, L & C COUNTY HISTORICAL
7. MOTOR VEHICLE DIVISION – TIRES AND FILE CABINETS ARE BEING REMOVED
- 8A. MHP, MDT –AGENCIES NOTIFIED AND PROPERTY WILL BE REMOVED BY END OF JUNE
- 8B. MDT – EQUIPMENT WILL BE REMOVED BY END OF JUNE, DNRC – AGENCY HAS BEEN NOTIFIED
9. WEST SHED – EMPTY, EAST SHED – LITTLE LEAGUE
10. STATE HISTORICAL SOCIETY – AGENCY NOTIFIED
11. SURPLUS PROPERTY
12. SURPLUS PROPERTY
13. SURPLUS PROPERTY
14. DNRC – AGENCY HAS BEEN NOTIFIED

## **Pam Attardo - Fwd: Equipment list in old state surplus building at fairgrounds**

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**From:** Dave Rau  
**To:** Pam Attardo  
**Date:** 5/22/2014 9:28 AM  
**Subject:** Fwd: Equipment list in old state surplus building at fairgrounds  
**CC:** Leo Dutton

---

Pam, this is the list I received. I will not be able to attend your meeting on this date. Hope this helps. Please let me know if you have any questions.

David Rau, Undersheriff  
 Lewis & Clark County Sheriff's Office  
 221 Breckenridge  
 Helena, MT 59601  
 Office (406) 447-8235  
[drau@co.lewis-clark.mt.us](mailto:drau@co.lewis-clark.mt.us)

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>>> Uriah Wood 5/16/2014 7:27 PM >>>  
 UnderSheriff Rau,

Here is a list of items in the old state surplus building on the south side of the fairgrounds (big barn)

1. 2 place ATV trailer with 2 ATV's
2. 2 place snowmobile trailer (empty)
3. Raft and trailer
4. Rescue Base
5. Hovercraft and trailer
6. 2 place snowmobile trailer w/2 snowmobiles (SAR)
7. 2 place snowmobile trailer w/2 snowmobiles (LCSO)
8. Snowmobile
9. 4 place enclosed trailer with 3 snowmobiles and ambulance sled
10. miscellaneous small equipment and office furniture for new building
11. truck box from red truck

Here is a list of equipment in the SAR building inside the fairgrounds

1. Red rescue truck
2. Duckworth boat and trailer
3. Crestliner boat and trailer
4. Dive equipment - tanks, compressor, etc...
5. tech rescue equipment
6. water rescue equipment
7. tools, parts etc...
8. numerous other and sundry items

Sorry this took so long, Ive been a bit busy, hope it helps. U.S. Wood

From: "Jester, Walter" <wjester@mt.gov>  
To: Pam Attardo <PAttardo@lccountymt.gov>  
Date: 3/20/2014 3:43 PM  
Subject: RE: Fire Dept Bldg

Wally Jester Co. Vol. Fire Dept  
Bldg 1

You planning on tearing it down anytime soon?  
MDT charges me \$50 a month for the building.....it works great for my trailer for storage.  
wj

-----Original Message-----

From: Pam Attardo [mailto:PAttardo@lccountymt.gov]  
Sent: Thursday, March 20, 2014 3:14 PM  
To: Jester, Walter  
Subject: RE: Fire Dept Bldg

Do you have a place for these things to go if that building goes away?

PLEASE NOTE NEW EMAIL: pattardo@lccountymt.gov

Pamela J. Attardo  
Helena/Lewis & Clark County  
Heritage Preservation Officer  
Lewis & Clark County Heritage Tourism Council City-County Building  
316 North Park  
Helena, MT 59623  
406.447.8357  
fax 406.447.8398  
pattardo@lccountymt.gov  
www.helenahistory.com  
Hours: M-Th, 9-3:30; CLOSED Fridays

"The past is our key to our future." - Winston Churchill

>>> "Jester, Walter" <wjester@mt.gov> 3/20/2014 1:50 PM >>>

Hi,  
I rent the last building at the far west end, I have two trucks and my command trailer stored in there along with numerous other FD items. I clipped a photo of my trailer, the rescue is parked at the new station. I am hoping the City can find the water shut off this spring so I can shut down the heating system....well it is shut down anyway.....we have a small heater keeping the pipes from freezing in the room. I hope to unplug that in a week or so.  
I will continue to rent that building until I am kicked out of there. It keeps my command trailer out of the weather and eyesight.  
Later wj

-----Original Message-----

From: Pam Attardo [mailto:PAttardo@lccountymt.gov]  
Sent: Thursday, March 20, 2014 12:02 PM  
To: Jester, Walter  
Subject: Fire Dept Bldg

Hi Wally,

Hope you're well! Looks like it might be spring some time in the next 3 months. I had a question for you: does the Fire Dept still have anything in that building that's located between Ryan Fields & the Fairgrounds (old DOT bldgs surrounded by the fence)? The county is having meetings to figure out

**Lewis & Clark Co. Heritage Tourism Council  
Inventory of Building No. 6, Custer Ave. Property, May 2014**

Office: refrigerator, desks, tables, chairs, paints.

Northeast room: New and original trolley wooden parts; historic exhibit displays and artifacts.

Main room: 1909 Trolley No. 3, in process of restoration, new lumber for trolley restoration, hand tools and table saws, sanders, planers, scaffolding, etc., 12' "Little George" model trolley, Caird wooden patterns.

Northwest hallway: original trolley parts, spandrels from ASARCO manager's house, chairs, Urban Renewal diorama.

Western "garage" space: hay wagon, extra trolley seats from Nevada City, Caird wooden patterns, picnic table from ASARCO manager's house laundry building, office furniture, ExplorationWorks! exhibits.

>>> Keith Hatch 8/14/2013 9:56 AM >>>

Laura,

The following property owned by the Fairgrounds is currently stored at the State Surplus property.

(1) horse drawn flat bed wagon with a large cowboy hat on top (no horse)

(1) horse drawn 2 tier flat bed wagon "yellow" (no horse)

(1) horse drawn black buggy (with horse) just kidding!

Thanks

Keith Hatch

Manager,

L& C County Fairgrounds

98 West Custer Avenue

Helena, MT. 59602

(406) 457-8516 phone

(406) 457-8517 fax

[www.lccfairgrounds.com](http://www.lccfairgrounds.com)

Last Chance Stampede and Fair

July 24th. - 27th. 2013

## **Montana Historical Society Highway Storage Plan**

### **Summer of 2014-**

Continue process of identifying high-priority items to move to Scriver Center

Assess and relocate outdoor items to Scriver Center

Inventory of outside artifacts –

Hart-Parr Tractor

Grain binder

Thresher

Wagon

Manure spreader

Road scraper

Mower

Hayrick

Sluice box

### **Summers 2015 – 2016**

Review and assess artifacts in Highway Storage location.

Items inside storage-

Assorted agricultural equipment

Motor vehicles

### **Long-range plan**

Continue to pursue more appropriate, climate controlled storage options for items housed at Highway Storage. Plan for the eventual relocation of all artifacts to higher level of storage care.