



Capitol Complex Advisory Council

November 20, 2025

CAPITOL COMPLEX ADVISORY COUNCIL

THE STATUTORY DUTIES AND RESPONSIBILITIES ASSIGNED TO THE COUNCIL INCLUDE:

- reviewing proposals for long-term displays or the naming of State buildings on the Capitol Complex;
- advising the Legislature on the long-term display of busts, statues, memorials, monuments, or art displays within the Capitol Complex, including the executive residence and the original governor's mansion;
- advising the Department of Administration on interior decoration of the Capitol;
- advising the Department of Administration on grounds maintenance and displays;
- advising the Department of Administration on policies governing maintenance and beautification of the Capitol, executive residence, and original governor's mansion; and
- advising the Department of Administration on establishing and maintaining a long-range master plan for the orderly development of the Capitol Complex.



REPORTING REQUIREMENTS

The Council must report to the Legislature by September 15 of each year preceding a legislative session on requests that it has reviewed for naming buildings and for long-term placement of items in the Capitol or on the Capitol Complex grounds.

The report must include a recommendation on whether reviewed requests meet certain statutory criteria. If a request meets the criteria, the Council must recommend a timeframe during which the project should be authorized.



General Services Division Updates

UPDATES ON AND AROUND THE CAPITOL COMPLEX



GENERAL SERVICES DIVISION UPDATES

PROJECTS COMPLETED IN 2024-2025

- **Governor Martz Statue** installed - 2nd Floor Governor's Wing
- **Charles Johnson Plaque** (HB 855) installed - 3rd Floor East
- **Marilyn Miller Plaque/Lettering** (SB 414) installed - 3rd Floor Senate Office
- Seven Memorial Trees planted on campus
- Native Wildflower bed installed in Capitol Park
- Capitol Exterior Lighting Project completed
- Rotunda Medallion Lighting Project completed
- Main Plant Generator Project completed
- Governor's Reception Room Lighting Project initiated



CAPITOL EXTERIOR LIGHTING PROJECT



ROTUNDA MEDALLION LIGHTING PROJECT





Capitol Complex Master Plan

ARCHITECTURE & ENGINEERING DIVISION

ARCHITECTURE & ENGINEERING DIVISION

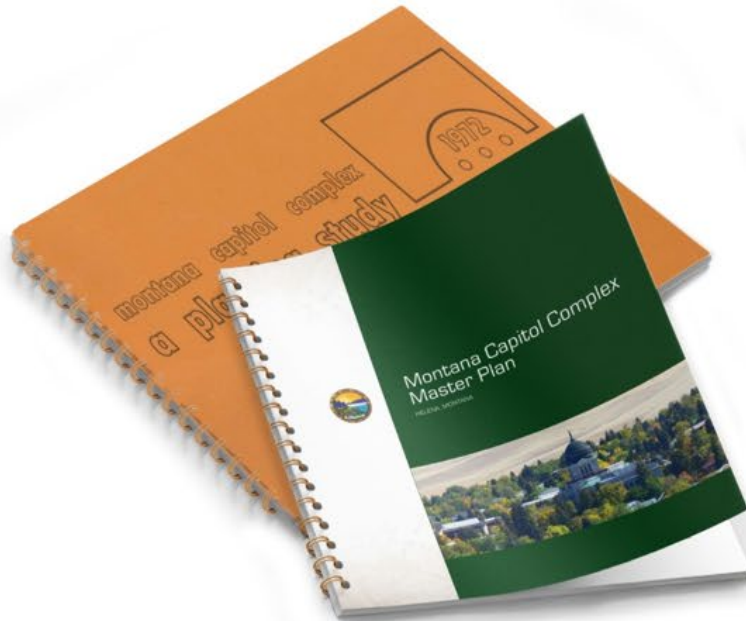
CAPITOL COMPLEX MASTER PLAN UPDATE

INTRODUCTION

Masterplan Update

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1972



Capitol Complex Masterplan

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2010



Capitol Complex Masterplan

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2024



Legislative Long Range Plan

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CAPITOL CAMPUS MASTER PLAN

SECTION 1 - OVERVIEW

SECTION 1 - OVERVIEW

CAPITOL COMPLEX MASTER PLAN



1-17



DEPARTMENT OF ADMINISTRATION

ARCHITECTURE & ENGINEERING DIVISION

CAPITOL COMPLEX MASTER PLAN UPDATE

- Capitol Complex Master Plan Act, §2-17, Part 8 MCA
 - Establishes this Council and its responsibilities
 - Governs development of policies, approvals, placements, custodial care of the Complex
 - §2-17-805 MCA, mandates the establishment and updating of the Master Plan
- What is the Master Plan intended to accomplish?
 - Set the basis for orderly development of the Capitol Complex giving consideration to:
 - It's site as the Montana State Capitol Campus Historic District
 - The facilities and space needs of the government
 - Recommend the locations and design of buildings to be constructed
 - Acquisition of land or other improvements
 - Determine necessary parking improvements and traffic management
 - Set landscaping and other features



ARCHITECTURE & ENGINEERING DIVISION

CAPITOL COMPLEX MASTER PLAN UPDATE

- Since the completion of the Capitol Bldg in 1902, there have been only two Master Plans
 - 1972, completed in-house by the Architecture & Engineering Division
 - 2010, completed in conjunction with early concepts of a new Montana Heritage Center
- Update on the current Master Plan Update process:
 - Appropriated in HB 5, 66th session (2019)
 - Update was intended to proceed w/ SB 338 (site selection of Heritage Center)
 - Then COVID-19 happened and the lockdown
 - Post-lockdown, and the Remote/Office Workspace Study (ROWS) commenced
 - The Update re-started in conjunction with the results of ROWS
 - Then, HB 856, 68th session postponed further work on the update
 - Long-Range Legislative Branch was required to be integrated
 - Legislature approved its Long-Range plan in April 2025



ARCHITECTURE & ENGINEERING DIVISION

CAPITOL COMPLEX MASTER PLAN UPDATE

TRAFFIC STUDY: PARKING ANALYSIS

2023 & 2025 Legislative Session Parking Capacity Comparison

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Fig 1.0 2023 Parking Capacity



2-46 CAPITOL CAMPUS MASTER PLAN

Fig 1.0 2025 Parking Capacity



SECTION 2 - EXISTING CONDITIONS

Summer 2023 Baseline Capacity

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- **90% - 100% Capacity**
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- **75% - 89% Capacity**
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- **50% - 74% Capacity**
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- **0% - 49% Capacity**
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- ▨ **Parking Area Closed**
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- **Maintenance Vehicle Parking Only**
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Fig 1.0 2023 Summer Parking Capacity



SECTION 2 - EXISTING CONDITIONS

CAPITOL COMPLEX MASTER PLAN

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ARCHITECTURE & ENGINEERING DIVISION

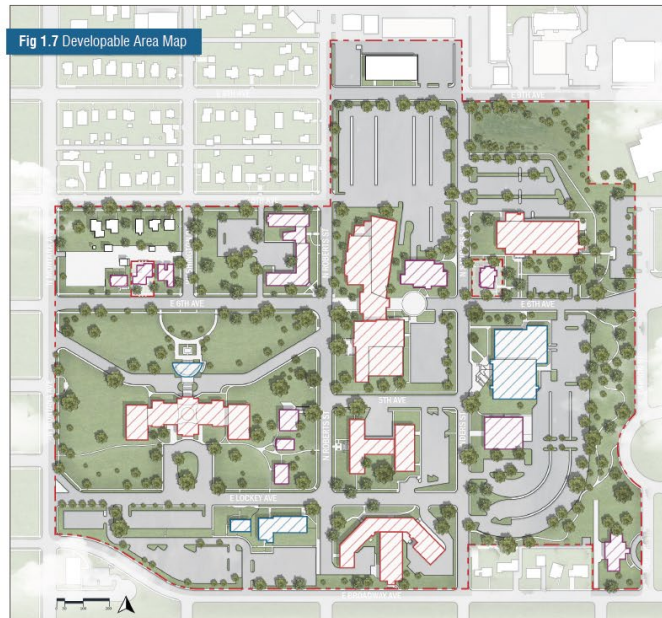
CAPITOL COMPLEX MASTER PLAN UPDATE

DEVELOPABLE AREA ANALYSIS

Developable Buildings

Developable buildings and the constraints and opportunities surrounding each location.

-  Construction Project Underway
-  Building with Known Deficiencies
-  Substantial Improvements Completed



2-2



CAPITOL CAMPUS MASTER PLAN

SECTION 2 - EXISTING CONDITIONS

Developable Area

Developable area and the constraints and opportunities surrounding each location.

-  No Development Recommended
-  Restricted Development Opportunities
-  Opportunity for Development
-  Recently Developed or Under Construction
-  Possibility of Future Acquisition



SECTION 2 - EXISTING CONDITIONS

CAPITOL COMPLEX MASTER PLAN

2-3





The Executive Residence

2 CARSON ST - HELENA, MT

THE HISTORY...



EXECUTIVE RESIDENCE

Began operating as the governor's residence in 1959.

- Has been home to 10 governors.
- Is located two blocks from the Montana State Capitol building.
- Was designed by architect Chandler C. Cohagen of Billings, Montana.

Features:

- 12,000 Sq. Ft. Residence
- 1.2 acres / green space (includes half of Capitol Park)
- Two-level steel and brick house
- Lower level: 2 bedrooms, 1 full bath, two 1/2 baths
- Upper level: 4 bedrooms, 5 full baths, two 1/2 baths
- 350 sq ft kitchen, two ovens
- Ballroom
- Hosting/Dining Space
- Two Fireplaces
- Three-car Garage

CURRENT CONDITIONS



Built as a single-occupant residence, it is not compliant with building or fire code for commercial or institutional use.

The deferred maintenance items that must be addressed are extensive:

- Asbestos abatement
- Roof replacement
- Extensive exterior repairs are needed (*e.g., soffits, trim, etc., have rotted*)
- Complete demo and replacement of the mechanical / HVAC / plumbing systems (*including exterior sewer lines*) - current HVAC system can only cool half of the home at a time
- Complete demo and replacement of the electrical systems
- All bathrooms, kitchen area, etc. have damage and need upgrades
- No ADA access or ADA-compliant restroom on the lower level (*one ADA-compliant ½-bath on the upper level*)

There are extensive interior finishes in need of upgrade/replacement:

- Carpet (20+ years old)
- Most bathroom fixtures (original equipment)
- Oven (one out of two non-functioning)
- Stove top (cracked cooking surface)
- Kitchen cabinets (original /outdated - painted numerous times)
- Refrigerator (not working properly)
- Dishwashers (end of life)
- Family room flooring (worn out)

Some updates made:

- State room carpet replaced with Larch floor during Schweitzer Administration (private funds)
- Boilers replaced during Schweitzer Administration (GSD project)
- Dining room floor tiled and ½ bath upgraded during Bullock Administration (private funds)

FUNDING / FACILITIES MANAGEMENT

GENERAL SERVICES DIVISION



- Provide services to 37 State-owned buildings in Helena
- Manage 1.3 Million Sq. Ft. of State Space
- Collect rent on 1.07 Million Sq. Ft. (80.8% of portfolio) / \$11.75/ft
- Unfunded space – 250,000 Sq. Ft. (19.2% of portfolio)



Unfunded Space Includes:

- Legislative Space in Capitol
- MHS Gallery Space original building
- Original Governor's Mansion
- Executive Residence (2 Carson St.)

SERVICES PROVIDED

- Utilities
- Janitorial
- Grounds Maintenance
- Building Maintenance
- Pest Control
- Sanitation
- Services/Recycling
- Parking
- Security
- 24/7 Call Center
- Venue Site Management

DEFERRED MAINTENANCE / STATE BUILDINGS

**Deferred
Maintenance
Debt
\$79.4 Million**

**Total Value of Enterprise
\$491,978,000**

FCA BUILDING COMPONENT & ESTIMATED PROJECT COST**

HVAC	\$20.4 Million	Roof Systems	\$5.6 Million
Interior Finishings	\$14.4 Million	Life Safety Systems	\$3.6 Million
Plumbing	\$10.5 Million	Conveying/Elevators	\$2.5 Million
Electrical	\$9.5 Million	Floor	\$2.3 Million
Envelope	\$9.2 Million	Foundations/Steps	\$1.4 Million

This is equivalent to owning a \$464,000 home with \$75,168 of deferred maintenance such as, roofing, siding, plumbing, electrical, etc.

*(average home value in Montana 2024, Zillow)

Demonstrating 16.2%
of house as deficient



HB 5 APPROPRIATION FOR THE RESIDENCE

\$2,090,930.95 remains of the original **\$2,340,500** appropriated for the Executive Residence.

- Initial expenditures were used for hazmat investigation and design.

The Department of Administration's Architecture & Engineering Division bid the work twice:

- Bids came in at about **\$1.6** million over budget the first time, and approximately **\$1.3** million over budget the second time.
- A&E anticipates similar results, if not higher due to the increased cost of construction, if re-bid today.

PUBLIC OUTREACH

POSTCARD MAILING – December 2

- Mailed to Helena residents living within a 1/4 mile of the residence.
- Includes a QR code link to a survey
- Notes dates and times of open houses

OPEN HOUSES

- Thursday, December 11 from 4pm to 6pm
- Saturday, December 13 from 1pm to 3pm



HOMETOWN HELENA

- December 4 at 7am @ Helena College
- Discuss the residence and share survey and open house details

DEPARTMENT OF ADMINISTRATION
P.O. BOX 200101
HELENA, MT 59620-0101

You are invited to complete a FUTURE USE SURVEY

As a Montana Capitol Complex neighbor, we invite you to complete a short survey on the future use of the Executive Residence.

SURVEY ACCESS:

- Scan the QR code
- Visit ccac.mt.gov



The survey closes
December 19, 2025, at 5 pm.

In addition, 2 open houses will be hosted in the Executive Residence.

DATES:
12/11/25 - 4pm to 6pm
12/13/25 - 1pm to 3pm

LOCATION:
2 N Carson Street
Helena, MT 59601

We look forward to hearing from you!



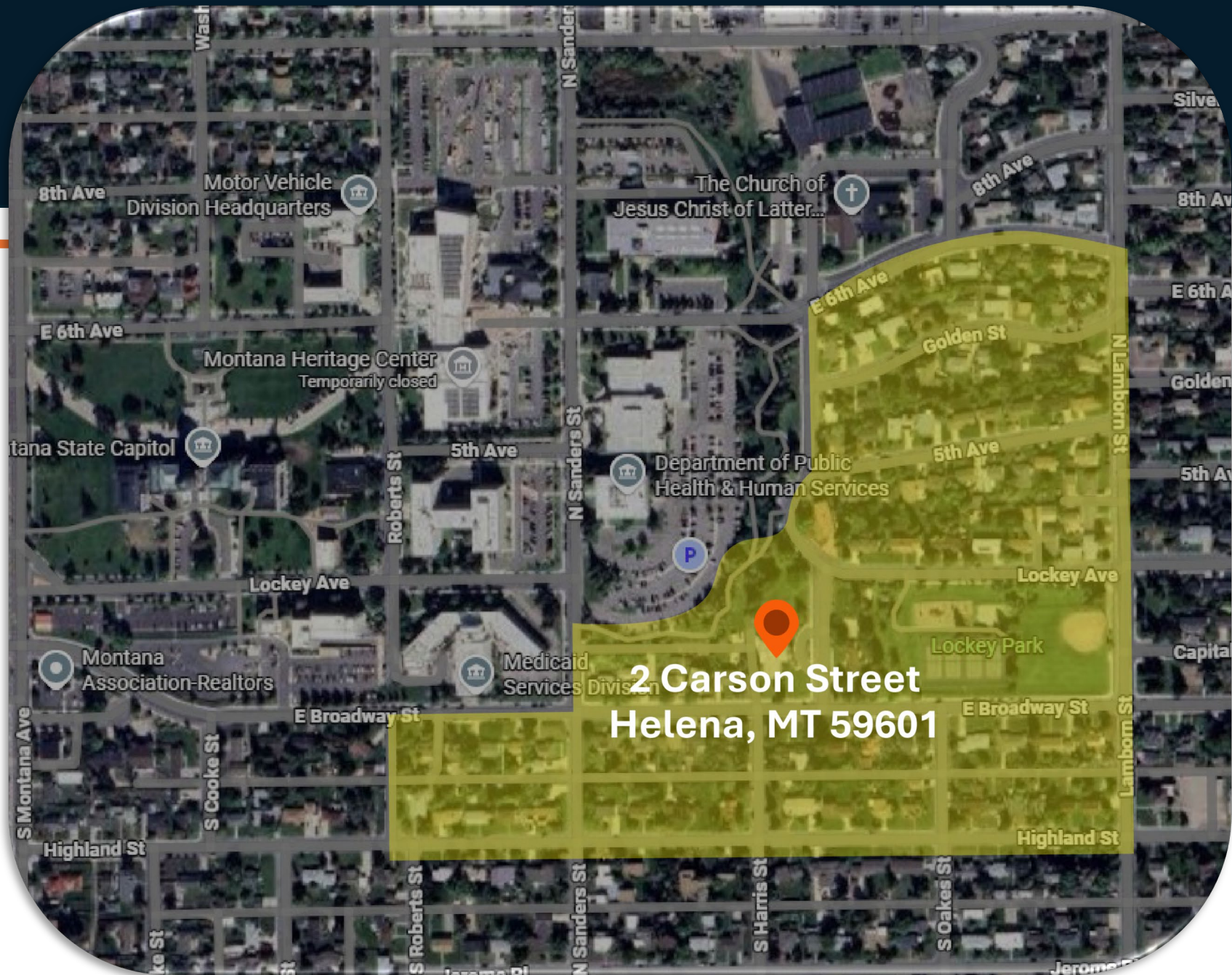
SURVEY OPEN: December 2 - 19

1. **What is your level of knowledge of the Executive Residence?** (1 to 5 option: 1 = None, 5 = Very)
2. **If you had to choose what the future use of the Executive Residence would be, would you be most in favor of?** (Select A, B, or C)
 - A. Demolishing the structure and converting the corner into green space,
 - B. Remodeling the structure to accommodate non-residential state use (example: remodeling for meeting space), or
 - C. Selling the property.
3. **Do you have anything else to add?** (Open text entry)

POSTCARD MAILING MAP

Postcards will be mailed to Helena residents living within a 1/4 mile of the residence (Roughly 100+ residences).

NOTE: Extra postcards will be printed to hand out at the open houses and Hometown Helena.





The Executive Residence Tour

2 CARSON ST - HELENA, MT

NEXT STEPS

- **Complete Public Outreach activities**
- **Evaluate and summarize information gathered**
- **Present results and cost models for the Council to review and consideration at next meeting.**



Questions / Discussion