

**ITEM 159-1505-R0513****Replace the Roof on the Health, Physical Education and Recreation (HPER) Building; Montana Tech of The University of Montana****THAT**

Consistent with the provisions of MCA 18-2-102 and 20-25-302, the Board of Regents of the Montana University System authorizes Montana Tech of The University of Montana to replace the roof on the HPER Building. This request is for spending authority of up to \$635,772 to cover the cost of repairing/replacing the HPER roof.

**EXPLANATION**

The HPER Building was built in 1980. The roof has been repaired and patched several times but now needs to be completely replaced. It leaks and is causing damage to the facilities. To date the damage has been minimal, but more extensive (and costly) damage is inevitable if the roof is not replaced soon. Montana Tech originally developed a repair proposal as five (5) separate phases, but things stand now at a critical point, and this needs to be done as one project. Funding for this project will come from plant funds previously set aside for deferred maintenance projects such as this.

Authority for renovation of an existing building with costs in excess of \$150,000 required the following information:

## a) Project Description -

The roof on the HPER has been problematic due to leaks for the last 5 to 8 years. Montana Tech maintenance personnel and outside contractors have investigated and repaired the roof surface with limited success during this period. In the process of constructing an addition to the HPER, we discovered that the roof has failed and the insulation assembly is saturated in many areas. If this replacement is deferred, the potential for damage to newly renovated areas in the building is significant. The work to be performed under this authority is the replacement of 52,981 square feet of roof on the HPER building.

## b) Detailed Cost Estimate –

The cost of replacing the roof will not exceed \$635,772. The project will be funded from deferred maintenance plant funds. The estimated maximum construction cost provided by ThinkOne Architects is as follows:

**Roof Area 1 – 9,368 SF**

|   |                  |
|---|------------------|
| Demolition:                                     | \$ 16,862        |
| Roofing Work:                                   | \$ 84,312        |
| Miscellaneous (Carpentry, Drain Repairs, Etc.): | \$ 5,621         |
| Other Requirements (Permits, Bonding, Etc.):    | \$ 5,621         |
| <b>Subtotal Roof Area 1:</b>                    | <b>\$112,416</b> |

**Roof Area 2 – 5,505 SF**

|   |                  |
|---|------------------|
| Demolition:                                     | \$ 9,909         |
| Roofing Work:                                   | \$ 49,545        |
| Miscellaneous (Carpentry, Drain Repairs, Etc.): | \$ 3,303         |
| Other Requirements (Permits, Bonding, Etc.):    | \$ 3,303         |
| <b>Subtotal Roof Area 2:</b>                    | <b>\$ 66,060</b> |

**Roof Area 3 – 8,708 SF**

|   |                  |
|---|------------------|
| Demolition:                                     | \$ 15,674        |
| Roofing Work:                                   | \$ 78,372        |
| Miscellaneous (Carpentry, Drain Repairs, Etc.): | \$ 5,225         |
| Other Requirements (Permits, Bonding, Etc.):    | \$ 5,225         |
| <b>Subtotal Roof Area 3:</b>                    | <b>\$104,496</b> |

**Roof Area 4 – 8,400 SF**

|   |                  |
|---|------------------|
| Demolition:                                     | \$ 15,120        |
| Roofing Work:                                   | \$ 75,600        |
| Miscellaneous (Carpentry, Drain Repairs, Etc.): | \$ 5,040         |
| Other Requirements (Permits, Bonding, Etc.):    | \$ 5,040         |
| <b>Subtotal Roof Area 4:</b>                    | <b>\$100,800</b> |

**Roof Area 5 – 21,000 SF**

|   |                  |
|---|------------------|
| Demolition:                                     | \$ 37,800        |
| Roofing Work:                                   | \$189,000        |
| Miscellaneous (Carpentry, Drain Repairs, Etc.): | \$ 12,600        |
| Other Requirements (Permits, Bonding, Etc.):    | \$ 12,600        |
| <b>Subtotal Roof Area 5:</b>                    | <b>\$252,000</b> |

**TOTAL OF ROOF AREAS 1-5: 52,981 SF** **\$635,772**

- c) Programs Served and Historical Data –  
This work will not directly affect university programs or enrollments but will keep a multipurpose building online and operational.
- d) Current Space Utilization Data –  
N/A
- e) Projected Uses of Any Existing Space Made Available As a Result of the Project –  
N/A
- f) Projected Operation and Maintenance Costs Upon Completion –  
There is no anticipated increase in operation and maintenance costs. A new roof will potentially increase efficiency of the space as the new roof is designed to meet the Model Energy Code criteria of R-24. The existing roof has an insulation factor of R-12.

**ATTACHMENTS**

1 – Architect's Estimate