

December 9, 2011

ITEM 153-1501-C1211

Authorization to Proceed to Design Development Phase of New Residence Hall; Montana Tech of The University of Montana

THAT

Consistent with the provisions of MCA 20-25-302, the Board of Regents of the Montana University System authorizes Montana Tech of The University of Montana (Montana Tech) to expand the student dorm planning process to the design development phase. Initial planning for the residence hall was authorized up to \$150,000. In order to proceed to the next step in the process, but not yet to request authority for construction, Montana Tech requests additional authority of up to \$350,000 to complete the design development phase. Auxiliary plant funds will wholly fund this work. Montana Tech will seek delegated authority from the Architecture and Engineering Division to manage this process in cooperation with a project manager from The University of Montana - Missoula.

EXPLANATION

During the planning for a residence hall as previously approved by the Board of Regents, the campus and architect have completed or will have completed the following:

- Identified a site location;
- Estimated site development costs;
- Performed a geotechnical analysis of the proposed site;
- Located utilities;
- Developed a floor plan and room layout; and
- Developed a schematic design.

By the end of the initial programming or planning phase, Montana Tech will have a schematic design to get a more refined estimate of total construction costs. During the planning process, it became apparent that a 200 bed facility was needed to meet the needs of students that want to remain on campus after the freshman year. The current floor plan under consideration provides for 211 additional beds with options that include single, two, and four bedroom suites. With the addition of this facility, Montana Tech would have the space to house approximately 18% of our students on campus. This compares to the national average of 20% to 25%. Last fall, Montana Tech had 74 applications for dorm rooms by non-freshman students. The campus believes that this number would be much larger if we had the space available for housing non-freshman and advertised that fact.

If the dorm project is deemed to be an affordable and a viable project, and following approval of this board item, Montana Tech will proceed to the design development phase. This phase will include the following:

- Define and specify systems (mechanical, electrical, lighting, IT, etc.);
- Complete civil and structural engineering analysis;
- Refined project costing;
- Determine exterior designs and elevations;
- Select finishes – exterior and interior; and

- Specify and cost furnishings, fixtures and equipment.

Following the completion of design development, Montana Tech will come forward with another request to either proceed through construction and design documents or for authority to construct through the issuance of bonds through The University of Montana.

If at any point in the process it is determined that construction and bonding costs of the dorm exceed our ability to repay, Montana Tech will not proceed with the project and will not use the full authority requested in this board item.

ATTACHMENTS

Attachment #1 – Site Location and Sample Floor Plans

Attachment #2 – Estimated Project Timeline