

January 19, 2016

ITEM 170-1501-R0116

Authorization to Proceed to Design Development Phase of a Living Learning Center – 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 to expand the original student dorm planning process approved in Board Items 151-1503-R0511 and 153-1501-C1211 to the design development phase for a Living Learning Center. The design development phase will not exceed the \$500,000 authority previously authorized. Auxiliary funds and private funds will fund this project. Allocation of costs will be made based on the design size allocated to each component of the Living Learning Center.

EXPLANATION

During planning for the residence hall previously approved by the Board of Regents, the Chancellor requested the Montana Tech Foundation to engage the national university housing consultant firm, Brailsford & Dunlavy, to perform a very intensive study and analysis on a proposed Living Learning Center (LLC). This study, published in July 2015, identifies the need at Tech for increased residential housing and the additional needs that would be served by a Living Learning Center concept complex.

Financial information and analysis, including an in-depth student housing market analysis in Butte, indicates high success for a phased Living Learning Center project. 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. The first phase of the project would be the residence hall portion for approximately 200 beds, with subsequent phases of the learning component following when private fundraising is completed. With the addition of the housing portion of the 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%.

With the assistance of the architect, a great deal of work has been done in the programming and planning of a new facility. This work indicated that a different type of facility other than just a residence hall would provide additional solutions to campus needs and serve the entire Tech community. The concept of a Living Learning Center that combines a new residence hall with collaborative and state of the art learning space, along with dining and conference ancillary space is the best design choice for a new facility on campus.

Approval of this item and associated authority will allow Montana Tech to continue working with the architect on the programming and design development phase. Since much of the initial planning was completed earlier in the process, this design development 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 authority to proceed through construction and design documents or to construct phase one (residence hall). The intent will be to reach construction design documents for phase one for possible competitive bidding in the spring of 2016. As touched on above, financing of the project will be a combination of bonds paid for by housing fees charged to student residents and private monies for the auxiliary portion of the LLC. Tech is currently working with the University of Montana on bond financing and significant progress has been made in raising private support for the learning component.

ATTACHMENTS

Attachment #1 – Conceptual Drawings