

ATTACHMENT #1 – Board of Regents Policy: Physical Plant B Section 1003.7

This authority request is for an amount greater than \$350,000, which requires the following additional information:

(a) Project Description:

Knowles Hall is a 58-year-old residence. While the structure, exterior and interior walls are in good condition, the finishes, furniture and engineering systems are all dated and in need of replacement. The remodel design seeks to provide an exciting, contemporary interior environment for students with completely new mechanical, electrical and plumbing systems, bathrooms, light fixtures, Wi-Fi and IT cabling, elevator and new furniture in the bedrooms, lounges, classrooms and common spaces.

Accessibility standards will be adhered to meet residence type 1 and 2 room counts and to provide access to all floors, bathrooms and common facilities. Exterior façade improvements will be provided as well as outdoor site amenities like BBQ grills, seating, landscaping and bike parking. The existing student lounge space will be remodeled to include a classroom and kitchen, where students can gather, socialize and interact amongst themselves as well as faculty and tutors. A new faculty-in-residence apartment is also planned.

The proposed time-line for Knowles Hall remodel is to close the residence in summer of 2021 for the construction work and be complete, ready for students by start of Fall 2022.

(b) Cost estimate and Funding Sources:

Construction	9,000,000.00
Consultant Fees	900,000.00
Furniture, fixtures & equipment	1,500,000.00
City permits, Data equip., work orders	100,000.00
Commissioning	50,000.00
Testing	10,000.00
Admin. fees	120,000.00
<u>Contingency</u>	<u>320,000.00</u>
PROJECT TOTAL	\$12,000,000.00

This project will be financed with Revenue Bond Proceeds (\$8,000,000) and Auxiliaries Renewal and Replacement plant funds (4,000,000)

(c) Programs served, enrollment data, projected enrollments:

UM Housing bed count is expected to be approximately 1450 on-campus students as of fall 2021. This considers the temporary closure of Knowles Hall, the conversion of Aber Hall from a residence to administrative offices and loss of 128 beds in Craig Hall with the demolition of its north wing. In the Fall of 2022, the remodeled 254 beds in Knowles hall will be brought on-line into Housing's inventory.

(d) Space Utilization Data:

Knowles Hall currently has 58,450 SF and 266 beds on 4 floors plus a basement. All the existing rooms are double occupancy. The remodel would seek to retain as much of the existing rooms as possible, while also enclosing the existing east and west balconies as student lounge spaces and providing new single rooms where possible. No new structural floor space is expected to be added. The remodeled Knowles Hall is envisioned to have 254 beds and a new faculty-in-residence apartment. An area coordinator apartment currently exists in Knowles.

(e) Projected use for available residual space:

(Not applicable to this project)

(f) Projected O&M Costs and proposed funding sources:

Existing auxiliary operations & maintenance costs will be used.