

March 3-4, 2016

ITEM 170-1603-R0316

Request for Authorization to Renovate Mathews Hall Restrooms – The University of Montana Western

THAT

Consistent with the provisions of MCA 18-2-102 and 20-25-302, the Board of Regents of the Montana University System authorizes The University of Montana Western to renovate the restrooms at the Mathews Residence Hall. This request is for spending authority of up to \$1,200,000 to cover the cost of renovating the fourteen restrooms.

EXPLANATION

The poor conditions of the bathrooms in Mathews Hall are becoming a serious student retention issue. The University of Montana Western has completed a preliminary cost and feasibility study of remodeling the shower and restrooms within Mathews Hall. Some of the Mathews Hall bathrooms were renovated in the 1950s to 1970s, but some still contain the original fixtures from the 1920s. The bathroom remodel project will also improve energy efficiency through water savings, lighting upgrades, and ventilation improvements. Water and waste lines that are severely deteriorated and often leaking will also be replaced. Attachment #1 shows the completed study, performed by Mosaic Architects. This project will be funded with Montana Western Auxiliary Renew and Replacement funds, as well as securing debt financing.

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

a) Project Description -

The current restroom facilities do not meet current accessibility requirements and have plumbing that is severely deteriorated. The proposed project would include the complete renovation of the existing restrooms to meet current accessibility guidelines and code requirements. The project would include the complete removal of existing fixtures, finishes, and the reconfiguration of the restrooms to meet the required clearances.

b) Detailed Cost Estimate -

The cost of renovating the fourteen restrooms will not exceed \$1,200,000 and will be financed through procuring debt and current auxiliary capital funds. Montana Western is working with the University of Montana on securing financing. Repayment will be made over twenty years with Auxiliary funds that will be pledged for this project. The estimated project cost provided by Mosaic Architecture is as follows:

Administrative	\$27,500
General Work	\$111,600
Building Remodel Work	\$680,477
Development Costs	\$169,447
Contingency @ 12%	\$98,349
Total	\$1,087,373

More detailed estimate information is included in the attachment.

c) Programs Served and Historical Data –

Mathews Hall provides housing for students who want to live in affordable, on-campus housing. The facility currently houses 195 students on four levels.

d) Current Space Utilization Data –

This renovation will not change the space utilization of the facility, but will provide modern, accessible restroom facilities for the student residents.

e) Projected Uses of Any Existing Space Made Available as a Result of the Project –

No additional space will be made available as a result on the project.

f) Projected Operation and Maintenance Costs Upon Completion –

The operation and maintenance costs on the new restrooms will be reduced due to the new high efficiency fixtures and low maintenance finishes.

Attachments

None