

ITEM 151-2701-R0411

Authorization to Remodel the Student Union Building; Montana State University Billings

THAT

Consistent with the provisions of BOR Policy 940.9.2, the Board of Regents of Higher Education authorizes Montana State University Billings to renovate a portion of the Student Union Building (SUB). This request is for authority to transfer funds from the General Operating Budget to the Plant Fund and authority to complete a project totaling \$1,200,000.

EXPLANATION

1. A key recommendation of the Athletics and Auxiliary Master Plan is to remodel the SUB Ballroom and adjacent areas to accommodate the relocation of the Academic Support Center (ASC) services. Those academic services include Developmental Education, Tutoring, and other forms of learning assistance.
 2. The Brailsford & Dunlavy survey (Feb 2010) identified the top SUB initiatives as - #1) Computer Labs, #2) 24-Hour Study Lounge, #4) Informal Lounge/Social Gathering area and #9) Small Group Study rooms. The proposed relocation will enhance all of these.
 3. Additionally, the move would provide much needed foot traffic in support of Auxiliary Operations such as the Bookstore & Cafeteria.
 4. The existing 1955 building that the ASC is housed in has a backlog of over \$750,000 of identified deferred maintenance issues. This 13,000 square foot state building would ultimately be removed.
 5. The renovation of the SUB will be funded within the limits of the existing MSU Billings general operating budget authority.
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ATTACHMENTS

Additional justification.

ITEM 151-2701-R0411 (continued)

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Board of Regents Policy: Physical Plant – Section 1003.7**

This authority request is for an amount greater than \$150,000, which requires the following additional justification:

- (a) Project description** - The work performed under this authority converts the SUB Ballroom and adjacent areas to accommodate the relocation of the Academic Support Center to meet the students' needs as outlined in the Brailsford & Dunlavey survey of February 2010. The remodel is consistent with the recommendations of the 2011 Athletics and Auxiliaries Master Plan.
- (b) Cost Estimate and Funding Sources** – The estimated costs are: Construction -\$920,000; A&E Fees - \$180,000; and Contingency - \$100,000; for a total of \$1,200,000.
- (c) Programs Served, Enrollment Data, Projected Enrollments** – The remodel will accommodate the needs of the ASC as well as provide greater access to complimentary spaces and available amenities within the SUB.
- (d) Space Utilization Data** – The ASC is open 56 hours/week and had over 73,000 student visits last year whereas the existing Ballroom held 460 events last year with 14,450 participants averaging 27 hours/week.
- (e) Projected use for available residual space** – The relocation of the ASC services and the eventual demolition of the 1955 building will greatly enhance the opportunity for the potential expansion of SUB/Residential Life activities.
- (f) Projected O&M Costs and proposed funding sources** – The shared O&M costs for the space will be built into the general operating budget and be accounted for in a campus use benefit agreement with Auxiliary Services.