

Plan of Construction for Living Learning Center

BOR Policy 1003.7: This authority request is for an amount greater than \$350,000, which requires the following data:

1. Detailed Description of Project

The Living Learning Center (LLC) is a three story new construction building, which totals 81,126 gross square feet (gsf). The first two floors, about 26,000 gsf each, make up a new residential hall for Montana Tech student residents (the living space). The hall will provide 166 new beds on campus, in a variety of lay-outs; 90 beds will be in single rooms, 64 beds in double rooms, and 12 beds in suite arrangements. Additional space in the residence hall will be provided for individual and group study, student collaboration, lounge space, kitchen facilities, and laundry facilities. The room arrangement design resulted from student needs assessments, housing market studies, and analyses of efficient constructability of the building.

The third floor, about 25,000 gsf, is the learning space – also known as the Student Success Center (SSC). This new space will serve all students on the Butte campus, and also provide a centralized welcome center for Montana Tech. Visitors, future students, existing students and community members will be able to

- order food from easily accessible dining services,
- check their email from various tables around the third floor with stunning views out the windows while eating,
- see what is happening around campus from multiple communication displays, and
- participate in small to medium size group collaboration learning and teaching opportunities.

The SSC also provides concentrated student services including

- enrollment and recruitment,
- advising and tutoring,
- the business office and student support functions,
- a computer lab, and
- special project spaces.

The remaining area is comprised of mechanical and electrical spaces primarily in an equipment penthouse on top of the roof. The building construction is of conventional reinforced concrete foundation, steel frame, glass and building panel curtain wall, exterior brick facing, and insulated sloped metal roof deck with polymer membrane. All ADA and Montana high performance building standards will be met or exceeded, with a sustainable building rating of at least two green globes as certified by the Green Building Initiative organization. Site work in the project includes parking for visitors and residents, utility relocations, and area landscaping.

2. Detailed Cost Estimate

The total project cost estimate and project budget is \$24,000,000, hard and soft costs included. The cost estimate includes the following items by category:

A/E design fees	\$ 2,138,101
Project construction costs	\$18,504,584
Permits, tax and fees	\$ 588,046
Fixtures, furniture, and equipment	\$ 2,018,564
Project Contingency	\$ 750,705
TOTAL ESTIMATED PROJECT COST AND BUDGET	\$24,000,000

3. Detailed List of Funding Sources

- \$2.0 million in Plant Funds reserved for this project
- \$8.0 million from Private Funds raised through the Montana Tech Foundation
- \$14 million in debt for the project and \$200,000 to cover costs of issuing bonds.

4. Space Utilization Data

The new residential hall will provide an additional 166 student beds on the Tech campus. Market analysis and consultant studies provide strong indications for an increased housing need well beyond the new 166 beds, and occupancy rates are projected to be very high to full.

The new Student Success Center will provide greatly needed new space for student advising and tutoring, student enrollment and recruitment services, business services, dining services, and other student related support functions for increasing student success and improving student retention.

5. Projected Use of Existing Space

While the vast majority of the LLC is of new construction and not replacing any existing space, approximately 4,000 gsf of space functions in the existing Mining and Geology building will be moving to the LLC. This 4,000 gsf will be used to relieve an existing overburden on classroom space, faculty and staff office space, conference space, and office support space for mining engineering, geology, and information technology.

In addition, space will become available in Engineering Hall when the Academic Center for Excellence relocates to the Student Success Center. The vacated space will be used for faculty offices and meeting space.

6. Projected O&M Costs and Sources

Additional operation and maintenance costs for the residential hall living space are forecasted at \$320,833 annually, beginning in Fall 2019. All O&M costs for the residential hall and dining space will be paid from Auxiliary funds. O&M costs for the SSC are projected to be \$190,250 annually, beginning as early as January 2019. O&M costs for the SSC, will be paid from existing state funds or Auxiliary funds.