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## Montana State University Financial Plan in Response to OCR – 10056003

## Undergraduate Housing and H&amp;PE Complex Related Issues

This report is broken into two separate sections. The first section delineates actions to remedy issues identified in the OCR Report 10056003. The second section delineates actions to remedy issues identified in the Architect Consultant Report for undergraduate housing. **Response to the Deficiencies Noted in the OCR Report**

OCR Reference	Complex	Issue	Solution	Cost
OCR-10056003, Section III,D,2a	Health & Physical Education Center	Male Restroom compliance	Since review, all restrooms and majority of building was gutted and renovated	No additional cost
OCR-10056003, Section III,D,2a	Health & Physical Education Center	Accessible Route to handball/racquetball courts	Installation of lift in climbing area, retrofit doors to climbing room and court	\$138,000
CR-10056003, Section III,D, 3a	Hannon Hall	Resident Restrooms compliance	Make changes noted in Consultant report.	\$3,000
OCR-10056003, Section III,D,3a	Hannon Hall	Laundry Facilities accessibility	Installation of stairwell lift to provide the necessary accessibility	\$55,000
OCR-10056003, Section III,D, 3a	Langford Hall	Resident Restroom compliance	Installation of secondary entryway and modifications area to bring into compliance	\$100,000
OCR-10056003, Section III,D,3a	Langford Hall	Laundry Facilities accessibility	Create laundry facilities on accessible floor adjacent to restroom facilities	\$80,000
OCR-10056003, Section III,D,4a	Johnstone Hall	Resident Restroom compliance	Gut and renovate male and female restrooms and conjoining shower areas	\$300,000
			<b>Total Cost of Components</b>	<b>\$676,000</b>

Due to the dollar magnitude of this project, the University will have to secure Regental Authority and a State of Montana licensed Architect appointment. Regental authority is secured through a submittal request to the Board of Regents during one of their regularly scheduled public meetings. To meet timing requirements of the submittal process, submittal for the above project will occur in May for consideration at the July Board of Regents meeting. It is fully anticipated that authority will be secured at that time.

With regard to the Architect appointment, pending approval of the above plan, the University will request the same Architectural Firm that conducted the comprehensive review of the undergraduate housing. This request will be submitted to the Architect & Engineering Division of the Department of Administration, State of Montana. It is anticipated but not guaranteed that this request will be filled. If not filled initially, the Architect & Engineering Division will place this request through a bidding process. If this occurs, an appointment will occur in the July timeframe and will coincide with securing Regental authority.

Upon appointment, the Architect will develop detailed program solutions to the projects identified above. It is anticipated the Architect would have bidding documents ready in December. The project would go to bid in January with a mid February bidding deadline. This would allow the successful contractor to mobilize as early as mid March 2010. With the exception of the racquetball accessible route, the construction of the project components would be conducted from mid May (following graduation) to mid August (prior to residence halls opening for fall) to minimize impacts to occupants in the affected residence halls.

Total funding of all associated project costs are discussed at the end of this report.

**Response to the Consultant Findings**

The following tables delineate the items identified in the consultant's report with regard to deficiencies noted. The column named "Item #" correlates to the consultant's detailed financial recapitulation of their written report. A copy of said report entitled "*Deficiencies, Remedial Actions and Estimates*" has been included in this submittal for OCR's perusal.

South Hedges Hall

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The housing system has elected to place emphasis on South Hedges as the accessible high rise option. The accessibility to the attached Miller Dining complex is an added benefit.

<b>South Hedges Residence Hall</b>				
Item #	Description	Solution	Cost	Timeframe
1.9	Enhance the accessible entryway to make it fully compliant	Expand the main vestibule to bring it into compliance	\$40,000	Fall 2010 Completion
1.14	Enhance public either sex restroom in basement fully compliant	Renovate the either sex restroom in the basement to full compliance	\$30,000	Fall 2016 Completion
1.22	Enhance Restrooms on identified floors to make them fully compliant	Renovate the female & male restrooms on co-ed floor to full compliance	\$200,000	Fall 2010 Completion
1.22	Enhance Restrooms on identified floors to make them fully compliant	Renovate one female restroom on all female floor to full compliance	\$100,000	Fall 2012 Completion
1.22	Enhance Restrooms on identified floors to make them fully compliant	Renovate one male restroom on all male floor to full compliance	\$100,000	Fall 2013 Completion
1.17-20	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2010 Completion
1.17-20	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2011 Completion
1.17-20	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2015 Completion
1.17-20	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2013 Completion
1.17-20	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2014 Completion
1.17-20	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2015 Completion
1.11	No audible and visual signals in elevator cab	Install such signals	\$10,000	Fall 2016 Completion
1.12	Inadequate maneuvering space at computer room door	Install power assist for existing door	\$2,500	Fall 2011 completion
1.13	Drinking fountains not compliant	Replace existing fountains with compliant ones	\$2,000	Fall 2012 Completion
		<b>Total for Complex</b>	<b>\$641,700</b>	

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<b>Hannon Hall</b>				
Item #	Description	Solution	Cost	Timeframe
1.87	Accessible Lift to Basement	Installation of stairwell lift	No cost	Covered above in OCR section
1.88	Renovate public female & male restrooms to full compliance	Renovation of public female and male restrooms to full compliance	\$60,000	Fall 2014 completion
1.17-20	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2012 Completion
1.17-20	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2013 Completion
1.17-20	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2014 Completion
1.85	Drinking fountain is not compliant	Replace existing fountains with compliant ones	\$2,000	Fall 2010 Completion
1.93	Coat rack projects more than 4 inches into access lane- too high	Install cane detectible barrier & reinstall coat rack to access height	\$1,000	Fall 2013 Completion
1.95-1.101	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2011 Completion
1.95-1.101	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2012 Completion
1.95-1.101	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2015 Completion
		<b>Total for Complex</b>	<b>\$220,200</b>	

Johnstone Center

Johnstone Center is comprised of three wings; Pryor, Colter and Mullen. The Pryor and Colter wings are the only wings advertised as accessible. Within the complex is housed Harrison Dining Hall.

<b>Johnstone Residence Hall</b>				
Item #	Description	Solution	Cost	Timeframe
1.116	Coat rack in cafeteria extends too far into walkway and does not have a cane detectible barrier	Reinstall coat rack to proper height and a cane detectible barrier	\$1,000	Fall 2012 Completion
1.117 & 1.119	Ramp leading into Pryor wing is not compliant	Demolish existing ramp and reinstall to full compliance.	\$4,000	Fall 2011 Completion
1.121	Lift to Colter wing-nearing end of useful life	Replace with new lift	\$40,000	Fall 2010 Completion
1.123	Drinking fountains are not compliant	Replace fountains within accessible path	\$6,000	Fall 2013
1.129	Card swipe for Laundry facilities is too high	Relocate card swipe to accessible height and location.	\$400	Fall 2010 Completion
1.132-1.138	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2011 Completion
1.132-1.138	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2012 Completion
1.132-1.138	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,200	Fall 2015 Completion
		<b>Total for Complex</b>	<b>\$130,000</b>	

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Langford Hall

The consultant report suggested installation of an elevator to gain access to the basement of the hall. However, the housing system elects to replicate services on the main floor of the building. This approach provides additional services to all occupants of the building. The majority of the costs associated with Langford are reported in the OCR Deficiency segment of this report.

<b>Langford Residence Hall</b>				
Item #	Description	Solution	Cost	Timeframe
1.162	Drinking Fountains are not compliant	Replace fountains	\$2,000	Fall 2013 Completion
1.164	Female public restroom is not fully compliant	Renovate female public restroom to full compliance	\$14,000	Fall 2010 Completion
1.170-1.176	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,680	Fall 2011 Completion
1.170-1.176	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,680	Fall 2012 Completion
1.170-1.176	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,680	Fall 2015 Completion
1.170-1.176	Upgrade occupant rooms to full compliance	Upgrade two rooms to full compliance	\$26,680	Fall 2014 Completion
<b>Total for Complex</b>			<b>\$122,720</b>	

<b>Hedges Suites Residence Hall</b>				
Item #	Description	Solution	Cost	Timeframe
1.212	Existing partition in shower and lavatory area is tight turning given design	Demolish existing wall to provide space to lavatory	<b>\$12,000</b>	Fall 2014 Completion

<b>Miller Dining Hall</b>				
Item #	Description	Solution	Cost	Timeframe
1.36	Renovate public female and male restrooms to full compliance	Add an either sex family bathroom to existing inventory	\$60,000	Fall 2016 Completion
1.33	Develop a streamlined accessible route into Miller Dining Hall from the North and Hedges Suites.	Install an accessible walkway from the main floor of North Hedges Residence Hall to the main floor of Miller Dining Hall	\$400,000	Fall 2017 Completion
<b>Total for Complex</b>			<b>\$460,000</b>	

North Hedges

The consultant did identify a number of issues within the North Hedges Complex. However, due to the emphasis placed on South Hedges as the housing system preference as the accessible high rise complex, no commitment is made in this report to bring the complex into full compliance.

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Sundry Items

The following table lists a number of items identified in the consultant report that is small in magnitude and independent of the major components listed above. These items will be addressed beginning now and into next fiscal year. Source of funding will be the housing system current year maintenance operating funds. Completion of all items listed will be August 19, 2010.

<b>Sundry Items</b>				
Item #	Description	Solution	Cost	Complex
1.6	Abrupt side sidewalk leading up to building	Grind or replace	\$750	South Hedges
1.17	Raised platform at ironing board is not accessible	Eliminate stationary ironing board.	\$2,500	South Hedges
1.36	Coat rack is placed too high and does not have warning path.	Reconfigure coat rack to proper height and install cane detectible barrier at floor level	\$1,000	Miller Dining Hall
1.37	Fire alarm pulls are too high	Relocate fire alarm pull to a compliant height	\$2,400	Miller Dining Hall
1.44	Grate in front of main entry is too large	Replace grate with compliant spacing	\$1,500	North Hedges
1.80	Sidewalk leading to facility is rough and in disrepair	Reinstall new concrete sidewalk	\$5,500	Hannon Residence Hall
1.86	Main hallway has a section of accessible route without handrails	Install hand rails at designated site.	\$1,000	Hannon Residence Hall
1.89	Laundry room door takes less than three second to close	Properly adjust door closure	\$100	Hannon Residence Hall
1.90	Card swipe to pay for Laundry is mounted too high	Place card swipe in an accessible location	\$400	Hannon Residence Hall
1.92	Entry door at front desk takes less than three seconds to close	Properly adjust door closure	\$100	Hannon Cafeteria
1.120	Fire door at top of ramp requires more than five lbs. of force to operate	Properly adjust door closure	\$100	Johnstone Residence Hall
1.127	Colter wing Laundry Room entryway is not compliant	Replace with compliant door and frame	\$3,000	Langford Residence Hall
1.128	Piping in open area creates a potential overhanging hazard	Install light frame wall to mitigate danger	\$1,000	Langford Residence Hall
1.159	Grate at entryway has openings larger than required	Install new grate with dimensionally compliant openings	\$1,500	Langford Residence Hall
1.193	Transition from curb ramp is rough	Repair asphalt for smooth transition	\$500	Hedges Suites Residence Hall
1.198	Vestibule door takes less than three seconds to close	Properly adjust door closures	\$200	Hedges Suites Residence Hall

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1.199	Picnic table in lobby area does not allow wheel chair accessibility	Install new table with required 27' minimum knee and clear space	\$2,000	Hedges Suites Residence Hall
1.201	Abrasive plywood base underneath sink	Install new nonabrasive brace that does not protrude into knee space	\$600	Hedges Suites Residence Hall
1.202	Public restroom door takes less than three seconds to close	Properly adjust door closures	\$200	Hedges Suites Residence Hall
1.203	Side bar in public restroom is mounted too close to back	Remount grab bar at correct location	\$1,000	Hedges Suites Residence Hall
1.206	Clothes rod and shelf is too high	Remount clothes rod and shelf to 48' maximum	\$1,200	Hedges Suites Residence Hall
1.207	Electrical outlet is too low below window	Relocate outlet to 15' next to window	\$4,800	Hedges Suites Residence Hall
1.209	Knee space at desk is inadequate	Replace desks	\$1,500	Hedges Suites Residence Hall
1.210	Force to open closet door is beyond 5 lbs.	Properly adjust door closures	\$1,200	Hedges Suites Residence Hall
1.211	Microwave Oven is out of reach.	Provide accessible shelf for microwave oven	\$800	Hedges Suites Residence Hall
1.216-219	Shower stalls not fully compliant	Make necessary changes to become compliant	\$3,500	Hedges Suites Residence Hall
			<b>\$38,350</b>	

**Securing the requisite Authority and Architectural Oversight**

Due to the dollar magnitude of each year's projects, the university will have to seek Regental Authority and secure a State of Montana Licensed Architect appointment. These processes were discussed in greater detail at the beginning of this report.

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Special Funding Consideration

Projects listed for completion for the biennium of 2012 & 2013 are currently being considered for submittal for consideration of legislative funding for the 2011 Montana Legislative Session. Certain parameters may be set to disallow some of or all of these projects to be submitted for consideration. It will not be known until submission process nears whether these projects will even be considered. Should the university be successful in securing funds from the 2011 Legislature, additional projects will be considered for submittal in the 2013 session. The budget was prepared assuming full responsibility by the housing system for all projects listed. Should funding be secured, an accelerated repayment scheme will be deployed.

Budget and Related Borrowing

The total cost of the identified items in this report total \$2,300,970. As detailed in the table below, the housing system will borrow \$773,600 and repay this loan over 6 years with annual payments of \$152,700. The source of repayment will be the Housing System Repair and Replacement Funds. Total capital outlay to fund and conduct the enhancements total \$2,443,570 over an eight year period.

	2010	2011	2012	2013	2014	2015	2016	2017
Borrowed Funds	\$773,600							
Housing System R&R	\$225,000	\$111,780	\$208,280	\$161,400	\$151,080	\$131,480	\$100,000	\$400,000
Maintenance Funds	\$38,350							
Total Projects	\$1,036,950	\$111,780	\$208,280	\$161,400	\$151,080	\$131,480	\$100,000	\$400,000
Debt Repayment	\$0	\$ 152,700	\$ 152,700	\$152,700	\$152,700	\$152,700	\$ 152,700	
Total Capital Outlay	\$263,350	\$264,480	\$360,980	\$314,100	\$303,780	\$284,180	\$252,700	\$400,000