

ITEM 144-2007-R0909

Authorization to Construct ADA Modifications; Montana State University

THAT:

Consistent with the provisions of MCA 18-2-102(b) the Board of Regents of the Montana University System authorizes MSU to renovate/improve undergraduate housing and dining facilities to comply with the Office of Civil Rights, U.S. Department of Education (OCR) agreement with MSU. The estimated cost for this project is \$1,700,000.

EXPLANATION:

1. The OCR on site visitation took place in 2005. The report of findings was not published and received by MSU until January 2008 with the related settlement agreement signed June 2008. In accordance with the recommendation to the report, MSU did secure an Architect to conduct investigations across the housing system to produce a more complete listing of issues in addition to the specific items identified in the report. This investigation took place during the fall 2008 and spring 2009.
2. This request for authority includes the first three years of projects (\$1,360,000) related to a seven year plan developed by MSU. MSU will submit an additional request to the Board of Regents in the future to fulfill the remaining large scale projects included in this seven year plan.
3. The Auxiliaries facilities under this project are located throughout the MSU campus. The facilities consist of eight housing facilities, three dining facilities and associated access routes within the campus.
4. This project will remodel and renovate locations within undergraduate housing facilities and dining halls to provide ADA compliant accessibility. Pedestrian circulation will include improvements and modifications to comply with ADA requirements.
5. This project will be financed with funds borrowed from the Board of Investment Intercap Loan Program and paid back with non-state funds from Auxiliary Operations Revenue (Renewal and Replacement Budget) in excess of debt service obligations.
6. As noted in the report filed with OCR, it was anticipated that the A&E Division would allow MSU to proceed with the architect that provided the deficiency list. Had this occurred, MSU would have presented this item for Board consideration at an earlier date. However, because State A&E Division required an architectural design bid process, MSU is now submitting for Board approval this item to coincide more closely with the architectural design selection process which requires a competitive bids and interview selection process. Architect interviews are being conducted the week of September 7 with a selection to follow soon after.

ATTACHMENT:

Original Report submitted to Office of Civil Rights

Board of Regents Policy: Physical Plant B Section 1003.7

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

(a) Project Description:

The project includes various ADA modifications in eight residence halls, three dining halls and associated access routes within the Bozeman campus.

Improvements will, primarily, be to remodel and renovate locations within residence and dining halls to provide better ADA compliant accessibility. Accessible routes within the buildings, from parking areas and to the general campus will be considered. Building modifications will include public space, living space, bathrooms, dining areas, laundry facilities and recreational areas. Building users include students living in university housing, staff and the public.

(b) Cost Estimate and Funding Sources:

Estimated Cost

Design/Construction Admin	\$ 204,000
Construction (first 3 years of 7-year plan)	\$ 1,360,000
<u>Contingency</u>	<u>\$ 136,000</u>
Total Estimate	\$ 1,700,000

Funding Source: This project will be financed with funds borrowed from the Board of Investment Inter-cap Loan Program and paid back with non-state funds from Auxiliary Operations Revenue (Renewal and Replacement Budget) in excess of debt service obligations.

(c) Program served, enrollment data, projected enrollment:

The Auxiliaries services program provides housing, food services, sports facilities, other non-academic resources and facilities for students, staff, faculty and the public.
(Enrollment data is not applicable to this authority request)

(d) Space Utilization Data:

Residence facilities occupancy rates are consistently above 90%. Other Auxiliaries Facilities, including dining facilities are heavily utilized. Annual utilization factors will not be impacted by this renovation project.

(e) Projected use for available residual space:

(Not applicable to this project)

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

O&M costs for these facilities are born by the Auxiliaries enterprise (non-state funds) and are not expected to be significantly impacted by this project.