

ITEM 149-2006-R1110

MSU – Leon Johnson-6th Floor Renovation

THAT

Montana State University is proceeding with Renovation of Leon Johnson 6th Floor Lab, under the auspices of MSU's General Spending Authority, authorized in both the 60th and 61st legislature for Capital Improvements to the Campus Facilities.

EXPLANATION

- The Leon Johnson Hall was originally constructed in mid 1970's and houses, offices, teaching and research laboratory space for both the Agriculture and Letters and Sciences Colleges. The 6th Floor has not been substantially renovated since construction. The current configuration for teaching and research methodology is inadequate for needs of the Thermal Biology Institute currently occupying the space.
 - The 6th Floor Renovation project will be funded primarily through grant funding from the National Science Foundation, supplemental funding will be provided by University institutional and maintenance funds.
 - The 6th floor renovation of existing laboratories and offices aims to modernize existing research and support space as well as improve office environments. The project will address building code deficiencies, upgrade electrical and mechanical systems as well as update research labs with new fixed cabinets, furnishings and utility services appropriate for modern research facilities.
 - The work includes demolition of the existing labs and offices, architectural and MEP renovation of laboratories, offices, public spaces, and conference room, installation of new lab benches, fume hoods, storage cabinets and upgrades to the laboratory and building MEP infrastructure.
 - MSU assures that no new or additional state funds will be requested for operations and maintenance of this existing facility as a result of this project.
 - This project will be completed under Montana State University's General Spending Authority, authorized by both the 60th and 61st Legislature sessions (HB004 and HB05) for Capital Improvements to Campus Facilities. This project will be included on MSU's General Spending Authority TRACKER and reported to the Board of Regents as required under Regents policy 1003.7, Procedures 2(a) Legislative Authority.
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ATTACHMENTS

Board of Regents Policy: Physical Plant B Section 1003.7

ITEM 149-2006-R1110 (continued)

Board of Regents Policy: Physical Plant B Section 1003.7

This General Spending Authority (GSA) is for an amount greater than \$150,000.00, which requires the following additional information:

(a) Project Description:

The renovation of Leon Johnson 6th Floor, will upgrade and modernize existing research and support facilities including office space. The project will include architectural, mechanical, and electrical upgrades to the 6th floor research laboratories, office spaces, and public areas, as well as address code deficiency items including addition of fire sprinkler system and ADA upgrades. New lab equipment and energy efficient fixtures including lighting and fume hoods will be installed; new lab furnishings such as benches and storage cabinets will be configured to allow for future adaptability. Conference/meeting room will be modernized with new finishes and A/V technology. A new lobby entrance will provide entry signage, display areas, and access to new code-compliant restrooms.

(b) Cost Estimate and Funding Sources:

Estimated Cost: the project will not exceed \$2,400,000.

Construction:	\$1,765,000
Consultant Fees:	\$ 100,000
Owner's Expenses:	\$ 420,000
Contingency:	\$ 115,000

Funding Source: The project will be financed with a combination of Non-State Federal Grants from the National Science Foundation, University institutional funds, and University maintenance funds.

National Science Foundation funds	\$ 1,815,000
University Institutional Funds	\$ 485,000
University Maintenance Funds	\$ 100,000

(c) Program Served, Enrollment Data, Projected Enrollment:

The project will renovate areas of the 6th floor which primarily serves the Thermal Biology Institute. In addition, the project will benefit all building users as it will upgrade circulation areas, public areas and restroom areas, including ADA upgrades, as well as improve life safety systems on the 6th floor.

Enrollment data is not applicable to this project

(d) Space Utilization Data:

This renovation project upgrades and modernizes existing space within the facility and will not appreciably change the utilization of the existing spaces.

(e) Projected Use for Available Residual Space

Not applicable to this project

(f) Projected O&M Costs and Proposed Funding Sources:

Historic O&M costs are not expected to be significantly impacted by this renovation project, since facilities will not be significantly expanded.