ITEM 156-1501-R0912

Request for the Authority to Replace Exterior Stairs on the Student Apartment Housing Buildings; Montana Tech of The University of Montana

---

THAT

Consistent with the provisions of MCA 18-2-102 and 20-25-302, the Board of Regents of the Montana University System authorizes Montana Tech of The University of Montana to replace the exterior stairs at the Student Apartment Housing Buildings. This request is for authority up to $200,000 to cover the cost of replacing the exterior stairs.

EXPLANATION

The Student Apartment Housing Buildings were donated to the campus by the Anaconda Copper Company in 1980. The apartment complex provides housing for students who wish to live in affordable, campus-maintained housing with cooking facilities. The complex consists of three buildings and sixty units that are configured with two or three bedrooms on two levels. Each second floor apartment has two entrances/exits; one through an interior stair tower and the other on the exterior of the building. The first floor apartments all exit at ground level.

The exterior stairs are part of the original construction and approximately sixty years old. The stairs are of wooden construction and questionable structural integrity. Paint will no longer adhere to the material and the structures are not compliant with 2012 building codes. The replacement stairs will be steel constructed and code compliant. In addition, new concrete landings will be incorporated with the installation of the stairs. There are fifteen total stair structures at the Student Apartment Housing complex.

This project will be funded from auxiliary plant funds set aside for maintenance of the auxiliary facilities. Authority for renovation of an existing building with costs in excess of $150,000 requires the following additional information:

a) Project Description –

The current stair assembly is designed in an L shaped pattern. The proposed project will provide a straight run of steps from and to each landing. This project includes removal of existing handrails, support posts, stairs and concrete landings. The new stairs will be constructed of steel stringers with self-draining treads and enclosed risers. The handrails are also comprised of steel handrails, safety rails, balusters and posts. The stairs will land on concrete pads to allow for easy maintenance and secure structural support. The proposed design will ensure 2012 building code compliance.

b) Detailed Cost Estimate –

The cost of demolition and replacement of all fifteen stair units will not exceed $200,000. Project will be funded from auxiliary plant funds established and set aside for this type of project. The estimated project cost provided by Slate Architecture is as follows:

Design Fees -	$7,500
Stair Fabrication -	$100,000
Demolition -	$7,500
Concrete -	$10,000
Installation -	$60,000
Contingency -	$15,000
Total -	$200,000

c) Programs Served And Historical Data –

The apartment complex provides housing for students who wish to live in affordable campus maintained housing with cooking facilities. There are sixty – two and three bedroom units with a maximum capacity of 144 renters. One half of the available space is located on the second level.

d) Current Space Utilization Data –

This renovation will not change the available space utilization but will provide a safe entrance and exit from the second floor apartments.

e) Projected Uses Of Any Existing Space Made Available As A Result Of The Project –

No additional space will be made available.

f) Projected Operation And Maintenance Costs Upon Completion –

The apartment housing maintenance costs will be less due to the low maintenance of the steel structures as proposed.

ATTACHMENTS

A – Architect's Estimate