

May 23-24, 2013

ITEM 159-1501-R0513

Renovate Restrooms at the Prospector Residence Hall; 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 renovate the restrooms at the Prospector Residence Hall. This request is for spending authority of up to \$1,246,913 to cover the cost of renovating the eight restrooms.

EXPLANATION

Prospector Hall was completed in 1935 and was Montana School of Mines' first dedicated residence hall. It originally housed 110 students with additional space to accommodate a house mother, proctors, instructors and guests. It now houses just fewer than 200 students and is home to the Office of Residence Life.

Each of the four occupied floors of the building is currently served by two restrooms. The restrooms on the first and second floor each have toilet and lavatory facilities as well as a gang-style shower area. The restrooms on the third and fourth floors have toilet and lavatory facilities and individual showers. There are eight restrooms with a total area of 2,625 square feet. The last renovation to these restrooms was completed in 1985, and the facilities do not meet current ADA accessibility requirements. The plumbing is also in need of replacement; the campus facilities team is constantly repairing leaks and fixing associated damage.

Authority for renovation of an existing building with costs in excess of \$150,000 requires the following information:

a) Project Description -

The current restroom facilities do not meet current accessibility requirements and have plumbing that is severely deteriorated. The proposed project would include the complete renovation of the existing restrooms to meet current accessibility guidelines and code requirements. The project would include the complete removal of existing fixtures and finishes and the reconfiguration of the restrooms to meet the required clearances. The restrooms would be outfitted with new finishes and efficient fixtures.

b) Detailed Cost Estimate –

The cost of renovation of the eight restrooms will not exceed \$1,246,913 and will be financed with an InterCap Loan or other financing means. Repayment will be made over 10 years with auxiliary plant funds established and set aside for this type of project. The estimated maximum project cost provided by Schlenker & McKittrick Architects is as follows:

Design Fees	\$ 84,536
Demolition and Abatement	\$ 84,000
Mechanical, Plumbing, Electrical	\$ 564,375
Architectural	\$ 393,750
General Conditions, Permits, Fees	\$ 14,580
Contingency @ 10%	\$ 105,670
Total	\$1,246,911

More detailed estimate information is included in the attachment.

c) Programs Served and Historical Data –

Prospector Hall provides housing for students who wish to live in affordable, on-campus housing. The facility currently houses just fewer than 200 students on four levels.

d) Current Space Utilization Data –

This renovation will not change the space utilization of the facility, but will provide modern, accessible restroom facilities for the student residents.

e) Projected Uses of Any Existing Space Made Available as a Result of the Project –

No additional space will be made available as a result of the project.

f) Projected Operation and Maintenance Costs Upon Completion –

The operation and maintenance costs of the new restrooms will be reduced due to the new efficient fixtures provided and new low maintenance materials.

ATTACHMENTS

Architect's Estimate