

September 16-17, 2015

**INFORMATION ITEM****Status Update on Residence Hall Construction, Dining Facilities Renovations, and Residence Hall Improvements**

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**THAT**

Montana State University is updating the Board on the status of Regent Item 161-2004-R1113.

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**EXPLANATION**

1. Montana State University continues to experience enrollment growth which in turn has resulted in growth in occupancy in the Residence Life program and the associated University Dining facilities.
  - i. Fall 2015 occupancy in the residence halls reached 3,740 or a 40% increase since Fall 2008 when the halls housed 2,678 occupants.
  - ii. Sales of off campus meal plans have risen dramatically from 281 in 2012 to 608 (current year to date), or a 118% increase.
  - iii. The dining halls are serving 10,000 to 11,000 meals daily during the academic week which translates to 1.6M meals annually.
2. Regent Item 161-2004-R1113, presented to the Board at the November 2013 meeting in Bozeman, authorized Montana State University to design and construct the following:
  - a. \$35 million in construction of an approximately 400 bed student housing facility.
  - b. \$18 million in expansion and renovation of its three dining facilities.
  - c. \$5 million in maintenance projects to existing housing facilities.
3. The 402 bed Student Housing Facility is progressing as planned and within budget with a target July 2016 completion.
  - a. The foundation, stairwells, steel beam framing, concrete decks and associated access road and parking lot are complete.
  - b. The metal stud framing of the building is complete with the roof and exterior envelop components of brick and paneling system in progress and on schedule.
  - c. Main utility lines are installed and utility infrastructure is being installed.
  - d. Sheet rock installation has begun.
4. Two projects have been completed with the R&R funds
  - a. Replace the Heat Exchanger for North Hedges, \$900K. This project results in energy savings with a payback under ten years.
  - b. Asbestos abatement in the utility chases in North Hedges, \$300K. This project allows trades personnel to safely access all ventilation chases within the building allowing to further improve the heat exchanger installed in the previous year. This project also set the facility up for renovations in the future to not encounter asbestos issues that slows projects in the initial stages.
5. The Dining Hall Renovation component has focused on renovation of Miller Dining Hall with preliminary planning for Harrison and Hannon Halls.
  - a. Miller Dining Commons, with a 15% increase in seating capacity to 740, reopened to rave review by students this August following eighteen months of construction.
  - b. Open daily from 7 am to 7pm and until midnight Sunday – Thursday, serving 1,900 meals per day during the lunch period of 11:30 am to 1:30 pm, 1,600 meals during dinner - 4 to 7 pm, and 1,625 meals during “Late Nite” - 7 pm to midnight.
  - c. Popular venues now include a Mongolian grill, a deli featuring locally sourced products, and a pizzeria producing 500 pizzas with dough produced in the MSU bakery with locally sourced flour.

- d. The Miller Dining Hall project encountered numerous challenges associated with updating a heavily utilized 50 year old building. Items such as asbestos abatement, seismic retrofitting, updating & replacing utility infrastructure and phasing of construction to accommodate continued food service to students resulted in project costs that were higher than anticipated.
6. Montana State University has paused the remaining two dining hall renovations and is redirecting efforts to assess viable courses of action for addressing the dining needs of students.
7. Montana State University anticipates coming to the Board at an upcoming meeting to discuss options considered and recommendations for proceeding.