

ATTACHMENT #3 – Project Details (BOR Policy 1003.7)

This authority request is for an amount greater than \$500,000, which requires the following additional information:

(a) Project Description:

The New Residence Hall will house approximately 600 students, comprised mostly of double bedrooms and some single bedrooms. The facility will also house residence assistants that provide academic programming and advise to student residents along with a faculty-in-residence program. This living-learning format is common in modern student campus housing facilities.

(b) Cost estimate and Funding Sources:

Construction Cost	67,500,000
Planing & Design (preVIOUS authority granted)	5,600,000
Engineering Fees	1,400,000
Site Survey	50,000
Geo-tech Report	50,000
Special Testing	200,000
Commissioning Services	200,000
Furniture	3,500,000
Owner Supplied Equipment	300,000
City of Missoula Impact Fees	400,000
Signage, Work Orders, Moving Costs	50,000
Contingency & Supervisory Fees	9,750,000
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	89,000,000

This project will be funded from the following sources:

UM Revenue Bond Proceeds - Existing	5,600,000
UM Housing Funds	14,400,000
New UM Revenue Bonds	69,000,000
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	89,000,000

(c) Programs served, enrollment data, projected enrollments:

There are currently around 1,787 resident students living on campus (fall 2023 headcount). Over the past two years, there has been an increase in first-time students which has created an additional need for residence hall spaces for students. The off-campus market for Missoula is very tight, and there were over 150 additional continuing students who signed up to live in the residence halls for the 2022 – 2023 academic year. The new Residence Hall will allow the University to help meet increased demand while taking down older buildings that do not meet the needs of today's students. Enrollment is projected to grow over the next few years, and the new residence halls will meet the needs of the students and help them to matriculate through the University of Montana.

The table below shows current bed counts in all the residence halls and occupancy rates.

Hall	Capacity	Capacity	Capacity	Capacity	Capacity	Capacity	Capacity	Capacity	Capacity	Capacity	Capacity	Capacity	Capacity
	Fall 2021	Spring 2022	Fall 2022	Fall 2023	Spring 2024	Fall 2024	Spring 2025	Fall 2025	Spring 2026	Fall 2026	Spring 2027	Fall 2027	Spring 2028
Aber	0	0	170	170	170	170	170	170	170	170	170	170	170
Craig	373	242	252	252	252	252	252	252	252	252	252	252	252
Duniway	237	237	237	237	237	237	237	237	237	237	237	237	237
Elrod	98	98	98	98	98	98	98	98	98	98	98	98	98
Pantzer	189	189	189	189	189	189	189	189	189	189	189	189	189
Miller	330	330	330	330	330	330	330	330	330	330	330	330	330
Knowles	262	262	0	254	254	254	254	254	254	254	254	254	254
Turner	114	114	114	114	114	114	114	114	114	114	114	114	114
Jesse	396	396	396	396	396	396	396	396	396	396	396	396	396
New Dorm # 1				design period		Construction				0	0	600	600
Total Beds	1999	1868	1786	2040	2040	2040	2040	2040	2040	2040	2040	2053	2053

Academic Year	Headcount in Residence Halls	Change in Headcount	Percentage Change in Headcount	Total Beds Available	Occupancy Percentage
2017	1866			2386	78.2%
2018	1558	-308	-16.5%	2386	65.3%
2019	1435	-123	-7.9%	2386	60.1%
2020	1133	-302	-21.0%	1989	57.0%
2021	1458	325	28.7%	1999	72.9%
2022	1669	211	14.5%	1786	93.4%
2023	1787	118	7.1%	2040	87.6%
2024	1917	130	7.3%	2040	94.0%
	Projected				

Average Year 1956
Average Age 67



(d) Space Utilization Data:

The new Residence Hall is expected to house 600 students and be 171,128 SF in size and 6 stories' tall with a basement. Other than student bedrooms & bathrooms, there is expected to be study spaces, lounges, laundry facilities, staff offices, faculty-in-residence apartments, a common kitchen, storage, mechanical and electrical rooms.

(e) Projected use for available residual space:

(Not applicable to this project)

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

Projected operating and maintenance costs will be paid from Housing Operations Revenue.