



# UM Residence Hall Proposal

**March 2024**

**Board of Regents Meeting**

# WHAT? – The proposal

- 1. Build a new 600 bed Residence Hall**
- 2. Demolish three existing Residence Halls**
- 3. Address parking related infrastructure**

# WHY? - History & Progress

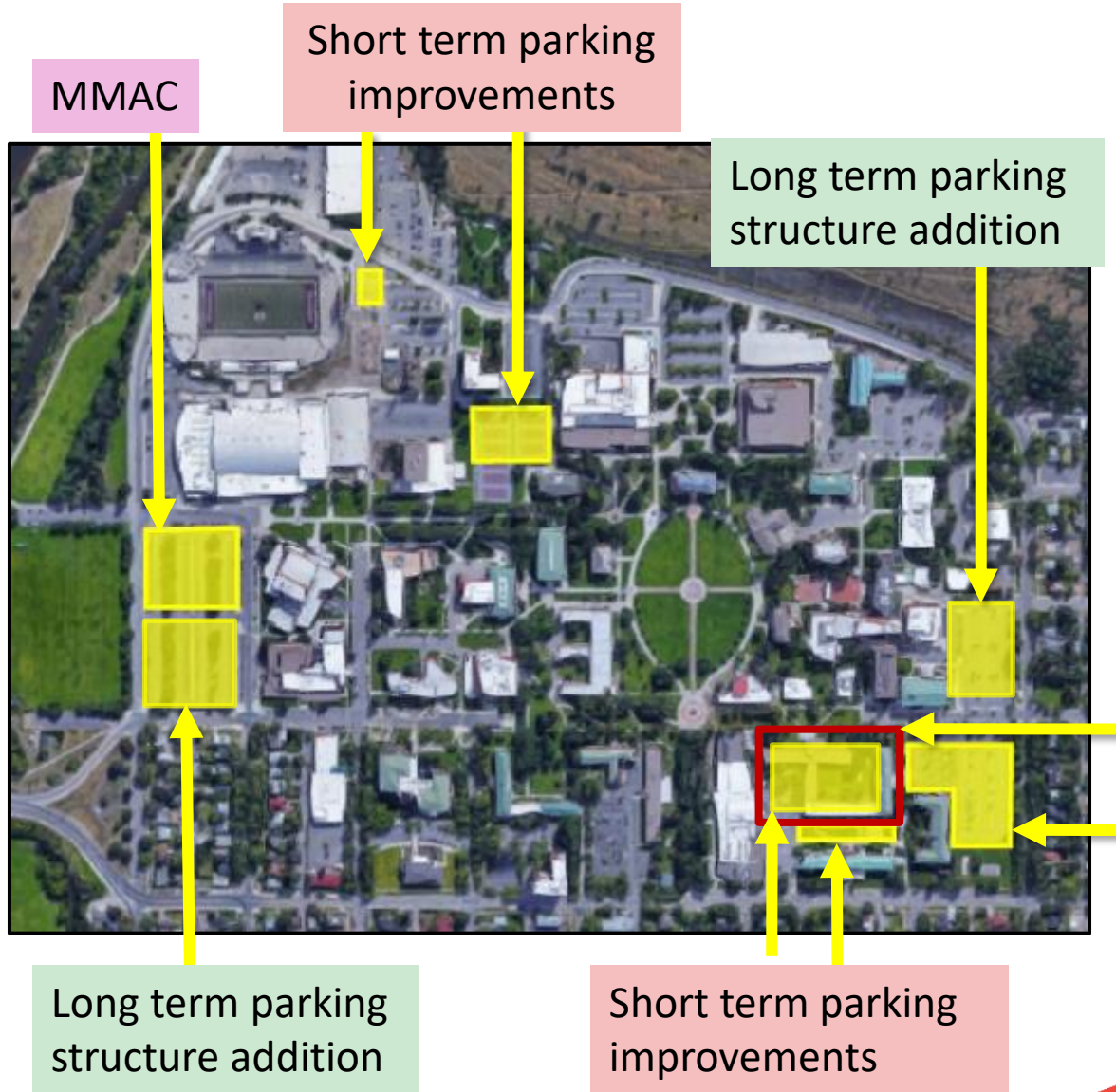
- **2018: *Planning***
  - Development of Student Life Facilities Master Plan identifies major deficiencies in UM's residence halls and dining facilities
  - Students, parents, and prospective students express serious concerns – deemed a barrier to enrollment growth
- **2019/2022: *Debt restructured***
  - UM refinances debt portfolio, modernizes indenture and raises additional capital
  - Produces \$9M in annual debt service savings
  - Generates more than \$100M for investment in student life master plan
- **2020-present: *Improvements***
  - Residence hall renovations: Pantzer, Knowles, and Aber Hall
  - Dining Hall construction: due to complete summer 2024
  - Infrastructure: heating plant, memorial row, classroom renovations, and more

# WHY? - History & Progress

- **2023: Residence Hall Planning & Design**
  - BOR approves \$5.5M for planning and design of a new 600 bed residence hall
  - Results of planning effort indicate an approximate \$100M price tag
- **2024: Construction Proposal**
  - UM provides update to BOR Infrastructure Subcommittee
  - Residence hall and parking information item on March BOR agenda

***Interconnected projects aimed at revitalizing campus  
New residence hall and associated parking are final pieces***

# WHERE? – Construction, demolition, parking



- WGM Engineers continue the design of West Campus and Main Campus.
- Parking lot expansion will start late May 2024 and be completed by Mid-August 2024
- Tennis Court can be reoriented in order to retain 3 courts
- Longer-term, additional parking capacity will be required, necessitating increased parking revenues to finance construction.

Demolish 3 connected residence halls (approx. 600 beds)

Construct new 600 bed residence hall

# Parking Strategies

## Short Term:

- Addition of parking spaces in living sector initially near Miller Hall and later on site of demolished residence halls
- Addition of parking spaces on converted tennis courts near the University Center
- Addition of parking spaces near Washington Grizzly Stadium

## Long Term

- Construction of new parking structures on the North side of campus near the Adams Center and on the South side of campus near the Skaggs building
- New parking structures will require the generation of additional parking revenues consistent with planning for Montana's Flagship Campuses

# HOW? – Financing/Construction

- **Utilize mix of remaining bond and plant funds, as well as issuing additional bonds**
  - Utilize existing bond funds: \$20M
  - Investment of housing reserves and revenue: \$20M
  - Issue additional revenue bonds: \$60M

# WHEN? – Timeline

- **Ideal timeline**
  - Open construction bids May/June 2024
  - Request BOR approval July 2024
  - Begin 30-month construction August 2024

# Next Steps

- **April – May 2024**
  - Provide optional design/cost proposals
  - Engage independent third party to assess debt capacity
  - Formalize short & long-term parking improvements
  - Ensure campus affiliates have continued access to Capital Operating funds
- **June 2024**
  - Present plans to BOR Infrastructure Subcommittee
- **July 2024**
  - Request construction authority from Regents



# Questions



# Reference Materials

# New 600 Bed Residence Hall

## Student Amenities:

- Study Lounges, Zoom rooms, Community Kitchen, Conference rooms, Classroom, Faculty-in-Residence, 2 Area Coordinators, Multi-Purpose Room, Package delivery room, Music rehearsal rooms, Bike/Ski lockers, Storage lockers, All-Gender restrooms, laundry, recycling stations, trash chute, 4 elevators.

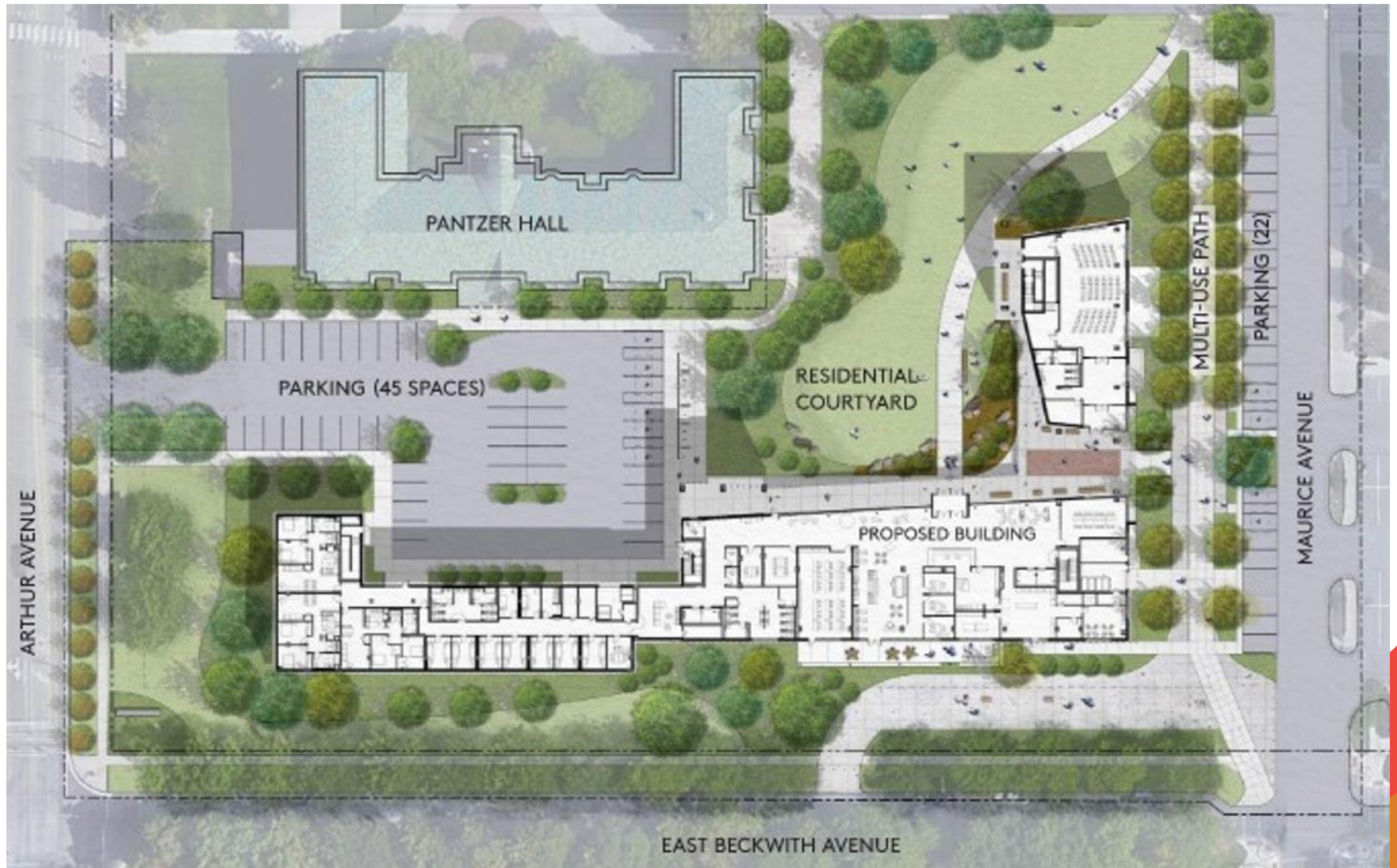
## Student Life:

- 16 “communities” of 39 students.
- Option of 13 double beds, 6 singles, 4 “triples” per community.

## Schedule:

- Bid Documents will be ready by May 2024
- Bid Date mid-June, 2024.
- Request Construction Authority at July BOR.
- Possible start of construction August 1<sup>st</sup> 2024
- 30 months construction schedule. 2 months furniture move-in.
- Open Residence Hall summer of 2027.

# Site Plan and First Floor





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