

March 13, 2025

ITEM 217-1011-R0325

Request for Authorization to Remodel Jesse Hall, Phase 1; University of Montana-Missoula

THAT

Consistent with MCA 18-2-102-2(b) and in accordance with Board of Regents Policy 1003.7, the Board of Regents of the Montana University System authorizes the University of Montana-Missoula to expend up to \$2,000,000 to remodel Jesse Hall on the University of Montana, Missoula campus.

EXPLANATION

Jesse Hall is an auxiliary building for student housing, built in 1968. It's a high-rise structure with 11 floors and a basement. The building has been remodeled over the years to improve life-safety standards for student residents by installing fire sprinklers and fire alarm systems, new phone and data wiring, etc. However, these systems and technology keep changing over time, prompting upgrades and/or replacement of existing systems.

- Design-only authority for \$200,000 for this project was received from the Commissioner's Office in October 2024.
- OZ Architects of Missoula MT were hired to do the design work.
- The scope of work involves the replacement of hallway ceilings and light fixtures throughout the building. Hallway walls will get re-painted. The fire alarm system and panel will get modernized. All this work is described as Phase 1 and is to be done during summer break 2025.
- An add alternate in the bid would include a new generator for emergency power for life-safety systems and to power one of the three elevators within Jesse Hall.
- Future phases will address the remodel of the rooms themselves i.e., replace flooring, furnishings, paint, lights and ceilings. Work would be scheduled over consecutive summer breaks on a floor-by-floor basis to what contractors could get done in the three-month summer break window so that rooms are ready for students at the start of the fall semester.
- This project was bid on 2/11/25 and the low bid price was \$1,696,860. The balance of \$2M authority request will cover construction contingency and city permits.
- This project will be funded with Housing Renewal & Replacement Funds.

ATTACHMENTS

Attachment #1: Board of Regents Policy Physical Plant B Section 1003.7