



## Highlands College Roof Replacement

The main building of the Highlands College property, acquired by Montana Technological University in 1983, has not undergone a full roof replacement since its construction.



**YEAR BUILT:**  
1983



**SQUARE FOOTAGE:**  
94,009



**TOTAL COST:**  
\$5,000,000

### Project Highlight:

The budget for this request is primarily influenced by the extensive roof area and the complexity of the project.

### Current Challenges:

The existing roof system presents two critical issues:

1. Deteriorated Membrane: The 25+ year-old roofing membrane has reached the end of its service life and is compromised throughout. Persistent leaks have occurred for the past four years, despite temporary repairs that are no longer effective in preventing water infiltration.
2. Outdated Insulation: The insulation installed in the mid-1980s does not meet current energy code standards. Delaying a roof replacement will:
  - Increase maintenance costs: Frequent repairs will become necessary, escalating maintenance expenses.
  - Compromise building integrity: Water damage will continue to worsen, posing risks to the building structure and its contents.

### Proposed Solution:

This comprehensive roof replacement project will involve removing 94,000 square feet of existing roofing materials down to the structural deck. A new, high-performance roofing system will be installed, selected to provide long-term durability and maximize energy efficiency. This project will enhance the building envelope's performance, facilitate the removal of hazardous materials, and contribute to a significant reduction in the facility condition index.

**Contact:** Shauna Lyons, MUS Director of Budget and Planning - (406) 449-9126