EXHIBIT 8
DATE Feb 18, 09
HB 462

Department: THE UNIVERSITY OF MONTANA
Project Title: **Main Hall Adaptive Renovations Phase II**

Statewide Priority: NA

Brief Description of Project:
This project will complete the adaptive renovations, deferred maintenance, life safety , ADA code compliance and historic restoration project of Main Hall on The University of Montana-Western campus that was partially funded in the 60th Legislative session.

Agency Priority: 2
Completion Date: 7/1/2011

Agency No: 5103 **Agency Name:** THE UNIVERSITY OF MONTANA
Program No: 1 **Program Name:** INSTRUCTION

This Project:
- ☐ Is an Original Facility
- ☒ Improves an Existing Facility
- ☐ Replaces an Existing Facility

Major Maintenance Class:
- ☐ Class I
- ☒ Class II
- ☐ Class III

Location:
- ☒ Site on owned property
- ☐ Site to be selected
- ☒ Site already selected
- ☒ Outside of 100 yr flood plain
- ☒ Utilities already available
- ☒ Access already available

Estimated Cost of Project:

1. Land Acquisition:	$0	9. Contingency:	$600,000
2. Site Investigation:	$0	10. A&E Supervisory Fee:	$0
3. Consultant Services:	$500,000	11. Construction Mgmt:	$30,000
4. Construction Costs:	$4,775,000	12. Commissioning:	$50,000
5. Site Development:	$0	13. Construction Testing:	$20,000
6. Utilities:	$0	14. Percent for the Arts:	$0
7. Telecomm. Systems:	$25,000	15. Other:	$0
8. Furnishings & Equipment	$0	Total Estimated Cost:	$6,000,000

Project Funding:

Fund	Amount	Cash/Bonded	Bill Number
05007	$6,000,000	C	HB 0005
Total Funding:	$6,000,000		

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DESCRIPTION OF FACILITY:

General Description: Main Hall built in 1896 continues to be the landmark structure at the focal point of the Dillon campus. This building originally housed classrooms, laboratory spaces, offices for the president, registrar, library, and an assembly hall (Beier Auditorium). The building retains its character and most of the original detailing. Since its construction, Main Hall has been the center of the college and is physically the most dominant building on campus.

Impact on Existing Facilities: A portion of this project was funded in the 60th legislative session. The architect appointed to the project has completed the masterplan for the facility. The funding allocated in the first phase was not adequate to address all of the issues in this facility. This project completes the renovations to this existing facility of approximately 84,696 gsf to current standards and eliminates years of deferred maintenance and recent earthquake damage.

Functional Space Requirements: Utilizes existing space

EXPLANATION OF PROBLEM BEING ADDRESSED: Main Hall is the first building ever constructed on The University of Montana-Western campus and is the major classroom facility for UM Western. Main Hall has been well maintained for over 100 years but many of the systems, plumbing electrical and mechanical, currently do not serve all of the needs required for an educational building and are reaching the end of their useful life. Main Hall is listed in the National Historic Register. General remodeling is needed to restore the character of this historic building and update its functionality and repair damage created by the recent earthquake. Also, the building is in dire need of adaptive renovations to bring it up to modern standards for a higher education facility.

ALTERNATIVES CONSIDERED:

1. Do nothing and continue its decline
2. Partially fund this project
3. Fund this complete request

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Rationale for Selection of Particular Alternative: The funding of the request is the most cost effective approach. Partially funding this project would extend the renovation schedule and increase the costs because of inefficient or multiple projects on various building systems. Also, construction cost inflation will only increase the cost of any work deferred until a later date.

GENERAL NARRATIVE:

The 60th Legislature funded $4,500,000 to start the planning for the complete renovation of Main Hall and to accomplish as much of the critical elements of the plan (life safety, ventilation, etc.) which can be done without being wasted in Phase II of the project. The architect of record, Dick Shananan Architects. is on board and the current schedule for Phase I is planning for a spring start in 2009. This start date is after the 61st Legislature will have completed its business. The most effective process would be to fund Phase II and combine them into one project. The total renovation will take approximately two years due to the need to work in a partially occupied building and staging the work. If the total work was accomplished through two seperate phases, this would end up disrupting spaces multiple times with the associated extension of the over all project duration and project costs. Under the combined phase project, the project would be completed in August of 2011.

Main Hall, the original structure on The University of Montana-Western campus is still used as the major classroom facility. It has been well maintained, but is in need of general remodeling and updating. This project would include updating the most urgent mechanical, electrical and plumbing systems and general remodeling work to enhance the existing character and improve the educational potential of the building. The building is listed on the National Historic Register.

The structure itself is primarily sound, evidenced during a recent earthquake. The spaces within the building have not been remodeled or refinished in many years. The heating, plumbing and electrical systems have far exceeded their useful lives. Major portions of the building are not accessible, and the exiting system from the upper floor elements is in code violation. The building systems are deteriorated and obsolete and can no longer adequately serve the needs of the associated academic activities.

The deferred maintenance projects include such items as fire alarms, fire sprinklers, fire doors and separation assemblies, structural degradation, hardware upgrades, guard rails, emergency lighting, egress lighting, ventilation systems, and all code/life safety deficiencies noted by our Facilities Condition Inventory. In addition, adaptive renovations will provide for modern teaching and research, upgrade interior finishes, replace deteriorated casework and countertops and provide data connections throughout the building. This complete renovation will also bring the building into compliance with the ADA.

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Costs Upon Completion:

2013 Biennium: FTE: 0.23

Costs:

Personal Services	$25,695
Operating Costs	$67,384
Maint Expenses	
Total Costs:	$93,079

Funding:

fund	type	amount
01	General Fund	$93,079
	---	$0
	---	$0
	Total Funding:	$93,079

2015 Biennium: FTE: 0.23

Costs:

Personal Services	$28,060
Operating Costs	$72,883
Maint Expenses	
Total Costs:	$100,943

Funding:

fund	type	amount
01	General Fund	$100,943
	---	$0
	---	$0
	Total Funding:	$100,943

2017 Biennium: FTE: 0.23

Costs:

Personal Services	$30,642
Operating Costs	$78,830
Maint Expenses	
Total Costs:	$109,472

Funding:

fund	type	amount
01	General Fund	$109,472
	---	$0
	---	$0
	Total Funding:	$109,472