

# MSU INVESTMENT PROPOSAL FOR INSTITUTIONAL PRIORITIES

## PROPOSAL OVERVIEW

<b>Title</b>	Romney Adaptive Reuse	<b>Request Date</b>	12/12/2011
<b>Department</b>	Facilities Planning Design & Construction	<b>Email</b>	wbanziger@montana.edu
<b>Requestor</b>	Walter Banziger	<b>Phone</b>	994-6326

## STRATEGIC ALIGNMENT

**Core Themes and Objectives (check all that apply)**

### Educate Students

- Our graduates will have achieved mastery in their major disciplines
- Our graduates will become active citizens and leaders
- Our graduates will have a multicultural and global perspective
- Our graduates will understand the ways that knowledge & art are created and applied in a variety of disciplines
- Our graduates are prepared for careers in their field
- We will provide increased access to our educational programs
- Communities and external stake holders benefit from broadly defined education partnerships with MSU

### Create Knowledge and Art

- Students, faculty, and staff will create knowledge and art that is communicated widely

### Serve Communities

- We help meet a fundamental need of the citizens of Montana by providing degree programs for our students
- We help meet the educational needs of the citizens of Montana by providing a wide range of educational opportunities to a variety of students
- Our students, faculty, staff, and administrators reach out to engage and serve communities
- Our students, faculty, staff, and administrator reach in to build the university community

### Integrate Learning, Discovery, and Engagement

- Each graduate will have had experiences that integrate learning, discovery and engagement
- Outreach activities will educate students and address the needs of the communities we serve
- Students, faculty, and staff will create knowledge and art that addresses societal needs
- MSU is a community that will be characterized by synergy within and across disciplines, roles and functions.

### Stewardship

- The public trusts the institution to operate openly and use resources wisely
- The faculty and staff are well-qualified and supported
- MSU will support Native American students, programs, and communities
- MSU will be an inclusive community, supporting and encouraging diversity
- Our publicly provided resources are used efficiently and effectively
- Natural resources are used efficiently and sustainably
- MSU nurtures a culture of resource conservation and ecological literacy among students, faculty and staff
- Our physical infrastructure (e.g., building, equipment, open spaces) will be well-maintained and useful

**INSITUTIONAL BENEFIT**

**Campuses**       Bozeman    Billings    Havre    Great Falls    FSTS    Extension    MAES

**Gross Depts**      Please List: \_All Campus Colleges and Departments. Direct impact on student

**TIMEFRAME**

**Proposed Dates**      Start: Within two years      End: 12 months from start of project

**COST AND REQUIREMENTS**

Funding Type	One-Time (\$)	Multi-Year (\$)			Base (\$)	FTE
		Year 1	Year 2	Year 3		
Personnel (w/benefits)	\$0					1
Materials & Supplies	\$2,000					
Travel	\$0					
Contracted Services	\$360,000					
Capital	\$0					
Other Operations	\$23,000					
<b>TOTAL</b>	<b>\$385,000</b>					

Please comment, if necessary, regarding cost and requirements.

Project cost based on the following assumptions.

- The estimated probable total project cost to renovate Romney Gym is \$20,000,000 including all soft costs.
- The consultant design fee for a complete renovation of the building is estimated to be approximately \$1,800,000. The programming and schematic design is anticipated to account for approximately 20% of the design fee or approximately \$360,000.
- Materials and supplies consist of printing and photographic services. Estimated probable cost is \$2,000.
- Other operations consist of project contingency of \$13,000 and \$10,000 in project administration costs for a total of \$23,000

## PROPOSAL SCOPE

### Describe the Proposal

Constructed in 1922 as MSU's original state-funded health and physical education building, Romney Gym (~53,074gsf) is now obsolete and in need of renovation. The current configuration of the facility limits efficient use and adequate access to the programs within the building. With its prominent location on campus, its historical importance to campus, and the building's vast open space areas that are currently vacant (unassigned), the building has potential to supplement various campus space requirements and fulfill University programmatic needs. The proposal includes implementing a building programming study and developing a schematic design for the future renovation and adaptive reuse of the Romney facility. If approved the proposal would provide Facilities Planning Design and Construction with the funds necessary to contract with an appropriate design consultants to perform this programming study and schematic design.

The programming study would include a building analysis of current conditions, document deficiencies, and outline current uses. Options for potential uses of the facility would be developed and include suggested campus departmental assignments necessary to meet the mission of the University. These options may include but are not limited to a Student Information Commons and Center for Student Success, a Student Services One Stop Center, or an Auxiliary Services Conference and Student Organizations Facility. The programming study would identify needed space assignments and make recommendations regarding pursuit of the most beneficial option or options.

The schematic design portion of the study would further develop one or two of the options identified in the programming study by refining conceptual ideas revealed through programming. The schematic design would include identification and documentation of the program fit, relative volumes, spatial relationships and overall possible design concepts to accommodate the program needs. The Schematic design would produce basic floor plans, elevations, and outline specifications of the space assignments, relationships, major building components, and include preliminary construction and project cost estimates.

## PROPOSAL SCOPE

Describe the broader impacts and benefits of this proposal

The renovation and upgrade of the Romney Gym facility has the potential to directly impact MSU students, by improving programs that directly serve students, faculty and even the local community. Potential opportunities for use of the facility include the opportunity to create and house a Student Information Commons and Center for Student Success or a Student Services One Stop Center both easily accessible within the core of campus. The Romney Gym facility offers opportunity for more detailed planning and development for the growth and enhancement of various campus services currently offered or desired to be offered in a consolidated central location on campus. In addition, the planning and programming of this facility would allow for additional studies to be performed in other facilities for future relief of space pressures.

The programming study and schematic design would better identify and help align the limited resources needed to improve the facility to better serve the University mission and facilitate long range strategic planning efforts.

One reason for the low utilization of the building's available spaces is that the building is not ADA accessible and requires a significant level of renovation for any next use of the building. With the exception of some EHHD programs, many of the health and physical education programs have migrated to the Marga Hosaeus Fitness Center. The Romney pool was closed and decommissioned in 2006 and the main locker/shower facilities were closed and decommissioned in 2008. Some spaces are currently in use, while others remain unusable, such as the pool; or have low utilization, such as the basketball court and suspended running track. Romney is historically significant and structurally sound which makes the building a good candidate to be adapted for reuse. Romney's current FCI Deficiency Ratio is 13.6% - considered in the poor range by APPA, and the renovation project will facilitate a comprehensive adaptive reuse of the building, reduce or eliminate areas of deficiency in the building's HVAC, plumbing and electrical systems, and address safety issues including fire and ADA code compliance regarding egress and interior circulation.

## ADDITIONAL INFORMATION

### Implementation Plan *(Please describe with timelines)*

Upon approval of the funding of the proposal

- Obtain Board of Regents Authority for spending of funds on the project. (2 to 4 months)
- Coordinate consultant selection process through state A&E Division in Helena (3 to 4 months)
- Contract negotiations and project start-up (1 month)
- Programming Study (3 months)
- Approval and recommendation of preferred option(s) (1 month)
- Schematic Design Study (4 months)
- Review and approval of Schematic Design (2 months)
- Project Completion and wait for future funding from possible funding sources such as State LRBP funds.

Total estimated project time frame 16 to 18 months.

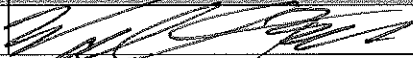
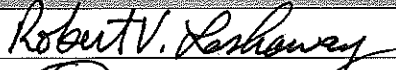
### Assessment Plan *(Please describe with indicators)*

- Evaluate potential options at completion of programming study. Identify and obtain recommendation from Provost and President for desired option(s) to advance to schematic design stage.
- Complete schematic design study. Incorporate information and cost estimates into future State Long Range Building Program (LRBP) proposals for funding.

### If assessed objectives are not met in the timeframe outlined, what is the plan to sunset this proposal?

If the assessed objectives of the plan are not met within the timeframe the following options are available:

- Postpone project implementation to a later timeframe. The initiation of the project is subject to BOR meeting schedule to obtain spending authority and A&E Division appointment schedules to select consultant per MCA requirements.
- Sunset the proposal would include closing out consultant contracts if applicable.

SIGNATURES		
Department Head <i>(please print)</i>	Signature <i>(required)</i>	Date
Walter Banziger		1/6/2012
Dept Head Priority <i>(please circle one):</i>	Very High <input checked="" type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> Very Low	
Dean/Director <i>(please print)</i>	Signature <i>(required)</i>	Date
Robert Lashaway		01.06.2012
Dean/Director Priority <i>(please circle one):</i>	Very High <input checked="" type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> Very Low	
Executive/VP <i>(please print)</i>	Signatures <i>(required)</i>	Date
Terry Leist		
Executive/VP Priority <i>(please circle one):</i>	Very High <input type="radio"/> High <input type="radio"/> Medium <input type="radio"/> Low <input type="radio"/> Very Low	