



The University of Montana Western

Top Five Priorities For UM Discussion

2020-2021 LRBP Request

Priority One

- **Renovation of Block Hall** **\$12,000,000**

(Life Safety/Deferred Maintenance)

Block Hall presently houses the Environmental Science and Biology programs, which are two of the fastest growing departments at The University of Montana Western. There are six wet labs in use, with three being on the third floor and three on the second floor. Some of these lab spaces contain fume hoods, but the lab's ventilation is part of the entire building's air circulation system. This results in contaminated air from the labs being redistributed throughout the rest of the building in the event of an accident. The labs almost entirely contain original equipment from the building's construction in 1969 and are in desperate need of upgrades.

The scope of the proposed Block Hall project would include a renovation and asbestos abatement of the existing building in order to update obsolete classroom and laboratory spaces. This renovation is required to accommodate the growing Science programs and bring the building up to modern life safety and air quality code. Along with the need for increased space, modern laboratory equipment and ventilation systems are required to provide a safe learning and laboratory environment. The building will be reprogrammed and offer the updated classroom and lab spaces required to safely accommodate these rapidly growing science and mathematics programs.

Priority Two

- **Campus Heat Upgrade** **\$2,000,000**

(Deferred Maintenance)

With the installation of the new low pressure boiler in the heating plant, Western is taking the first steps in reducing the number of man hours required to operate the heating plant. A new low pressure boiler, installed spring 2018, will allow the plant staff to perform necessary preventative maintenance throughout the campus mechanical systems during the spring, summer, and fall. The next step in reducing dependence on the high pressure boiler system is to install low pressure hot water boilers in four major State side areas. These include Block Hall, Administration/Library/STC, Main Hall, and Roe House. Each of the four sites currently utilizes hot water generated by a steam to water heat exchanger in the respective mechanical rooms. Site specific high efficiency water boilers will eliminate hundreds of feet of aging and leaky steam and condensate lines. This will greatly increase the efficiency of the campus heating system and lower utility bills while providing increased maintenance hours as well as a more reliable system. The Auxiliary buildings and a couple state side buildings would continue to be served by the low pressure steam boiler in the heating plant with the high pressure boiler acting as emergency backup.

Each site will need a natural gas service installed, the existing heat exchangers removed, and new boilers installed. Multiple small boilers will be installed in each location to provide efficient operation in the shoulder seasons and offer mechanical redundancy during the coldest months.

Priority Three

- **Emergency Access Roadway** **\$750,000**

(Life Safety/Fire Access)

Due to poor and unsafe access on the east side of campus, a new access road and fire lane is needed. This project would provide a new fire lane access that would extend from Cornell Street to the P.E. Complex. The P.E. complex was constructed in a hillside on the east side of campus. The grading in the vicinity of this complex has created several roadway, walking, and parking areas with steep inclines. This has resulted in several incidents where vehicles have slid off the road and pedestrians have fallen and been injured in icy or slick conditions.

In addition, the existing road does not accommodate emergency vehicles. It is an area of critical concern for the Dillon Fire Department. A new fire access lane will improve parking access, resolve the severe incline of various areas, improve service and delivery access and solve the emergency vehicle access problem.

Priority Four

- **Campus Key System Replacement – Electronic Access** **\$750,000**

(Life Safety/Deferred Maintenance)

The current campus lock system utilizes a combination of master keys and individual keys for specific locks that are checked out to individuals on an as needed bases. An electronic card access lock system is needed in order to increase security to buildings and sensitive spaces inside. The electronic lock system is also necessary to allow the Campus to perform immediate lockdowns when necessary.

Priority Five

- **Building Controls Upgrade** **\$80,000**

(Deferred Maintenance)

Upgrade building controls in the STC building. The STC building is the last State building on campus to still utilize the old R2 building controls. These controls need to be upgraded to the same system as the rest of campus in order to provide better occupant comfort and mechanical efficiency in the building. This would include upgrading the controls for three large air handling units and several VAV units throughout the building.