RESOLUTION APPROVING SAINT HELENS RESIDENCE HALL RENOVATION PROJECT

Recommended by the Finance and Administration Committee
June 12, 2019

Approved by the Board of Trustees
June 20, 2019

BACKGROUND

A. Saint Helens Residence Hall is a five-story housing facility built in 1928 at the corner of 12th Avenue and Montgomery Street. PSU purchased the property in 1969. The facility has 51 units, typically housing approximately 51 students, in studio and one-bedroom units. Using its standard approach for assessing capital improvement needs, the University Housing and Residence Life (UHRL) department identified a major renovation of Saint Helens as its top priority in 2016.

B. The Saint Helens Residence Hall Renovation Project (the “Project”) included significant replacement and improvement to various building systems. The electrical and plumbing supply systems were in poor condition and required replacement. The Project included renovations to the restrooms, which were in poor condition, including replacing windows, fixtures, and adding showers. Kitchens were renovated to include durable finishes and new appliances. Common spaces, such as the entryway, student lounge and laundry room, were modernized, and an Americans with Disabilities Act-compliant entry ramp was added. In addition, due to the new plumbing system, occupancy can be doubled to nearly 100 residents, allowing more students to live on campus, and increasing housing revenue.

C. Under Section II.A.1 of the Board’s Debt Management Policy, capital projects in an amount greater than $5 million require approval of the Board. On April 4, 2018, the Finance and Administration Committee approved the project, and the full Board approved the project on April 12, 2018. According to the Resolution approved on April 12, the project was approved “in an amount up to $6.25 million”.

D. The Project will be complete by approximately June 30, 2019, and the expected final cost will be between $6.35M and $6.5M. The primary reasons for the overrun included the need to remove more hazardous materials than anticipated and address various unforeseen conditions due to the poor condition of the building. Building system replacement was much more extensive than originally planned. UHRL decided to not offset the unexpected conditions with cuts to building finishes, fixtures and appliances because they had funds to cover a small overrun.

RESOLUTION

Now, therefore, be it Resolved by the Board of Trustees, that the Saint Helens Residence Hall Renovation Project is approved in an amount up to $6.5 million.

APPROVED BY THE BOARD OF TRUSTEES
JUNE 20, 2019

[Signature]
Secretary to the Board