

**REVISED**

**APPROVAL OF REPAIR McCOMAS HALL EXTERIOR WALL STRUCTURE  
PROJECT (PHASE I)**

**VIRGINIA TECH**

**April 27, 2007**

This project is a new item on the University's 2008-2014 capital outlay plan and is included as a priority repair project to address structural and moisture penetration problems of the exterior wall of McComas Hall, a 118,225 gross square foot building. McComas Hall was constructed in 1998 as a combined use recreational sports, student health, and student counseling services building. The building has experienced ongoing leaks for several years and problems with door and window operations. Structural evaluation and facilities condition studies completed in 2006 identified numerous problems with the building envelope. Further, the studies identified multiple wide spread failures in masonry flashings, sealants, mortar joints, and material connections that are resulting in progressive and extreme moisture penetration (leaks), resulting in masonry veneer failure and damage to interior building components, finishes, and equipment.

The needed corrections are significant and repairs must be implemented expediently to stop the on-going damage from water leaks and mitigate any further damage. The project includes removal and replacement of the exterior building envelope, and the estimated project costs to address the initial phase is \$1.5 million. McComas Hall houses three auxiliary enterprise units, and the funding plan calls for 100 percent nongeneral fund support. The plan includes a debt issuance to cover project costs with repayment from student fees related to auxiliary enterprises. This project is included on the 2008-2014 Capital Plan submitted to the state as a way to inform the Commonwealth about 100 percent nongeneral fund projects through the normal budget process, when possible. The University may elect to pursue state approval to participate in a pooled bond program. The state pooled bond program is an efficient issuance instrument and may have lower overall costs of capital compared to a university issuance, all depending on issuance size.

Under the 2006 Management Agreement between the Commonwealth of Virginia and the University, the Board of Visitors has the authority to approve the budget, size, scope, and funding of nongeneral fund capital outlay projects. This request is for a \$1.5 million Phase 1 project authorization to correct McComas Hall's exterior wall system and for a debt authorization to finance the costs.

**Resolution on Repair McComas Hall Exterior Wall Structure Project (Phase I)**

**WHEREAS**, McComas Hall was constructed in 1998 as a combined use recreational sports, student health, and student counseling services building; and

**WHEREAS**, the building has experienced ongoing leaks for several years and problems with door and window operations; and

**WHEREAS**, structural evaluation and facilities condition studies completed in 2006 identified numerous problems with the building envelope; and,

**WHEREAS**, this project is an item on the University's 2008-2014 capital plan; and

**WHEREAS**, the needed corrections are significant and repairs must be implemented expediently to stop the on-going damage from water leaks and mitigate any further damages; and,

**WHEREAS**, the project includes removal and replacement of the exterior building envelope, and the estimated project costs to correct the building exterior are \$1.5 million for Phase I; and,

**WHEREAS**, the University has developed a financing plan that can successfully support the \$1.5 million project costs; and

**WHEREAS**, under the 2006 Management Agreement between the Commonwealth of Virginia and the University, the Board of Visitors has authority to approve the budget, size, scope, and funding of nongeneral funded major capital outlay projects; and

**WHEREAS**, this request is to move forward with a \$1.5 million project to address McComas Hall's exterior wall system (Phase I) and for a debt authorization to finance the costs;

**NOW THEREFORE BE IT RESOLVED**, that the University be authorized to initiate Phase I of the Repair McComas Hall Exterior Wall Structure project.

**RECOMMENDATION:**

That the resolution authorizing Virginia Tech to initiate the Repair McComas Hall Exterior Wall Structure (Phase I) project be approved.

June 4, 2007