

## **Capital Project for McBryde 100 Classroom Renovation**

### **JOINT FINANCE AND AUDIT COMMITTEE AND BUILDINGS AND GROUNDS COMMITTEE**

**April 30, 2014**

McBryde Hall (1971) is located within the north area of the Blacksburg campus and serves as a central instruction facility. An approximately 5,900 square foot, 560 seat classroom, commonly known as McBryde 100, was added in 1973 and is one of the most utilized instruction spaces on campus because of its size and seating capacity. This classroom's utilization accounts for more than 12,500 contact hours per semester, which is generally the university's highest used classroom space.

Since coming online in 1973, the space is largely unchanged with minimal updating. The room's outdated stage, steeply sloping floor, outdated teaching wall including an obsolete rear projection system, unbalanced acoustics, and deteriorating seating system do not meet classroom standards of the institution. Because of the conditions and the fact that so many students have one or more classes in McBryde 100, the room is frequently cited by students as a disappointing learning space in need of improvement. Further, faculty regard the room as unsatisfactory because it does not support modern learning technologies or practices. The intent of this renovation is to return the space to a state-of-the-art large auditorium learning environment for the benefit of undergraduate education.

The envisioned improvements include creating a fully accessible auditorium by reducing the floor slope, providing a redesigned teaching wall, upgrading the audio/visual systems, updating the mechanical, electrical and fire protection systems, replacing the worn and deteriorated seating, and replacing the ceiling and lighting systems. The mechanical system replacement is a planned part of the university's ongoing building maintenance plan and is scheduled for implementation independent of the program renovation. The costs for this element are being covered by the maintenance reserve program and are not part of this request.

Because of the importance of the room to meeting instructional capacity demands, the university desires the renovated space to be ready for fall 2015 class scheduling. A feasibility study has been completed that shows the envisioned scope of work for the space can be completed in the desired time under a design-bid-build delivery method provided that the design process begins in June of 2014. Under this plan, the project may be bid and awarded this calendar year such that staging may begin over the winter and construction may begin immediately after the end of classes in May of 2015.

Based on the feasibility study and internal estimates, the proposed renovation of the McBryde 100 classroom, inclusive of all hard and soft costs, will not exceed \$2.8 million. As with all self-supporting projects, the university has developed a funding plan to provide assurance regarding the financial feasibility of the overall project. This plan calls

for internal financing repaid over time by self-generated revenues. With the scope, schedule, cost, and funding plan established, the university is ready to move forward with the project.

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 an authorization to move forward with the proposed \$2.8 million McBryde 100 Classroom Renovation project.

## **RESOLUTION ON CAPITAL PROJECT FOR THE MCBRYDE 100 CLASSROOM RENOVATION**

**WHEREAS**, McBryde Hall is located within the north area of the main Blacksburg campus and was completed in 1971 with a 560 seat classroom added in 1973; and,

**WHEREAS**, Room 100 is McBryde Hall's largest classroom and is also one of the most heavily used classrooms on campus; and,

**WHEREAS**, the quality and functionality of this large classroom does not meet the expectations of students, faculty, or the university's classrooms standards for learning spaces; and,

**WHEREAS**, the scope of the proposed solution to renovate the classroom will transform the space to meet university expectations for a state-of-the-art learning environment inclusive of a fully accessible auditorium, a modern teaching wall, updated mechanical, electrical, and fire protection systems, replacing the seating and lighting, and upgraded audio/visual systems; and,

**WHEREAS**, the project delivery method will be design-bid-build and scheduled to ensure the updated space is available for fall 2015 class scheduling; and,

**WHEREAS**, the project cost of the proposed renovation to the McBryde 100 classroom, inclusive of all hard and soft costs, will not exceed \$2.8 million; and,

**WHEREAS**, the university has developed a funding plan that can successfully support the estimated \$2.8 million total project costs through internal financing with repayment over time through nongeneral fund sources; 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,

**NOW, THEREFORE BE IT RESOLVED**, that the university be authorized to move forward with the McBryde 100 Classroom Renovation project at a cost not to exceed \$2.8 million and to fund the project with internal financing.

### **RECOMMENDATION:**

That the above resolution authorizing Virginia Tech to complete the McBryde 100 Classroom Renovation project be approved.

June 2, 2014