



Virginia Department of Planning and Budget
Project Request Justification

2006-2008

Biennium

Date: July 22, 2005

A. General Information

1. Agency name: Virginia Tech 2. Agency code: 208
3. Project title: Repair: Litton-Reaves Hall Exterior 4. Agency priority: 17
5. Contact Person: M. Dwight Shelton, Jr.
6. Contact's telephone number: (540) 231-8775
7. Contact's e-mail address: mdsjr@vt.edu

B. Proposed Project

1. Project Cost:

General Fund/General Fund supported debt	4,000,000
Nongeneral fund	
9 (c) revenue debt	
NGF supported 9 (d) revenue bonds	
Total request	4,000,000

2. Project cost changes:

NONE.

3. Description:

- This project has been on the university's plan since 2001, formerly titled Litton-Reaves Hall Exterior Structural Repairs. This project is a continuation of an exterior repairs project funded under the 2002 General Obligation Bond program to correct structural problems involving the exterior brick and precast veneer elements to this 146,267 gross square feet building.
- The initial planning work underway as part of the 2002 General Obligation Bond project has highlighted a unique opportunity to blend this facility into the university's exterior building standard using hokie limestone. This plan is in lieu of limited replacement of damaged brick. This cannot be achieved within the 2002 General Obligation Bond project funding, and an additional \$4.0 million dollars is required to make this highly important and desirable change.

- The scope of the expanded project was determined by a consultant study during the review of options to implement the original \$2.5 million authorization.
- This proposed project to fully replace the exterior of the building with Hokie limestone will extend the useful life of the facility for 50 years – 30 years more than the original authorization.
- Litton-Reaves Hall is a 100 percent Educational and General building and thus the proposed funding plan calls for \$4.0 million of General Fund support.

4. Project scope change:

NONE.

5. a. Approved Master Site Plan: Yes No
If not, explain:

b. 2004-10 Capital Outlay Plan: Yes No
If not, explain:

6. Equipment for a previously funded project.

NONE.

7. Supplement to a previously funded project.

Yes. The proposed project scope increases to include full replacement of the exterior with the university's hokie limestone. This scope increase will extend the useful life of the facility about 30 years more than the original project.

C. Project Justification

1. a. Existing condition:

- Litton-Reaves is a 146,267 square foot building constructed in 1981 as a classroom building. It is a critical component of the instructional delivery system of university and must be kept in service to accommodate class scheduling demands.
- Structural evaluation and studies undertaken under the 2002 General Obligation Bond project have identified numerous problems with structural supports and connections for exterior brick and precast elements that require correction to safely support and properly seal the exterior building skin.
- The building has exhibited severe cracking at many areas of the exterior brick and precast panels caused by failures in the structural elements supporting the exterior masonry skin. In some cases masonry has fallen off the building causing danger to personnel.

- The university has implemented temporary safety measures to protect personnel but these are not long term solutions to the problem. The 2002 General Obligation Bond project to repair to the exterior skin and related structural supports along with this request will permit the continued safe and efficient use of the building in support of the Animal Sciences programs for a significant time into the future.

Higher Education Only

b. Facility Condition Index:

FCI 17.8

c. Space deficit:

Yes No

2. Programmatic information:

- The animal sciences department includes about 39 faculty who provide about 4,106 weighted-student-credit-hours each year with nearly all being provided in Litton-Reaves. The degrees conferred through this program remain vital support to the agri-business in the commonwealth.
- Without this building in service, the program can not meet the high instructional course load demands of the students.

3. Alignment to strategic plan:

- This project will support Virginia Tech's strategic plan in the areas of Graduate Education and Undergraduate Education. Repair of the failing exterior panels of this instructional building will improve the safety of the building, increase its useful life, and improve its overall appearance in support of the following university goals:

Graduate Education:

1. Increase the quality of the graduate programs.

Undergraduate Education:

2. Strengthen the quality of undergraduate instruction.
3. Create learning experiences for undergraduate students that maximize the benefits of attending a large research university.

D. Options Considered

Delaying the scope increase to a future biennium is not a favorable option due to current safety concerns caused by structural failures in portions of exterior brick and precast panels- some have fallen off the building and others will continue to do so also if repairs are not undertaken and protective measures implemented. If limited replacement of damaged brick with hokie limestone is not implemented through this proposed change to the project, Litton-Reaves Hall will result in a patchwork appearance of unmatched brick and precast. Twenty-year old brick

and precast panels cannot be identically matched in color with new materials. In conjunction with the required replacement of damaged brick and precast, this proposed project will be the only opportunity to bring the exterior appearance and image of Litton-Reaves Hall up to the quality of neighboring hokie limestone campus buildings.

E. Project Schedule Changes:

NONE.