



Construct Veterinary Medicine Instruction Addition

project 1 of 1

Virginia Polytechnic Institute and State University (208)

General Information

Project Type: Project Code: Start Year:

Agy Priority: Location: Facility:

Building #: Building Name:

Building Function:

Is this an Umbrella Project? OR a higher education blanket project?

Projected time to submit working drawings: months

Projected time to occupy facility or complete project: months

Projected time to award construction contract: months

Included in the existing Six Year Capital Plan

Contact Information

Name:

Email:

Phone:

Agency Narrative

Description

The Veterinary Medicine Instruction Facility has been on the University's plan since 1993 and is a high priority to address instructional space deficiencies and to make way for enrollment expansion. The project requests authorization to construct an addition of about 32,300 gross square feet of instructional space to provide adequate classrooms, to relieve overcrowding of the existing facility, and to accommodate planned hires. The proposed project will address the space accommodation needs with three new classrooms and teaching laboratories, 50 faculty spaces, and renovations of some existing space to minimize the amount of new construction.

The project scope is based on an internal analysis of the space requirements to reach the basic standards of faculty office space and student instruction space. The building life expectancy is about 50 years with proper maintenance.

Justification

Program description:

The College of Veterinary Medicine enrolls approximately 460 graduate and professional student including 360 Doctor of Veterinary Medicine and 100 graduate students. The college employs 95 faculty, is a leading biomedical and clinical research center, and provides professional continuing education services for veterinarians practicing throughout the two states.

The existing classroom and office space in the College of Veterinary Medicine, constructed over twenty-five years ago, is no longer capable of meeting the needs and demands of the school's modern clinically-based teaching and learning program. Faculty are currently housed in a limited number of eight-foot by eight-foot open cubicles which are far below the recommended state guideline size. The existing overcrowded, open system results in the faculty's

academic and scholarly books, papers and specimens being stacked on floors and in hallways. The academic program is hampered by the space constraints, and faculty recruitment and retention are becoming increasingly difficult due to the lack of appropriate space for scholarly activities and student interaction. The requested addition is needed to provide the necessary instruction support to meet the expectations of faculty and students for modern academic facilities.

The mission statement of Virginia Tech as a public land-grant university serving the Commonwealth of Virginia, the nation, and the world community includes discovery and dissemination of new knowledge central to its mission. Through its focus on teaching and learning, research and discovery, and outreach and engagement, the University creates, conveys, and applies knowledge to expand personal growth and opportunity, advance social and community development, foster economic competitiveness, and improve the quality of life.

The University's strategic plan includes three scholarship domains: Learning, Discovery, and Engagement; and three Foundational Strategies: Development of the Organization, Investment in the Campus Infrastructure, and Effective Resource Development, Allocation, and Management. This project supports several key domains and strategies of the strategic plan, and the specific goals of each area addressed by this project are listed below.

Learning: (1) Increase student involvement in discovery and engagement by creating more opportunities for undergraduates to be involved in research capstone experiences, education abroad, and experiential learning; (2) Strengthen and integrate all aspects of the undergraduate academic experience, including the academic experience for transfer students; (3) Invest in departmental and university-level support for undergraduate education; (4) Enhance quality graduate and professional education; (5) Establish a graduate education portfolio reflective of a 21st century university; (6) Develop and integrate advanced technology and information systems applications that assist collaboration, reflection, assessment, and sharing among faculty members, students, and staff members; (7) Contribute to the holistic and transformative educational experiences of Virginia Tech undergraduate and graduate students; and (8) Improve the capital assets that underpin student learning and support programs.

Discovery: (1) Strengthen research activities with a focus on the environment; (2) Establish research strengths in the study of infectious disease; (3) Establish research strengths in the study of health, food, and nutrition; and (4) Achieve research strength in the areas of innovative technologies and complex systems through the strategic integration and support of critical research areas.

Engagement: Engage students, at the undergraduate and graduate levels, in opportunities for service learning and experiential education that prepare them to serve a diverse and complex marketplace and society while building the capacity of communities.

Foundational Strategies: (1) Effectively manage the University's space and land resources for learning, living, and work; and (2) Enhance health, safety, and security operations to support the University's discovery, learning, and engagement endeavors.

Existing facilities:

The existing classroom and office space in the College of Veterinary Medicine, constructed over twenty-five years ago, is no longer capable of meeting the needs and demands of the school's modern clinically-based teaching and learning program. The classrooms and laboratories are not sufficient to accommodate student class offerings, the building does not have adequate conference and seminar rooms available for faculty and students to develop team lesson plans and collaborative projects, and faculty are currently housed in a limited number of eight-foot by eight-foot open cubicles which are far below the recommended state guideline size. The space situation is a concern to the students and a retention concern for existing faculty.

Beyond the existing space constraints, the College is expanding its faculty as it grows its clinical and outreach programs. The College has outgrown the space planned in the 1960's and recruitment of new faculty is difficult because of the ill-suited space. As an example, in the past year, three intensively recruited faculty candidates declined our invitation to join the faculty with a compelling reason being lack of adequate office and laboratory space.

Funding Plan:

The program is 100 percent Educational and General; thus, the funding plan calls for state General Fund support. The estimated project cost is \$14 million and the requested fund split is \$12.6 million of General Fund support from the Commonwealth and \$1.4 million of nongeneral fund support from the state of Maryland, in accordance with the capitation fee agreement with Maryland.

Options Considered

Other options considered but not selected include leasing, renovating existing space, or delaying the project entirely. Constructing an addition to the current facility is the selected option because the additional space needs to be located

near the current veterinary medicine facilities for program coordination and shared use of laboratory and office resources. Leasing is not a feasible option because there is no available space for lease near the College of Veterinary Medicine and, to maintain program functionality, the required additional faculty workspace must be adjacent to the current facility. Renovating an already existing facility is not a viable option for the additional space required due to a shortage of office and classroom space in the vicinity of the College of Veterinary Medicine. Thus, no existing space is available to allocate for renovation to accommodate this expanding program. Delaying the project to a future biennium is not a selected option because the faculty and student demands for adequate instruction space need to be met within a reasonable period of time.

Costing Methodology

The costs are based on internal estimates developed by University staff based on historical comparables of on-campus work. Virginia Tech is in the process of developing an RFP for Pre-Planning services to develop a program that meets the needs of the University and that remains within the proposed total project budget of \$14 million. Project costs are estimated to the mid-point of construction using three percent escalation in accordance with the instructions for developing the Six-Year Capital Outlay Plan.

Project Costs

1. Aquisition of Property:	\$0
2. Acquisition of Plant	\$0
3. Building and Built-in Equipment	\$9,063,000
4. Sitework and Utilities	\$453,000
5. Architectural and Engineering Fee	\$1,234,000
6. Loose Furnishings and Equipment	\$1,294,000
7. Contigencies	\$381,000
8. Project Inspection	\$222,000
9. Other Costs	\$1,353,000
Total Cost	\$14,000,000

The following items (10, 11, 12) are included in above costs

10. Estimated Total Planning Costs:	\$1,323,000
11. Estimated New Construction Costs:	\$8,785,000
12. Estimated Improvements Costs:	\$278,000

Itemized "9. Other Costs"

1. Project Management In Capital Project Budget:	\$213,000
2. Special Consultants (if not included in A & E fees):	
A. Scheduling Consultant	\$0
B. HVAC Commissioning	\$114,000
C. Furniture Design	\$65,000
3. Asbestos and lead based paint survey and design:	
4. Asbestos abatement:	\$3,000
5. Independent Cost Estimates:	\$8,000
6. Value engineering	\$0
7. Subsoil investigations:	\$22,000
8. Construction testing services:	\$121,000
9. Printing	\$2,000

10. Advertisements	\$3,000
11. Work by owner	\$587,000
12. Signage	\$12,000
13. Miscellaneous utility charges	
	14. Moving expenses
<input type="text" value="\$0"/>	15. Miscellaneous other costs (itemize):
	A. Native Stone <input type="text" value="\$0"/>
	B. Review Process <input type="text" value="\$15,000"/>
	C. Other <input type="text" value="\$188,000"/>
	D. _____

Operating and Maintenance Costs

	1st Year	2nd Year
1. Personal Services	\$74,400	\$178,559
2. Nonpersonal Services	\$154,776	\$371,462
3. Equipment	\$25,000	\$5,000
Total O and M	\$254,176	\$555,021
4. FTE Employees:	4.00	4.00
5. One Time Costs:	\$20,000	\$0
6. Cost Savings	\$0	\$0
7. FTE Savings	\$0	\$0

8. Planned start date of new O and M costs
(if different than the beginning of the fiscal year)

Funding Requests

F Year	GF	NGF	Tax Debt	9c Debt	9d Debt	Total Request
2011	\$231,000	\$0	\$0	\$0	\$0	\$231,000
Funding Phase: Pre-Planning						
2012	\$421,000	\$0	\$0	\$0	\$0	\$421,000
Funding Phase: Detail Planning						
2013	\$11,948,000	\$1,400,000	\$0	\$0	\$0	\$13,348,000
Funding Phase: Construction						

Prior Funding

no prior funding entered

Project Scope

1. Acquisition - Property	<input type="text" value="0"/>	Sq. Ft. / Acres	Cost per Sq. Ft. or Acre	<input type="text" value="n/a"/>
2. Acquisition - Plant	<input type="text" value="0"/>	Sq. Ft.	Cost per Sq. Ft.	<input type="text" value="n/a"/>
3. New Construction	<input type="text" value="32,300"/>	Sq. Ft.	Cost per Sq. Ft.	<input type="text" value="\$272"/>
4. Improvements		Sq. Ft.	Cost per Sq. Ft.	

PID: 5548