



Renovate Liberal Arts Building

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 requested project scope will fully rehabilitate the interior and exterior of the 15,900 gross square foot building known on campus as the "Old Performing Arts Building", originally constructed in 1899 as a YMCA building. The proposed improvements include exterior envelope repairs, HVAC and ventilation systems replacement, plumbing system replacement and upgrade, electrical system replacement, hazardous material abatement, and provision of an accessible stair and/or elevator tower addition to meet life safety requirements. These renovations will fully renew the building to serve as high quality academic space in the core of the liberal arts zone of campus.

Programmatically, the renovation will provide seminar rooms, classrooms, and computer laboratories for academic departments in the College of Liberal Arts and Human Sciences, such as Science and Technology in Society (STS) and Interdisciplinary Studies. These departments are currently housed in Lane Hall. This renovation project will provide improved program space for these departments and will open Lane Hall for renovations when programs like Teaching and Learning and Interdisciplinary Studies are relocated from Lane Hall to the renovated Liberal Arts building.

Justification

Program Description:

Major research universities do not rely solely on their engineering and science departments to attract high quality students and external research funds. They are also known for their strong liberal arts departments. As part of Virginia Tech's strategy to be among the top tier research institutions, the University is selectively building on its current strengths in liberal arts through the additions of three highly innovative programs including: the Alliance for Social, Political, Ethical, and Cultural Thought (ASPECT) program focused on preparing doctoral students to conduct

sophisticated interdisciplinary research on complex contemporary issues modeled after comparable programs at other major research institutions; the masters degree in creative writing; and the PhD in rhetoric and writing. These three programs offer unique educational opportunities in southwest Virginia where no similar programs exist at state institutions, and for in- and out-of-state students seeking creative approaches to education and career. The recent rhetoric and writing program is the first in Virginia.

The programs currently do not have permanent space and the planned permanent home for the programs is the renovated Liberal Arts building. The renovated space will be used for faculty and graduate teaching assistant offices to provide work and student advising. The building program includes classrooms, conference/seminar rooms and computer laboratories. The advantage of using this building for the proposed purposes is that it is adjacent to the main buildings housing the English department and the departments involved in the ASPECT program - history, philosophy, political science and interdisciplinary studies.

The primary beneficiaries the renovation of the Liberal Arts building will be undergraduate and graduate students who will have the opportunity to participate in exciting new programs leading to careers in emerging markets.

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) Establish a graduate education portfolio reflective of a 21st century university; (3) Contribute to the holistic and transformative educational experiences of Virginia Tech undergraduate and graduate students; and (4) Improve the capital assets that underpin student learning and support programs.

Discovery: Strengthen the Virginia Tech Alliance of Social, Political, Ethical and Cultural Thought (ASPECT).

Engagement: Connect the University's discovery, learning, and engagement assets through partnerships with both the public and private sectors to advance the economic vitality of the commonwealth and the quality of life of its citizens.

Foundational Strategies: Effectively manage the University's space and land resources for learning, living, and work.

Existing Facilities:

The building was constructed in 1899 as a YMCA building. The building currently houses Theater Arts programs and the School of the Arts instructional program. The Theater Arts and School of the Arts programs will move to a newly renovated Henderson Hall in summer 2009 as part of the 2002 General Obligation Bond program. The relocation of Theater Arts and School of the Arts programs to Henderson Hall will vacate all of the building and allow a complete exterior refurbishment and interior renovation to provide new academic spaces.

The Liberal Arts building is one of the most outdated buildings on campus, with extensive egress and ADA deficiencies. Repairs to the exterior envelope are needed to stop continuing deterioration. Building electrical, HVAC, plumbing, and controls systems are well past their useful life and are operating by means of stopgap repairs. The building cannot support basic instructional activities in its current condition because it is outdated. The building is in the Facility Inventory Condition and Assessment System with a facility condition index of 72 percent; thus, the project envisions a full gut of the interior, including floor plates.

The Liberal Arts building is located in a key position on the academic core of campus. The location is a critical serving point to support the instruction of students. Rehabilitating this outdated structure to meet the requirements of modern instruction practices will address student needs and expectations.

The programs envisioned to occupy a renovated Liberal Arts Building include the Alliance for Social, Political, Ethical, and Cultural Thought (ASPECT) and two graduate writing programs in the English department. The ASPECT program currently has no formal space. The program includes 12 faculty who are occupying whatever space is available from faculty on leave or who have left and not yet been replaced. Until adequate space is established, the faculty are scattered across various departments and buildings. The graduate teaching assistants involved in the program work from their homes and sign up to meet with students in a central room or are squeezed into already crowded offices.

In addition to housing the ASPECT program, there is a serious need for space for two new graduate writing programs, and to relieve a current shortage of space in the department of English. A Masters of Fine Arts in Creative Writing and a PhD in Rhetoric and Writing will increase the number of faculty, staff, and graduate teaching assistants in the

department of English. There is already a critical space shortage with 20 full-time teaching faculty sharing offices, and graduate teaching assistants four to an office. Thus, existing space is not available to house the new programs.

Funding Plan:

The proposed program will be 100 percent Educational and General instruction, thus the funding plan calls for 100 percent state support.

Options Considered

Other options considered but not selected include constructing a new facility or delaying the project entirely. Renovating the current building is the selected option because it is the most efficient choice for replacing obsolete academic space in the central area of campus. Constructing a new facility is not a favorable option because of limited building sites in the central academic section of campus. Further, the cost to raze and replace the building in central campus exceeds the cost to renovate by about 20 percent because the renovation upfit requirements of the program may be accomplished within the existing structure of the building. Delaying the project to a future biennium is not a desired option because the building will be vacated and ready for renovations when the Henderson Hall renovation project is complete in summer 2009. The building requires extensive repairs to avoid further deterioration and to fully meet ADA standards. In addition, the renovations will significantly improve the functionality of the building to meet increasing demands for academic space on the north side of campus.

Costing Methodology

The costs are based on internal estimates developed by University staff based on historical comparables of on-campus work performed through an internal project costing analysis. 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	\$6,169,000
4. Sitework and Utilities	\$308,000
5. Architectural and Engineering Fee	\$948,000
6. Loose Furnishings and Equipment	\$803,000
7. Contigencies	\$259,000
8. Project Inspection	\$132,000
9. Other Costs	\$819,000
Total Cost	\$9,438,000

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

10. Estimated Total Planning Costs:	\$993,000
11. Estimated New Construction Costs:	\$0
12. Estimated Improvements Costs:	\$6,817,000

Itemized "9. Other Costs"

1. Project Management In Capital Project Budget:	\$160,000
2. Special Consultants (if not included in A & E fees):	
A. Scheduling Consultant	\$14,000
B. HVAC Commissioning	\$77,000
C. Furniture Design	\$40,000
	\$0

3. Asbestos and lead based paint survey and design:

5. Independent Cost Estimates:

6. Value engineering

7. Subsoil investigations:

8. Construction testing services:

9. Printing

10. Advertisements

11. Work by owner

12. Signage

13. Miscellaneous utility charges

14. Moving expenses

15. Miscellaneous other costs (itemize):

B. Review Process

C. Other

D. _____

4. Asbestos abatement:

A. Native Stone

Operating and Maintenance Costs

	1st Year	2nd Year
1. Personal Services	<input type="text" value="\$54,518"/>	<input type="text" value="\$54,518"/>
2. Nonpersonal Services	<input type="text" value="\$27,825"/>	<input type="text" value="\$27,825"/>
3. Equipment	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total O and M	<input type="text" value="\$82,343"/>	<input type="text" value="\$82,343"/>
4. FTE Employees:	<input type="text" value="1.00"/>	<input type="text" value="1.00"/>
5. One Time Costs:	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
6. Cost Savings	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
7. FTE Savings	<input type="text" value="\$0"/>	<input type="text" value="\$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	<input type="text" value="\$113,000"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$113,000"/>
Funding Phase: Pre-Planning						
2011	<input type="text" value="\$288,000"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$288,000"/>
Funding Phase: Detail Planning						
2012	<input type="text" value="\$9,037,000"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$9,037,000"/>
Funding Phase: Construction						

Prior Funding

no prior funding entered
 1. Acquisition - Property Sq. Ft. / Acres Cost per Sq. Ft. or Acre

Project Scope	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="0"/> Sq. Ft.	Cost per Sq. Ft.	<input type="text" value="n/a"/>
	4. Improvements	<input type="text" value="15,900"/> Sq. Ft.	Cost per Sq. Ft.	<input type="text" value="\$429"/>
	5. Capacity	<input type="text" value="0"/> Beds/Units	Cost per bed/unit	<input type="text" value="n/a"/>

Capital Lease

Name of Lessor:

Space Requirements:

Need for Leased Space:

Time Period

Proposed Effective Date of Lease: Proposed Duration: months

Include Periodic Renewal: Renewal at option of: Renewal Extension Period: months

Lease payments that would be made during the six year capital planning period

Fund	Year1	Year2	Year3	Year4	Year5	Year6
	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0
<i>subtotals</i>	\$0	\$0	\$0	\$0	\$0	\$0

Total lease payments for six year period:

Total payments for the duration/terms of the lease:

Energy Component

Energy Component Description

Annual Energy Operating Costs by Energy Type and Fund Source

Energy Type	Fund Source	Cost
Total		\$0

Cost Estimate for Energy Component

Subcomponent	Cost
Materials Cost	\$0
Labor Cost	\$0
Engineering & Design Cost	\$0
Total	\$0

Annual Cost Savings for Energy Component	
Fund	Savings
	\$0
Total	\$0

PID: 5543