

Resolution for a Capital Project for Slusher Hall Repairs

EXECUTIVE COMMITTEE

May 1, 2023

Slusher Hall was constructed in 1972 as a 126,000 gross square feet residence hall with 630 beds. The building has received no major renovations or improvements since its original construction. The university's long-range facility plans include demolishing Slusher Hall at the earliest time permanent replacement beds can be constructed, which are now programmed into Phase I of the Student Life Village. The university has been implementing normal maintenance to Slusher Hall to keep it in service but does not plan to upgrade the facility with refurbishments or renovations.

Temporary repairs have allowed the facility to remain in service; however, more permanent repairs are required to sustain operations until at least fall 2028, which would be the earliest time replacement beds could be expected to be available in Phase I of the Student Life Village. The Division of Student Affairs prepared a plan to allow implementation of these repairs during summer 2023. This plan would package all the required work such that rooms would be ready for occupancy by August 11, 2023, for student move-in.

The scope of work includes repairs to 38,000 square feet. The university received and reviewed final drawings and a pricing proposal for the work on April 25, 2023. The pricing proposal results in a total project cost of \$7.5 million inclusive of design, construction, and soft costs. To meet the university's requirement for an August 11, 2023, delivery, the contractor requires a work start date no later than May 14, 2023.

To ensure a contract may be executed in time for work to begin by May 14th, the university is requesting authorization of a capital project resolution by the Executive Committee on May 9th with subsequent ratification by the full Board of Visitors at its regularly scheduled meeting on June 6th.

As with all self-supporting projects, the university has developed an entirely nongeneral fund financing plan to support the full costs of the project. With the scope, schedule, cost, and funding plan established, the university is ready to move forward to complete 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 overall funding of nongeneral fund capital outlay projects. This request is for approval of a capital project authorization to design and construct the Slusher Hall Repairs project.

RESOLUTION FOR A CAPITAL PROJECT FOR SLUSHER HALL REPAIRS

WHEREAS, Slusher Hall requires repairs to be completed prior August 11, 2023; and,

WHEREAS, the university has received drawings and pricing from a vendor to complete the repairs by August 11th; and,

WHEREAS, the pricing proposal results in a total project cost of \$7.5 million inclusive of design, construction, and soft costs; and,

WHEREAS, the vendor requires a work start date no later than May 14th to meet the university's requirement for an August 11th delivery; and,

WHEREAS, the university is requesting Board of Visitors' consideration and approval for a capital project authorization to complete the repairs at a not-to-exceed budget of \$7.5 million; and,

WHEREAS, the Division of Student Affairs and Finance have worked together to develop a funding plan to fully support the costs with 100 percent nongeneral fund resources; 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 overall funding of nongeneral funded major capital outlay projects; and,

NOW, THEREFORE BE IT RESOLVED, that the university be authorized to complete the Slusher Hall Repairs project with a budget not to exceed \$7.5 million.

RECOMMENDATION:

That the resolution authorizing Virginia Tech to complete the Slusher Hall Repairs project be approved.

May 9, 2023