

Virginia Polytechnic Institute and State University
Proposed Six Year Capital Outlay Plan (DPB Form H-1)

Renovate Ambler Johnston (2008-10 Biennium)

(Project ID: 208.2008-10.00001.00)

General Information

Priority Number in Agency Six-Year Plan: 1 Project Type: Improvements-Other PPEA Project? No

Project Location: Blacksburg, Virginia 24061

Projected Time (In Months) to Submit Working Drawings: 5 Projected Time (In Months) to Occupy Facility Or Complete Project: 30

Agency Contact For This Project: Robert Broyden (rbroyden@vt.edu)

Phone: (540) 231-8782

Funding Request

<u>General Fund</u>	<u>Nongeneral Fund</u>	<u>9c Revenue Debt</u>	<u>9d Revenue Debt</u>	<u>Total Request</u>
\$0	\$0	\$10,000,000	\$0	\$10,000,000

Prior Funding

<u>Biennium</u>	<u>Chapter Number</u>	<u>Approp. Act Item Number</u>	<u>Project Number</u>	<u>Funding Type</u>	<u>Amount</u>
0		C-89	17557	9c Revenue Debt	\$55,000,000
2006-08	Chapter 3	C-212	17294	9c Revenue Debt	\$10,000,000
Total:					\$65,000,000

Project Cost

1. Acquisition of Property:	\$0
2. Acquisition of Plant:	\$0
3. Building and Built-in Equipment:	\$10,000,000
4. Sitework and Utilities:	\$0
5. Architectural / Engineering Fees:	\$0
6. Loose Furnishings and Equipment:	\$0
7. Contingencies (2%):	\$0
8. Project Inspection:	\$0
9. Other Cost (also see section H):	\$0
TOTAL COST:	\$10,000,000

(Items 10, 11, and 12 below are included in above costs)

10. Estimated Total Planning Costs:

11. Estimated New Construction Costs:

12. Estimated Improvements Costs:

Operating and Maintenance Cost

	<u>1st Year</u>	<u>2nd Year</u>
1. Personal Services:		
2. Nonpersonal Services:		
3. Equipment:		
TOTAL COSTS:		
4. FTE Employees:		
5. One Time Costs:	\$0	\$0
6. Cost Savings:	\$0	\$0
7. FTE Savings:	0.00	0.00
8. Planned start date of new O and M costs (If different than the beginning of the fiscal year)		

Itemization Of Other Costs

1. Project Management In Capital Budget:	\$0	9. Printing:	\$0
2. Special Consultants (if not included in A/E fees):		10. Advertisements:	\$0
A. Scheduling Consultant	\$0	11. Work by owner:	\$0
B. HVAC Commissioning	\$0	12. Signage:	\$0
C. Furniture Design	\$0	13. Miscellaneous utility charges:	\$0
3. Asbestos / lead based paint survey and design:	\$0	14. Moving expenses:	\$0
4. Asbestos abatement:	\$0	15. Miscellaneous other costs (itemize):	
5. Independent cost estimates:	\$0	A. Native Stone	\$0
6. Value engineering:	\$0	B. Review Process	\$0
7. Subsoil investigations:	\$0	C. Other	\$0
8. Construction testing services:	\$0	D.	
		Total Other Costs:	\$0

Project Scope

1. Acquisition - Property:	Number of Square Feet or Acres:	0	Cost Per Square Foot or Acre:	\$0
1a. Acquisition - Plant:	Number of Square Feet:	0	Cost Per Square Foot:	\$0
2. New Construction:	Number of Square Feet:	11,500	Cost Per Square Foot:	
3. Improvements:	Number of Square Feet:	272,019	Cost Per Square Foot:	
4. Capacity:	Number of Beds or Units:	1,266	Cost Per Bed or Unit:	\$7,899

Capital Project Narrative Description

Project description:

The renovation of Ambler Johnston Hall has two prior authorizations including \$10 million in Chapter 3, C-212 and \$55 million in Chapter 879, C-89 for a total existing authorization of \$65 million. Planning is underway with an estimated construction start of April 2009. This facility was built in 1969, includes 272,019 gross square feet (GSF), houses 1,288 students, and has a replacement cost estimated at about \$108 million. The renovation project will modernize the entire building and address all

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deferred maintenance. The renovation program includes additional hall lounges, community meeting rooms, and study rooms; refurbishing and expanding bathroom facilities to reach a ratio of about 35 residents per shared bath; updating residential rooms, consolidating multiple building entries to provide controlled access and centralized resident services; replacing the mechanical systems including the HVAC system with air conditioning, and upgrading electrical wiring, elevators, and lighting systems.

Project costs:

The original total project cost estimate of \$65 million was based on 2006 comparables with a projected four percent annual inflation to the mid-point of construction, about \$239 per GSF. At the preliminary design phase, the project costs were estimated at about \$80 million. The University and the design team worked together to adjust the program and value engineer the design to a lower cost which resulted in an adjusted total project cost estimate of \$75 million, or \$275 per GSF. These costs are within the normal range for large-scale campus renovation projects. The adjusted project cost requires an authorization increase, and the University is requesting a \$10 million nongeneral fund debt supplement amendment during the 2009 budget session to fully fund the project.

Request: Supplement project code 17557 with \$10 million of nongeneral fund 9c debt.

Funding plan:

Ambler Johnston Hall supports the residence auxiliary enterprise and the funding plan calls for 100 percent nongeneral fund support. The funding plan to cover the total \$75 million of costs is debt to be repaid with residential user fee revenue consistent with the University's six-year financial plan. This debt will not increase student fees beyond the rates of the current six-year financial plan. The University is requesting authorization to participate in a state pooled debt program to finance the project because the prevailing cost of capital is favorable compared to university issued debt. The benefit of the lower cost of capital will accrue to the students and residential program.