

Capital Budget Request

Construct Animal Production and Livestock Facilities Phase II

Overview

Agency	Virginia Cooperative Extension and Agricultural Experiment Station (229)
Project Code	none
Project Type	New Construction
Biennium	2014-2016
Budget Round	Amended Bill
Request Origin	New Project
Building Name	
Project Location	Roanoke Area
Facility/Campus	Other
Source of Request	Agency Request
Building Function	Higher Education Cooperative Extension/Agriculture Experiment Station - 100% E&G
Infrastructure Element	Laboratory / Classroom
Contains significant technology costs? No	
Contains significant energy costs? No	

Agency Narrative

Agency Description

This project has been on the university's plan since 2011, formerly titled Animal Production Facility and is included in the first biennium as a high priority to upgrade and replace deteriorated facilities in five of the College of Agriculture and Life Sciences animal and livestock programs. The project will provide a combination of new replacement facilities and renovated facilities at the Blacksburg campus and three nearby university production and research farms. The full extent of new and renovated facilities needed in the five animal and livestock programs have been separated in two phases (Phase One and Phase Two) in order to efficiently plan, stage, and carry into operation the transition of animal research and production from existing facilities into new or renovated facilities. Temporary and permanent relocation of animals will be best managed in a two phase university project.

Based on analysis of the Animal and Land Use Study undertaken by the College of Agriculture and Life Sciences, the Department of Animal and Poultry Science's Sheep, Poultry, Swine, Equine and Beef/Cattle animal programs each identified buildings and facilities that are deteriorated and are beyond repair; facilities that cannot continue to efficiently serve animal program production, animal housing, on-going instruction and scientific research. Several other facilities require comprehensive renovation to efficiently serve animal program production, animal housing, on-going instruction and scientific research.

Justification

Facilities by program description:

These animal production and livestock buildings included in Phase Two of the Capital request will support the Department of Animal and Poultry Science and its instructional and research programs. In total the proposed Phase Two renovation and new facilities total 129,200 gross square feet (GSF) across the five major areas described below.

- Phase Two Multi-use Facilities serving multiple animal programs will include a new Feed Mill with grain and commodity storage. This facility totals 26,400 GSF.
 - Phase Two Beef/Cattle program: Facilities will include a new 3,425 GSF Calving Facility and a new 10,000 GSF Multi-purpose Research Facility at Kentland Farm. These facilities total 13,425 GSF.
 - Phase Two Equine program: Facilities will include a new 8,100 GSF Training Barn, a new 2,700 GSF Storage Barn, a new 1,725 GSF Manure Composting Structure, a new 2,150 GSF Stallion Barn and a new 22,500 GSF Research/Extension Program Barn. These facilities total 37,175 GSF.
 - Phase Two Sheep program: Facilities will include a new 12,100 GSF Sheep Center Facility and a new 1,600 GSF Manure Composting Structure, each at Moore Farm. These facilities total 13,700 GSF.
- The existing pole barn Sheep program facilities at Plantation Road are to be demolished. The replacement Sheep program facilities will be constructed on pastureland at the Moore Farm in Montgomery County, requiring a new access farm road, extension of water service, sanitary line and electric service from connections at Prices Fork Road.
- Poultry program - Breeding/Genetics: Facilities will include a new 3,000 GSF Hatchery facility, a new 3,000 GSF Battery house, a new 10,000 GSF Brooder House, a new 7,500 GSF Grow-out facility, a new 5,000 GSF Cage Layer House, and a new 10,000 GSF Pullett-Layer house. These

facilities total 38,500 GSF.

The existing masonry structure Poultry program- Breeding/Genetics facilities at Chicken Hill on central campus are to be demolished. The replacement Poultry program- Breeding/Genetics facilities will be constructed on pastureland at the Turkey Run Farm in Montgomery County, requiring a new access farm road, extension of water service, sanitary line and electric service from connections at Glade Road.

The university strategic plan includes principal strategies that this important project will serve to accomplish including:

- Creating meaningful partnerships with businesses and government entities to address complex problems by co-locating researchers and practitioners in "living labs"
- Increasing undergraduate involvement in meaningful research experiences and experiential learning (hands on minds on).
- Emphasizing translational research and scholarship
- Maintaining growth in research expenditures toward a target of \$680 million by 2018.

Existing facilities:

Many of the current Department of Animal and Poultry Science facilities are deteriorated beyond repair and do not offer practical renovation or upgrade possibilities. Other facilities require major renovation to continue in operation. Without these facilities animal production, animal sciences instruction and applied research cannot continue of progress.

Included in both Phase One and Phase Two of the Capital request, the following totals by program gross square feet in existing facilities to either be replaced by the new proposed animal production and livestock facilities or animal production and livestock buildings planned for significant renovation:

- Multi-use Facilities: totaling 31,113 GSF.
- Beef/Cattle program: totaling 40,390 GSF.
- Equine program: totaling 19,800 GSF.
- Sheep program: totaling 11,500 GSF.
- Poultry program: Broiler Layer Research and Breeding/Genetics: totaling 38,600 GSF.
- Swine program: totaling 14,432 GSF.

The university's strategic plan includes the following principle strategies that will be supported by completion of this project:

- Increasing the number of our programs recognized as among the best internationally
- Establishing a distinctive and globally recognized profile
- Emphasizing translational research and scholarship
- Building upon existing and emerging strengths
- Maintaining growth in research expenditures toward a target of \$680 million by 2018.
- Increasing graduate enrollment toward a target of an additional 1,000 students
- Increasing the number of post-doctoral positions in STEM-H research areas.
- Creating meaningful partnerships with businesses and government entities to address complex problems by co-locating researchers and practitioners in "living labs"
- Increasing undergraduate involvement in meaningful research experiences and experiential learning (hands on minds on)

Funding Plan:

The program for this project is 100 percent Educational and General for the Cooperative Extension/Agricultural Experiment Station; thus, the funding plan calls for 100 percent state support.

Alternatives Considered

Options considered include renovation of other existing animal facilities to house animals and deferral of the project. Renovation of other existing facilities would be costly as facilities would require major reconfigurations to the specified animal breed and population. Deferral of this project to a future biennium is also rejected because of the urgent need for improvements and the on-going impact on the quality of instruction and research.

Costing Methodology

The construction costs are based on the efforts of an external cost consultant, which analyzed the program requirements and compared to current market building comparables within university settings. Soft cost estimates developed by university staff based on historical data costing analysis and trends over the past eight years. The project is anticipated to have moderate site conditions and will use an appropriate construction delivery method for the size and complexity of the project. 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.

Agency Funding Request

Phase	Year	Fund	Subobject	Requested Amount
Full Funding	2016	0100 - General Fund	2322 - Construction, Buildings	\$20,899,000
Total				\$20,899,000

Project Costs			
Cost Type	Total Project Costs	Requested Funding	DGS Rec
Acquisition Cost	\$0	\$0	\$0
Building & Built-in Equipment	\$14,584,000	\$14,584,000	\$0
Sitework & Utility Construction	\$729,000	\$729,000	\$0
Construction Cost Total	\$15,313,000	\$15,313,000	\$0
Design & related Services from Other Costs tab	\$1,652,000	\$1,652,000	\$0
Inspection & Testing Services from Other Costs tab	\$663,000	\$663,000	\$0
Project Management & Other Costs from Other Costs tab	\$1,669,000	\$1,669,000	\$0
Furnishings & Movable Equipment	\$989,000	\$989,000	\$0
Construction Contingency	\$613,000	\$613,000	\$0
Total Project Cost	\$20,899,000	\$20,899,000	\$0

Capacity			
Cost Type	Unit of Measure	Units	Cost Per Unit
Acquisition Cost		0	\$0
Construction Cost	sq ft	75,013	\$204
Total Project Cost	sq ft	75,013	\$279

Other Costs			
Cost Type	Total Project Costs	Requested Funding	DGS Rec
Design & Related Service Items			
A/E Basic Services	\$1,204,000	\$1,204,000	
A/E Reimbursables	\$34,000	\$34,000	
Specialty Consultants (Food Service, Acoustics, etc.)	\$88,000	\$88,000	
CM Design Phase Services	\$191,000	\$191,000	
Subsurface Investigations (Geotech, Soil Borings)	\$36,000	\$36,000	
Land Survey	\$3,000	\$3,000	
Archeological Survey	\$0	\$0	
Hazmat Survey & Design	\$0	\$0	
Value Engineering Services	\$0	\$0	
Cost Estimating Services	\$13,000	\$13,000	
Other Design & Related Services	\$83,000	\$83,000	
Design & Related Services Total	\$1,652,000	\$1,652,000	
Inspection & Testing Service Items			
Project Inspection Services (inhouse or consultant)	\$376,000	\$376,000	
Project Testing Services (conc., steel, roofing, etc.)	\$287,000	\$287,000	
Inspection & Testing Services Total	\$663,000	\$663,000	
Project Management & Other Cost Items			
Project Management (inhouse or consultant)	\$284,000	\$284,000	
Work By Owner	\$23,000	\$23,000	
BCOM Services	\$0	\$0	
Advertisements	\$0	\$0	
Printing & Reproduction	\$0	\$0	
Moving & Relocation Expenses	\$66,000	\$66,000	
Data & Voice Communications	\$588,000	\$588,000	
Signage	\$26,000	\$26,000	
Demolition	\$100,000	\$100,000	

Hazardous Material Abatement	\$50,000	\$50,000
Utility Connection Fees	\$146,000	\$146,000
Utility Relocations	\$0	\$0
Commissioning	\$145,000	\$145,000
Miscellaneous Other Costs	\$241,000	\$241,000
Project Management & Other Costs Total	\$1,669,000	\$1,669,000

Operating and Maintenance Costs (Agency)

Cost Type	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
GF Dollars	\$0	\$1,463,137	\$1,507,031	\$1,552,242	\$1,598,809	\$1,646,774
NGF Dollars	\$0	\$0	\$0	\$0	\$0	\$0
GF Positions	0.00	10.19	10.19	10.19	10.19	10.19
NGF Positions	0.00	0.00	0.00	0.00	0.00	0.00
GF Transfer	\$0	\$0	\$0	\$0	\$0	\$0
GF Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Layoffs	0	0	0	0	0	0

Planned start date of new O&M costs (if different than the beginning of the fiscal year):---

Supporting Documents

File Name	File Size	Uploaded By	Upload Date	Comment
CR-3 Animal Production Phase II.xls	640,000	Jennifer Hundley	6/27/2014	CR-3 Animal Production Facility Phase II

Workflow History

User Name	Claimed	Submitted	Step Name
Rob Mann	06/26/2014 01:57 PM	06/26/2014 01:57 PM	Enter Capital Budget Request
Rob Mann	06/26/2014 01:57 PM	06/26/2014 01:58 PM	Continue Drafting
Jennifer Hundley	06/27/2014 02:51 PM	06/27/2014 03:17 PM	Continue Drafting
Rob Mann	06/27/2014 05:02 PM	06/27/2014 05:11 PM	Agency Review Step 1
Rob Mann	06/27/2014 05:11 PM	06/27/2014 05:11 PM	Ready for DPB Submission
Rob Mann	06/30/2014 11:05 AM	06/30/2014 11:06 AM	Ready for DPB Submission
Bob Broyden	06/30/2014 02:13 PM	06/30/2014 02:15 PM	Ready for DPB Submission
Bob Broyden	06/30/2014 02:16 PM	06/30/2014 02:16 PM	Ready for DPB Submission
			DPB Review