

Capital Project for Construction of O'Shaughnessy Hall Renovation

JOINT FINANCE AND AUDIT COMMITTEE AND BUILDINGS AND GROUNDS COMMITTEE

January 23, 2017

In March 2016, the Board of Visitors approved a \$1.75 million planning authorization for the O'Shaughnessy Hall Renovation project. The project is in the working drawing phase and will be ready to enter the construction phase this spring. In accordance with the scope of the authorized planning project, the designed solution addresses deferred maintenance, updates the building's interior, installs air conditioning, and converts O'Shaughnessy Hall into a living-learning format to modernize the program space.

Residence halls are a robust and foundational component of Virginia Tech's culture where students build relationships, share ideas, and further their skills in communication and conflict resolution. O'Shaughnessy Hall was built in 1966 and is approximately 72,000 gross square feet with housing capacity for about 341 students. The residence hall has received few improvements since its original construction, does not meet student expectations, and carries a significant deferred maintenance backlog. Converting O'Shaughnessy Hall into a living-learning format will modernize the program space within the building with minimal loss of beds. The programmatic changes include the creation of a faculty principal apartment, five to seven faculty/staff offices, a classroom, and common meeting rooms for student activities. The project scope includes the addition of a new 2,062 square foot stair tower and updating the building's interior; residential rooms; bathrooms; mechanical, electrical, and plumbing systems; elevators; addressing other deferred maintenance items as needed; and installing air conditioning. With the new addition, the adjusted gross square feet would be 74,300.

The total project costs inclusive of design, construction, equipment, and administration are \$21.5 million. As with all self-supporting projects, the university has developed a financing plan to support the project. This funding plan calls for the use of debt which will be serviced from Residential Programs auxiliary revenue. The total project funding is \$21.5 million, and the plan is sufficient to cover this amount. Any cash designated for the project accumulated prior to the issuance of permanent debt may be used directly for project costs and to lower the total debt issuance. Temporary financing will be secured to cover project costs until permanent debt is issued.

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, debt issuance, and overall funding of nongeneral fund capital outlay projects. This request is for a \$19.75 million authorization supplement for construction of the O'Shaughnessy Hall Renovation project. The total project budget will be \$21.5 million.

RESOLUTION ON CAPITAL PROJECT FOR CONSTRUCTION OF O'SHAUGHNESSY HALL RENOVATION PROJECT

WHEREAS, the Board of Visitors approved a \$1.75 million planning authorization for the O'Shaughnessy Hall Renovation project in March 2016; and,

WHEREAS, converting O'Shaughnessy Hall into a living-learning/residential college format modernizes the program space with minimal loss of beds by creating of a faculty principal apartment, five to seven faculty/staff offices, a classroom, and common meeting rooms for student activities; and,

WHEREAS, renovating O'Shaughnessy Hall will install a new stair tower and update the building's interior; residential rooms; bathrooms; mechanical, electrical, and plumbing systems; elevators; addressing other deferred maintenance items as needed; and installing air conditioning; and,

WHEREAS, the total project budget is \$21.5 million, including the previous authorization of \$1.75 million plus this supplement request of \$19.75 million; and,

WHEREAS, the university has developed a 100 percent Nongeneral fund resource plan for the project; and,

WHEREAS, under the 2006 Management Agreement between the Commonwealth of Virginia and the university, the university has the authority to issue bonds, notes or other obligations that do not constitute State tax supported debt; and,

WHEREAS, the Finance and Audit Committee will further review and approve a financing resolution prior to securing permanent financing for the debt component of the project plus amounts needed to fund issuance costs, reserve funds, and other financing expenses; 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, debt issuance, and overall funding of nongeneral funded major capital outlay projects; and,

NOW, THEREFORE BE IT RESOLVED, that the university be authorized to move forward with an \$19.75 million supplement authorization to complete the O'Shaughnessy Hall renovation project and to secure temporary short-term financing through any borrowing mechanism that, prior to such borrowing, has been approved by the Board, as applicable, in an aggregate principal amount not to exceed the \$21.5 million total project costs, plus related issuance costs and financing expenses.

RECOMMENDATION:

That the resolution authorizing Virginia Tech to complete the design, construction, equipment, and administration of the O'Shaughnessy Hall renovation project be approved.

April 3, 2017

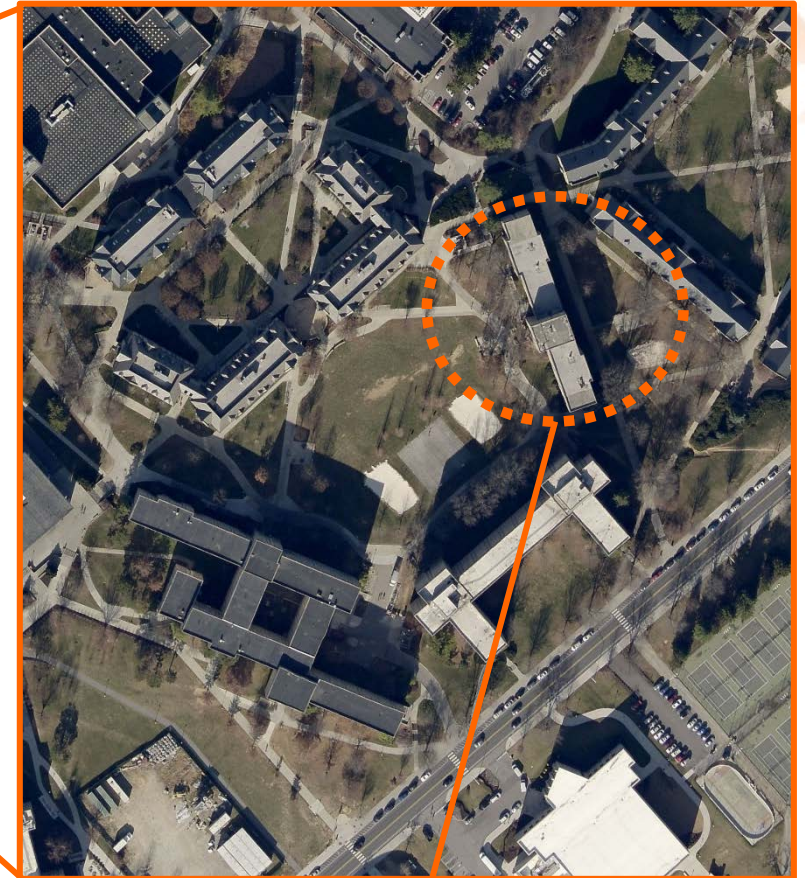


Design Review for:
**O'Shaughnessy Hall Renovation
and Addition**

Board of Visitors Meeting: April 3, 2017

O'Shaughnessy Hall Renovation and Addition Design Review

Project Location



O'Shaughnessy Hall

O'Shaughnessy Hall Renovation and Addition Design Review

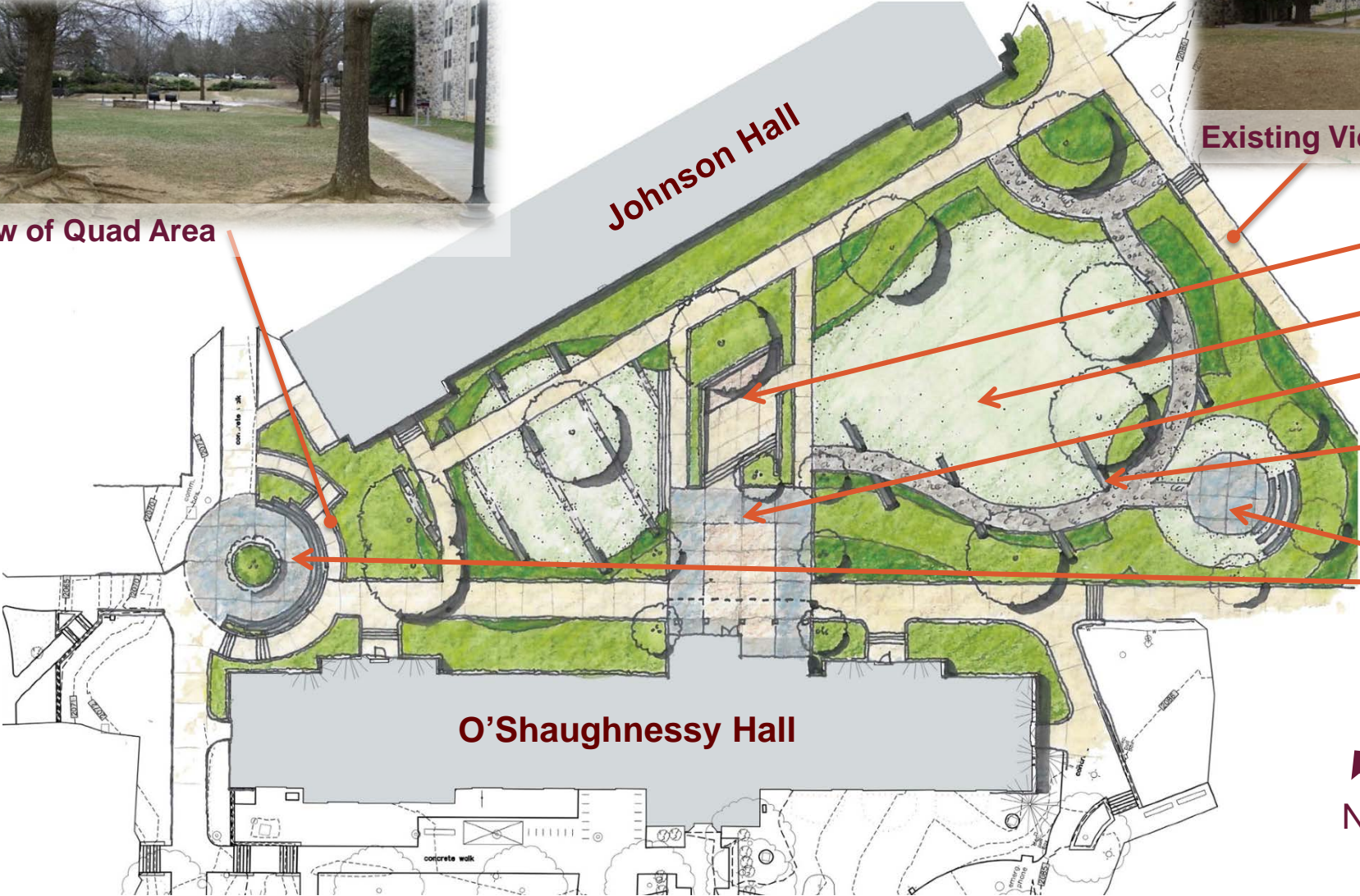
Site Plan



Existing View of Quad Area



Existing View of Quad Area



Johnson Hall

O'Shaughnessy Hall

Sunken Plaza

Lawn Area

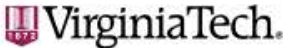
Collaborative Patio

Hokie Stone Seat Walls

Small Amphitheatre



North



O'Shaughnessy Hall Renovation and Addition Design Review

Perspective View of O'Shaughnessy from East



Proposed View from East



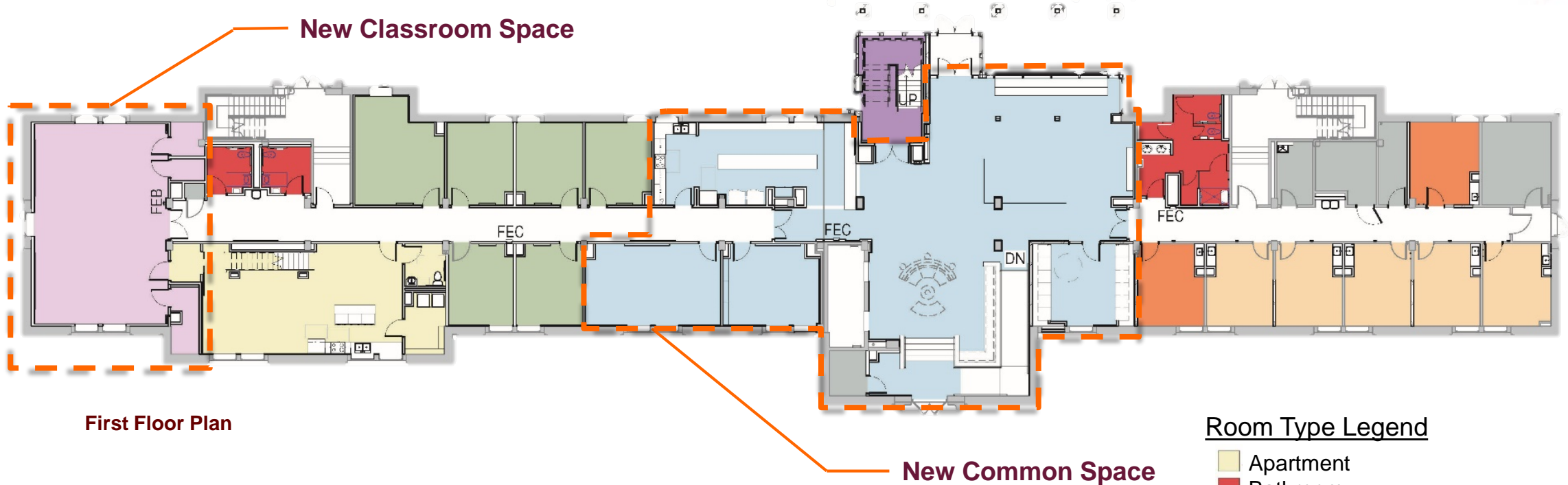
Curtain Wall Glazed Stair Tower

New Glass Enclosed Entry with TPO Roof and High Pressure Laminate Soffit

Collaborative Patio

O'Shaughnessy Hall Renovation and Addition Design Review

First Floor Plan



First Floor Plan

Room Type Legend

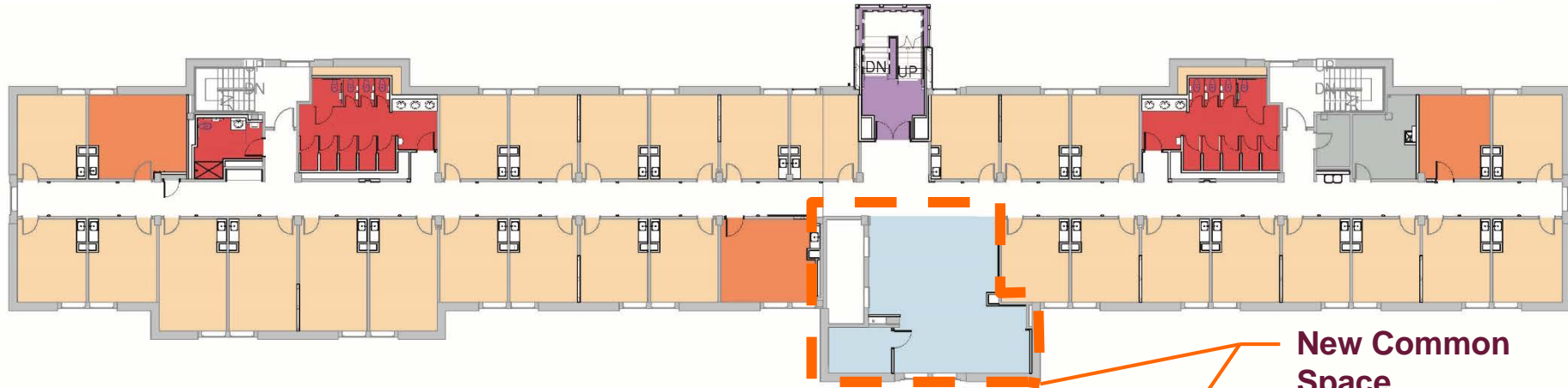
- Apartment
- Bathroom
- Building Support
- Classroom
- Common Space
- Offices
- Resident Room
- ADA Resident Room
- Stair Addition

New Residential Room Amenities

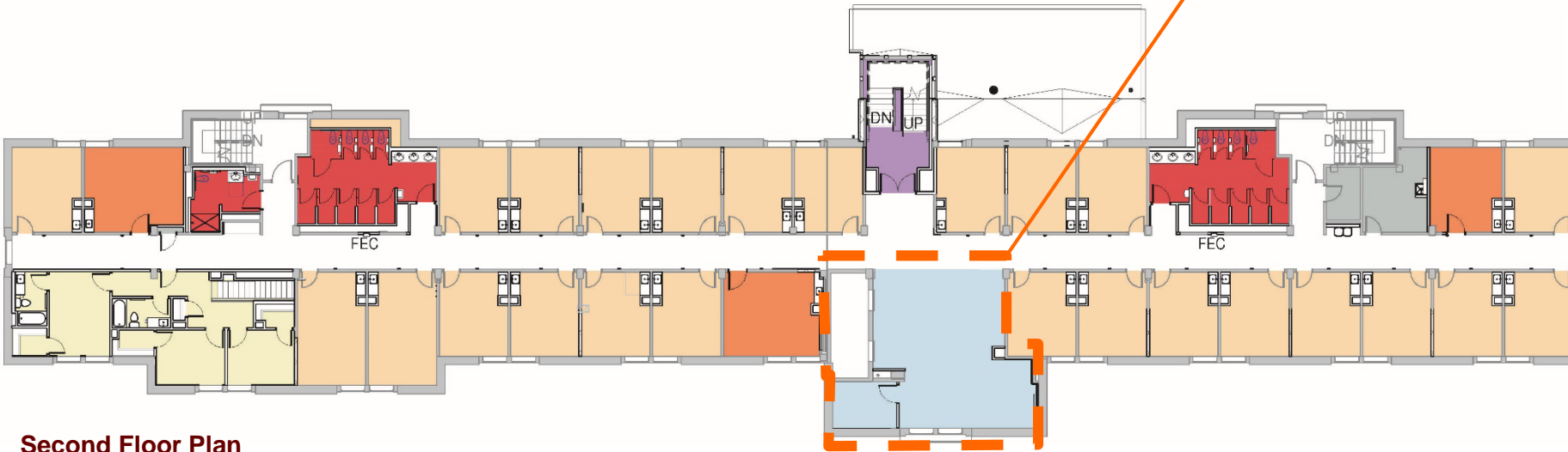
- Room controlled air conditioning
- New furnishings
- Finish upgrades, including new lighting

O'Shaughnessy Hall Renovation and Addition Design Review

Typical Upper Floor Plans



Third Floor Plan



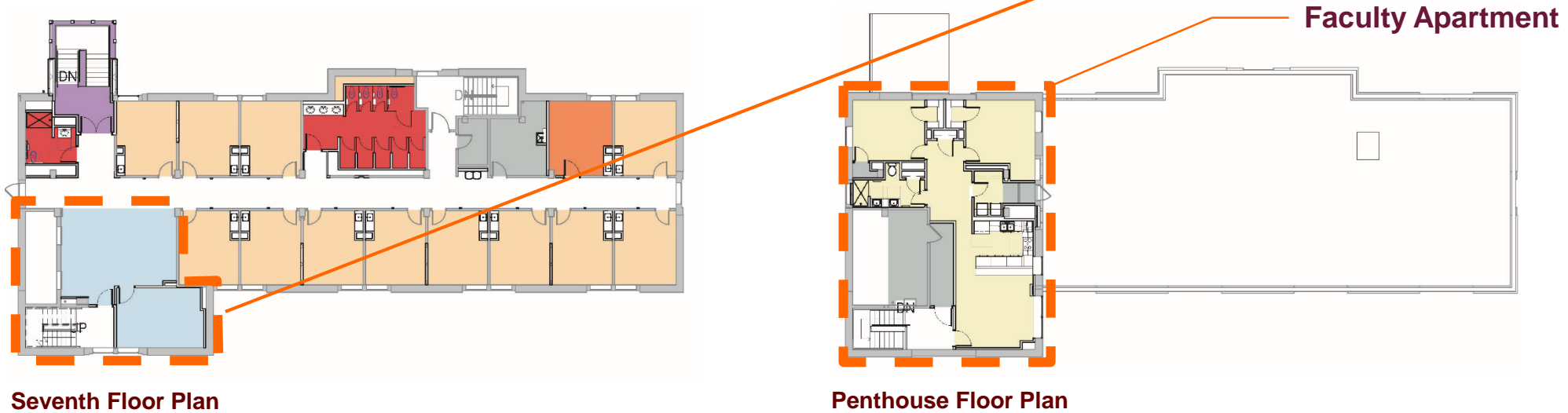
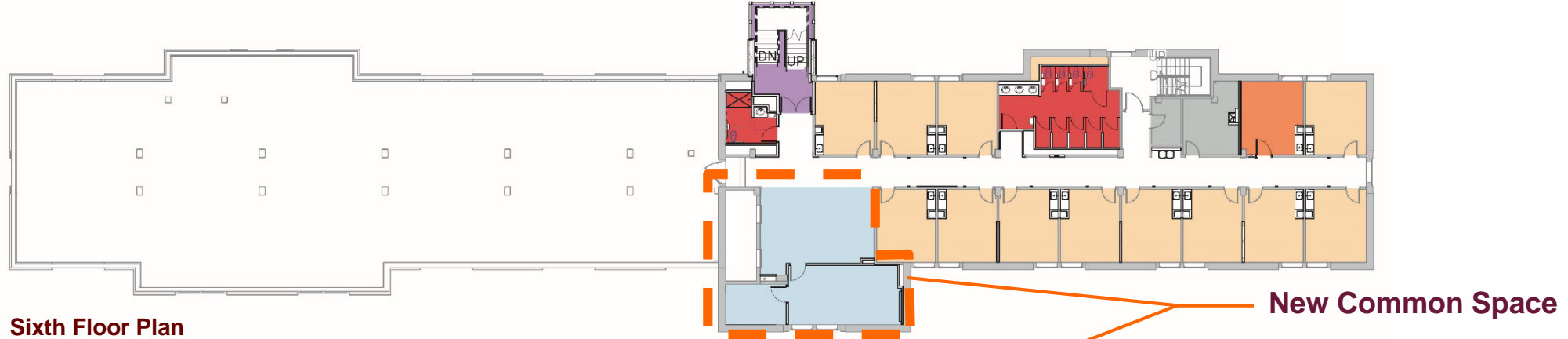
Second Floor Plan

Room Type Legend

- Apartment
- Bathroom
- Building Support
- Classroom
- Common Space
- Offices
- Resident Room
- ADA Resident Room
- Stair Addition

O'Shaughnessy Hall Renovation and Addition Design Review

Sixth, Seventh, and Penthouse Floor Plan



Room Type Legend

- Apartment
- Bathroom
- Building Support
- Classroom
- Common Space
- Offices
- Resident Room
- ADA Resident Room
- Stair Addition

O'Shaughnessy Hall Renovation and Addition Design Review

Recommendation for Proposed Design

RECOMMENDATION:

That the Design Review graphics be approved and authorization be provided to continue with the project design consistent with the drawings shown.

DESIGN REVIEW FOR O'SHAUGHNESSY HALL RENOVATION AND ADDITION

Preliminary design has been completed for the renovation and addition of O'Shaughnessy Residence Hall. Built in 1969, the 69,211 gross square foot (GSF) residence hall is a traditional dormitory with 175 double occupancy rooms (350 beds) and community (hall) bathrooms. Renovation and conversion will reduce the total number of beds by 13, bringing the total number of beds to 337. The renovation will refurbish student rooms, bathrooms, and common spaces throughout the hall and will upgrade building systems including the installation of air conditioning. The transformation of the ground floor will convert the traditional residence hall into a living-learning community, including a core public area and north wing community spaces. To create an open and light-filled entry lobby, the existing front stair will be removed and a new glass-enclosed stair will be constructed on the courtyard side. On each floor, this glass-enclosed stair addition will replace a dorm room with a collaborative commons space. The ground floor collaborative commons space flows into an exterior terraced patio that will also function as an outdoor living-learning environment.

Capital Project Information Summary – O’Shaughnessy Hall Renovation and Addition

BUILDINGS AND GROUNDS COMMITTEE

April 3, 2017

Title of Project:

O’Shaughnessy Hall Renovation and Addition

Location:

O’Shaughnessy Hall is located to the northeast of Lee Hall and southeast of Owens Hall near Washington Street. The renovation and addition site encompasses the residence hall and the adjacent courtyard on the east-side bounded by Johnson Hall.

Current Project Status and Schedule:

Schematic design phase documents have been completed. Preliminary design was submitted on November 2016. Construction is scheduled to begin in May 2017 and be completed in the summer of 2018.

Project Description:

Built in 1969, the 69,211 gross square foot (GSF) residence hall is a traditional dormitory with 175 double occupancy rooms (350 beds) and community (hall) bathrooms. Renovation and conversion will reduce the total number of beds by 13, bringing the total number of beds to 337. The renovation will refurbish student rooms, bathrooms, and common spaces throughout the hall and will upgrade building systems including the installation of air conditioning. The transformation of the ground floor will convert the traditional residence hall into a living-learning community, including a core public area and north wing community spaces. To create an open and light-filled entry lobby, the existing front stair will be removed and a new glass-enclosed stair will be constructed on the courtyard side. On each floor, this glass-enclosed stair addition will replace a dorm room with a collaborative commons space. The ground floor collaborative commons space flows into an exterior terraced patio that will also function as an outdoor living-learning environment.

Brief Program Description:

The transformation of the ground floor will convert the traditional residence hall into a living-learning community. The entry will open into the junior common room gathering space with an adjacent community kitchen and nearby senior commons room. The residential college program will be supported by five faculty and staff offices with a dedicated meeting room/workroom/lounge. A faculty-in-residence apartment is designed as one single contiguous space to host special events. The apartment will also directly connect to the 32-seat classroom. On each upper floor a large, open collaborative space will be created in place of the

existing small community room. A Student Life Coordinator apartment replaces isolated student rooms at the partial penthouse floor.

Contextual Issues and Design Intent:

The exterior addition will be composed of a glass projection on the east façade of the building. The addition will increase the visual connection between the inside and outside and provide additional natural light to the new lobby and collaborative spaces on each floor. The ground floor addition will be defined by new Hokie Stone columns supporting a projecting canopy that creates a covered patio area. The canopy will have a high pressure laminate wood soffit and a Thermoplastic Polyolefin (TPO) membrane roof. The courtyard will create “programmed” spaces for small or larger gatherings. Site furniture will support teaming spaces throughout the courtyard.

Architect/Engineer:

Moseley Architects/ Lord, Aeck & Sargent Inc.

Construction Manager:

WM Jordan